AGENDA

CITY OF ORMOND BEACH, FLORIDA

CITY COMMISSION MEETING

May 16, 2023

7:00 PM

Mayor Bill Partington

Zone 1 - Commissioner Lori Tolland
Zone 2 - Commissioner Travis Sargent
Zone 3 - Commissioner Susan Persis
Zone 4 - Commissioner Harold Briley

COMMISSION CHAMBERS
22 South Beach Street, Ormond Beach, FL 32174
Phone: 386-677-0311 **Web: www.ormondbeach.org**

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1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. Kiwanis READS!

B. 2023 Mayor's Health and Fitness Challenge Awards

C. Civil Air Patrol Awards

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - May 2, 2023

7. COMMUNITY REDEVELOPMENT AGENCY

A. **RESOLUTION NO. 2023-89**: A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA ACCEPTING A PROPOSAL FROM ZEV COHEN & ASSOCIATES, INC. TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES REGARDING THE GRANADA BLVD. STREETSCAPE BANDING PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND

SETTING FORTH AN EFFECTIVE DATE. **(SEE ITEM 8A)**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

8. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

A. **RESOLUTION NO. 2023-89:** A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA ACCEPTING A PROPOSAL FROM ZEV COHEN & ASSOCIATES, INC. TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES REGARDING THE GRANADA BLVD. STREETSCAPE BANDING PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

B. **RESOLUTION NO. 2023-90:** A RESOLUTION ACCEPTING A BID FROM BLISS PRODUCTS AND SERVICES, INC. FOR CONSTRUCTION SERVICES REGARDING REPLACEMENT OF THE PAVILION AT THE SOUTH ORMOND NEIGHBORHOOD CENTER, UNDER BID NO. 2023-17; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; REJECTING ALL OTHER BIDS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

C. **RESOLUTION NO. 2023-91:** A RESOLUTION ACCEPTING THE BID OF B&B OUTDOOR, LLC REGARDING THE 2023 SHELL PARKING RESTORATION PROJECT, UNDER BID NO. 2023-23; REJECTING ALL OTHER BIDS; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

D. **RESOLUTION NO. 2023-92:** A RESOLUTION ACCEPTING THE PROPOSAL OF PLAYCORE, INC. D/B/A GAMETIME REGARDING THE PURCHASE AND INSTALLATION OF OUTDOOR FITNESS EQUIPMENT AT NOVA COMMUNITY PARK; AUTHORIZING THE EXECUTION OF AN AGREEMENT AND PAYMENT THEREFOR; REJECTING ALL OTHER PROPOSALS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

E. **RESOLUTION NO. 2023-93:** A RESOLUTION AUTHORIZING THE EXECUTION OF A HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Kevin Gray, Deputy Public Works Director, (386) 676-3325*

F. **RESOLUTION NO. 2023-94**: A RESOLUTION AUTHORIZING THE EXECUTION OF A RENEWAL OF LEASE AND USE AGREEMENT BETWEEN THE CITY AND COUNCIL ON AGING OF VOLUSIA COUNTY, INC. FOR THE MANAGEMENT AND OPERATION OF THE ORMOND BEACH SENIOR CENTER; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Robert Carolin, Leisure Services Director, (386) 676-3279*

G. **RESOLUTION NO. 2023-95**: A RESOLUTION APPOINTING A MEMBER TO SERVE ON THE LEISURE SERVICES ADVISORY BOARD; SETTING FORTH TERMS AND CONDITIONS OF SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Susan Dauderis, City Clerk, (386) 676-3340*

H. **Auto Renewal - Ghyabi Consulting Management, LLC Agreement**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

Disposition: Approve as recommended in the City Manager memorandum dated May 16, 2023.

I. **Intent to Bid - Downtown East Granada Utility Undergrounding**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

Disposition: Approve as recommended in the City Manager memorandum dated May 16, 2023.

J. **Request for Proposals - Andy Romano Park Reconstruction Design**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

Disposition: Approve as recommended in the City Manager memorandum dated May 16, 2023.

K. **Auto Renewal - Fireworks by Santore**

Staff Contact: *Robert Carolin, Leisure Services Director, (386) 676-3279*

Disposition: Approve as recommended in the City Manager memorandum dated May 16, 2023.

L. **Auto Renewal - Yellowstone Landscape Agreement for Grounds Maintenance**

Staff Contact: *Robert Carolin, Leisure Services Director, (386) 676-3279*

Disposition: Approve as recommended in the City Manager memorandum dated May 16, 2023.

M. **City Manager Status Report, May 2023**

Staff Contact: *Joyce Shanahan, City Manager, (386) 676-3200*

Disposition: Approve as recommended in the City Manager memorandum dated May 16, 2023.

9. PUBLIC HEARINGS

A. **ORDINANCE NO. 2023-24:** AN ORDINANCE ANNEXING TWO PARCELS

OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY LOCATED AT 860 HULL ROAD (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-14-0020) AND 1399 HULL TRAIL (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-16-0010); SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

B. **ORDINANCE NO. 2023-09:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE TWO PARCELS OF REAL PROPERTY CONSISTING OF APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

C. **ORDINANCE NO. 2023-10:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE “TYMBER CREEK APARTMENTS”; AUTHORIZING THE DEVELOPMENT OF 270 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

D. **ORDINANCE NO. 2023-25:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND

DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE NINE (9) CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 103.45 ACRES LOCATED SOUTH OF PLANTATION OAKS BOULEVARD, EAST OF ADDISON DRIVE, NORTH OF THE VILLAGE OF PINE RUN SUBDIVISION, AND WEST OF THE PLANTATION OAKS SUBDIVISION (VOLUSIA COUNTY PARCEL NUMBERS: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-1-33-0080, 3136-01-01-0020, 3136-01-23-0060, AND 3136-01-24-0050) FROM VOLUSIA COUNTY R-4, URBAN SINGLE-FAMILY RESIDENTIAL, AND ORMOND BEACH B-8, COMMERCIAL, TO ORMOND BEACH, PLANNED RESIDENTIAL DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

E. **ORDINANCE NO. 2023-26:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A PLANNED RESIDENTIAL DEVELOPMENT DEVELOPMENT ORDER FOR THE “RIDGEHAVEN” SUBDIVISION, AUTHORIZING A SUBDIVISION OF 286 LOTS ON APPROXIMATELY 103.45 ACRES TO BE LOCATED SOUTH OF PLANTATION OAKS BOULEVARD, EAST OF ADDISON DRIVE, NORTH OF THE VILLAGE OF PINE RUN SUBDIVISION, AND WEST OF THE PLANTATION OAKS SUBDIVISION; ESTABLISHING CONDITIONS AND EXPIRATION OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

F. **ORDINANCE NO. 2023-27:** AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 3.06± ACRES LOCATED AT 1755 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3126-00-00-0150) FROM “LOW INTENSITY COMMERCIAL” TO “LIGHT INDUSTRIAL/UTILITIES”; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

G. **ORDINANCE NO. 2023-28:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE ONE PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 3.06 ACRES LOCATED AT 1755 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3126-00-00-0150), FROM B-7, HIGHWAY TOURIST COMMERCIAL, TO I-1, LIGHT

INDUSTRIAL; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

H. **ORDINANCE NO. 2023-29:** AN ORDINANCE AMENDING CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE II, DISTRICT REGULATIONS, SECTION 2-21, T-2, MANUFACTURED HOME ZONING DISTRICT, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY CREATING SPECIAL STANDARDS FOR PREVIOUSLY EXISTING MANUFACTURED/MOBILE HOME PARKS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

I. **ORDINANCE NO. 2023-30:** AN ORDINANCE AMENDING SECTION 1-25, RESERVED, OF ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, OF CHAPTER 1, GENERAL ADMINISTRATION, TO IMPLEMENT THE WATER AND WASTEWATER UTILITY SYSTEM CONNECTION FEE STUDY BY CREATING THE WATER AND WASTEWATER CONNECTION FEE SECTION; AMENDING SECTION 1-26, MOBILITY FEE, OF ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, OF CHAPTER 1, GENERAL ADMINISTRATION, TO AMEND THE PERSON TRIP MOBILITY FEE PER THE MUNICIPAL IMPACT FEE STUDY; AMENDING SECTION 1-27, IMPACT FEES, OF ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, OF CHAPTER 1, GENERAL ADMINISTRATION, TO DELETE STORMWATER IMPACT FEES, AMEND LOCAL ROAD IMPACT FEES, AND CREATE POLICE AND FIRE IMPACT FEES PER THE MUNICIPAL IMPACT FEE STUDY AND POLICE AND FIRE IMPACT FEE STUDY; AMENDING SECTION 1-30, CERTIFICATE OF CONCURRENCY REQUIRED, OF ARTICLE V, CONCURRENCY MANAGEMENT, OF CHAPTER 1, GENERAL ADMINISTRATION; AMENDING SECTION 3-57, POTABLE WATER SYSTEM, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-59, SANITARY SEWER SYSTEMS, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-60 RECLAIMED WATER SYSTEMS, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-61, UTILITY LINE EXTENSIONS, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-62, WHOLESALE SALE OF POTABLE WATER, SEWAGE TREATMENT OR RECLAIMED WATER, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-65, INTERIM PACKAGE-TYPE WASTEWATER TREATMENT FACILITIES, OF ARTICLE V, UTILITY AND

INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, TO IMPLEMENT THE RECOMMENDATIONS OF THE WATER AND WASTEWATER UTILITY SYSTEM CONNECTION FEE STUDY, MUNICIPAL IMPACT FEE STUDY, AND POLICE & FIRE IMPACT FEE STUDY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

J. **ORDINANCE NO. 2023-31:** AN ORDINANCE AMENDING SECTION 8-10, APPLICATION PROCESSING FEES, OF ARTICLE I, IN GENERAL, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 8-421, PURPOSE AND INTENT, OF ARTICLE IX, IMPACT FEES, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 8-422, FEES IMPOSED, OF ARTICLE IX, IMPACT FEES, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 8-423, IMPACT FEE FINANCING, OF ARTICLE IX, IMPACT FEES, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 22-2, DETERMINATION OF EQUIVALENT LIVING UNITS, OF DIVISION 1, GENERALLY, OF ARTICLE I, WATER, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-29, SPECIAL PROVISIONS FOR WATER FOR IRRIGATION AND SWIMMING POOLS, OF DIVISION 2, RATES AND CHARGES, OF ARTICLE I, WATER, OF CHAPTER 22, WATER AND SEWERS; REPEALING SECTION 22-115, FEE IMPOSED; SCHEDULE, OF ARTICLE III, IMPACT FEE FOR SYSTEM EXTENSIONS, OF CHAPTER 22, WATER AND SEWERS; REPEALING SECTION 22-118, PROPERTY SUBJECT TO FEE; METHOD OF PAYMENT, OF ARTICLE III, IMPACT FEE FOR SYSTEM EXTENSIONS, OF CHAPTER 22, WATER AND SEWERS; REPEALING SECTION 22-119, IMPACT FEE FINANCING, OF ARTICLE III, IMPACT FEE FOR SYSTEM EXTENSIONS, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-132, LEGISLATIVE FINDINGS; PURPOSE, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-133, SERVICE AREA, DEFINED, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-135, RATES FOR WATER AND SEWER SERVICES; IMPACT FEES, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-140, IMPACT FEES, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-162, BOUNDARIES AND PURPOSE, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-165, IMPACT FEES, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-168,

OUTSIDE CITY SERVICE, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; AND AMENDING SECTION 22-169, CONNECTIONS REQUIRED, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH TO IMPLEMENT THE RECOMMENDATIONS OF THE WATER AND WASTEWATER UTILITY SYSTEM CONNECTION FEE STUDY, MUNICIPAL IMPACT FEE STUDY, AND POLICE & FIRE IMPACT FEE STUDY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

10. FIRST READING OF ORDINANCES

A. **ORDINANCE NO. 2023-32:** AN ORDINANCE AMENDING SECTION 2-221, LEISURE SERVICES ADVISORY BOARD, OF ARTICLE VI, BOARDS, COMMISSIONS, COMMITTEES AND OTHER AGENCIES, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES, BY AMENDING COMPOSITION AND TERMS; PROVIDING TERMS AND CONDITIONS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Susan Dauderis, City Clerk, (386) 676-3340*

11. DISCUSSION AND DIRECTION ITEMS

A. FDOT North A1A Project Update

Staff Contact: *Shawn Finley, Public Works Director, (386) 676-3292*

12. REPORTS, SUGGESTIONS, REQUESTS

13. ADJOURNMENT

Website Address – www.ormondbeach.org

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.
Phone: 386-677-0311



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend City Commission meetings or any other board or committee meeting may contact the City Clerk's Office in writing, or may call 386-677-0311 for information regarding available aids and services.

MINUTES
ORMOND BEACH CITY COMMISSION
HELD AT CITY HALL COMMISSION CHAMBERS

May 2, 2023	**7:00 p.m.**	**Commission Chambers**

Present: Mayor Bill Partington, Commissioners Lori Tolland, Travis Sargent, Susan Persis and Harold Briley, City Manager Joyce Shanahan, City Attorney Randy Hayes, Assistant City Manager Claire Whitley and City Clerk Susan Carroll Dauderis.

A G E N D A

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. Teacher Appreciation Week

B. Professional Municipal Clerks Week

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - April 18, 2023

7. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

A. **RESOLUTION NO. 2023-84:** A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF JUSTICE RELATIVE TO FUNDING ASSISTANCE FOR THE HIRING OF TWO POLICE OFFICERS UNDER THE COPS OFFICE HIRING PROGRAM; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Loretta Moisio, Grants Coordinator, (386) 676-3315*

B. **RESOLUTION NO. 2023-85:** A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT #1-2023 TO THAT CONTRACT AWARDED TO AUSTIN OUTDOOR, LLC D/B/A YELLOWSTONE LANDSCAPE REGARDING GROUNDS MAINTENANCE SERVICES, BY INCREASING THE CONTRACT PRICE BY $32,585.00; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Robert Carolin, Leisure Services Director, (386) 676-3279*

C. **RESOLUTION NO. 2023-86:** A RESOLUTION ACCEPTING PROPOSALS FROM DANUS UTILITIES, INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES REGARDING THE REHABILITATION OF LIFT STATIONS LS-11M AND LSOBSC3; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

D. **RESOLUTION NO. 2023-87:** A RESOLUTION AUTHORIZING AN

ADDITIONAL EXPENDITURE TO COUNTY OF VOLUSIA FOR TRAFFIC SIGNAL MAINTENANCE UNDER AN INTERLOCAL AGREEMENT FOR MUNICIPAL SERVICES; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Shawn Finley, Public Works Director, (386) 676-3292*

E. **RESOLUTION NO. 2023-88**: A RESOLUTION AUTHORIZING THE EXECUTION OF A WATER, SEWER AND ANNEXATION AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND JAMES TAYLOR, JR., FOR PROPERTY LOCATED AT 313 NORTH TYMBER CREEK ROAD, ORMOND BEACH, VOLUSIA COUNTY, FLORIDA; PROVIDING FOR RECORDATION; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

F. **Edward Byrne Memorial Justice Assistance Grant Program**

Staff Contact: *Loretta Moisio, Grants Coordinator, (386) 676-3315*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

G. **Collaborative Agreement with SCORE to Provide Business Assistance Services**

Staff Contact: *Brian Rademacher, Economic Development Director, (386) 676-3266*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

H. **Intent to Bid - Airport Business Park Collector Road Extension**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

I. **Intent to Bid - 2023 Roadway Resurfacing**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

J. **Memorial Marker at Sanchez Park**

Staff Contact: *Robert Carolin, Leisure Services Director, (386) 676-3279*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

K. **2023 Floodplain Management Annual Progress Report**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

L. **FEMA Grant Mitigation Opportunities and Grant Compliance Services**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

Disposition: Approve as recommended in the City Manager memorandum dated May 2, 2023.

8. PUBLIC HEARINGS

A. **ORDINANCE NO. 2023-21:** AN ORDINANCE ANNEXING ONE PARCEL OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY LOCATED AT 1755 NORTH U.S. HIGHWAY 1, VOLUSIA COUNTY PARCEL NUMBER 3126-00-00-0150; SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

B. **ORDINANCE NO. 2023-22:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE ONE PARCEL OF REAL PROPERTY TOTALING 26± ACRES LOCATED AT 475 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4113-00-00-0032) FROM PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO SUBURBAN RESIDENTIAL (SR); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

C. **ORDINANCE NO. 2023-23:** AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, SECTION 1-27, IMPACT FEES, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY UPDATING THE PROVISION OF IMPACT FEE CREDITS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

D. **ORDINANCE NO. 2023-24:** AN ORDINANCE ANNEXING TWO PARCELS OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY LOCATED AT 860 HULL ROAD (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-14-0020) AND 1399 HULL TRAIL (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-16-0010); SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

9. REPORTS, SUGGESTIONS, REQUESTS

10. ADJOURNMENT

M I N U T E S

Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:01 p.m.

Item #2 – Invocation

Pastor John Gill, Tomoka United Methodist Church, provided the invocation.

Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

Item #4 – Presentation and Proclamations

Jewish American Heritage Month

Mayor Partington presented a surprise proclamation to Temple Beth-El representative, President David Sacks, Congregation B'Nai Torah representative, Executive Director Rabbi Rob Lennick and President Marvin Miller of the Jewish Federation of Volusia and Flagler Counties, and Chabad Lubavitch of Greater Daytona representative, Rabbi Pinchas Ezagui, for Jewish American Heritage Month.

Item 4A – Teacher Appreciation Week

Mayor Partington presented a proclamation and flowers to Mr. Rachel Powers-Turrill and Ms. Sarah Marzilli from Pine Trail Elementary School for Teacher Appreciation Week.

Item 4B – Professional Municipal Clerks Week

Mayor Partington proclaimed the week of April 23-29, 2023, as Professional Municipal Clerks Week in the City of Ormond Beach and presented the City of Ormond Beach City Clerk, Ms. Susan Dauderis, and Assistant City Clerk, Ms. Taylor Lochert, with a proclamation and flowers.

Item #5 – Audience Remarks

Mayor Partington noted there were no cards submitted for Audience Remarks

Item #6 – Approval of Minutes

Mayor Partington advised the minutes of the April 18, 2023, meeting had been sent to the Commission for review and were posted on the city's website for public viewing. He asked for any corrections, additions, or omissions. He stated hearing no corrections, the minutes would stand approved as presented.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of the April 18, 2023, City Commission meetings minutes.

The motion passed by voice vote.

Item #7 – Consent Agenda

Mayor Partington advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

Commissioner Sargent requested to have Item 7B pulled from the Consent Agenda.

Commissioner Tolland requested for Item 7F to be pulled from the Consent Agenda.

Commissioner Persis moved, seconded by Commissioner Briley, for approval of the consent agenda absent Items 7B and 7F.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Item #7B – Yellowstone Landscape Grounds Maintenance Contract Amendment

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2023-85

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT #1-2023 TO THAT CONTRACT AWARDED TO AUSTIN OUTDOOR, LLC D/B/A YELLOWSTONE LANDSCAPE REGARDING GROUNDS MAINTENANCE SERVICES, BY INCREASING THE CONTRACT PRICE BY $32,585.00; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent explained he would not support the item and expressed concerns regarding the mulching process.

Commissioner Briley moved, seconded by Commissioner Persis, for approval of Resolution No. 2023-85, as read by title only.

Call Vote:	Commissioner Sargent	No
	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #7F – Edward Byrne Memorial Justice Assistance Grant Program

Commissioner Tolland inquired about the actual dollar amount for the program as two different amounts were listed in an email from Volusia County; whereby, Ms. Loretta Moisio, Grants Coordinator, explained there was a misprint in the email from Volusia County and the correct dollar amount was $139,627.

Commissioner Persis moved, seconded by Commissioner Sargent, for approval of Resolution No. 2023-85, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Comments on the Consent Agenda

Commissioner Briley inquired for item 7B, when applying new mulch is the old mulch scraped away; whereby, Ms. Joyce Shanahan, City Manager, indicated the contractor did not scrape away the old mulch and the new mulch was applied on top.

Commissioner Tolland discussed the importance of mulch and the need for sustainable ground cover with native plants to help eliminate the need for mulch.

Commissioner Sargent stated his concern was the amount of mulch getting washed away with each rain and noted the problem should be fixed and not add more mulch to the top.

Item #8 – Public Hearings

Mayor Partington opened the Public Hearings.

Item #8A – 1755 North U.S. Highway 1, Annexation

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-21

AN ORDINANCE ANNEXING ONE PARCEL OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY LOCATED AT 1755 NORTH U.S. HIGHWAY 1, VOLUSIA COUNTY PARCEL NUMBER 3126-00-00-0150; SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mr. Steven Spraker, Planning Director, explained the item was a request for annexation for 1755 North U.S. Highway 1 and noted it was consistent with the statutes.

Commissioner Briley moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-21, on second reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #8B – 475 North Tymber Creek Road, The Enclave, Zoning Map Amendment

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-22

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE ONE PARCEL OF REAL PROPERTY TOTALING 26± ACRES LOCATED AT 475 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4113-00-00-0032) FROM PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO SUBURBAN RESIDENTIAL (SR); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mr. Spraker noted the item was for a zoning map amendment for 475 North Tymber Creek Road from a Planned Residential Development to Suburban Residential.

Commissioner Persis moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2023-22, on second reading, as read by title only.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Item #8C – Land Development Code Amendment: Section 1-27, Impact Fees (Impact Fee Credits)

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-23

AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, SECTION 1-27, IMPACT FEES, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY UPDATING THE PROVISION OF IMPACT FEE CREDITS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING

FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mr. Spraker stated the item was for a Land Development Code amendment regarding the Impact Fee Credits.

Commissioner Briley moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-23, on second reading, as read by title only.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #8D – Annexation, 860 Hull Road and 1399 Hull Trail, Halifax Paving

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-24

AN ORDINANCE ANNEXING TWO PARCELS OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY LOCATED AT 860 HULL ROAD (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-14-0020) AND 1399 HULL TRAIL (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-16-0010); SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker explained the item was an annexation request for 52 acres at 860 Hull Road and 1399 Hull Trail submitted by Durrance Properties, LLC.

Commissioner Persis moved, seconded by Commissioner Briley, for approval of Ordinance No. 2023-24, on first reading, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Mayor Partington closed the public hearings.

Item #9 – Reports, Suggestions, Requests

Events

Ms. Shanahan reviewed upcoming workshops and events including the Police Unity Tour, Earth Day celebration, Art in the Park, Memorial Day Remembrance and the 4th Annual Rotary Craft Beer Festival.

Commissioner Persis stated she would not be able to attend the Police Unity Tour. She discussed the Outdoor Basketball Court ribbon cutting and First Step Shelter workshop and upcoming meetings.

Commissioner Tolland explained May was Mental Health Awareness Month and noted the suicide crisis lifeline number was 988 and requested the number be more prevalent. She stated she would be attending a Volusia County meeting regarding “Regrow the Loop” noting she would report what was discussed at the May 16, 2023, City Commission meeting. She reviewed the events she attended including a ribbon cutting, Swing into Spring and the Earth Day celebration. She stated she would be at the Ormond Beach Farmers Market on May 25, 2023 from 10:00 a.m. until 11:00 a.m. for residents to speak with her.

Commissioner Sargent reviewed the events he attended including the Police Athletic League Donut Dash 5K and the Earth Day celebration.

Mayor Partington reported the Opioid Abatement Taskforce unanimously signed a letter of support requesting the Volusia County School Board allow the use of Narcan and noted a letter was sent from him on the city's behalf as well. He reviewed the meetings and events he attended including one with the Florida Department of Transportation (FDOT), the 75th Anniversary of the State of Israel event and the Earth Day celebration.

Rally
Ms. Shanahan stated there was an anti-Semitic group that applied for a permit to rally at the City Hall courtyard, the permit was denied and the Ormond Beach Police Department with the assistance of local police departments set up a task force in case the group showed up. She thanked Police Chief Jesse Godfrey for his work and the those involved.

Commissioner Tolland, Commissioner Sargent and Mayor Partington thanked staff, Ormond Beach Police Department and other local police departments for their work surrounding the potential rally.

Projects
Ms. Shanahan discussed the FDOT South A1A, Granada Boulevard to Milsap Road, repaving and widening of sidewalks and reviewed the history of the project.

Commissioner Briley thanked staff for the progress on the sidewalk repairs on South Beach Street.

Mayor Partington discussed the new outdoor basketball court at the Joe and Elwillie Daniels South Ormond Neighborhood Center and request staff post the drone photos of the court to the city website and social media.

Requests
Commissioner Briley requested a wall of prior mayor's portraits to be placed on the Commission Chambers back wall, atrium or other location, and inquired if the Commission would support it; whereby, Commissioner Tolland, Commissioner Persis and Mayor Partington indicated support.

Mayor Partington requested staff look into a way to get more school age children to the Environmental Discovery Center and the Earth Day celebration.

Appreciation
Commissioner Tolland thanked staff for their assistance with resident concerns, and the Daughters of the American Revolution for their work within the community and Item 7J for the historical marker at Sanchez Park.

Commissioner Sargent thanked Ms. Shanahan for her assistance regarding resident concerns and requests.

Dogs on the Beach
Commissioner Tolland stated it was approved to allow dogs on the beach between Milsap Road and Cardinal Drive and indicated there was concern from residents regarding the enforcement of the rules related to dogs. She requested the city provide assistance by allowing staff to help enforce the rules during downtime.

Mayor Partington clarified he did not support the dogs on the beach in front of resident's homes and noted support was for the section near Michael Crotty Bicentennial Park in the Volusia County area. He noted he could not support the request and noted potential jurisdiction issues.

Commissioner Sargent stated he could support the request as he had not received any negative feedback from residents.

Commissioner Persis indicated she did not support the area that was chosen and could not support the request.

Commissioner Briley stated he heard negative comments from Volusia County residents who did not want the dog area in front of Michael Crotty Bicentennial Park and indicated staff could look into the request.

Mr. Randy Hayes, City Attorney, explained there would be jurisdictional issues and noted Volusia County adopted a very extensive Beach Code that staff would need to review.

Item #10 – Adjournment

The meeting was adjourned at 8:01 p.m.

APPROVED: May 16, 2023

BY: _____
Bill Partington, Mayor

ATTEST:

_____
Susan Carroll Dauderis,
City Clerk

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.A
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-89
Strategic Goal:	Transportation & Community Development - Other		
Department :	Public Works - Engineering		
Subject:	Work Authorization - Zev Cohen & Associates, Inc. for Construction Administration Services, Granada Blvd Streetscape Banding Project		
Budget Impact:	Sufficient funds are available in the CRA Fund, Fund - 104 for this work authorization.		
Summary:	This is a request for the City Commission to approve a Work Authorization with ZCA for construction administration services for the Granada Blvd Streetscape banding repair project. Staff has negotiated a scope of work and cost with ZCA. to provide construction administration services for the project in the amount of $120,000.		
Recommended Action:	Staff recommends approval of the Work Authorization with ZCA for the Granada Blvd Streetscape banding repair project, for the not to exceed amount of $120,000.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/1/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/4/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: Work Authorization - Zev Cohen & Associates, Inc. for Construction Administration Services, Granada Blvd Streetscape Banding Project

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request for the City Commission, also acting as the Community Redevelopment Agency (CRA) for the City, to approve a Work Authorization with Zev Cohen & Associates, Inc. (ZCA), for construction administration services for the Granada Boulevard Streetscape sidewalk banding repair project.

Background

On December 6, 2022, the Commission approved the bid award for the Granada Blvd Streetscape banding repair project, bid 2022-19. The project will repair the sidewalk banding throughout the CRA from Orchard Street to SR A1A. In 2019, an updated downtown master plan was completed that discussed and included the repair in the Sense of Place & Appearance and Transportation & Circulations themes. The project supports a key component of the downtown master plan, to improve the walkability of the Downtown area to encourage pedestrian traffic and create a framework for business success. Inspection services will be provided in-house by City Engineering inspectors. The contract period will be for the duration of the project.

Discussion

Staff negotiated a scope of work and cost with ZCA to provide construction administration services in the amount of $120,000. The services provided by ZCA will supplement the work of City staff in the oversight of the construction of this project. Included in this proposal will be a dedicated on-sight construction manager from ZCA who will provide coordination of all activities by the contractor, be the point contact for businesses and property owners within the project area, prepare notifications for delivery to stakeholders and distribution through appropriate channels, as well as immediate quality control of the workmanship by the contractor. The proposed fee is

4.3% of the construction contract amount of $2,818,050, which is consistent with other projects of this nature. The City project manager will provide additional oversight of the project in conjunction with the City engineering inspector.

Budget Impact

Sufficient funds are available in the CRA Fund, Fund - 104 for this work authorization.

Citizen Impact

The streetscape sidewalk banding repair project will enhance the walkability of the CRA area and improve the overall safety and aesthetics of the downtown area. There will be temporary impacts on pedestrians using the sidewalks due to closures of sidewalk sections and on business driveways. Work will be completed during non-peak nighttime hours when possible, and steel plates will be placed over affected driveways to allow concrete work to cure without interrupting vehicle traffic.

Recommendation

Staff recommends approval of the Work Authorization with ZCA for the Granada Blvd Streetscape banding repair project, for the not to exceed amount of $120,000.

Attachments:

1. 23-89 Granada Blvd Band-Zev Cohen (P23-0074G)
2. Work Authorization

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 01, 2023

Claire Whitley, Assistant City Manager — Date: May 04, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

RESOLUTION NO. 2023-89

A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA ACCEPTING A PROPOSAL FROM ZEV COHEN & ASSOCIATES, INC. TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES REGARDING THE GRANADA BLVD. STREETSCAPE BANDING PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission approved Resolution No. 84-74 declaring the Central Business District ("District"), as described therein, to be a Community Redevelopment Area in accordance with section 163.357, *Florida Statutes*, and

WHEREAS, Resolution 84-74 further declared the City Commission to be the Community Redevelopment Agency ("Agency") for the District, and

WHEREAS, in accordance with section 163.387, Florida Statutes, the City Commission approved Ordinance No. 84-34 establishing a Redevelopment Trust Fund ("Trust Fund") for the Agency in accordance with the said statutory provisions, and

WHEREAS, by Resolution No. 87-4, the City Commission approved the Granada Boulevard Master Streetscape Plan ("Granada Plan") as the official City policy and plan for the said area, and

WHEREAS, by Resolution No. 87-53, the City Commission approved the Bovard Avenue/Vining Court Master Streetscape Plan ("Bovard Plan") as the official City policy and plan for the said area, and

WHEREAS, together the said plans comprised the Community Redevelopment Plan ("Plan") for the said area, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution Nos. 89-262, 93-178, 93-252, 00-155, and 01-168 readopting and amending the Granada and Bovard Plans, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution No. 2004-181, amending the Granada Plan to provide the establishment of a Property Improvement Grant Program ("Grant Program") for the District, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution 2004-187 establishing conditions for the implementation of the Property Improvement Grant Program for the District, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution 2007-157, adopting the updated master plan for the Ormond Beach Downtown Community Redevelopment Area (CRA), and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution 2019-178, adopting the amended master plan for the Ormond Beach Downtown Community Redevelopment Area (CRA), and

WHEREAS, the City solicited a proposal from Zev Cohen & Associates, Inc., an engineering firm under continuing contract with the City, to provide construction administration services regarding the Granada Blvd. streetscape banding project ("the Project") in accordance with the provisions of Section 2-300(c) of the *Code of Ordinances*, and

WHEREAS, the appropriate City staff have reviewed the proposal received and determined that the proposal submitted by Zev Cohen & Associates, Inc. to provide construction administration services for the aforedescribed project at a cost not to exceed $120,000.00 is in the best overall interest of the City, and recommends that the said proposal (a copy being attached to the Work Authorization which is attached hereto and incorporated herein by reference) be accepted, and

WHEREAS, the City Manager has certified that the money for the payment of the Project has been deposited to the credit of the Downtown Redevelopment Trust Fund (104) and has not been appropriated for any other purpose, and

WHEREAS, the City Commission, on behalf of the City and the Community Redevelopment Agency, concurs in the said determination and recommendation, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, THAT:

SECTION ONE. The proposal submitted by Zev Cohen & Associates, Inc. to provide construction administration services regarding the Granada Blvd. streetscape banding project at a cost not to exceed $120,000.00 is hereby accepted.

SECTION TWO. The Mayor/Chairman and the City Manager are hereby authorized and directed to execute a Work Authorization between the City and Zev Cohen & Associates, Inc. to provide construction administration services for the Project at the said price, and to pay the cost therefor from the Downtown Redevelopment Trust Fund.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____

BILL PARTINGTON
Mayor, City of Ormond Beach and
Chairman, Central Business District CRA

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

WORK AUTHORIZATION

In accordance with and incorporating the terms of the Continuing Contract dated March 20, 2017 between the City of Ormond Beach, Florida, and Zev Cohen and Associates, Inc., the following Scope of Work and Schedule of Payments are agreed to by the parties to the Agreement:

Project Title: Granada Blvd. Streetscape Sidewalk Banding Repair – CEI Services

Project Description: To provide construction administration services for the above project to include community engagement and scheduling services between the construction contractor and affected business, workmanship inspections, and attendance at regularly scheduled construction progress meetings, as detailed in the attached Proposal.

Estimated Project Construction Cost: N/A

Schedule of Payments and Fee Basis

Required Work Task	Fee Basis	Fee
CEI Services	Actual Cost	$120,000.00
Total Not to Exceed Fee Authorized:		**$120,000.00**

Funding Source: TIF Fund (104)

Estimated Time for Completion: Through Duration of Construction

AUTHORIZED:
CITY OF ORMOND BEACH, a Florida Municipal Corporation and the **CITY OF ORMOND BEACH COMMUNITY REDEVELOPMENT AGENCY**

By: _____
Bill Partington
Mayor, City of Ormond Beach and
Chairman, Central Business District CRA

Date: _____

By: _____
Joyce A. Shanahan
City Manager

Date: _____

ACCEPTED:
ZEV COHEN & ASSOCIATES, INC.

By: _____
M. Dwight DuRant, P.E.
President

Date: _____

I. COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW

Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract transfer, at no cost to the City, all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32174 (386) 676-3331
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

II. VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Section 448.09, *Florida Statutes*, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, either for herself or himself, or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work in the United States. Contractor warrants that it is registered with the U.S. Department of Homeland Security's E-Verify system, and is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.
2. Contractor agrees that if the contractor enters into an agreement with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and contractor warrants it shall maintain any such affidavits for the duration of the contract. If the City has a good faith belief that a subcontractor knowingly violated Section 448.09 (1), the City shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.
3. In the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and as provided by statute, the contractor may not be awarded a public contract for at least one (1) year after the date of termination. The contractor may also be held liable for any additional costs incurred by the City as a result of the termination of the contract.

ZEV COHEN & ASSOCIATES INC

300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

VIA EMAIL
(Shawn.Finley@ormondbeach.org)

April 11, 2023

Mr. Shawn Finley
Public Works Director
City of Ormond Beach
501 N Orange St
Ormond Beach, FL 32174

RE: Ormond Beach Granada Boulevard Streetscape
Sidewalk Banding Repair
ZC 23107 CEI

Dear Mr. Finley:

Thank you for requesting a proposal from Zev Cohen & Associates, Inc. for construction engineering inspection services for the above referenced project. We look forward to the opportunity to continue to serve the City of Ormond Beach.

As discussed, we understand the scope of services as representatives of the City shall be community engagement and scheduling exercises between the contractor and local businesses, including one (1) month and one (1) week-out notices for side and driveway closures, workmanship inspections, and attendance at regularly scheduled construction meetings. Mentioned services are assumed to be provided between the hours of 7:00 am and 7:00 pm.

Utilizing the Construction Administrator line item at $120 per hour in our Continuing Services Contract, we propose a not-to-exceed amount of $120,000.00. At this rate for the anticipated period of time (9 months) ZCA will be available on average of approximately 5 hours of time each day.

If this proposal meets your needs, I assume you'll process a task assignment for the execution. In the meantime, we will be happy to coordinate with you so that our staff is ready to perform the services when necessary. Thanks again for the opportunity to serve the City. If you have any questions or comments, please don't hesitate to reach out.

Sincerely,
ZEV COHEN & ASSOCIATES, INC.

M. Dwight DuRant, P.E.
President

MDD/ns
23107c01 CEI
File

Ormond Beach Granada Boulevard Streetscape
Sidewalk Banding Repair
ZC 23107 CEI
April 27, 2023

Construction Engineering Inspection Fee Schedule

Task	Construction Administrator $120 / Hour	
	Per Week	**40 Week Total**
Task 1 - Contractor / Construction Meetings	3	120
	$360.00	$14,400.00
Task 2 - Notifications	2	80
	$240.00	$9,600.00
Task 3 - Business Coordination	10	400
	$1,200.00	$48,000.00
Task 4 - Workmanship Inspection	10	400
	$1,200.00	$48,000.00
Total Hours by Task	**25**	**1000**
Total Fees by Task	**$3,000.00**	**$120,000.00**

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.B
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-90
Strategic Goal:	Quality of Life - Other		
Department :	Public Works - Engineering		
Subject:	Bid Award - Pavilion Replacement at Joe & Elwillie Daniels SONC		
Budget Impact:	The project totals $90,335. Funding in the amount of $65,000 is available from the 317-Facilities Renewal and Replacement Fund. A budget amendment in the amount of $25,335 will be required to allocate additional funding from Fund 317.		
Summary:	The work consists of replacing one Pavilion and associated foundation, slab, and sitework at the Joe & Elwillie Daniels SONC.		
Recommended Action:	Staff recommends award of the bid for the Pavilion Replacement – SONC, Bid No. 2023-17 to Bliss Products and Services, Inc. Florida, for the Bid at the contract amount of $90,335.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/4/2023	
Claire Whitley, Assistant City Manager	5/4/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: Bid Award - Pavilion Replacement at Joe & Elwillie Daniels SONC

Commission Goal: Quality of Life - Other

Introduction

This is a request for award of a bid for the Pavilion Replacement at the Joe & Elwillie Daniels South Ormond Neighborhood Center (SONC), Bid No. 2023-17.

Background

The steel pavilion located at the Joe & Elwillie Daniels SONC, was constructed around 2004. Following a routine inspection of the pavilion, it was determined that due to exposure to the elements, rust and corrosion has occurred to such an extent that the pavilion is beyond repair and requires complete replacement.

Discussion

Joe & Elwillie Daniels SONC, located off Division Avenue, has a steel pavilion that has provided shade and shelter for City residents and visitors since installation in 2004. This pavilion is a popular feature at the park and used daily by visitors. It is also a popular rental, being used for many parties and special events. The nearly 20 years of service in the salt air environment has taken a toll on this structure, to the point where it is beyond its useful service life and needs to be replaced. The structure will include columns and beams constructed with glued laminated wood, a 26-gage roof, stainless steel plates, fasteners and hardware. The construction will ensure a long future service life.

On March 30, 2023, bids for this project were opened, and five bids were received. Bids ranged from a high of $174,670 to as low as $90,335. The low bidder was Bliss Products and Services, Inc. Florida. While this low bid exceeds the initial engineer's opinion of probable cost, this discrepancy can be attributed to the increases in the costs of materials and labor over the past two years as the Consumer Price Index (CPI) has exceeded 8% per year during this period. As such, this bid has been found to be in-line

with current pricing and has been found acceptable by staff. The bid tabulation has been included for reference.

Budget Impact

The project totals $90,335. Funding in the amount of $65,000 is available from the 317-Facilities Renewal and Replacement Fund. A budget amendment in the amount of $25,335 will be required to allocate additional funding from Fund 317.

Citizen Impact

The construction activities associated with this project have low impact and will have minimal effect on the use of the park. The new pavilion will be an asset and add to enjoyment of the park for years to come.

Recommendation

Staff recommends award of the bid for the Pavilion Replacement – SONC, Bid No. 2023-17 to Bliss Products and Services, Inc. Florida, for the Bid at the contract amount of $90,335.

Attachments:

1. 23-90 SONC Pavilion - Bliss (P23-0075G)
2. Bid - Bliss Products & Services, Inc.
3. BID 2023-17 opening tabulation

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 04, 2023

Claire Whitley, Assistant City Manager — Date: May 04, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

RESOLUTION NO. 2023-90

A RESOLUTION ACCEPTING A BID FROM BLISS PRODUCTS AND SERVICES, INC. FOR CONSTRUCTION SERVICES REGARDING REPLACEMENT OF THE PAVILION AT THE SOUTH ORMOND NEIGHBORHOOD CENTER, UNDER BID NO. 2023-17; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; REJECTING ALL OTHER BIDS; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City advertised for bids (Bid No. 2023-17) regarding construction services to replace the pavilion at the South Ormond Neighborhood Center ("the Project") pursuant to section 2-300, *Code of Ordinances*, and

WHEREAS, the City's professional staff have reviewed the five bids received and have determined that the bid submitted by Bliss Products and Services, Inc. in the amount of $90,335.00 is the lowest responsible and responsive bid (a copy of said bid being attached hereto and incorporated herein by reference), and

WHEREAS, the City Manager has certified that funding for the Project will be from the Facilities Renewal and Replacement Fund (317) and through a budget amendment and that said funds will not be appropriated for any other purpose, and

WHEREAS, the City Commission concurs with the foregoing recommendations, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The bid submitted by Bliss Products and Services, Inc. to perform the Project at a total cost not to exceed $90,335.00 is hereby accepted.

SECTION TWO. All other bids relative to the aforedescribed Project shall be deemed rejected upon the execution of a contract with Bliss Products and Services, Inc.

SECTION THREE. The Mayor and the City Manager are hereby authorized and directed to execute a contract with Bliss Products and Services, Inc. for the performance of the Project at the said price, and to pay the cost thereof from Facilities Renewal and Replacement Fund and through a budget amendment.

SECTION FOUR. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

SECTION 00300
BID

CONTRACTORS NAME Bliss Products and services, Inc. LICENSE NO. CGC1516244

PROJECT IDENTIFICATION: **PAVILION REPLACEMENT - SONC**

CONTRACT IDENTIFICATION AND NUMBER: Bid No. 2023 – 17

THIS BID IS SUBMITTED TO:
(Name and Address of Owner)

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

2. BIDDER certifies that he has investigated the requirements to do business in the jurisdiction where the project is located, and that he is either qualified to do business or will obtain such prequalification prior to award of the contract.

3. BIDDER accepts all of the terms and conditions of the Instructions to Bidders (Section 00100) including, without limitation, those dealing with the disposition of Bid Security, Public Entity Crimes, and Minority Policies. This Bid will remain open for 90 days after the day of Bid opening. BIDDER will sign the Agreement and submit the Contract security and other documents required by the Contract Documents within ten (10) days after the date of OWNER'S Notice of Award.

4. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

(a) BIDDER has examined copies of all the Contract Documents and of the following addenda:

Date	Number
1	3/3/23
2	3/14/23

(receipt of all of which is hereby acknowledged) and also copies of the Advertisement to Bid and the Instructions to Bidders;

(b) BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

(c) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER; and

5. BIDDER will complete the Work for the following price(s):

BID SCHEDULE

Item Description	Item Quantity	Units	Unit Price	Total Estimated Price
Mobilization/Demobilization	1	LS	2000.00	2000.00
Furnish/Install Concrete Footings (10 EA), Concrete Slab (1134 SF), Electrical Conduit	1	LS	20000.00	20,000.00
Furnish and Install Pre-fabricated Pavilion	1	LS	65835.00	65835.00
Permit Fee and Miscellaneous Allowances	1	LS	2500.00	$2,500

TOTAL BID $ 90,335.00
(Figures)

ninety thousand three hundred thirty five dollars
(Words)

BIDDER acknowledges that the quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

BIDDER agrees that the Work will be substantially completed within 150 calendar days after the date when the Contract Time commences to run, and completed within 180 calendar days after the date when the Contract Time commences to run.

BIDDER recognizes that time is of the essence to complete this Project and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The BIDDER also recognize the delays, expense and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER has determined and BIDDER agrees to accept that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER FOUR HUNDRED Dollars ($400) for each calendar day that expires after the time specified above for substantial completion until the Work is substantially complete. After substantial completion, if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the time specified above for completion and readiness for final payment or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER an amount equal to all actual expenses incurred by the OWNER as a direct result of the CONTRACTOR'S negligence, refusal, or failure to so complete the remaining work. In the event the CONTRACTOR is terminated or abandons the work prior to the scheduled date for final completion, the CONTRACTOR may be liable for both liquidated damages attributable to delay and for excess completion costs.

6. The following documents are attached to and made a condition of this Bid:

(a) Required Bid Security in the form of

(1) a certified check drawn in favor of the City of Ormond Beach in the amount of 5 percent of the total bid; or

(2) a Bid Bond in the amount of 5 percent of the total bid.

(b) Equipment, Material, and Subcontractors List

(c) All information required by the Trench Safety Act (Part VI, Chapter 553, Florida Statutes).

(d) Drug Free Workplace Certificate

(e) Conflict, Non-Conflict of Interest, Litigation Statement

(f) Local Vendor Preference

(g) Verification of Employment Status Using E-Verify System

7. Communications to the BIDDER concerning this Bid shall be addressed to:

Mailing Address: 6831 S. Sweetwater Rd.
Street Address: same
City, State, Zip Code: Lithia Springs, GA 30122
Email: infoe blissproducts.com
Telephone No.: 800-248-2547 Fax No.: 866-920-1915

8. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract DOCUMENTS have the meanings assigned to them in the General Conditions.

SUBMITTED on March 24, 2023.

If BIDDER is:

An Individual

By _____
(Individual's Name - Signature)

_____(SEAL)
(Individual's Name - Typed or Printed)

doing business as _____

Business address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Partnership

By _____(SEAL)
(Firm Name)

_____
(General Partner - Signature)

_____
(General Partner - Typed or Printed)

Business Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Corporation

By Bliss Products and Services, Inc.
(Corporation Name)

Florida
(State of Incorporation)

By _____
(Name of Person Authorized to Sign - Signature)

Gregg Bliss
(Name of Person Authorized to Sign - Typed or Printed)

President
(Title)

(Corporate Seal)

Attest Kristen George

Business address: 6831 S. Sweetwater Rd.
Lithia Springs, GA 30122

Phone No.: 800-248-2547
Fax No.: 866-920-1915

If BIDDER is:

A Joint Venture

By _____
(Name - Signature)

_____
(Name - Typed or Printed)

Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

By _____
(Name - Signature)

_____
(Name - Typed or Printed)

Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

BID (Cont'd.)

PAVILION REPLACEMENT - SONC
ORMOND BEACH, FLORIDA

EQUIPMENT AND SUBCONTRACTORS LIST

List the names of the manufacturers whose product is proposed for use. No more than one manufacturer's name shall be inserted for each item of material and/or equipment listed. Failure to list materials and equipment supplier may result in the Bid being rejected as incomplete and nonresponsive. If any Subcontractors are proposed to be used for any portions of the Work, the names, addresses, phone numbers and work classifications of each such Subcontractor must be listed. The failure to list all Subcontractors proposed for the work may result in the Bid being rejected as incomplete and nonresponsive. If more than one manufacturer or subcontractor is listed, selection will be made bythe OWNER. If none is listed, those listed as the "Basis for Design" will be used.

Materials and Equipment:

Item	Supplier
CFP Pavilion	Cedar Forest Products

Subcontractors:

Work Classification: TBD upon award - install of shelter and concrete

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Subcontractors:

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

BID (Cont'd.)

PAVILION REPLACEMENT – SONC
ORMOND BEACH, FLORIDA

TRENCH SAFETY STANDARDS

If this project includes trench excavation in excess of five (5) feet in depth, the following trench safety standards will be in effect during the period of construction of the project:

The Occupational Safety and Health Administration's excavation safety standards, 29 C.F.R.s. 1926.650 Subpart P, and any regulation promulgated there under are hereby incorporated as the standard for this project.

The Bidder hereby certifies that the Contractor performing the trench excavation will comply with the applicable trench safety standards.

The Bidder further certifies that the cost (which is included in his unit cost) of compliance with applicable trench safety standards is:

ITEM	Estimated Quantity	Units	Unit Price	Total Estimated Price
1. Trench Excavation	0	L.F.	-	0
2. Sheeting/Shoring	0	S.F.	-	0

Gregg Bliss 3/24/2023
Name (signature) Date

Gregg Bliss
Name (typed or printed)

President
Title

DRUG-FREE WORKPLACE CERTIFICATION

Identical Or "Tie" Bids: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Gregg Bliss 3/24/2023
Name (signature) Date

Gregg Bliss
Name (typed or printed)

President
Title

BID (Cont'd.)

PAVILION REPLACEMENT - SONC
ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[✓] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which maybe a potential conflict of interest due to other clients or contracts for this project.

2.

[✓] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

Bliss Products and Services, Inc.
COMPANY NAME

AUTHORIZEDSIGNATURE

Gregg Bliss
NAME (PRINT OR TYPE)

President
TITLE

3/24/2023
DATE

LOCAL VENDOR PREFERENCE

The following is taken from the Code of Ordinances, City of Ormond Beach, Chapter 2, Financial Matters, Division 3, Purchasing, Article IX, Section 2-304:

Except where otherwise provided by federal or state law or other funding source restrictions, purchases of goods and services under the Purchasing Code shall give preference to local businesses as follows:

(a) Under a competitive bid solicitation, the City *may* give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded.

(b) A *local business* shall mean a vendor that has a valid occupational license issued by the City of Ormond Beach at least one year prior to bid opening, with a physical business address located within the municipal boundaries of the City of Ormond Beach from which the vendor operates or performs business on a day-to-day basis that is a substantial component of the goods or services being offered and has provided a Local Vendor Affidavit of Eligibility at the time the bid is submitted.

(c) A *Local Vendor Affidavit of Eligibility* shall accompany the bid submittal to be considered valid and shall include, but not be limited to, the following information:

(1) A physical business and location address;
(2) A copy of current City of Ormond Beach Local Business Tax Receipt (occupational license) to verify the business location;
(3) Proof of payment of business tax and real property tax due to the City of Ormond Beach;
(4) A copy of the firm's most recent annual corporation report to the Florida Division of Corporations;
(5) Any additional information necessary to verify local status.

(d) *Exemptions:* Goods or services provided under a cooperative purchasing agreement, contracts for professional services subject to Consultants' Competitive Negotiation Act, purchases or contracts funded in whole or part by a governmental entity that does not allow local preferences, purchases made under another agency's agreements or contracts (piggybacking), purchases under emergency or sole source situations and procurements subject to formal proposals including but not limited to request for proposals (RFP) or continuing contract, and request for quotes (RFQ) versus straight competitive bids.

(e) This section shall not be deemed to require the granting of a local preference, and nothing herein prohibits the award of a contract to a non-local vendor where such award is in the public interest.

LOCAL VENDOR AFFIDAVIT OF ELIGIBILITY

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

a. My company has a physical business address located within the municipal boundaries of the City of Ormond Beach which is used to perform business on a day-to-day basis.
b. My company holds any business (occupational) or contractor license required by the City of Ormond Beach at least one year prior to bid opening.
c. Payment of business tax and real property tax due to the City of Ormond Beach is current
d. My company is in compliance with annual reporting to the Florida Division of Corporations

Company Name: _____

Address: _____

Business or Contractor License Number: _____

Phone Number: _____ Fax Number: _____

Owner's Name: _____ Signature: _____

Sworn to before me this _____ day of _____

Notary Public for the State of _____ My Commission Expires _____

Notary Public Signature: _____

Printed Name: _____

To be approved as a local bidder and receive bid preference on an <u>eligible</u> local project, this affidavit of eligibility, a copy of your local business or contractor license, copy of business tax/real property tax and a copy of the firm's most recent annual corporation report must be submitted with your bonafide BID package. Bid preference is provided at the City's sole discretion.

VENDOR DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative of the City of Ormond Beach's Purchasing Department:

Vendor Certified by: _____ Date: _____

VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Undersigned firm warrants it **IS** currently registered with the U.S. Department of Homeland Security's E-Verify system, **and** is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.
2. Undersigned firm warrants it **has not** had any contracts terminated as a result of violations of Sections 448.09 or 448.095, *Florida Statutes*, that prohibit it from contracting with a public agency.
3. Undersigned firm warrants that if it enters into an agreement with a subcontractor, an express provision shall be included in all of its subcontracts requiring subcontractors, who perform work or provide services pursuant to the contract, to use the E-Verify system to verify employment eligibility of all new employees hired by the subcontractor during the contract term.
4. Undersigned firm understands that any subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and the contractor understands it shall maintain any such affidavits for the duration of the contract, and the contract with the subcontractor must be immediately terminated if the City has a good faith belief that the subcontractor knowingly violated Section
   448.09 (1), *Florida Statutes*.
5. Undersigned firm understands that in the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and the contractor may not be awarded a public contract for a period of at least one (1) year after the date of termination. The contractor may be held liable for any additional costs incurred by the City as a result of termination of the contract.

Bliss Products and Services, Inc.
COMPANY NAME

AUTHORIZEDSIGNATURE

Gregg Bliss
NAME (PRINT OR TYPE)

President
TITLE

3/24/2023
DATE

END OF BID

BID OPENING TABULATION

Project: Pavilion Replacement - SONC

Bid Number: 2023-17

Date & Time: March 30, 2023 at 2:00pm

Contractor	Addendum #1	Addendum #2	Addendum #3	Bid Bond	Total
Greg Reynolds Construction	y	y	y	y	$174,670.00
Perfect Trades	y	y	y	y	$128,680.75
Bliss Producst and Services	y	y	n	y	$90,335.00
A G Pifer	y	y	y	y	$93,046.25
MGN Contracting	y	y	y	y	$94,144.00
0	0	0	0	0	$0.00
	0	0	0	0	$0.00
	0	0	0	0	$0.00
	0	0	0	0	$0.00
	0	0	0	0	$0.00
	0	0	0	0	$0.00
	0	0	0	0	$0.00
0	0	0	0	0	$0.00
0	0	0	0	0	$0.00
0	0	0	0	0	$0.00
0	0	0	0	0	$0.00
0	0	0	0	0	$0.00

Please Note: The bid proposals are currently being reviewed. All submittals accepted by the City of Ormond Beach are subject to the City's terms and conditions and any and all additional terms and conditions submitted by the bidders are rejected and shall have no force and effect. Bid documents from the bidders listed herein are the only submittals received timely as of the above opening date and time. All other bid documents submitted in response to this solicitation, if any, are hereby rejected as late.

Tabulated by: Robert Hart
Purchasing Coordinator

Opened by: Dan D'Amato
Civil Engineer

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.C
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-91
Strategic Goal:	Transportation & Community Development - Other		
Department :	Public Works - Engineering		
Subject:	Bid Award - Shell Parking Restoration Project, Bid No 2023-23		
Budget Impact:	Funding of $51,000 for the Shell Parking Restoration Project was included in the Fiscal Year 2022-2023 budget, in Fund 317- Facility Renewal and Replacement.		
Summary:	The City of Ormond Beach currently maintains shell parking areas in a number of its parks and recreational facilities. Due to high use and subsequent high traffic, maintenance is required on a regular basis to continue the level of service provided at these parks. Staff recommends award of the base bid and additive alternate #1 for the construction of the Shell Parking Restoration Project to B&B Outdoor, LLC for the contract amount of $50,665.		
Recommended Action:	Staff recommends award of the base bid and additive alternate #1 for the construction of the Shell Parking Restoration Project, Bid Number 2023-23, to B&B Outdoor, LLC, for the contract amount of $50,665.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/3/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/4/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: Bid Award - Shell Parking Restoration Project, Bid No 2023-23

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request for award of a bid for the construction of the Shell Parking Restoration Project, Bid Number 2023-23.

Background

The City of Ormond Beach currently maintains shell parking areas in a number of its parks and recreational facilities. Due to high use and subsequent high traffic, maintenance is required on a regular basis to continue the level of service provided at these parks. Given the time required to perform these maintenance activities, it was determined that incorporating the annual maintenance needs of the parking areas into a capital project would ensure that proper maintenance of the parking lots could occur in an efficient and cost-effective manner.

Staff evaluated the unpaved parking areas, and prioritized Ames Park, Fotunato Park, Nova Field #1 (East Field), Riverbend Nature Park, and Huguenot (Melrose) Park based on the amount of replacement shell required, grading needed, and need to ensure proper drainage of the lots to restore use of the entire parking area. The proposed Shell Parking Restoration project consists of removing limited sod and installing crushed concrete to raise and level the existing parking areas.

Discussion

On April 11, 2023, bids for the project were opened, and five (5) bids were received. Bids ranged from a high of $86,690 to a low of $50,665 from B&B Outdoor, LLC. The original budget for the project was $51,000.

Budget Impact

Funding of $51,000 for the Shell Parking Restoration Project was included in the Fiscal Year 2022-2023 budget, in Fund 317- Facility Renewal and Replacement.

Citizen Impact

Construction impacts to the parks will be limited in duration and should not impact the regular use and enjoyment of the park. Construction is anticipated to take a couple of weeks. This project will allow for restored use of the entire parking lot at the parks and the enjoyment of these beautiful facilities at a level of service that City residents have grown to expect.

Recommendation

Staff recommends award of the base bid and additive alternate #1 for the construction of the Shell Parking Restoration Project, Bid Number 2023-23, to B&B Outdoor, LLC, for the contract amount of $50,665.

Attachments:

1. 23-91 Shell Parking-B&B (P23-0087G)
2. Bid - B&B Outdoor LLC
3. 2023 SHELL PARKING RESTORATION PLANS (6)
4. BID 2023-23 tabulation

Approvals:

Kelly A. McGuire

Date: May 03, 2023

Kelly McGuire, Finance Director

Date: May 04, 2023

Claire Whitley, Assistant City Manager

Joyce Shanahan

Date: May 10, 2023

Joyce Shanahan, City Manager

RESOLUTION NO. 2023-91

A RESOLUTION ACCEPTING THE BID OF B&B OUTDOOR, LLC REGARDING THE 2023 SHELL PARKING RESTORATION PROJECT, UNDER BID NO. 2023-23; REJECTING ALL OTHER BIDS; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City advertised for bids (Bid No. 2023-23) regarding the 2023 shell parking restoration project ("Project") in accordance with Section 2-300, *Code of Ordinances*, and

WHEREAS, the appropriate City staff members have reviewed the five bids received and have determined that the bid submitted by B&B Outdoor, LLC with a base bid of $45,065.85 plus bid alternate #1 at $5,599.15, for a total bid in the amount of $50,665.00 is the lowest responsible and responsive bid (a copy of said bid being attached hereto and incorporated herein by reference), and

WHEREAS, the City Manager has certified that funds have been appropriated to the credit of the Facilities Renewal and Replacement Fund (317) for the Project and have not been appropriated for any other purpose, and

WHEREAS, the City Commission concurs in the said determination and recommendation, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The bid submitted by B&B Outdoor, LLC to provide services for the Project at a cost not to exceed $50,665.00 is hereby accepted.

SECTION TWO. All other bids to provide services for the Project are hereby rejected upon the execution of a contract with B&B Outdoor, LLC.

SECTION THREE. The Mayor and the City Manager are hereby authorized and directed to execute a contract between the City and B&B Outdoor, LLC for the performance of the Project at the said price, and to pay the cost therefor from the Facilities Renewal and Replacement Fund.

SECTION FOUR. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

SECTION 00300
BID

CONTRACTORS NAME B&B Outdoor LICENSE NO. CGC1533443

PROJECT IDENTIFICATION: 2023 Shell Parking Restoration

CONTRACT IDENTIFICATION AND NUMBER: Bid No. 2023-23

THIS BID IS SUBMITTED TO:
(Name and Address of Owner)

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

2. BIDDER certifies that he has investigated the requirements to do business in the jurisdiction where the project is located, and that he is either qualified to do business or will obtain such prequalification prior to award of the contract.

3. BIDDER accepts all of the terms and conditions of the Instructions to Bidders (Section 00100) including, without limitation, those dealing with the disposition of Bid Security, Public Entity Crimes, and Minority Policies. This Bid will remain open for 90 days after the day of Bid opening. BIDDER will sign the Agreement and submit the Contract security and other documents required by the Contract Documents within ten (10) days after the date of OWNER'S Notice of Award.

4. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

(a) BIDDER has examined copies of all the Contract Documents and of the following addenda:

Date	Number
4/5/23	No. 2
3/15/23	NO. 1

(receipt of all of which is hereby acknowledged) and also copies of the Advertisement to Bid and the Instructions to Bidders;

(b) BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

(c) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER; and

5. BIDDER will complete the Work for the following price(s):

BID SCHEDULE

BASE BID

Ames Park

Item No.	Item Description	Item Quantity	Item Unit	Item Unit Price	Total Price
A.1	Spread & Compact Crushed Coquina Shell	140	CY	62.75	8,785

Fortunato Park

Item No.	Item Description	Item Quantity	Item Unit	Item Unit Price	Total Price
B.1	Spread & Compact Crushed Coquina Shell	110	CY	62.75	6,902.50
B.2	Sod Removal	300	SY	12.87	3,861.00

Nova Community Park

Item No.	Item Description	Item Quantity	Item Unit	Item Unit Price	Total Price
C.1	Spread & Compact Crushed Coquina Shell	145	CY	62.75	9098.75
C.2	Sod Removal	600	SY	12.87	7,722
C.3	Relocate Sign	1	EA		16.30

River Bend Nature Park

Item No.	Item Description	Item Quantity	Item Unit	Item Unit Price	Total Price
D.1	Spread & Compact Crushed Coquina Shell	125	CY	62.75	7,843.75
D.2	Sod Removal	65	SY	12.87	836.55

TOTAL BASE BID $ 45,065.85
(Figures)

FORTY FIVE THOUSAND SIXTY FIVE AND 85/100
(Words)

ADDITIVE ALTERNATE 1

Hugunaut Park

Item No.	Item Description	Item Quantity	Item Unit	Item Unit Price	Total Price
E.1	Spread & Compact Crushed Coquina Shell	80	CY	62.75	5020
E.2	Sod Removal	45	SY	12.87	579.15

TOTAL ADDITIVE ALTERNATE 1 BID $ 5,599.15
(Figures)

FIVE THOUSAND FIVE HUNDRED NINETY NINE AND 15/100
(Words)

BIDDER acknowledges that the quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

BIDDER agrees that the Work will be substantially completed within **60** calendar days after the date when the Contract Time commences to run, and completed within **90** calendar days after the date when the Contract Time commences to run.

BIDDER recognizes that time is of the essence to complete this Project and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The BIDDER also recognize the delays, expense and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER has determined and BIDDER agrees to accept that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER three hundred Dollars ($ 300) for each calendar day that expires after the time specified above for substantial completion until the Work is substantially complete. After substantial completion, if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the time specified above for completion and readiness for final payment or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER an amount equal to all actual expenses incurred by the OWNER as a direct result of the CONTRACTOR'S negligence, refusal, or failure to so complete the remaining work. In the event the CONTRACTOR is terminated or abandons the work prior to the scheduled date for final completion, the CONTRACTOR may be liable for both liquidated damages attributable to delay and for excess completion costs.

6. The following documents are attached to and made a condition of this Bid:

   (a) Required Bid Security in the form of

   (1) a certified check drawn in favor of the City of Ormond Beach in the amount of 5 percent of the total bid; or

   (2) a Bid Bond in the amount of 5 percent of the total bid.

   (b) Equipment, Material, and Subcontractors List

   (c) All information required by the Trench Safety Act (Part VI, Chapter 553, Florida Statutes).

   (d) Drug Free Workplace Certificate

   (e) Conflict, Non-Conflict of Interest, Litigation Statement

   (f) Local Vendor Preference

   (g) Verification of Employment Status Using E-Verify System

7. Communications to the BIDDER concerning this Bid shall be addressed to:

Mailing Address: P.O. Box 805
Street Address: 117 W. Palmetto Ave
City, State, Zip Code: Pierson FL. 32180
Email: debbie@bb-outdoor.com
Telephone No.: 386-736-4000 Fax No.: _____

8. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract DOCUMENTS have the meanings assigned to them in the General Conditions.

SUBMITTED on April 11th, 2023.

If BIDDER is:

An Individual

By _____
(Individual's Name - Signature)

_____ (SEAL)
(Individual's Name - Typed or Printed)

doing business as _____

Business address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Partnership

By _____ (SEAL)
(Firm Name)

_____
(General Partner - Signature)

_____
(General Partner - Typed or Printed)

Business Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Corporation

By B & B Outdoor, LLC
(Corporation Name)

FLORIDA
(State of Incorporation)

By Robert Becker
(Name of Person Authorized to Sign - Signature)

Robert Becker
(Name of Person Authorized to Sign - Typed or Printed)

Partner
(Title)

(Corporate Seal)

Attest

Business address: 117 W. Palmetto Ave
Pierson FL 32180

Phone No.: 386-736-4000

Fax No.:

If BIDDER is:

A Joint Venture

By _____
(Name - Signature)

_____
(Name - Typed or Printed)

Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

By _____
(Name - Signature)

_____
(Name - Typed or Printed)

Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

BID (Cont'd.)
2023 Shell Parking Restoration
ORMOND BEACH, FLORIDA

EQUIPMENT AND SUBCONTRACTORS LIST

List the names of the manufacturers whose product is proposed for use. No more than one manufacturer's name shall be inserted for each item of material and/or equipment listed. Failure to list materials and equipment supplier may result in the Bid being rejected as incomplete and nonresponsive. If any Subcontractors are proposed to be used for any portions of the Work, the names, addresses, phone numbers and work classifications of each such Subcontractor must be listed. The failure to list all Subcontractors proposed for the work may result in the Bid being rejected as incomplete and nonresponsive. If more than one manufacturer or subcontractor is listed, selection will be made by the OWNER. If none is listed, those listed as the "Basis for Design" will be used.

Materials and Equipment:

Item	Supplier
Crushed Concrete	Drewry Site Daytona
Doosan Front End Loader	B & B OWNED
Kubota SVL 95 Skid Steer	" "
Kubota SVL 97 Skid Steer	" "
Triple Crown Dump trailor	" "

Subcontractors:

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Subcontractors:

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

TRENCH SAFETY STANDARDS

If this project includes trench excavation in excess of five (5) feet in depth, the following trench safety standards will be in effect during the period of construction of the project:

The Occupational Safety and Health Administration's excavation safety standards, 29 C.F.R.s. 1926.650 Subpart P, and any regulation promulgated there under are hereby incorporated as the standard for this project.

The Bidder hereby certifies that the Contractor performing the trench excavation will comply with the applicable trench safety standards.

The Bidder further certifies that the cost (which is included in his unit cost) of compliance with applicable trench safety standards is:

ITEM	Estimated Quantity	Units	Unit Price	Total Estimated Price
1. Trench Excavation	_____	L.F.	_____	_____
2. Sheeting/Shoring	_____	S.F.	_____	_____

_____
Name (signature) Date

_____
Name (typed or printed)

_____
Title

DRUG-FREE WORKPLACE CERTIFICATION

Identical Or "Tie" Bids: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

4/11/23
Name (signature) Date

Robert Becker
Name (typed or printed)

Partner
Title

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[✓] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

2.

[✓] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

B&B Outdoor, LLC
COMPANY NAME

AUTHORIZED SIGNATURE

Robert Becker
NAME (PRINT OR TYPE)

Partner
TITLE

4/11/23
DATE

LOCAL VENDOR PREFERENCE

The following is taken from the Code of Ordinances, City of Ormond Beach, Chapter 2, Financial Matters, Division 3, Purchasing, Article IX, Section 2-304:

Except where otherwise provided by federal or state law or other funding source restrictions, purchases of goods and services under the Purchasing Code shall give preference to local businesses as follows:

(a) Under a competitive bid solicitation, the City *may* give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded.

(b) A *local business* shall mean a vendor that has a valid occupational license issued by the City of Ormond Beach at least one year prior to bid opening, with a physical business address located within the municipal boundaries of the City of Ormond Beach from which the vendor operates or performs business on a day-to-day basis that is a substantial component of the goods or services being offered and has provided a Local Vendor Affidavit of Eligibility at the time the bid is submitted.

(c) A *Local Vendor Affidavit of Eligibility* shall accompany the bid submittal to be considered valid and shall include, but not be limited to, the following information:
   (1) A physical business and location address;
   (2) A copy of current City of Ormond Beach Local Business Tax Receipt (occupational license) to verify the business location;
   (3) Proof of payment of business tax and real property tax due to the City of Ormond Beach;
   (4) A copy of the firm's most recent annual corporation report to the Florida Division of Corporations;
   (5) Any additional information necessary to verify local status.

(d) *Exemptions:* Goods or services provided under a cooperative purchasing agreement, contracts for professional services subject to Consultants' Competitive Negotiation Act, purchases or contracts funded in whole or part by a governmental entity that does not allow local preferences, purchases made under another agency's agreements or contracts (piggybacking), purchases under emergency or sole source situations and procurements subject to formal proposals including but not limited to request for proposals (RFP) or continuing contract, and request for quotes (RFQ) versus straight competitive bids.

(e) This section shall not be deemed to require the granting of a local preference, and nothing herein prohibits the award of a contract to a non-local vendor where such award is in the public interest.

LOCAL VENDOR AFFIDAVIT OF ELIGIBILITY

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

a. My company has a physical business address located within the municipal boundaries of the City of Ormond Beach which is used to perform business on a day-to-day basis.
b. My company holds any business (occupational) or contractor license required by the City of Ormond Beach at least one year prior to bid opening.
c. Payment of business tax and real property tax due to the City of Ormond Beach is current
d. My company is in compliance with annual reporting to the Florida Division of Corporations

Company Name: _____

Address: _____

Business or Contractor License Number: _____

Phone Number: _____ Fax Number: _____

Owner's Name: _____ Signature: _____

Sworn to before me this _____ day of _____

Notary Public for the State of _____ My Commission Expires _____

Notary Public Signature: _____

Printed Name: _____

To be approved as a local bidder and receive bid preference on an eligible local project, this affidavit of eligibility, a copy of your local business or contractor license, copy of business tax/real property tax and a copy of the firm's most recent annual corporation report must be submitted with your bonafide BID package. Bid preference is provided at the City's sole discretion.

VENDOR DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative of the City of Ormond Beach's Purchasing Department:

Vendor Certified by: _____ Date: _____

VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Undersigned firm warrants it **IS** currently registered with the U.S. Department of Homeland Security's E-Verify system, **and** is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.
2. Undersigned firm warrants it **has not** had any contracts terminated as a result of violations of Sections 448.09 or 448.095, *Florida Statutes*, that prohibit it from contracting with a public agency.
3. Undersigned firm warrants that if it enters into an agreement with a subcontractor, an express provision shall be included in all of its subcontracts requiring subcontractors, who perform work or provide services pursuant to the contract, to use the E-Verify system to verify employment eligibility of all new employees hired by the subcontractor during the contract term.
4. Undersigned firm understands that any subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and the contractor understands it shall maintain any such affidavits for the duration of the contract, and the contract with the subcontractor must be immediately terminated if the City has a good faith belief that the subcontractor knowingly violated Section 448.09 (1), *Florida Statutes*.
5. Undersigned firm understands that in the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and the contractor may not be awarded a public contract for a period of at least one (1) year after the date of termination. The contractor may be held liable for any additional costs incurred by the City as a result of termination of the contract.

B & B Outdoor, LLC
COMPANY NAME

AUTHORIZED SIGNATURE

Robert Becker
NAME (PRINT OR TYPE)

Partner
TITLE

4/11/2023
DATE

END OF BID

CITY OF ORMOND BEACH

2023 SHELL PARKING RESTORATION

= SITE LOCATION

BID NO. 2023-23



SITE LOCATION MAP

SHEET	DESCRIPTION
1	COVER SHEET
2	LOCATION MAP
3	BASE BID – AMES PARK
4	BASE BID – FORTUNATO PARK
5	BASE BID – NOVA COMMUNITY PARK
6	BASE BID – RIVERBEND NATURE PARK
7	ADDITIVE ALTERNATE 1 – HUGUENOT PARK
8	DETAIL SHEET

MAYOR

BILL PARTINGTON

COMMISSIONERS

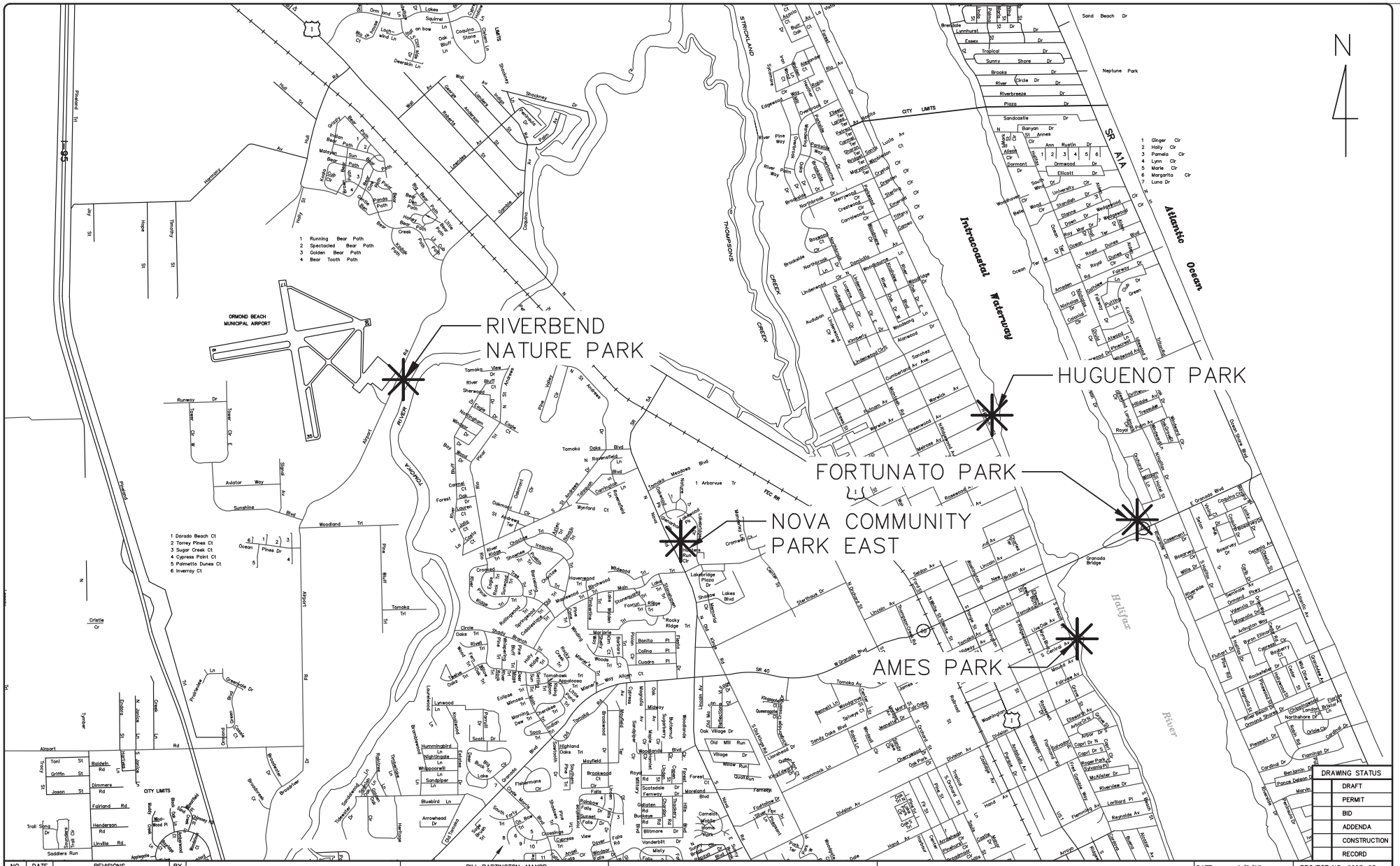
LORI TOLLAND, ZONE 1
TRAVIS SARGENT, ZONE 2
SUSAN PERSIS, ZONE 3
HAROLD BRILEY, ZONE 4

CITY MANAGER

JOYCE SHANAHAN

PREPARED BY THE ENGINEERING DIVISION

SHEET 1 of 8



NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER

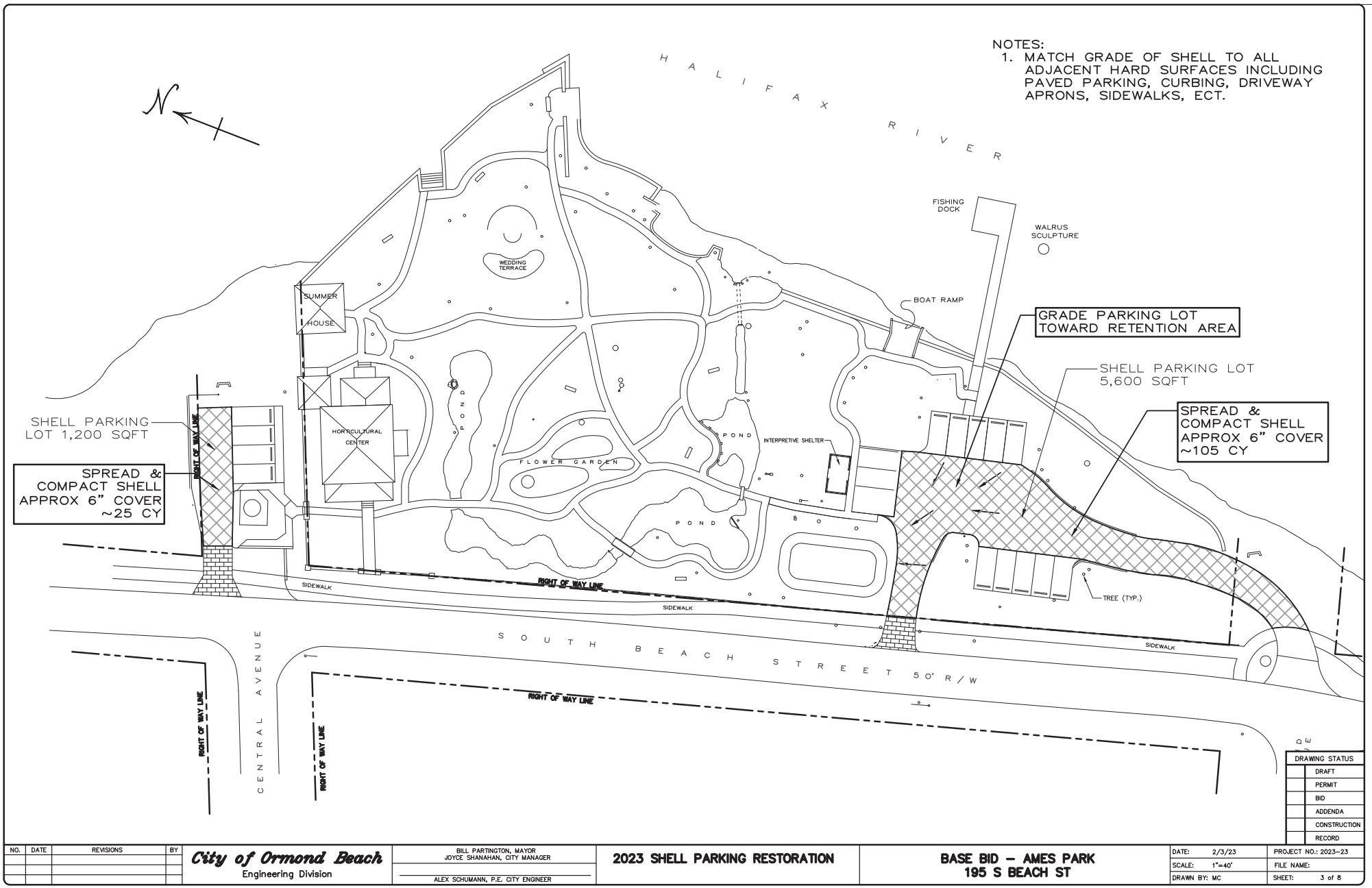
ALEX SCHUMANN, P.E. CITY ENGINEER

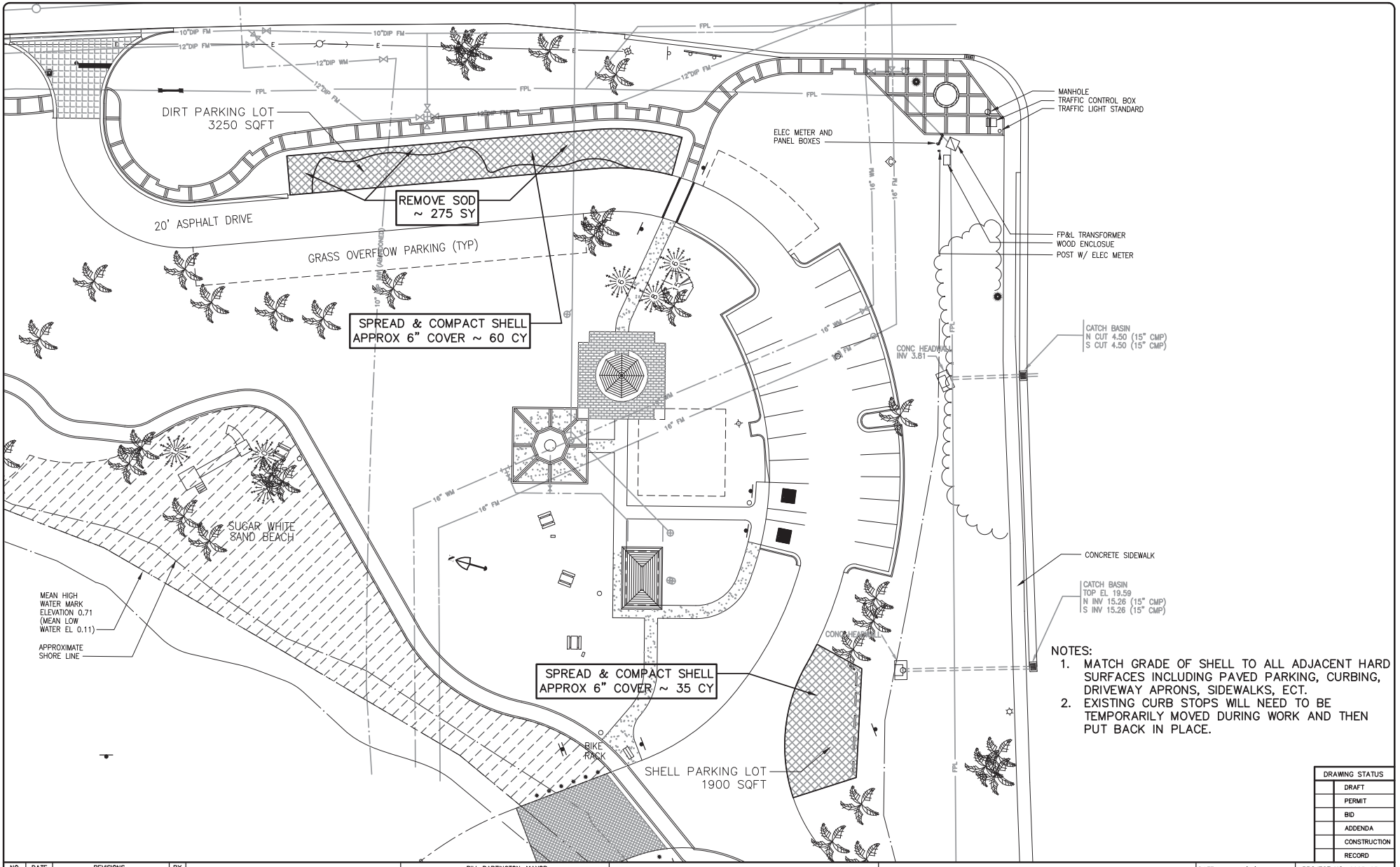
2023 SHELL PARKING RESTORATION

LOCATION MAP

DRAWING STATUS	
	DRAFT
	PERMIT
	BID
	ADDENDA
	CONSTRUCTION
	RECORD

DATE: 2/3/23	PROJECT NO.: 2023-23
SCALE: NTS	FILE NAME:
DRAWN BY: MC	SHEET: 2 of 8


NOTES:
1. MATCH GRADE OF SHELL TO ALL ADJACENT HARD SURFACES INCLUDING PAVED PARKING, CURBING, DRIVEWAY APRONS, SIDEWALKS, ECT.
N
HALIFAX RIVER
FISHING DOCK
WALRUS SCULPTURE
WEDDING TERRACE
SUMMER HOUSE
BOAT RAMP
GRADE PARKING LOT TOWARD RETENTION AREA
SHELL PARKING LOT 5,600 SQFT
SPREAD & COMPACT SHELL APPROX 6" COVER ~105 CY
SHELL PARKING LOT 1,200 SQFT
SPREAD & COMPACT SHELL APPROX 6" COVER ~25 CY
HORTICULTURAL CENTER
POND
FLOWER GARDEN
INTERPRETIVE SHELTER
RIGHT OF WAY LINE
SIDEWALK
TREE (TYP.)
SOUTH BEACH STREET 50' R/W
CENTRAL AVENUE
DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD
NO. DATE REVISIONS BY
City of Ormond Beach
Engineering Division
BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER
2023 SHELL PARKING RESTORATION
BASE BID – AMES PARK
195 S BEACH ST
DATE: 2/3/23
SCALE: 1"=40'
DRAWN BY: MC
PROJECT NO.: 2023-23
FILE NAME:
SHEET: 3 of 8



NOTES:
1. MATCH GRADE OF SHELL TO ALL ADJACENT HARD SURFACES INCLUDING PAVED PARKING, CURBING, DRIVEWAY APRONS, SIDEWALKS, ECT.
2. EXISTING CURB STOPS WILL NEED TO BE TEMPORARILY MOVED DURING WORK AND THEN PUT BACK IN PLACE.

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

NO.	DATE	REVISIONS	BY

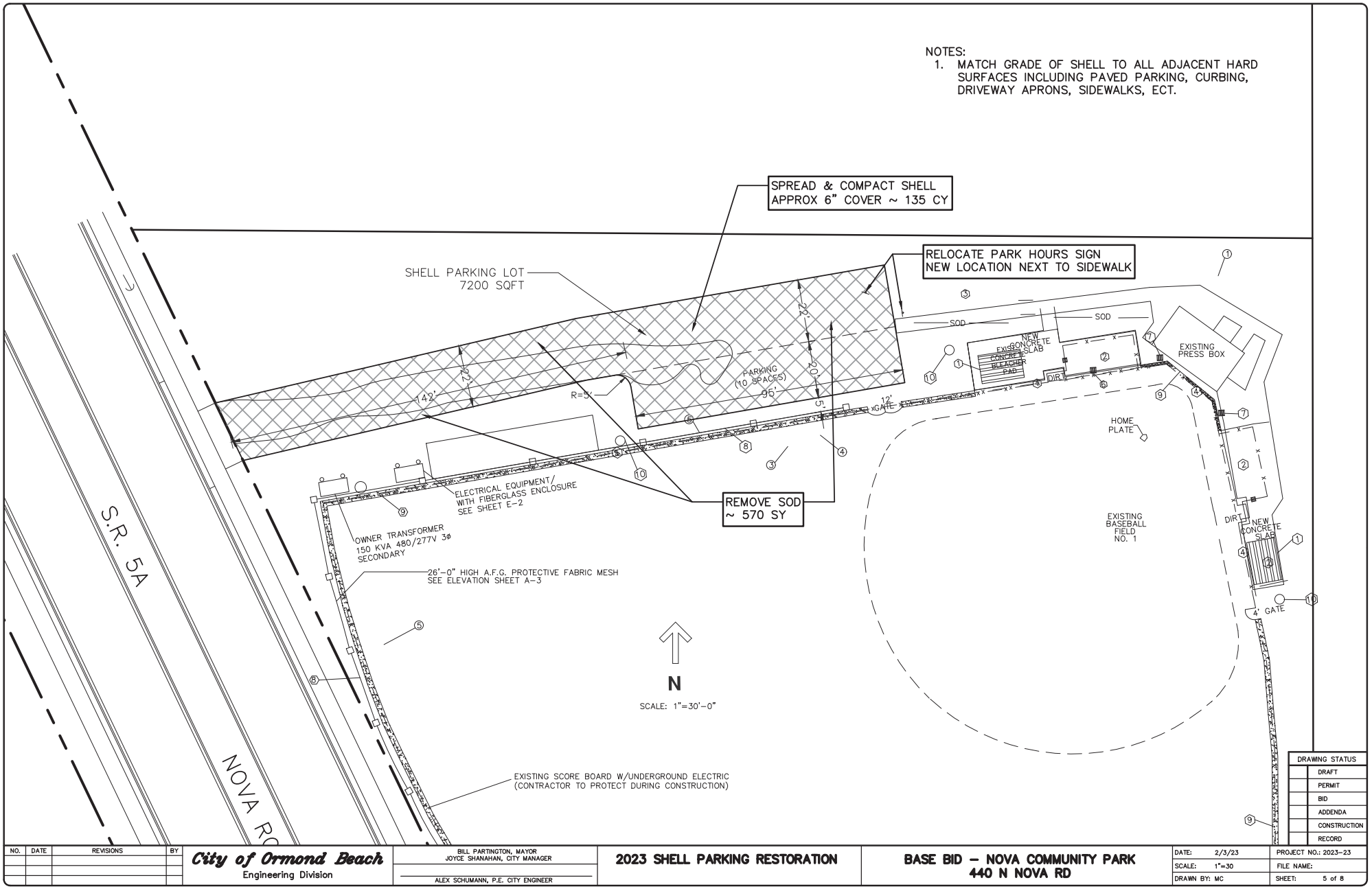
City of Ormond Beach
Engineering Division

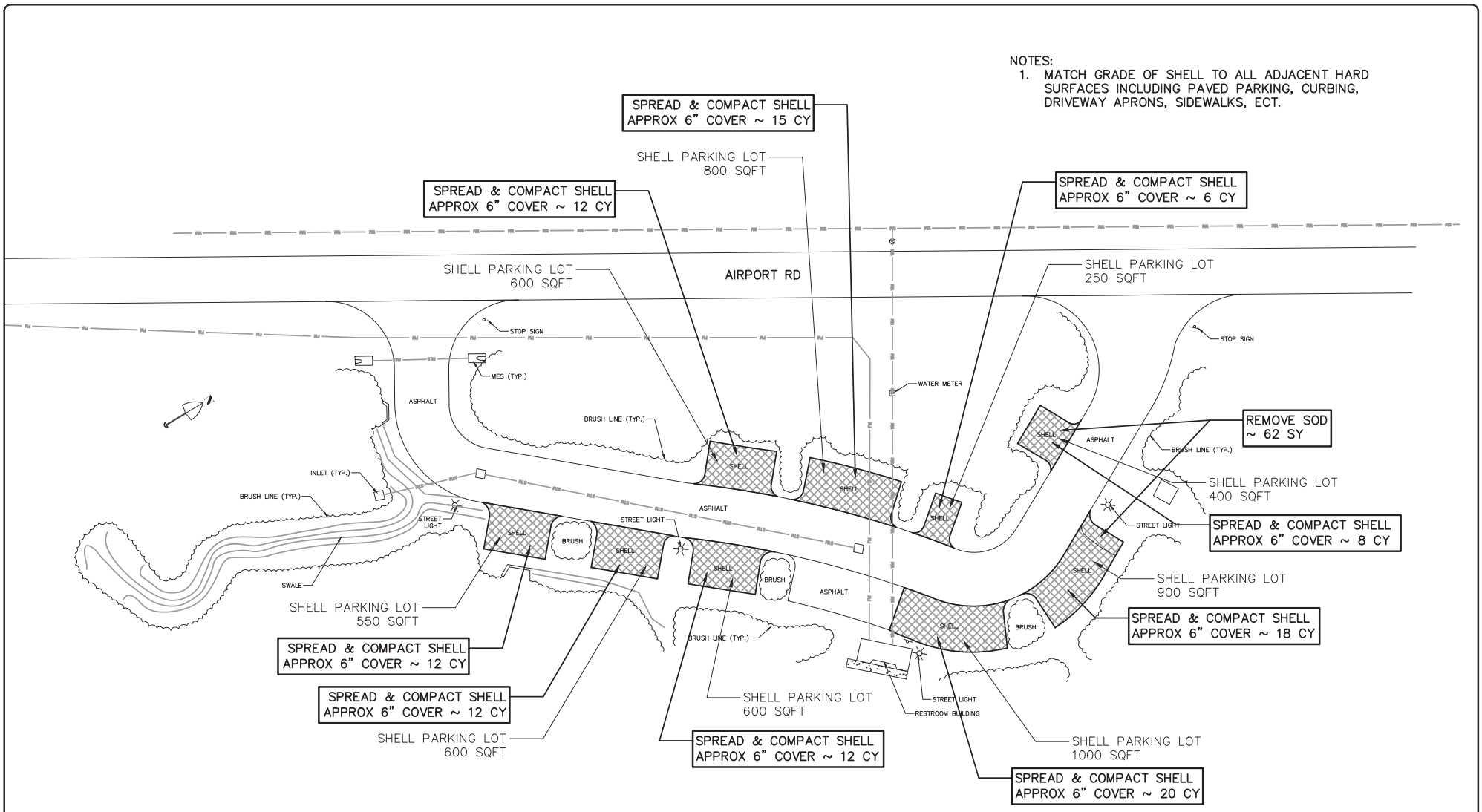
BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER

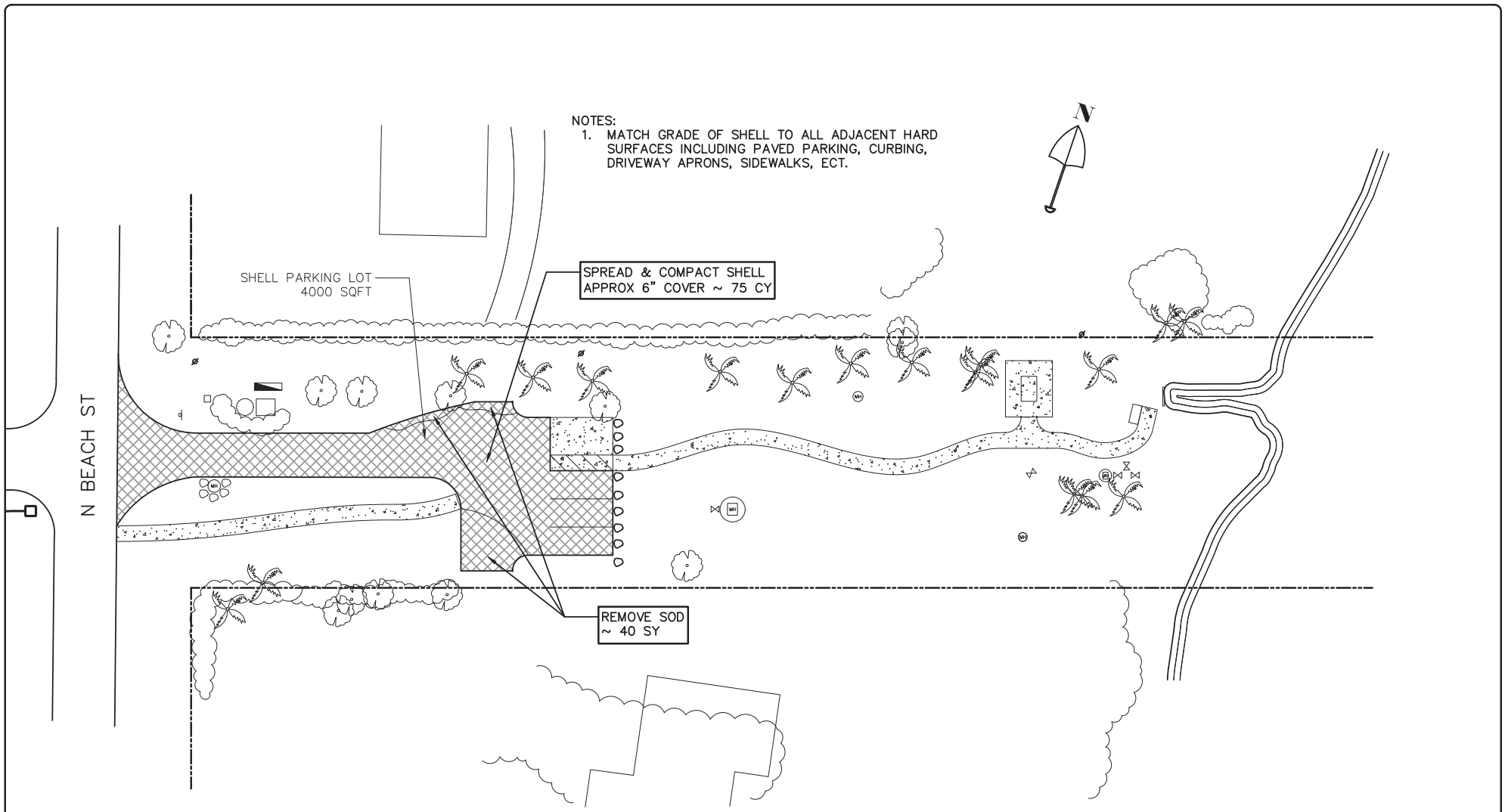
2023 SHELL PARKING RESTORATION

BASE BID – FORTUANTO PARK
2 JOHN ANDERSON DR

DATE:	2/3/23	PROJECT NO.:	2023-23
SCALE:	1"=40'	FILE NAME:	
DRAWN BY:	MC	SHEET:	4 of 8


NOTES:
1. MATCH GRADE OF SHELL TO ALL ADJACENT HARD SURFACES INCLUDING PAVED PARKING, CURBING, DRIVEWAY APRONS, SIDEWALKS, ECT.
SPREAD & COMPACT SHELL
APPROX 6" COVER ~ 135 CY
RELOCATE PARK HOURS SIGN
NEW LOCATION NEXT TO SIDEWALK
SHELL PARKING LOT
7200 SQFT
PARKING
(10 SPACES)
95'
142'
R=5'
12'
GATE
SOD
NEW CONCRETE SLAB
EXISTING CONCRETE BLEACHER PAD
DIRT
EXISTING PRESS BOX
HOME PLATE
EXISTING BASEBALL FIELD NO. 1
NEW CONCRETE SLAB
4' GATE
REMOVE SOD
~ 570 SY
ELECTRICAL EQUIPMENT/
WITH FIBERGLASS ENCLOSURE
SEE SHEET E-2
OWNER TRANSFORMER
150 KVA 480/277V 3ø
SECONDARY
26'-0" HIGH A.F.G. PROTECTIVE FABRIC MESH
SEE ELEVATION SHEET A-3
EXISTING SCORE BOARD W/UNDERGROUND ELECTRIC
(CONTRACTOR TO PROTECT DURING CONSTRUCTION)
S.R. 5A
NOVA RD
N
SCALE: 1"=30'-0"
DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD
NO. DATE REVISIONS BY
City of Ormond Beach
Engineering Division
BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER
2023 SHELL PARKING RESTORATION
BASE BID – NOVA COMMUNITY PARK
440 N NOVA RD
DATE: 2/3/23
SCALE: 1"=30
DRAWN BY: MC
PROJECT NO.: 2023-23
FILE NAME:
SHEET: 5 of 8


NOTES:
1. MATCH GRADE OF SHELL TO ALL ADJACENT HARD SURFACES INCLUDING PAVED PARKING, CURBING, DRIVEWAY APRONS, SIDEWALKS, ECT.
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 15 CY
SHELL PARKING LOT 800 SQFT
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 12 CY
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 6 CY
SHELL PARKING LOT 600 SQFT
AIRPORT RD
SHELL PARKING LOT 250 SQFT
STOP SIGN
MES (TYP.)
WATER METER
ASPHALT
BRUSH LINE (TYP.)
REMOVE SOD ~ 62 SY
INLET (TYP.)
SHELL PARKING LOT 400 SQFT
STREET LIGHT
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 8 CY
SHELL
BRUSH
SWALE
SHELL PARKING LOT 900 SQFT
SHELL PARKING LOT 550 SQFT
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 18 CY
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 12 CY
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 12 CY
SHELL PARKING LOT 600 SQFT
RESTROOM BUILDING
SHELL PARKING LOT 600 SQFT
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 12 CY
SHELL PARKING LOT 1000 SQFT
SPREAD & COMPACT SHELL APPROX 6" COVER ~ 20 CY
DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD
NO. DATE REVISIONS BY
City of Ormond Beach
Engineering Division
BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER
2023 SHELL PARKING RESTORATION
BASE BID – RIVERBEND NATURE PARK
775 AIRPORT RD
DATE: 2/3/23
SCALE: 1"=40'
DRAWN BY:
PROJECT NO.: 2023-23
FILE NAME:
SHEET: 6 of 9



DRAWING STATUS	
	DRAFT
	PERMIT
	BID
	ADDENDA
	CONSTRUCTION
	RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

ED KELLEY, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER

2023 SHELL PARKING RESTORATION

ADDITIVE ALTERNATE 1 – HUGUENOT PARK
401 N BEACH ST

DATE:	2/3/23	PROJECT NO.:	
SCALE:	1"=20'	FILE NAME:	
DRAWN BY:	MC	SHEET:	7 of 9





ACCEPTABLE MATERIAL IS CRUSHED COQUINA SAND OR APPROVED EQUAL, COLOR CAN BE EITHER WHITE OR ORANGE.

DRAWING STATUS	
	DRAFT
	PERMIT
	BID
	ADDENDA
	CONSTRUCTION
	RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

2023 SHELL PARKING RESTORATION

DETAIL

DATE: 2/3/23	PROJECT NO.: 2023-23
SCALE: NTS	FILE NAME:
DRAWN BY: MC	SHEET: 8 of 8

BID OPENING TABULATION

Project: 2023 Shell Parking Restoration

Bid Number: 2023-23

Date & Time: April 11, 2023 2:00pm

Contractor	Addendum 1	Addendum 2	Bid Bond	Total Base Bid	Additive Alternate #1	Total
Crossroads Site Development, LLC 96 Driftwood Ave Ormond Beach, FL 32176	x	x	y	$75,965.00	$10,725.00	$86,690.00
Garcia Civil Contractors 3361 Rouse Road, Ste 130, Orlando, FL 32817	x	x	y	$58,035.68	$9,146.35	$67,182.03
Paul Culver Construcion Inc 201 Osceola Ave, Daytona Beach, FL 32114	x	x	y	$59,600.00	$9,400.00	$69,000.00
J.D. Weber Construction Co. 150 Business Center Dr, Ormond Beach, FL 32174	x	x	y	$60,645.00	$8,535.00	$69,180.00
B&B Outdoor 117 W Palmetto Ave, Pierson, FL 32180	x	x	check	$45,598.50	$5,066.50	$50,665.00
	0	0	0	$0.00	$0.00	$0.00

Please Note: The bid proposals are currently being reviewed. All submittals accepted by the City of Ormond Beach are subject to the City's terms and conditions and any and all additional terms and conditions submitted by the bidders are rejected and shall have no force and effect. Bid documents from the bidders listed herein are the only submittals received timely as of the above opening date and time. All other bid documents submitted in response to this solicitation, if any, are hereby rejected as late.

Tabulated by: Robert Hart
Purchasing Coordinator

Opened by: Alex Schumann
City Engineer

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.D
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-92
Strategic Goal:	Quality of Life - Other		
Department :	Public Works - Engineering		
Subject:	RFP Award - Nova Community Park, Outdoor Fitness Trail		
Budget Impact:	Funding for this project will be derived from Fiscal Year 2022-2023 Facilities Renewal & Replacement Fund in the amount of $97,000.		
Summary:	In summary, this new fitness equipment will be a great asset to this park and to the surrounding community and the general public. Funds are available and within the stated budget.		
Recommended Action:	Staff is recommending awarding the RFP proposal to Gametime, c/o Dominica Recreation Products, Inc. in the amount of $96,735.36 for the construction of the new outdoor fitness stations within Nova Community Park.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/2/2023	
Claire Whitley, Assistant City Manager	5/5/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: RFP Award - Nova Community Park, Outdoor Fitness Trail

Commission Goal: Quality of Life - Other

Introduction

This is a request for the City Commission to award a bid to install outdoor fitness stations along the existing trail system at this park.

Background

Nova Community Park, renovated in 2003, originally had 8 steel powder coated fitness stations. At present there are 4 steel stations which are rusted and deteriorated beyond repair. The new outdoor fitness equipment will be located at Nova Community Park, which is located at 440 North Nova Road in Ormond Beach. Nova Community Park is a city-owned and operated neighborhood park which is 60.2 acres that is open to the public. This is a highly used facility by the surrounding community and the general public.

Discussion

On March 7, 2023 the City Commission authorized the advertisement of RFP #2023-19 for new outdoor fitness equipment at Nova Community Park. A total of three RFP proposals were received from three different companies. The designs submitted were graded by three staff members and each design received a score based on the RFP written criteria/evaluation form. The company chosen who had the highest score was GameTime, c/o Dominica Recreation Products, Inc., with an attached bid.

The Gametime proposal includes installation of 8 pieces of equipment along the Nova Community Park trail, including a Cardio Walker, Accessible Parallel Bars, and a sit-up/back extension station. GameTIme has provided high quality equipment for several other parks and staff is confident they will provide a high quality product for this project.

Budget Impact

Funding for this project will be derived from Fiscal Year 2022-2023 Facilities Renewal & Replacement Fund in the amount of $97,000.

Citizen Impact

The construction of the Nova Community Park Fitness Trail station project will not impact the operation of this community park or impact the general public anyway. Upon completion, it will provide additional fitness amenities to this highly used park and will likely increase the number of visitors to the park overall.

Recommendation

Staff is recommending awarding the RFP proposal to Gametime, c/o Dominica Recreation Products, Inc. in the amount of $96,735.36 for the construction of the new outdoor fitness stations within Nova Community Park.

Attachments:

1. 23-92 Nova Fitness Trail - Playcore (P23-0086G)
2. Playcore agreement
3. RFP 2023-19 Score Summary

Approvals:

Kelly A. McGuire

Date: May 02, 2023

Kelly McGuire, Finance Director

Date: May 05, 2023

Claire Whitley, Assistant City Manager

Joyce Shanahan

Date: May 10, 2023

Joyce Shanahan, City Manager

RESOLUTION NO. 2023-92

A RESOLUTION ACCEPTING THE PROPOSAL OF PLAYCORE, INC. D/B/A GAMETIME REGARDING THE PURCHASE AND INSTALLATION OF OUTDOOR FITNESS EQUIPMENT AT NOVA COMMUNITY PARK; AUTHORIZING THE EXECUTION OF AN AGREEMENT AND PAYMENT THEREFOR; REJECTING ALL OTHER PROPOSALS; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City solicited proposals for the purchase and installation of outdoor fitness equipment at Nova Community Park (the Project) (City RFP No. 2023-19), in accordance with Section 2-300, *Code of Ordinances*, and

WHEREAS, the City's evaluation committee reviewed the three (3) proposals received and determined that the most advantageous proposal for the City is the proposal submitted by Playcore Wisconsin, Inc. d/b/a Gametime to provide outdoor fitness equipment for Nova Community Park in the amount of $96,735.36 (a copy of said proposal being incorporated in the contract which is attached hereto and incorporated herein by reference), and

WHEREAS, based on the foregoing the City's professional staff recommends that the City Commission accept the proposal of Playcore Wisconsin, Inc. d/b/a Gametime and execute an agreement for the Project, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The proposal of Playcore Wisconsin, Inc. d/b/a Gametime for the purchase and installation of outdoor fitness equipment at Nova Community Park is hereby accepted.

SECTION TWO. All other proposals relative to the aforedescribed Project shall be deemed rejected upon the execution of an agreement with Playcore Wisconsin, Inc. d/b/a Gametime.

SECTION THREE The Mayor and the City Manager are hereby authorized and directed to execute an Agreement between the City and Playcore Wisconsin, Inc. d/b/a Gametime for the Project in an amount of $96,735.36, and to pay the cost thereof from the Facilities Renewal and Replacement Fund.

SECTION FOUR. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **Playcore Wisconsin, Inc. d/b/a Gametime** ("Contractor"), 150 Playcore Drive SE, Fort Payne, AL 35968, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Request for Proposals "Nova Community Park-Outdoor Fitness Trail", RFP #2023-19, attached hereto as Exhibit "A", and Contractor's Proposal, attached hereto as Exhibit "B", are incorporated herein by reference and are a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibits.

2. **Term.** This Agreement shall be effective on the date it is fully executed by the parties. It shall remain in effect for the duration of the project which is estimated to be150 days for final completion from the notice to proceed.

3. **Consideration.** Contractor shall provide the equipment and perform the services at the prices set forth on the attached exhibits. Contractor shall prepare and submit invoices to the City at the address set forth in Paragraph 9 of this Agreement. All such invoices shall be paid by the City within thirty (30) days. Final payment will be made only after delivery and installation of the equipment and completion of the City's final acceptance inspection.

4. **Delivery.** Contractor shall complete the project within the time frame set forth on the attached exhibits.

5. **Termination of Agreement**.
   (a) The City Commission shall have the right to terminate the Agreement in the event the Contractor files any petition or proceeding for bankruptcy relief, or is adjudicated to be bankrupt or insolvent, or fails to pay just debts as they ordinarily become due; or for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.

   (b) This Agreement may not be terminated by the Contractor.

6. **Assignment**. The Contractor shall not assign, convey or transfer all or any part of this Agreement, or all or any part of Contractor's interest herein, or all or any part of any interest in the Contractor, without the prior written consent of the City Commission, which consent shall not be unreasonably withheld.

7. **Complete Agreement**. This Agreement, including the provisions set forth in the exhibits attached hereto and incorporated by reference herein, constitutes the entire and complete

agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

8. **Amendment to Agreement**. Any amendment, change, or modification of this Agreement must be in writing and fully executed by both parties.

9. **Notices**. All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:

City of Ormond Beach	**Playcore Wisconsin, Inc.**
Joyce Shanahan, City Manager	**d/b/a Gametime**
(copy to City Attorney)	Rob Dominica
22 South Beach Street	150 Playcore Drive SE
Ormond Beach, FL 32174	Fort Payne, AL 35968

10. **Sovereign Immunity**. The City expressly retains and reserves all rights, privileges, immunities, and benefits of sovereign immunity. This provision shall be construed broadly in favor of the City.

11. **Venue**. The terms and conditions of this Agreement shall be construed and enforced under the laws of the State of Florida. Any action or proceeding, either at law or in equity, regarding this Agreement shall be brought in the circuit court, Seventh Judicial Circuit in and for Volusia County, Florida. Venue in any other jurisdiction or forum, whether it be any other circuit, state or federal venue, is hereby expressly waived.

12. **Waiver of Conditions**. No waiver by the City of any condition or breach of performance by the Contractor shall constitute an irrevocable, continuing, or subsequent waiver by the City of the same condition or breach of performance, or of any other condition or other breach of performance.

13. **Severability**. If any part of this Agreement is declared to be unenforceable or void by a court of competent jurisdiction, the remaining parts of the Agreement shall remain in full force and effect as long as the services to be provided by the Contractor are not materially affected, altered or impaired as a result of said judicial declaration.

14. **Conflicting Provisions.** In the event of any conflict between the provisions of this Agreement and any exhibits, the provision most favorable to the City shall control and shall be given full force and effect.

15. **Indemnification**. The City, its agents, employees, and officials, both elected and appointed, shall be indemnified and held harmless by Contractor from any and all liabilities, claims, and causes of action which may arise out of the willful, negligent, or unlawful acts or omissions of the Contractor or its subcontractors in the performance of this Agreement, unless such claims are a result of the City's sole negligence, as determined by the final decision maker of such claim.

16. **Duty to Defend.** The Contractor shall defend all suits and administrative actions, including all appellate proceedings, brought against the City, its agents, employees, and officials, both elected and appointed and shall pay all attorneys' fees and costs associated with the City's legal defense, as may be selected by the City, arising from all claims and causes of action described in Section 15 above. Such payment on behalf of the City shall be in addition to any and all other legal or equitable remedies available to the City and shall not be considered to be the City's exclusive remedy.

17. **Contractor's Insurance.** The Contractor shall purchase and maintain for the entire life of this Agreement, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under this Agreement, whether such operations be by the Contractor, or by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

18. **Types of Insurance and Limits of Liability**

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include and not limited to the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000 Each Accident Bodily Injury by Accident
$100,000 Each Employee Bodily Injury by Disease
$500,000 Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers' compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less and not limited to the following amounts:

Limits (not less than)

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance is required if an Automobile(s) is used in the performance of the contract.

ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability

For contracts $250,000 or greater an Excess Liability Policy of at least but not limited to $1,000,000 in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention not to exceed $25,0000 per occurrence.

(e) Builder's Risk

Contractor shall purchase Builder's Risk Insurance for any contracts that are deemed to be vertical construction on an All-Risk policy, and shall also include coverage for wind, hail, and named storm. Limits of coverage shall be at least and not limited to the value of the project.

(f) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

19. **Requirements for Certificates of Insurance.**

(a) With the execution of this Agreement, the Contractor shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain a provision that the coverage under the policies will not be canceled, non-renewed or materially changed until at least **thirty (30)** days' prior written notice of such cancellation, non-renewal or change [except for nonpayment of premium, which shall be **ten (10)** days] has been given to the City. The Contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD

FORM 25-S (7/90), or its successor form, and shall be made a part of this Agreement.

(b) New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

(c) If requested by the City, the Contractor shall furnish complete copies of the Contractor's insurance policies, forms and endorsements.

(d) For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

(e) If the Contractor fails to obtain and maintain for the life of the Agreement the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City from the amount due the Contractor for the work covered by the Agreement.

(f) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to herein shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

20. **Enforcement of Costs**. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court

costs, and all expenses even if not taxable court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include legal assistant fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney for the prevailing party.

21. **Compliance With Laws.** Contractor shall comply with all applicable federal, state and local laws and regulations.

22. **Compliance With Florida Public Records Law**. Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)677-0311
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

23. **Limitation of Remedy and Liability.** Contractor and Owner expressly waive any claim for consequential damages against the other including but not limited to, a waiver of claims for diminished bonding capacity, loss of financing, loss of business reputation, lost profits on other projects or other lost opportunity damage claims.

Contractor expressly agrees that any claim (tort, contract, claim in equity, or otherwise) by Contractor for damages against Owner shall not exceed the total amount of the contract price, less any amounts actually paid to the Contractor by the Owner.

24. **Waiver of Right to Jury Trial.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT WHICH ANY PARTY MAY HAVE TO TRIAL BY JURY IN RESPECT OF ANY PROCEEDING, LITIGATION OR COUNTERCLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. IF THE SUBJECT MATTER OF ANY LAWSUIT IS ONE IN WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NO PARTY TO THIS AGREEMENT SHALL PRESENT AS A NON-COMPULSORY COUNTERCLAIM IN ANY SUCH LAWSUIT ANY CLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. FURTHERMORE, NO PARTY TO THIS AGREEMENT SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

25. **Verification of Employment Status Using E-Verify System**

(a) Section 448.09, *Florida Statutes*, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, either for herself or himself, or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work in the United States. Contractor warrants that it is registered with the U.S. Department of Homeland Security's E-Verify system, and is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.

(b) Contractor agrees that if the contractor enters into an agreement with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and contractor warrants it shall maintain any such affidavits for the duration of the contract. If the City has a good faith belief that a subcontractor knowingly violated

Section 448.09 (1), the City shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

(c) In the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and as provided by statute, the contractor may not be awarded a public contract for at least one (1) year after the date of termination. The contractor may also be held liable for any additional costs incurred by the City as a result of the termination of the contract.

26. **No Conflict of Interest.** The Contractor warrants and agrees that neither it, nor any of its employees, agents, officers, directors, shareholders and independent contractors are, or will become, under contract with or accept compensation from any individual, business, corporation or governmental entity that has the possibility of an adverse interest to those of the City of Ormond Beach. The Contractor and its officers, directors, shareholders, employers, agents and subcontractors, agree not to provide any services or assistance to any entity directly or indirectly relating to the services provided to the City and to immediately notify the City Manager and City Attorney of any contact with any entity that has, or potentially has, a conflict of interest with the City of Ormond Beach. This provision shall be interpreted as broadly as possible to prevent any potential or actual conflict of interest presently or in the future by the Contractor.

27. **Effective Date**. This Agreement shall become effective upon the date last signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be signed on the dates indicated hereinbelow.

DATED this _____ day of _____, 2023.

Witnesses:

CITY OF ORMOND BEACH

_____

By: _____
BILL PARTINGTON
Mayor

Print Name: _____

_____

By: _____
JOYCE SHANAHAN
City Manager

Print Name: _____

DATED this _____ day of _____, 2023.

Witnesses:

PLAYCORE WISCONSIN, INC.
d/b/a Gametime

_____ By: _____

Print Name: _____ Print Name: _____

Title: _____

_____ Attest: _____

Print Name: _____ Print Name: _____

Title: _____

City of Ormond Beach

22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: **Nova Community Park – Outdoor Fitness Trail**

RFP NUMBER: **2023-19**

RFP OPENING DATE & TIME: **April 13, 2023 at 2:00 PM**

RFP OPENING LOCATION: **City Hall Training Room at Ormond Beach City Hall**

PRE-PROPOSAL MEETING DATE & TIME: **March 23, 2023 at 2:00 PM, City Hall Planning Conference Room in Room 104**

PRE-SUBMITTAL MEETING: **N/A**

Submittals Received After The Above Date And Time Will Not Be Accepted.

PROPOSER'S NAME: Playcore Wisconsin, Inc. dba Gametime

PROPOSER'S MAILING ADDRESS: 150 Playcore Drive SE

CITY-STATE-ZIP: Fort Payne, AL 35968

F.E.I.N.: 39-1720480

PHONE NUMBER: 407-331-0101

EMAIL: robd@gametime.com

If returning as a "No Submittal", please state reason (s): _____

I certify that this Proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Proposal for the same materials, services, supplies, or equipment, and is in all respects fair and made without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this RFP for the Proposer. In submitting a RFP to the City of Ormond Beach, the Proposer offers and agrees that if the Proposal is accepted, the Proposer will convey, assign or transfer to the City of Ormond Beach all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Ormond Beach. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Proposer.

X _____
AUTHORIZED SIGNATURE (MANUAL)

Rob Dominica
NAME (TYPED)

President
TITLE

04/13/2023
DATED

GENERAL CONDITIONS

PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid or Proposal on a contract to provide any goods or services to a public entity, may not submit a Bid or Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids or Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

DISCRIMINATION: Pursuant to Section 287.134(2)(a), Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid or proposal on a contract to provide any goods or services to a public entity, may not submit a bid or proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bid or proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS/PUBLIC RECORDS: The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 10 days after bid/proposal opening, whichever occurs first. Section 119.071, F.S.

DISTRIBUTION OF BIDS AND RFP'S: The City uses the services of DemandStar (www.demandstar.com) to distribute its bids and RFP's on-line on the Internet. If you have received a copy of this RFP from any source other than DemandStar, please be aware that you may not have received the latest version of the RFP or any related addendums.

SUBMISSION OF PROPOSALS: All Proposals shall be submitted in a sealed envelope. The Request for Proposals (RFP) number, title, and opening date shall be clearly displayed on the outside of the sealed envelope. The **delivery of said Proposal** to the **Purchasing Coordinator City Hall Room 101** on or before the specified opening date and time is solely and strictly the responsibility of the Proposer. Any Proposal received by the Purchasing Coordinator City Hall Room 101 after the specified date and time will not be accepted. Proposals must be submitted on forms provided by the City. No other forms will be accepted. No Proposal may be modified after opening. No Proposal may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

EXECUTION OF RFP: Proposal must contain a manual signature of authorized representative in the space(s) provided. Proposals must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by Proposer to any Proposal entry must be initialed. The company name and Federal Employer Identification Number (F.E.I.N.) shall appear in the space(s) provided.

RFP OPENING: Proposals shall be opened at the time, date and place specified in the RFP, and the name of the Proposer shall be read aloud publicly.

RFP TABULATION: Any Proposer wishing to receive a copy of the RFP tabulation is required to enclose a stamped, self-addressed envelope with their Proposal. The RFP tabulation will be posted on DemandStar.com.

CLARIFICATION/CORRECTION OF RFP ENTRY: The City of Ormond Beach reserves the right to allow for the clarification of questionable entries and for the correction of obvious mistakes.

INTERPRETATION: Any questions concerning conditions and specifications shall be directed to the City's Purchasing Coordinator, unless otherwise specified in the RFP. Those interpretations which may affect the eventual outcome of this Proposal will be furnished in writing to all prospective Proposers. No interpretation shall be considered binding unless provided in writing by the City of Ormond Beach.

MINORITY POLICIES: The City of Ormond Beach, Florida, encourages the full participation of Disadvantaged and Women Business Enterprises (D&WBE) in the provision of goods and services.

LICENSES AND PERMITS: The Vendor/Contractor is responsible for obtaining all necessary permits and licenses to comply with all Federal, State, local laws, rules and regulations required to perform work in accordance with the specifications.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Proposals containing any additional terms or conditions not specifically requested in the original conditions and specifications.

TAXES: The City of Ormond Beach is exempt from Federal Excise Taxes and all Sales Taxes.

ASSIGNMENT: Any purchase order or contract issued pursuant to an RFP and the monies which may become due thereunder are not assignable except with the prior written approval of the City Manager or City Commission, whichever authorized the purchase order or contract.

LIABILITY: The vendor shall hold and save the City of Ormond Beach, its officers, agents, and employees harmless against claims by third parties resulting from the vendor's or supplier's breach of contract or negligence, including all attorney's fees and costs, and shall pay any and all damages, fees, and costs assessed on behalf of the City. The City expressly reserves all rights, privileges and benefits of sovereign immunity.

AWARDS: The City reserves the right, in its sole discretion, as the best interest of the City may require, to make award(s) by individual item, group of items, all or none, or a combination thereof; on a geographical basis and/or with one or more vendors or contractors; or to reject any and all Proposals or waive any minor irregularity or technicality in the Proposals received.

NON-APPROPRIATION OF FUNDS: In the event sufficient budget funds are not available for a new fiscal period, the CITY shall notify the VENDOR/CONTRACTOR of such occurrence and the contract shall terminate on the last day of the current fiscal period, without any penalty or expense to the CITY of any kind whatsoever.

OTHER AGENCIES: All Bidder(s) awarded contracts from this bid or proposal may, permit any municipality or other government agency to participate in the contract under the same prices, terms, and conditions, if agreed to by both parties.

It is understood that at no time will any city, municipality, or other agency be obligated for placing an order for any other city, municipality, or agency: nor will any city, municipality, or agency be obligated for any bills incurred by any other city, municipality, or agency. Further, it is understood that each agency will issue its own purchase orders to the awarded bidder(s).

COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW

Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract transfer, at no cost to the City, all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386) 677-0311
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES, AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

REQUEST FOR PROPOSALS

Nova Community Park – Outdoor Fitness Trail
RFP NO. 2023-19

The City of Ormond Beach, in compliance and in accordance with the provisions of Section 287.057, Procurement of Contractual Services, Florida Statutes, is seeking proposals from companies who are qualified to design and install all fitness equipment components for this project.

The document package necessary for participating in this RFP can be obtained on-line at www.demandstar.com, or by calling DemandStar at (206) 940-0305. If you have any difficulty obtaining the RFP documents, please contact the City's purchasing office at (386) 676-3223.

There will be a pre-submittal meeting on **March 23, 2023 at 2:00 PM** at the City Hall In Planning Confernece Room in Room 104, 22 South Beach Street, Ormond Beach. This meeting is not mandatory. **The deadline to submit questions is April 6, 2023 at 5:00pm.**

One (1) signed original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive. Both versions must be submitted in a single sealed envelope to the Purchasing Coordinator City Hall Room 101, 22 South Beach Street, Ormond Beach, FL 32174, no later than **April 13, 2023 at 2:00 PM.**

THE CITY RESERVES THE RIGHT to reject any or all proposals or parts thereof, or to accept the proposal or parts thereof when considered in the best interest of the City. Any proposal received after the time and date specified will not be considered.

THE CITY OF ORMOND BEACH

By: Rob Hart
Purchasing Coordinator

STATEMENT OF PURPOSE

The City of Ormond Beach, Florida, is requesting proposals and services from companies who are qualified to design and install all outdoor fitness equipment components for this project. The equipment shall meet all current playground/fitness safety standards and certifications including, but not limited to, CPSC, ASTM, DIN and IPEMA.

Background

The proposed outdoor fitness equipment will be located at Nova Community Park (NCP) which is located at 440 North Nova Road in Ormond Beach. The NCP is a city-owned and operated neighborhood park which is 60.2 acres that is open to the public. This is a highly used facility by the surrounding community and general public.

The proposed equipment will be located off of the existing trail system. No equipment shall be located off the sidewalk abutting Nova Road, see attached map. In the design there should be a 5' foot wide walkway connection located 5' feet off the existing sidewalk trail system. See attached trail system map.

Scope of Work/Layout Design

This is a turn-key project to design the new outdoor fitness equipment stations along and off of the existing trail system, layout, supply materials, deliver and install new exterior commercial outdoor fitness equipment components, including required permitting. The selected company shall be issued a contract for services for this project.

Vendors are required to develop and provide an overall equipment layout plan for the project area utilizing the scale of 1"=60'. Complete three-dimensional drawings or photos of equipment and plan view drawing showing each station layout including the equipment use zones are required. All design plans/drawings shall be shown in earth tone color families.

Each vendor can provide 3 different designs maximum for this submittal. Each design should be labeled Option 1, Option 2 and Option 3. One design layout is required, however additional designs are optional.

Vendors are responsible for ensuring the accuracy of their measurements and for ensuring that any equipment layout proposed will fit the actual site dimensions off the existing trail system.

Current Conditions

See attached aerial map that shows the existing trail system where the proposed fitness equipment will be located off of and existing surrounding site elements. A site visit is encouraged prior to submitting the RFP.

All existing site elements along the existing fitness trail are to remain.

Outdoor Fitness Equipment

The fitness equipment chosen off of the existing trail system shall be durable and designed for outdoor use. This fitness equipment selected shall incorporate the latest fitness design philosophy and technology. The fitness equipment selected shall be appropriate for age 10 to active seniors. The equipment selected shall provide the user with upper/lower body exercise, aerobic and core exercises. The fitness equipment stations shall be selected to provide different work out experiences.

The equipment and area around the equipment shall be accessible to all users and meet all current ADA requirements at a minimum, with ADA inclusive features possible within the funding amount.

Equipment shall meet National Playground standards as referenced in the American Society for Testing and Materials (ASTM) document F1487-17; Standard Consumer Safety Performance Specification for Playground Equipment for Public Safety. Evidence of compliance shall be submitted and stamped on equipment as required.

Construction in compliance with ASTM F2373, ADA guidelines for surfacing and ASTM F1292 for Impact Attenuation and F1951 for wheelchair accessibility.

Equipment shall meet National playground standards as referenced in the U.S. Consumer Product Safety Commission's Public Playground Safety Handbook.

All proposed equipment and surfacing shall be IPEMA certified by the Manufacturer.

All fitness equipment stations shall have fixed work out instructions or pictures on how the equipment should be used.

The fitness equipment stations shall not be located to impact existing trees.

Types of Equipment to Exercise The Following Body Parts & Provide Stated Workouts
Upper Body (Neck, Back, shoulders, chest, abdominals, triceps & biceps)
Lower Body (Glutes, Calves & Legs)
Aerobic/Cardio Workout

Types of Materials for Equipment
Primary considerations are safety, durability, longevity and low maintenance
Stainless Steel bolts, anchors and fasteners
Fitness equipment shall be simplistic
Minimize selecting equipment that have moving parts. The less moving parts the better.
Two coat powder coating process 3.0-5.0 mil thickness minimum
Materials that are long lasting
Wood products are allowed
No shade components
No rope climbing equipment as one already exists within this park

ADA Compliant
The design and walkway shall be ADA compliant. In the design there should be a 5' foot wide walkway connection (4" depth) located 5' feet off (less is acceptable) the existing sidewalk trail system.

Concrete Curbing & Surfacing
Each fitness station equipment area along the existing fitness trail will have poured in place surfacing and concrete curbing. A six inch (6") wide grey cement concrete curbing sponge finish shall be placed around the equipment and provide a hard edge for the poured in place surfacing. Surfacing is proposed to be poured in place (PIP) and shall be installed as per manufacturer installation recommendations. The surfacing shall also be installed for positive drainage. Surfacing shall be earth tone/natural color or colors (light green is acceptable to represent lawn) and shall compliment the equipment colors. Minimum warranty needs to be 5 years.

Outdoor Directory Signage Map
A directory signage map is part of this project and shall be included in the bid. The map shall show a color aerial showing the existing fitness trail and identifying the locations of the new fitness equipment stations. The total loop miles and miles to each station will be shown on the signage map. This map shall be readable at eye level. A shop drawing of the directory signage shall be approved by Project Manager prior to fabrication. A conceptual elevation showing size, dimensions, materials & colors of the directory signage map shall be provided with RFP submittal package.

Site Area Clean Up
The site shall be kept clean and free of tools, trash, and debris and installation materials on a daily basis. Products may be stored on site during installation with appropriate protective measures and approval by the City's Project Manager. If periphery areas are damaged due to implementation then site restoration will be required and restored with like materials at the companies cost.

Removal of Existing Fitness Equipment:
City staff will be removing the existing fitness equipment that's located off of the existing trail loop prior to the start of this project.

Project Budget:

This is a Facilities Renewal & Replacement funded project and the allocated funds are $97,000 for this project.

SCHEDULE OF PROPOSAL

March 12, 2023	Legal Advertisement
March 23, 2023 2:00 PM	Non-mandatory pre-submittal meeting City Hall Planning Conference Room in Room 104, 22 South Beach Street
April 6, 2023 5:00 PM	Last day for questions

April 13, 2023 2:00 PM	Proposals Due - one (1) original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive. Both versions must be in a single sealed envelope. Submit proposals to the Purchasing Coordinator City Hall Room 101, City Hall, 22 South Beach Street, Ormond Beach, FL 32174.
April 19, 2023 11:00 AM	Proposal Review and Rankings
May 16, 2023 7:00 PM	City Commission Approval of contracts

TERM OF AGREEMENT

The contract will be for the duration of this project.

GENERAL INSTRUCTIONS

- Inquiries: Questions may arise as firms are preparing their proposals. Please direct questions in writing to:

  Rob Hart
  Purchasing Coordinator
  22 South Beach Street
  Ormond Beach, Florida 32174
  Telephone: (386) 676-3223
  e-mail: Rob.Hart@ormondbeach.org

The last day to submit questions is April 6, 2023 at 5:00 pm.

- Signature Requirements: Proposals must be signed by a duly authorized officer(s) of the proposing firm. Consortiums, joint ventures, or teams submitting proposals, although permitted and encouraged, will not be considered responsive unless it is established that all contractual responsibility rests solely with one firm or legal entity which shall not be a subsidiary or affiliate with limited resources. Each proposal shall indicate the entity responsible for execution on behalf of the proposal team.

- Proposal Delivery: The City of Ormond Beach must receive one (1) original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive. Both versions must be in a single sealed envelope. Submit proposals to Purchasing Coordinator City Hall Room 101, City Hall, 22 South Beach Street, Ormond Beach, FL 32174, no later than **April 13, 2023 at 2:00 PM**. Proposals shall be in a sealed envelope with the RFP title and number plainly marked on the outside of the envelope or package. It is solely the responsibility of the submitter to ensure that the Proposal is delivered on or before the specified date and time. Late submittals will not be accepted.

- Addenda and Supplements to the Request for Proposals (RFP): In the event that it becomes necessary to revise any part of this RFP, or if additional information is necessary to enable the

proposing firm to make an adequate interpretation of the provisions of this RFP, a supplement to the RFP will be provided to each firm that has requested a copy of this document.

- Rejection Rights: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this RFP including, but not limited to, the deadlines for submission and submission requirements. The City further reserves the right to reject any or all submittals, to cancel or withdraw this RFP at any time and to negotiate with any party prior to or after submittal of proposals. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful proposers.

- Cost of Proposal Preparation: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the proposal or presentation.

- Proposals to be in Effect: Each proposal shall state that it is valid for a period of not less than 90 days from date of receipt.

SELECTION OF COMPANY

Professional Qualifications: Any firm or individual experienced and authorized to do business in the State of Florida is invited to submit a qualifications packet. The firm must possess professional service registrations and construction licenses in accordance with applicable statutes, regulations, and rules. The firm must be able to demonstrate financial strength appropriate to the scale of projects to be managed.

Insurance Requirements: The firm shall purchase at his own expense and maintain throughout the duration of the contract the types and amounts of insurance in form and from companies satisfactory to the City and shall furnish proof of insurance prior to commencing work. The firm shall indemnify and hold harmless the City and its employees from and against all claims, damages, losses, and expenses including, but not limited to, attorneys' fees arising out of or resulting from work provided that the claim, damages, loss and expense is caused in whole or in part.

Information to be Submitted:

One (1) original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive:

TAB 1 – General – 20 Points

1. Letter of interest and cover letter signed by an authorized officer of the firm or company. Include name(s), telephone number(s), and email(s) of the authorized contact person(s) concerning this proposal.
2. RFP response form, completed.
3. Whether or not the firm or individual is a certified Minority Business Enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985.
4. Provide a copy of applicable Florida business license, and Volusia County Business Tax receipt. Provide proof of being registered to do business in the State of Florida.
5. Copy of firm's certificate of insurance.

6. A required bid security in the form of (1) certified check drawn in favor of the City of Ormond Beach in the amount of 5 percent of the total bid; or (2) a bid bond in the amount of 5 percent of the total bid. **Note:** firm or company selected will be required to provide performance and payment bonds for this project.
7. Completed Conflict, Non-Conflict of Interest Statement/Litigation Statement.
8. Completed Drug-Free Workplace Certification.
9. Completed form - Verification of Employment Status Using E-Verify System

TAB 2 – Experience – 30 Points

1. Provide a brief introduction narrative letter highlighting the qualifications of the firm including legal nature of organization, number of years in business, pertinent capabilities, and experience in contracting and managing municipal projects.

2. Provide an organizational chart of the firm to include a depiction of subcontractors, if any, proposed for use for accomplishment of the project scope of work. List all subcontractors and/or agents who shall be part of your team on this project, and state what their involvement and specific duties shall be (i.e. installer, manufacturer, etc.).

3. Provide a listing of at least 3 projects and references completed by the firm comparable in nature and costs which demonstrate the firm's ability to perform the required services as described within the RFP. If applicable list examples of projects in the State of Florida and particularly municipal projects. Include the following for each project:
    a. Name and location of the project.
    b. The nature of the firm's responsibility on the project.
    c. Project owner's representative name, address, telephone and e-mail contact information.
    d. Date project was completed or is anticipated to be completed.
    e. Firm's project manager and other key professionals involved on the project.

TAB 3– Proposed Fitness Equipment Stations and Configuration – 30 Points

1. Provide the manufacturer's name and model/name of the equipment you are proposing.
2. Vendors are required to develop and provide an overall equipment layout plan for the project area utilizing the scale of 1"=60'. Complete three-dimensional drawings or photos of equipment and plan view drawing showing each station layout including the equipment use zones. See scope of work/layout design sections for more requirement details.
3. Does the equipment meet all the most current safety standards and certifications as required in this RFP?
4. Provide the manufacturer's warranty on all components including powder coating/paints & poured in place surfacing.
5. Provide details on the equipment materials.
6. How many people can use this equipment at a given time?
7. Does the equipment layout allow space between the components and allow clearance for a wheel chair (ADA accessible)?
8. Provide a cut sheet of all equipment being proposed and include technical specifications, including the poured in place surfacing.

TAB 4 – Written Proposal & Project Schedule – 20 Points

1. Please provide a written proposal. Project is within the stated budget. Building permit fees shall be included in written proposal and signed and sealed documents as needed for Building Permit approval and include payment & performance bonds.

2. Provide a project schedule that details equipment manufacturing time and the projected timeframe for installation of all components within this RFP.

Evaluation Criteria: The most important evaluation emphasis will be placed upon the experience and past performance of the firm and the overall qualifications of the firm. Evaluation will also be based upon a creative equipment layout that enhances the fitness experience for age 10 to active seniors and incorporates all components listed in this RFP.

Selection Process: A designated selection committee will review and evaluate responses to this RFP for each firm and will rank the submittals based on the Evaluation Form attached as Exhibit 1. These proposers may be invited to appear for interview by City staff or be asked to further demonstrate their qualifications. The City intends to select one (1) firm for this contract. A final contract will then be submitted for approval and recommendation by the City Commission.

Project Milestones:

Contract Awarded at City Commission Meeting: May 16, 2023
Pre-Construction Meeting: September 4, 2023
Notice to Proceed: The NTP Will Be Issued When The Equipment Arrives
Project Substantially Complete (120 days):
Project Final Completion (150 days):

REGISTRATION AND INSURANCE REQUIREMENTS FOR VENDOR/CONTRACTOR WORKING ON CITY PROJECTS

Registration Requirements

VENDOR'S doing business within the City Limits must be registered with the City. Requirements for registering a business are as follows:

Copy of City Business Tax Receipt (where your business is located).
Certificate of Insurance showing General Liability and Workers' Comp (or State Workers' Comp Exemption form).
Application Fee: $25.00 For more information, contact the City's Business Tax Receipt official.

State Certified/Registered Contractors

All registered contractors must be registered with Volusia County. Volusia County Contractor Licensing, 123 W. Indiana Ave., Rm 203, Deland, Fl. 32720 (386) 736-5957 Opt. 2 –(386) 248-8158 Fax. Certified Contractors have the option of registering with Volusia County, or providing information directly to the business tax receipt official.

If you have any questions regarding the above requirements, please contact the business tax receipt official at (386) 676-3370.

Risk Management and Insurance Requirements

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. **(a)** Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes,** as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

   (b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

      i. Unless the City Manager, or designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

      ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include at a minimum, the following, or substantially similar, provisions:

1. Hold Harmless and Indemnity

The Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor, its agents, officers, contractors, subcontractors, employees, or anyone else employed or utilized by the Contractor in the performance of this Contract. The Contractor's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this provision.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under the Contract Documents, whether such operations be by the Contractor, by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include and not limited to the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000 Each Accident Bodily Injury by Accident
$100,000 Each Employee Bodily Injury by Disease
$500,000 Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers' compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)

l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less and not limited to the following amounts:

Limits (not less than)

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance is required if an Automobile(s) is used in the performance of the contract.

ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability

For contracts $250,000 or greater an Excess Liability Policy of at least but not limited to $1,000,000 in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention not to exceed $25,0000 per occurrence.

(e) Builder's Risk

Contractor shall purchase Builder's Risk Insurance for any contracts that are deemed to be vertical construction on an All-Risk policy, and shall also include coverage for wind, hail, and named storm. Limits of coverage shall be at least and not limited to the value of the project.

(f) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

2. New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

4. For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

5. If the Contractor fails to obtain and maintain for the life of the Project the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City form the amount due the Contractor for the work covered by the Contract.

E. Policies of Insurance

1. Except as otherwise provided in this Exhibit, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-), in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carrier; written confirmation is required.

3. All policies of insurance or certificates thereof referred to in this Exhibit shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability including products and completed operations and Automobile Liability policies of insurance and certificates thereof.

City of Ormond Beach
Request for Proposals (RFP)
NCP OUTDOOR FITNESS TRAIL
(RFP No. 2023-19)
RFP RESPONSE FORM

THIS RESPONSE IS SUBMITTED TO:

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Ormond Beach, Florida 32174

The undersigned SUBMITTER proposes and agrees, if this Submittal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposal (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth in therein.

SUBMITTER accepts all of the terms and conditions of the General Conditions. SUBMITTER will sign the Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this information, SUBMITTER represents, as more fully set forth in the Agreement, that:

SUBMITTER has examined copies of all the RFP Documents and of the following Addenda:

Addendum Date	Addendum Number
#1	03/24/2023
#2	03/27/2023

Receipt of all of which is hereby acknowledged.

This Submittal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

COMPANY NAME: Playcore Wisconsin, Inc. dba Gametime

VENDOR/CONTRACTOR LICENSE NUMBER: _____

ADDRESS: 150 Playcore Drive SE
Fort Payne, AL 35968

PHONE NO.: 407-331-0101 FAX NO.: 407-331-4720

SUBMITTER'S NAME: Rob Dominica
(Typed or Printed in Ink)

TITLE: President/drp

AUTHORIZED SIGNATURE: I, _____ hereby
(Original signature required in each document)

declare that I have read and fully understand the RFP Documents and, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Submittal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

PROPOSER: PLEASE ENSURE THAT YOU HAVE SIGNED THE RFP RESPONSE FORM OF THIS REQUEST FOR PROPOSAL. OMISSION OF A SIGNATURE ON THAT PAGE MAY RESULT IN REJECTION OF YOUR PROPOSAL.

City of Ormond Beach
Request for Proposals (RFP)
NCP OUTDOOR FITNESS TRAIL
(RFP No. 2023-19)
CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[✓] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

2.

[✓] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

Playcore Wisconsin, Inc. dba Gametime
COMPANY NAME

AUTHORIZED SIGNATURE

Rob Dominica
NAME (PRINT OR TYPE)

President/drp
TITLE

04/13/2023
DATE

CITY OF ORMOND BEACH, FLORIDA
Request for Proposals (RFP)
NCP OUTDOOR FITNESS TRAIL
(RFP No. 2023-19)
DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" SUBMITTALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Playcore Wisconsin, Inc. dba Gametime
Company Name

Authorized Signature

Rob Dominica
Print Name

President/drp
Title

Exhibit 1

EVALUATION FORM
NCP Outdoor Fitness Trail
RFP 2023-19

OPTION 1

Name of Firm:_____

Reviewer: _____

Date: _____

	Points
General (20 pts max.)	_____
Experience (30 pts max.)	_____
Proposed Fitness Equipment Stations and Configuration (30 pts max.)	_____
Written Proposal & Project Schedule (20 pts max.)	_____
TOTAL POINTS:	_____

Scoring Criteria:

Each reviewer above will score each design option submitted and scores will be added together. The company with the highest score will be awarded the project.

Exhibit 2

EVALUATION FORM
NCP Outdoor Fitness Trail
RFP 2023-19

OPTION 2

Name of Firm:_____

Reviewer: _____

Date: _____

	Points
General (20 pts max.)	_____
Experience (30 pts max.)	_____
Proposed Fitness Equipment Stations and Configuration (30 pts max.)	_____
Written Proposal & Project Schedule (20 pts max.)	_____
TOTAL POINTS:	_____

Scoring Criteria:

Each reviewer above will score each design option submitted and scores will be added together. The company with the highest score will be awarded the project.

Exhibit 3

EVALUATION FORM
NCP Outdoor Fitness Trail
RFP 2023-19

OPTION 3

Name of Firm:_____

Reviewer: _____

Date: _____

	Points
General (20 pts max.)	_____
Experience (30 pts max.)	_____
Proposed Fitness Equipment Stations and Configuration (30 pts max.)	_____
Written Proposal & Project Schedule (20 pts max.)	_____
TOTAL POINTS:	_____

Scoring Criteria:

Each reviewer above will score each design option submitted and scores will be added together. The company with the highest score will be awarded the project.



NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER

NOVA COMMUNITY PARK MAP

EXISTING FITNESS TRAIL

DATE: 1/18/2023
SCALE: N.T.S.
DRAWN BY: MC

PROJECT NO.: 2018-41
FILE NAME:
SHEET: 1 of 1

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

Exhibit "B"

Proposal for

Prepared by

04-12-2023
Job # 105003-01

Nova Park

800.235.2440 | gametime.com

Letter of Interest

Dominica Recreation Products/GameTime

Dominica Recreation Products has always been a multi-tiered team focus, working alongside our clients to bring the vision, specifications, and scope of each project to fruition.

For over 53 years, throughout Georgia and Florida, we've served over 54,000 orders efficiently, professionally, and completely. On average we manage over 500 projects/clients in real time with six local Territory Managers, three dedicated installation teams, three in-house project managers, a bid specialist, two exclusive customer service professionals, and other support staff throughout Dominica Recreation Products and GameTime.

Our Territory Manager Steve Larson is local to your project. He visits the site most times on multiple occasions to take lots of photos and precise measurements. He's there to communicate with you locally and respond quickly when needed.

Those pictures and measurements, along with the vision and scope of a bid such as this one, are communicated to our senior project manager, who will design a playground according to your specifications, budget, space, access, vision, site conditions, surfacing, installation, permits, drawings and so on.

With that, a top-view drawing is created to make sure everything fits properly and safely with compliant access. From there, the bid proposal is created, showing all equipment, discounts, freight, installation, tax, etc. Once that is completed, a 3-D color rendering is created to show what the completed project will look like from multiple angles.

Once the project is ordered, GameTime manufactures the system as specified and ships it to the site, where our exclusive certified installer, The Copponex Group will complete the installation.

For the life of the project, many years down the road, we will be with you in full communication, access, and responsiveness.

We are very excited to work with The City of Ormond Beach and complete the Nova Community Park – Outdoor Fitness Trail project.

Thank you,

Rob Dominica
President/drp
robd@gametime.com | 407-331-0101

Tab 1 - GENERAL

City of Ormond Beach

22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: **Nova Community Park – Outdoor Fitness Trail**

RFP NUMBER: **2023-19**

RFP OPENING DATE & TIME: **April 13, 2023 at 2:00 PM**

RFP OPENING LOCATION: **City Hall Training Room at Ormond Beach City Hall**

PRE-PROPOSAL MEETING DATE & TIME: **March 23, 2023 at 2:00 PM, City Hall Planning Conference Room in Room 104**

PRE-SUBMITTAL MEETING: **N/A**

Submittals Received After The Above Date And Time Will Not Be Accepted.

PROPOSER'S NAME: Playcore Wisconsin, Inc. dba Gametime

PROPOSER'S MAILING ADDRESS: 150 Playcore Drive SE

CITY-STATE-ZIP: Fort Payne, AL 35968

F.E.I.N.: 39-1720480

PHONE NUMBER: 407-331-0101

EMAIL: robd@gametime.com

If returning as a "No Submittal", please state reason (s): _____

I certify that this Proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Proposal for the same materials, services, supplies, or equipment, and is in all respects fair and made without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this RFP for the Proposer. In submitting a RFP to the City of Ormond Beach, the Proposer offers and agrees that if the Proposal is accepted, the Proposer will convey, assign or transfer to the City of Ormond Beach all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Ormond Beach. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Proposer.

X _____
AUTHORIZED SIGNATURE (MANUAL)

Rob Dominica
NAME (TYPED)

President
TITLE

04/13/2023
DATED

City of Ormond Beach
Request for Proposals (RFP)
NCP OUTDOOR FITNESS TRAIL
(RFP No. 2023-19)
RFP RESPONSE FORM

THIS RESPONSE IS SUBMITTED TO:

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Ormond Beach, Florida 32174

The undersigned SUBMITTER proposes and agrees, if this Submittal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposal (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth in therein.

SUBMITTER accepts all of the terms and conditions of the General Conditions. SUBMITTER will sign the Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this information, SUBMITTER represents, as more fully set forth in the Agreement, that:

SUBMITTER has examined copies of all the RFP Documents and of the following Addenda:

Addendum Date	Addendum Number
#1	03/24/2023
#2	03/27/2023

Receipt of all of which is hereby acknowledged.

This Submittal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

COMPANY NAME: Playcore Wisconsin, Inc. dba Gametime

VENDOR/CONTRACTOR LICENSE NUMBER: _____

ADDRESS: 150 Playcore Drive SE
Fort Payne, AL 35968

PHONE NO.: 407-331-0101 FAX NO.: 407-331-4720

SUBMITTER'S NAME: Rob Dominica
(Typed or Printed in Ink)

TITLE: President/drp

AUTHORIZED SIGNATURE: I, _____ hereby
(Original signature required in each document)

declare that I have read and fully understand the RFP Documents and, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Submittal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

PROPOSER: PLEASE ENSURE THAT YOU HAVE SIGNED THE RFP RESPONSE FORM OF THIS REQUEST FOR PROPOSAL. OMISSION OF A SIGNATURE ON THAT PAGE MAY RESULT IN REJECTION OF YOUR PROPOSAL.

PlayCore Wisconsin, Inc., d/b/a GameTime
150 PlayCore Drive, SE
Fort Payne, Alabama 35967
Direct telephone: 423/648-5891
Direct facsimile: 423/648-5903
Website: http://www.gametime.com

A PLAYCORE Company

04/13/2023

The City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32147

GAMETIME IS NOT A FIRM OR INDIVIDUAL THAT IS A CERTIFIED MINORITY BISSINESS ENTERPRISE AS DEFINED BY THE FLOIRDA SMALL AND MINORITY BUSINESS ASSISISTANCE ACT OF 1985.

STATE OF ALABAMA

CONTROL NO.
28936

ACCOUNT NO.
551 2023

County
DEKALB

LICENSE NO.
0810

9:22 am JROBERTS

DATE ISSUED		
10	26	22
MO	DAY	YR

LICENSE YEAR
2022 - 2023

ISSUED TO:

GAMETIME
PLAYCORE INC.
P.O. BOX 680121
FORT PAYNE AL 35968

LICENSE TYPE	
STORE LICENSE	
CHAIN STORE LICENSE	
OCCUPATIONAL LICENSE	X

BUSINESS LOCATION:

GAMETIME
150 PLAYCORE DR SE
FORT PAYNE AL 35967

EXPIRES
September 30, 2023

SECTION	BUSINESS TYPE	LICENSE AMOUNT	FEE	PENALTY	CITATION	INTEREST	TOTAL
084-001	contractor over 200,000	$375.00	$1.00				$376.00
087-001	manufacturing 1mil & over	$300.00	$1.00				$301.00

TRANSFER OF LICENSE
Evidence having been adduced before me that a bona fide sale of the business by this certificate has been made by licensee, this license is transferred to said purchaser.

Name of Purchaser

Issuing Authority

Kathleen D. Baxter
State Comptroller

Vernon Barnett
Commissioner of Revenue

Ronnie Osborn, Probate Judge
Issuing Authority

TOTAL	$677.00
OTHER FEE	$0.00
TOT WITH OTHER FEE	$677.00

RENEW LICENSE
OCTOBER 1st THROUGH OCTOBER 31st

DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Foreign Profit Corporation
PLAYCORE WISCONSIN, INC.

Filing Information

Document Number	F07000002689
FEI/EIN Number	39-1720480
Date Filed	05/21/2007
State	WI
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/15/2017

Principal Address

544 Chesnut Street
CHATTANOOGA, TN 37402

Changed: 12/15/2017

Mailing Address

544 Chestnut Street
CHATTANOOGA, TN 37402

Changed: 12/15/2017

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 01/11/2019

Address Changed: 01/11/2019

Officer/Director Detail

Name & Address

Title CEO, President

Roger, Posacki
544 Chestnut Street
CHATTANOOGA, TN 37402

Title CFO, Secretary, Treasurer

RUEGGER, RICHARD E
544 Chestnut Street
CHATTANOOGA, TN 37402

Annual Reports

Report Year	Filed Date
2020	05/04/2020
2021	04/14/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
06/13/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- Reg. Agent Change	View image in PDF format
04/12/2018 -- ANNUAL REPORT	View image in PDF format
12/15/2017 -- REINSTATEMENT	View image in PDF format
05/18/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
02/04/2013 -- ANNUAL REPORT	View image in PDF format
10/02/2012 -- Reg. Agent Change	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
06/23/2009 -- ANNUAL REPORT	View image in PDF format
06/18/2008 -- ANNUAL REPORT	View image in PDF format
05/21/2007 -- Foreign Profit	View image in PDF format

INSURANCE

GameTime has $51 Million in product liability insurance.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/03/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh USA, Inc.
Two Alliance Center
3560 Lenox Road, Suite 2400
Atlanta, GA 30326
Attn: Atlanta.CertRequest@marsh.com / Fax: 212-948-4321
CN102326389-CAS-GALWX-19-20

CONTACT NAME:
PHONE (A/C, No, Ext): FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Evanston Insurance Company	35378
INSURER B : Travelers Property Casualty Company Of America	25674
INSURER C : ACE Property And Casualty Ins Co	20699
INSURER D : The Travelers Indemnity Company of America	25666
INSURER E : National Union Fire Ins Co. of Pittsburgh PA	19445
INSURER F : The Charter Oak Fire Insurance Co.	25615

INSURED
GameTime
A Division of PlayCore WI, Inc.
150 PlayCore Drive SE
Fort Payne, AL 35967

COVERAGES **CERTIFICATE NUMBER:** ATL-00472045-32 **REVISION NUMBER:** 12

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X SIR $250,000 Per Occ. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			MKLV2PBC000367	08/01/2019	08/01/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG POLICY AGGREGATE	$ 2,000,000 $ 100,000 $ EXCLUDED $ 2,000,000 $ 4,000,000 $ 4,000,000 $ 10,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			TJ-CAP-BD897065TIL-19	08/01/2019	08/01/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Comp./Coll. Ded.: $1,000	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 25,000			XODG71549501 001	08/01/2019	08/01/2020	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $
F D B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB-2N106953-19-51-R UB-2N159031-19-51-X UB-7J602089-19-14-G (See Additional Page.)	08/01/2019 08/01/2019 08/01/2019	08/01/2020 08/01/2020 08/01/2020	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ 1,000,000 $ 1,000,000 $ 1,000,000
E	Excess Umbrella			BE 01589931B	08/01/2019	08/01/2020	Each Occurrence Aggregate	15,000,000 15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For Information Only

CERTIFICATE HOLDER

GameTime
A Division of PlayCore Wisconsin, Inc.
150 PlayCore Drive SE
Fort Payne, AL 35967

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE of Marsh USA Inc.
Manashi Mukherjee

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

GameTime's per occurance insurance policy is one of the strongest in the industry. By definition, a Per Occurance policy provides coverage for an accident that occurred during the term of the policy, even if the policy is subsequently changed or terminated. This is superior to a Claims Made policy, which does not provide such coverage. The certificate pictured is for informational purposes only, and may not be current. A copy of the current certificate is available on request.

AnnMarie Keane
Senior Fulfillment Representative, AVP

MARSH

Marsh USA LLC
445 South Street
Suite 210
Morristown, NJ 07962
862-842-1871
annmarie.keane@marsh.com
www.marsh.com

April 12, 2023

Courtney Crawford
Dominica Recreation Products
632 Florida Central Parkway
Longwood, FL 32750

Subject: Bid Bond

Principal: PlayCore Wisconsin, Inc. dba GameTime
Obligee: City of Ormond Beach
Bond Description: Nova Park 2023-19
Bid Amount: Five Percent of Amount Bid (5%)
Bid Date: 04/13/2023
Bid Estimate: $96,735.00

Dear Courtney:

In response to the request dated, 04/11/2023, I am pleased to enclose the above-referenced bond document that is based on the information we received with the request.

Prior to filing with City of Ormond Beach the following items need to be completed:

1. Signed by authorized officer
2. Officer's name and title inserted below signature
3. Corporate seal affixed (if applicable)

As always, the bond document should be re-checked for accuracy before filing with City of Ormond Beach. In the event that the estimated contract price increases more than 10% prior to the bid opening date, please notify our office of the revised amount.

If you have any questions, please feel free to contact me. Thank you for allowing Marsh to service your surety needs.

Sincerely,

AnnMarie Keane
Senior Fulfillment Representative, AVP

Enclosure

BID BOND

Bond No. 35413-BER-23-52

CONTRACTOR:
(Name, legal status and address)
PlayCore Wisconsin, Inc. dba GameTime
150 PlayCore Drive SE
Fort Payne, AL 35967

SURETY:
(Name, legal status and principal place of business)
Berkley Insurance Company
475 Steamboat Road
Greenwich, CT 06830
Inc: Delaware

OWNER:
(Name, legal status and address)
City of Ormond Beach
399 US #1
Ormond Beach, FL 32174

BOND AMOUNT: Five Percent of Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
Nova Park 2023-19

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 12th day of April, 2023.

PlayCore Wisconsin, Inc. dba GameTime
(Principal) *(Seal)*

By

(Title) Brenda Grant, General Counsel

(Witness) Maria Townson, Risk Management

Berkley Insurance Company
(Surety) *(Seal)*

By

(Title) Ann Marie Keane **Attorney-in-fact**
FL License No. E168841

(Witness) Rita Alfano

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010 edition

No. BI-7939i-el

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: ***Kristin S. Bender; Annette Audinot; Kelly O'Malley; April D. Perez; Jessica Iannotta; Megan Schlueter; or Ann Marie Keane of Marsh USA, Inc. of Morristown, NJ*** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.$50,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 31st day of January, 2022.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Attest:

By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 31st day of January, 2022, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

_____
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Given under my hand and seal of the Company, this 12th day of April, 2023.

_____
Vincent P. Forte

City of Ormond Beach
Request for Proposals (RFP)
NCP OUTDOOR FITNESS TRAIL
(RFP No. 2023-19)
CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[✓] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

2.

[✓] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

Playcore Wisconsin, Inc. dba Gametime
COMPANY NAME

AUTHORIZED SIGNATURE

Rob Dominica
NAME (PRINT OR TYPE)

President/drp
TITLE

04/13/2023
DATE

CITY OF ORMOND BEACH, FLORIDA
Request for Proposals (RFP)
NCP OUTDOOR FITNESS TRAIL
(RFP No. 2023-19)
DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" SUBMITTALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Playcore Wisconsin, Inc. dba Gametime
Company Name

Authorized Signature

Rob Dominica
Print Name

President/drp
Title

E-Verify

Contractor Affidavit

Florida Statute, §448.095 (2020) General Labor Regulations

By executing this affidavit, the undersigned contractor verifies its compliance with Fla. Stat. §448.095, stating affirmatively that the individual. firm or corporation which is engaged in the physical performance of services on behalf of The City Ormond Beach , has registered with, is authorized to use, and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in Fla. Stat. §448.095. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by Fla. Stat. §448.095. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

131211
Federal Work Authorization User Identification Number

Playcore Wisconsin, Inc. dba Gametime
Name of Contractor

Nova Community Park - Outdoor Fitness Trail
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on April 13, 2023 in Longwood (city), FL (state).

Signature of Authorized Officer or Agent

Rob Dominica
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 13th DAY OF April, 2023.

NOTARY PUBLIC

My Commission Expires:
07/26/2025

NOTARY PUBLIC STATE OF FLORIDA
COURTNEY L. CRAWFORD
Commission # HH 156051
Expires July 26, 2025
Bonded Thru Budget Notary Services

I E-Verify

Tab 2 - EXPERIENCE

PlayCore Wisconsin, Inc., d/b/a GameTime
150 PlayCore Drive, SE
Fort Payne, Alabama 35967
Direct telephone: 423/648-5891
Direct facsimile: 423/648-5903
Website: http://www.gametime.com

A PLAYCORE Company

04/13/2023

The City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

EXECUTIVE SUMMARY AND PROJECT OVERVIEW
Nova Community Park – Outdoor Fitness Trail
RFP: 2023-19

The GameTime Division of PlayCore Wisconsin, Inc., a wholly owned subsidiary of PCH Holdings, Inc., acting in collaboration with Dominica Recreation, Inc. and Copponex Group, Inc. is pleased to submit the accompanying proposal to manufacture, furnish and install GameTime playground equipment in accordance with the terms and conditions for The City of Ormond Beach, Nova Community Park – Outdoor Fitness Trail. As demonstrated GameTime is fully qualified to provide design, equipment, certified staff, and supervision services to meet the requirements to build for The City of Ormond Beach.

GameTime has been manufacturing commercial playground apparatus continuously since 1929. The GameTime Division is a vertically integrated company with extensive design, manufacturing, distribution, and installation capabilities. With 400,000 sq. ft. under the roof on an 81-acre facility devoted solely to the manufacture of playground equipment, GameTime is well equipped to handle orders of any size. Seasonal weekly production can exceed $2,750,000. The daily inventory often exceeds $6,000,000. GameTime does all metal fabrication, rotationally molded plastic, PVC coating, and powder coating "in-house". GameTime is an ISO 9001:2008 and 14001:2004 Certified facility. Once an order is entered and accepted, GameTime can deliver equipment within 55 to 60 days.

GameTime currently employs 500 people at its Fort Payne facility in the design and manufacturing of commercial playgrounds and recreation equipment. Our staff includes five industrial designers, four product managers, three structural engineers, and ten CAD operators in our product development, design, and processing groups. GameTime office staff total 112. Additionally, we collaborate with a few consultants in key areas. GameTime products are distributed in the United States by a

network of 13 domestic independent sales organizations; employing 127 sales and 98 support personnel. Seventeen international distributors market GameTime products worldwide.

Dominica Recreation, Inc. (DRP), 800-432-0162, the exclusive GameTime regional sales representative in Florida. Their offices are located at 632 Florida Central Parkway, Longwood, FL. Rob Dominica, President of DRP, robd@gametime.com will be providing all pre-sale, post-sale, on-site service, and project management. Representing GameTime since 1968, the DRP organization is well versed in all aspects of playground sales and support from creating site and client-specific ASTM, CPSC, and ADA-compliant play area designs utilizing GameTime's proprietary GTCad software; managing professional turnkey installations employing the DRP Five Star Plus Certified Installation process; coordinating manufacturing and installation scheduling; contract administration; and providing technical support for field service and replacement parts. The DRP Group attends "GT College" annually and seminars throughout the year to learn the latest in product improvements and new design, computer technology, safety compliance, risk management, installation techniques, ADA requirements, and related topics. DRP employs NPSI-certified playground safety inspectors (CPSI); provides local on-site playground design services; furnishes CPSI safety audits; equipment selection consultations; safety surfacing materials; and installation by "factory-certified" installers for complete "turnkey" packages.

GameTime installation-supervision services will be provided by Copponex Group; a GameTime factory-certified installer headed by Greg Copponex, who has more than 38 years of experience in the playground industry. Copponex Group has installed over 6,000 playgrounds in Florida and Georgia. Operating three fully equipped installation crews, Copponex Group can maintain tight scheduling.

GAMETIME DIVISION

Donald R. King
Director of Sales Administration

PlayCore Wisconsin, Inc., d/b/a GameTime
150 PlayCore Drive, SE
Fort Payne, Alabama 35967
Direct telephone: 423/648-5891
Direct facsimile: 423/648-5903
Website: http://www.gametime.com

A PLAYCORE Company

MANAGEMENT TEAM

Territory Sales Manager- Steve Larson. Steve serves 27 counties throughout North Florida for Dominica Recreation Products/GameTime. With an in-depth, consultative approach, Steve works directly with each project contact and conveys the vision, requirements, budget, and specifications with our project managers to create a design that is comprehensive and exciting.

Project Manager- President DRP-Registered Authorized Officer for all GameTime contract sales in Florida, Rob Dominica. Rob has been managing projects since 1995. Member of ASTM Committee on Public Playground Equipment and a NPSI certification holder. He will design and make sure that all the playgrounds are ADA compliant and that the design is done with the City's wishes and requirements in mind. He makes sure that the proper equipment is ordered, and all drawings are complete and ready to submit for permitting.

Contract Administrator- Courtney Crawford. Courtney will help with all contract requirements including Certificates of Insurance, building permit application, NOC. Being in contact with the city on any forms required for permits. Helping to coordinate from sales to installation.

Supervisor of Installation- Greg Copponex. Greg has supervised the installation of over 10,000 playgrounds in Florida and Georgia over the past 15 years. Copponex Group is the certified GameTime installer for the state of Florida and Georgia. Greg's crews are certified, badged in the state of Florida and Georgia and have been installing playgrounds for 10 plus years.

PLAYCORE
Building communities through play

drp Dominica Recreation Products

NOTICE TO ALL –

The Copponex Group is a licensed and certified installer for PlayCore Branded Products. They have passed their training seminar and have provided all necessary insurance certificates to be listed as the certified installer. Valid January 2022 through January 2024.

The brands and products **The Copponex Group** is certified to install include (but are not limited to) :

GameTime
GTFit
GTImpax
PlayWorx
UltraSite
UltraPlay
UltraShade
UltraShelter
Bark Park
GT Grandstands
Everlast Climbing Walls
Dero Bicycle Racks

Signed and certified

Robert Dominica
President/DRP

4/10/2023
Date

P.O. Box 520700 • Longwood, FL 32752-0700
800-432-0162 • fax 407-331-4720
www.playdrp.com • drp@gametime.com

GameTime

A PLAYCORE Company

drp Dominica Recreation Products

Cobb County Parks & Recreation

1792 County Services Parkway, Marietta, GA 30008

Michael Brantley (P): 770-528-8827 (E): Michael.brantley@cobbcounty.org

Windy Hill Community Center - Installed November, 2019 $440,972.77

P.A.R.K.S. COBB COUNTY







GameTime
A PLAYCORE Company

drp Dominica Recreation Products

Boca Raton Parks & Recreation

2500 N.W. 1st Avenue Boca Raton, FL 33431

Drew Legnanik Ph: 561-239-0230 E: dleganik@ci.boca-raton.fl.us

El Rio Park- Installed July 2020 $431,998.63



GameTime
A PLAYCORE Company

drp Dominica Recreation Products

Effingham County Parks and Recreation

808 Hwy 119 S, Springfield, GA 31329

Ryan Sanders - 912-754-6339 - rsanders@effinghamcounty.org

Clarence Morgan Sports Complex - Installed 2018 $340,769.64







Tab 3 – PROPOSED FITNESS EQUIPMNET STATIONS AND CONFIGURATION

Sit-Up/Back Extension



Users perform crunches and sit-ups on one side of the station by placing knees over the cross-bar, feet under the foot stops, lying back on the body plate and raising themselves up using their abdominal muscles. Back extensions are performed by placing thighs against the front cushions on the other side of the station and raising your body using the lower back muscles. Also...

Features and Benefits:

- Combines two different core exercises in a single, space-saving design
- An affordable way to add a core strength element to your outdoor fitness park
- Constructed of durable, recyclable materials and backed by the industry's leading warranty

Model: 13561i
Use Zone: 5'10" X 11'
Fall Height: 4'
Age Group: 13+ Years

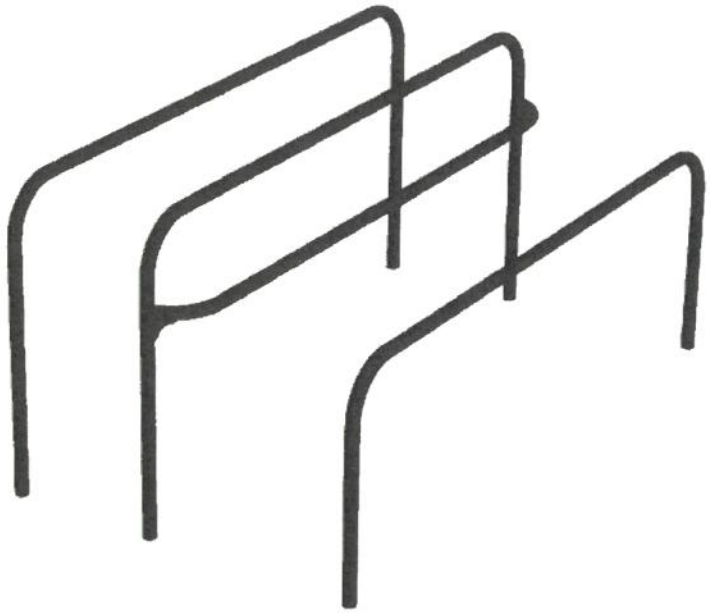
Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

Accessible Parallel Bars



Developed in partnership with New York City Parks Department and physical therapists from Mount Sinai Hospital, the Accessible Parallel Bars allow adults who use a mobility device to perform upper body exercises alongside their peers. The lower set of bars is 34" above the ground and designed for a user to pull him/herself and the mobility device into the bars.

Features and Benefits:

- Compact design shares space with standard parallel bars to promote inclusive fitness experience
- Provides an accessible, upper body workout
- Product requires impact attenuating surfacing to comply with ASTM F3101-15.

Model: 15504
Use Zone: 16' X 16'
Age Group: 13+ Years

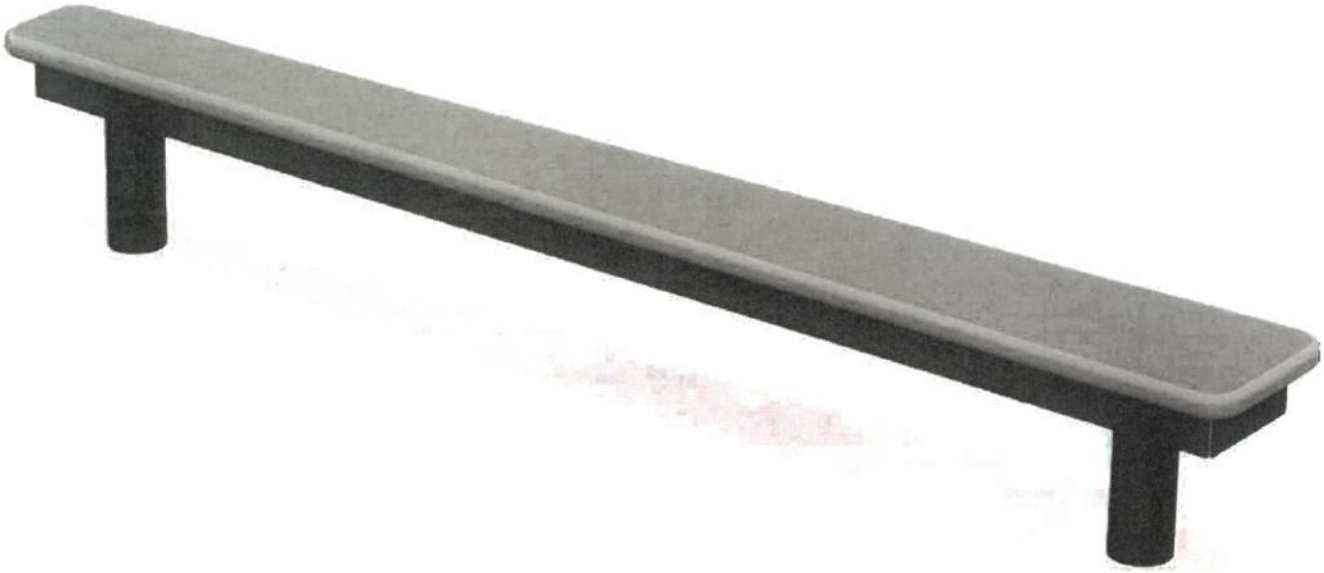
Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

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Complies with ASTM standards before it leaves the factory.

Balance Plank Station



Our Balance Plank is a versatile addition to any outdoor fitness park. The graduated design allows beginning users to use the wide end as they develop their sense of balance, while advanced users can challenge themselves using the narrow end. The textured surface provides excellent traction while you perform multiple balance, strength and flexibility exercises.

Features and Benefits:

- Versatile product that creates a wide range of balance and flexibility exercises
- Graduated design offers opportunities for beginner and advanced users
- Textured HDPE surface provides excellent traction and helps prevent slips
- Constructed of durable, recyclable materials and backed by the industry's...

Model: 13279
Use Zone: 7' X 10'5"
Fall Height: 4'
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

Captains Chair









Muscular fitness is a key component of a well-rounded fitness program. Captain's Chair is a compact strength training station designed to enhance muscular fitness of upper arms, chest, and abdominals. Provides multiple exercise opportunities, including knee raises, leg raises, dips, and crunches. Also available in surface mount version (#13560S).

Features and Benefits:

- Assist platform doubles as ankle support for sit-ups
- Twin PVC handles for upper arms and chest workouts
- Roomy polyurethane arm-rest pads accommodate a wide range of users

Model: 13560i
Use Zone: 10'7" X 8'6"
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

Cardio Walker









The Cardio Walker is an ideal solution for anyone seeking a low-impact aerobic workout in a park or along a fitness trail. Place your feet on the large slip-resistant platforms, grip the handlebar and move your legs forward and backward. The Cardio Walker provides an effective workout for people of all fitness levels. Also available in surface mount version (#13562S)

Features and Benefits:

- A fun, low-impact aerobic workout for people of all fitness levels
- Wide handlebar allows users to grip the front or side of the bar for support during exercise
- Strengthens lower body muscles and improves cardio fitness

Model: 13562i
Use Zone: 11'3" X 10'9"
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

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Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

Chin-Up Combo



Combination Chin-Up station is designed with unique handgrip curvature to provide multiple degrees of challenge. The combo version is designed to accommodate multiple users at a time and is appropriate for users of different heights. Install alone or with other components on a shared upright to create multiple workout stations in a compact design. Also available as surface...

Features and Benefits:

- Handgrip curvature offers multiple grip positions to vary your workout and challenge level
- All-steel design and powder-coated finish is weather-resistant and well-suited for any climate
- Provides an excellent muscle strength workout and enhances upper body strength

Model: 13585i
Use Zone: 6'9" X 10'11"
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

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Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

GameTime
A PLAYCORE Company

Combination Hub



The Combination Hub helps the user build endurance and strength. Users have the ability to perform Push-Up, Chin-Up, Horizontal Row & Plyometric Jumps on a single system to achieve a greater level of functional fitness. Also available in surface mount version (#13590S).

Features and Benefits:

- Design features (2) Chin-Up Stations, (1) Push-Up Station, (1) Horizontal Row Station & a Plyometric Station
- All-steel design and powder-coated finish is weather-resistant and well-suited for any climate
- Handgrip curvature offers multiple grip positions to vary your workout and challenge level

Model: 13590i
Use Zone: 11'3" X 21'4"
Fall Height: 8'
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

Push-Up Combo









Designed with guidance from an exercise physiologist to create the optimum push-up experience, our Push-Up Combo features a unique hand grip curvature to create multiple challenge levels. Install alone or with Chin-Up station or other fitness products on a shared upright for a compact, space-saving design.

Features and Benefits:

- Provides an excellent muscle strength workout and enhances upper body strength
- Hand grip curvature offers multiple grip positions to vary your workout and challenge level
- All-steel design and powder-coated finish is weather-resistant and well-suited for any climate
- Constructed of durable, recyclable...

Model: 13589i
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

GameTime
A PLAYCORE Company
1-800-235-2440
ISSUED/REVISED: 12/2/20

13565
USAGE/WARNING LABEL
SIGN POST

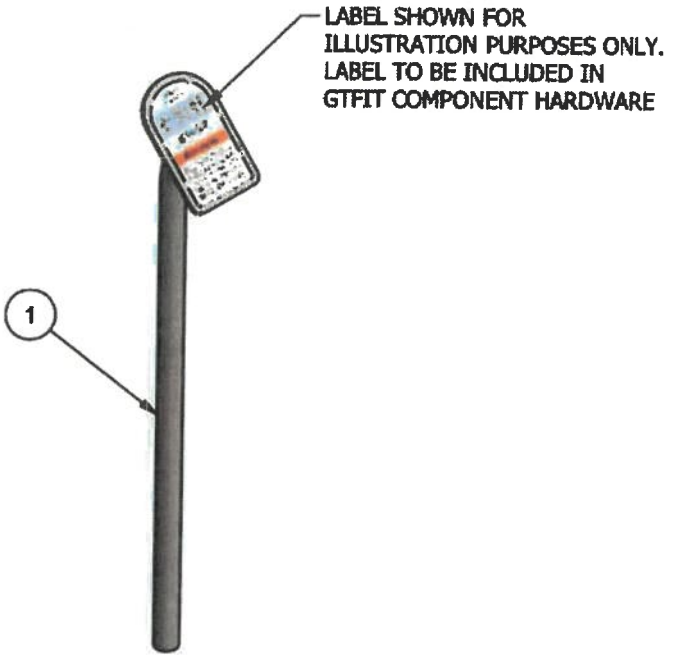
⬡ = INSTALLATION DETAIL

◯ = PARTS LIST REFERENCE

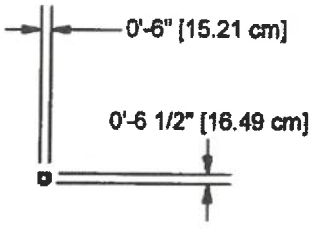
INSTRUCTIONS

1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the installation booklet; follow all the instructions during installation.
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

SIGN MUST BE OUTSIDE MAXIMUM SPACE IN WHICH THE USER AND EXERCISE EQUIPMENT COMPONENTS TRAVERSE WHEN THE EQUIPMENT IS OPERATED.



ASSEMBLY DRAWING



TOP VIEW

Custom Fiberglass Sign - 1 Sided



Custom Fiberglass Sign is an educational activity for our Play Trails line that all ages can enjoy. The sign describe a trails' themed play pocket or can act as an educational sign for a playground.

Features and Benefits:

- Adds character and theming to the playground
- Encourages exploration and curiosity
- A great way for parents to engage reading skills with children
- Highly visable, large text allows for inclusive readability

Model: 5035
Age Group: 2 to 5 Years
Age Group: 5 to 12 Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

Designing award-winning playgrounds since 1929.

Certified Installer Network - GameTime trained for GameTime playgrounds.

Complies with ASTM standards before it leaves the factory.

WARRANTY

GameTime offers a comprehensive warranty on all of our products.

For the purpose of this warranty, "lifetime" encompasses no specific term of years, but rather that the Seller warrants to its original customer for as long as the original customer owns the product, and uses the product for its intended purpose, that the product and all its parts will be free from defects in material and manufacturing workmanship.

- **Lifetime limited warranty** on PowerScape®, PrimeTime®, Xscape® & IONiX® and Modern City® uprights.
- **Lifetime limited warranty** on Tru-Loc® connections and upright bolt-through connections.
- **Lifetime limited warranty** on all hardware.
- **Twenty-Year limited warranty** on Timber Décor & Timbers recycled plastic lumber.
- **Fifteen-Year limited warranty** on metal decks, pipes, rungs, rails, loops, braces, and footbucks.
- **Fifteen-Year limited warranty** on rotationally-molded products.
- **Fifteen-Year limited warranty** on VistaRope™ nylon bearings and ring junction pieces.
- **Ten-Year limited warranty** on GTFit®, THRIVE® and Challenge Course posts & bars.
- **Ten-Year limited warranty** on site furnishings against structural failure.
- **Ten-Year limited warranty** on SunBlox products.
- **Ten-Year limited warranty** on fiberglass and DHPL signage.
- **Ten-Year limited warranty** on VistaRope™ WeaveTech™ cables.
- **Five-Year limited warranty** on Tuff Forms® structures, including TuffCrete and PolyShield.
- **Five-Year limited warranty** on nylon-covered cable net climbers and components.
- **Five-Year limited warranty** on GT Symphony Freenotes™ Harmony Park components.
- **Five-Year limited warranty** on Super Seats.
- **Five-Year limited warranty** on premature wear of VistaRope cables.
- **Three-Year limited warranty** on EveryBODY Plays® polyurea coated foam & rubber strips.
- **Three-Year limited warranty** on SaddleMates rubber and "C"-springs.
- **Three-Year limited warranty** on rubber seat and rubber mats for net events.
- **One-Year limited warranty** on Challenge Course timing components.
- **One-Year limited warranty** on all other GameTime products.

TO THE EXTENT PERMITTED BY LAW, THESE WARRANTIES ARE EXPRESSLY IN LIEU OF ANY OTHER IMPLIED OR EXPRESSED WARRANTIES OR REPRESENTATIONS BY ANY PERSON, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS. Warranties do not cover damage caused by vandalism or abuse. Warranty claims must be filed within the applicable warranty period and accompanied by a copy of the original invoice or GameTime invoice number.

Color Options

GameTime
A PLAYCORE Company

Metal

White
Champagne
Metallic
Starlight
Black
Bronze
Beige
Brown
Dark Green
Green
Light Green
Spring Green
Blue
Sky Blue
Periwinkle
Royal Purple
Burgundy
Red
Orange
Butterscotch
Yellow

Plastic

Champagne
Beige
Green
Light Green
Spring Green
Dark Blue
Blue
Sky Blue
Periwinkle
Royal Purple
Red
Orange
Yellow

HDPE

Dolphin Gray
Black
Beige
Brown
Green
Spring Green
Blue
Sky Blue
Purple
Burgundy
Red
Orange
Yellow

2 Color HDPE

White/Black
Dolphin Gray/Black
Black/White
Beige/Green
Brown/Beige
Green/Beige
Green/White
Spring Green/White
Blue/Beige
Sky Blue /White
Red/White
Yellow /Black

Shade

Khaki
Graphite
Cloud
Sand
Evergreen
Azure
Aquamarine
Tree Frog
Deep Sea
Sky
Lilac
Mesa
Dandelion

NEW! VistaRope Standard



NEW! VistaRope Custom



*Colors for VistaRope products only. All standard GameTime ropes are black

Decks



Special Rock



Wallcano® Handholds



Site Recycled Plastic Lumber



All colors are approximate. Contact your GameTime representative for color samples.

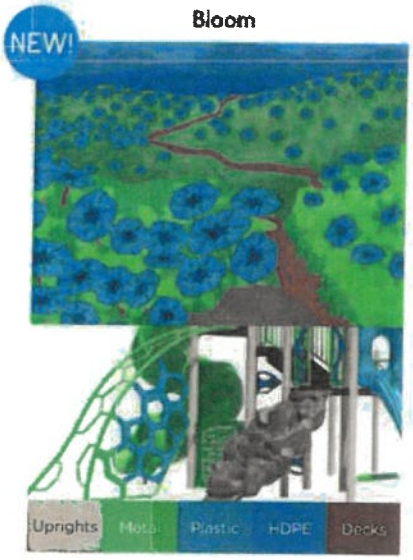
Arctic



Bayou



Bloom



Jungle

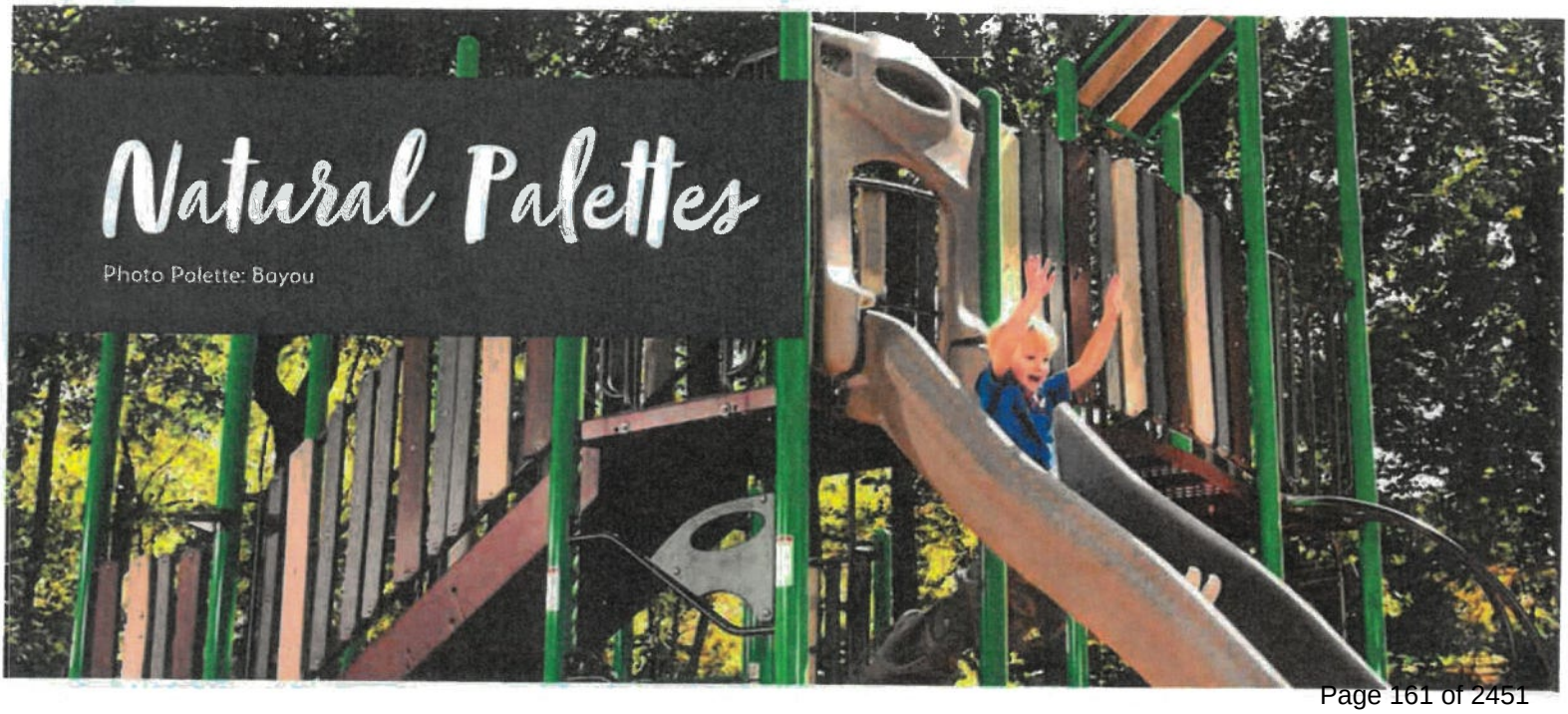


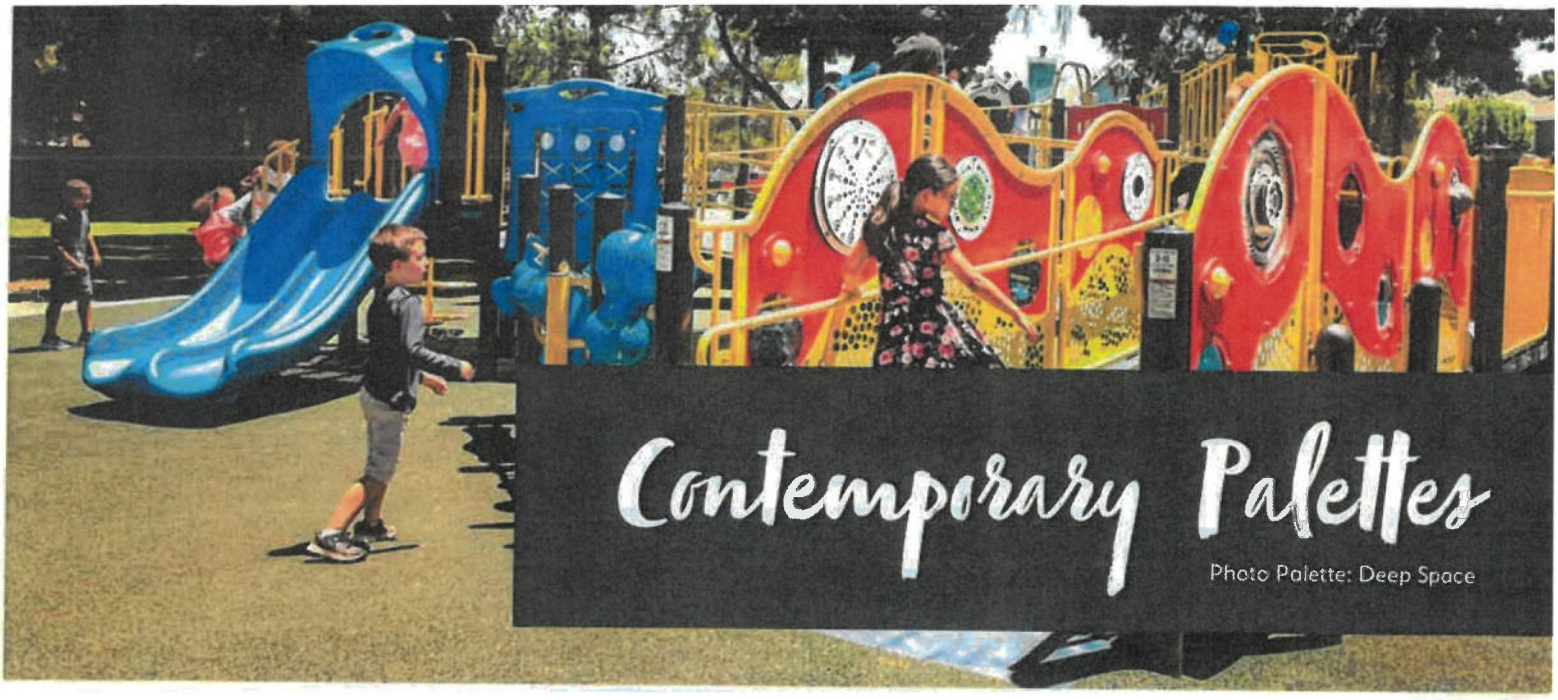
Malibu



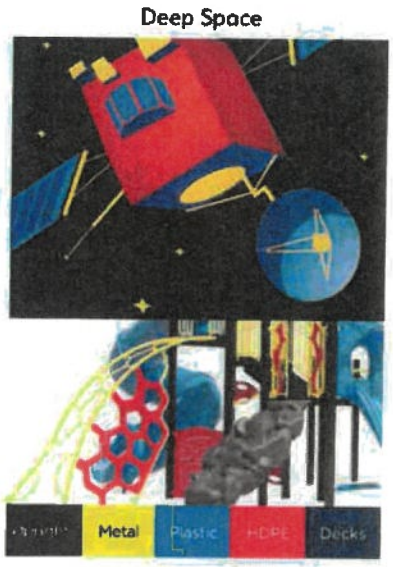
Rainforest






Contemporary Palettes
Photo Palette: Deep Space


Avalon
NEW!
Uprights
Metal
Plastic
HDPE
Decks


Deep Space
Metal
Plastic
HDPE
Decks


Emerald
Uprights
Metal
Plastic
HDPE
Decks


Papaya
Uprights
Plastic
HDPE
Decks


Whimsy
NEW!
Uprights
Plastic
HDPE
Decks


Wisteria
Uprights
Metal
Plastic
HDPE
Decks

Allegiance



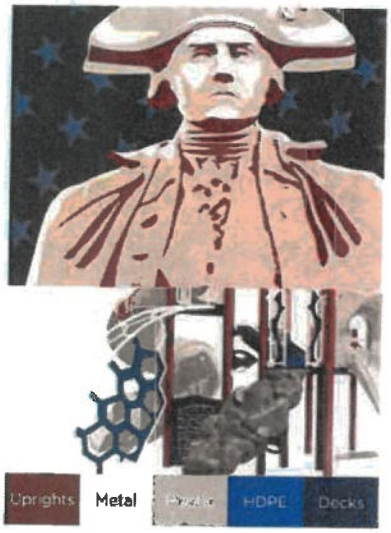
Jellybean



Jovial



Patriotic



Shine



NEW!

Sunrise





Tab 4 – WRITTEN PROPOSAL & PROJECT SCHEDULE

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

04/06/2023
Quote #
105003-01-01

Nova Park Bid

Ormond Beach Parks & Recreation
Attn: Robert Carolin
399 U.S. #1
Ormond Beach, FL 32174
Phone: 386-676-3279
Fax:386-676-3367
robert.carolin@ormondbeach.org

Ship to Zip 32174

Qty	Part #	Description	List $	% Disc.	Selling $	Ext. Selling $
		• All final locations to be determined on site with owner and installers				
1	5035	GameTime - Custom Fiberglass Sign 1S	$2,466.00	18.00	$2,022.12	$2,022.12
1	13279	GameTime - Balance Plank Station	$421.00	20.00	$336.80	$336.80
1	13560I	GameTime - Captain'S Chair - In-Ground Mount	$4,692.00	20.00	$3,753.60	$3,753.60
1	13561I	GameTime - Sit Up/ Back Extension	$5,881.00	20.00	$4,704.80	$4,704.80
1	13562I	GameTime - Cardio Walker (In Ground)	$5,910.00	20.00	$4,728.00	$4,728.00
1	13585I	GameTime - Chin Up Hi Lo Combo In Ground	$3,186.00	20.00	$2,548.80	$2,548.80
1	13589I	GameTime - Push Up Hi/Lo In ground	$2,462.00	20.00	$1,969.60	$1,969.60
1	13590I	GameTime - Combo Fitness Hub In ground	$6,037.00	20.00	$4,829.60	$4,829.60
1	15504	GameTime - Parallel Bar (Accessible)	$1,997.00	20.00	$1,597.60	$1,597.60
2	13565	GameTime - Fitness Sign Post For Sticker	$293.00	20.00	$234.40	$468.80
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*			$10,800.00	$10,800.00
1230	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.)- *Does not include removal of spoils, to be spread somewhere at the park*			$1.40	$1,722.00
410	Curb	GT-Impax - Concrete Curb (ln. ft.)- *6" Wide - Not Reinforced*			$38.54	$15,801.40
1230	Crush	GT-Impax - Crushed & Compacted Stone Sub-Base (sq. ft.)- *Installed per specification of Unitary Surfacing requirements.*	$5.86	10.07	$5.27	$6,482.10
1230	Poured-8	GT-Impax - Poured Rubber Surfacing - 8' fall height- *50% Standard Color - Aromatic Binder - 3.5" Thick with 1/2" EPDM wear course cap - 5-year warranty*	$27.93	11.85	$24.62	$30,282.60
1	Sealed	5-Star Plus - Signed/Sealed FBC 2020 7th Ed Building Code Drawings			$1,250.00	$1,250.00
1	Permits	5-Star Plus - Building Permits- ***Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.***			$1,400.00	$1,400.00
					Sub Total	$94,697.82
					Freight	$2,037.54
					Total	$96,735.36

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

04/06/2023
Quote #
105003-01-01

Nova Park Bid

This quote was prepared by Rob Dominica, President.
For questions or to order please call - 800-432-0162 ext. 113 robd@gametime.com

Due to supply chain issues, and availability of some products. ALL orders are shipping in approximately 10-12 weeks, from date of accepted order. Some orders depending on specific items may take longer. Not until an order is in the system and processed can we give an expected ship date. In addition, labor shortages may cause installation dates to be extended. It is difficult to provide exact days for delivery and installation at time of order.

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.
All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.
For more information on the Omnia Partners / U.S. Communities contract please visit Omnia Partners Public Sector GameTime

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are needed and are also not included unless specifically listed in pricing. Any costs for muncipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **150 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the muncipality level). It is expected that the owner will provide approved site plans of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. **The permit process can not begin until appropriate and current site plans are provided by owner.** If there are no current surveys or site plans available, the owner may be required to obtain a new survey for the permit. This is the responsibility of the owner to obtain. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

Installation Terms: Shall be by a Certified Installer. The installer is an indepedent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

Unitary Surfacing Notes : The installer of the Unitary Surfacing (Poured, Bonded, Turf, Tiles) is not the same installer of the playground equipment. However, your certified equipment installer will coordinate the timing of the unitary surfacing installation, but more than likely they will not be on-site at the time. They will continue to be your contact should you have any questions. Security is needed to protect surfacing at night or after installation as the product set. Normally it is not needed or a concern, however in some areas additional security is needed to prevent vandalism. **Security is not included.** Vandalism will be the responsible of the owner.

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$96,735.36**

All Fitness Equipment Compliant with ASTM F3101-21a For Ages 13+

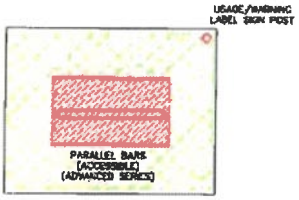
Training Envelope - No OVERLAP

Use Zone - Overlap Allowed

Fitness Types Present on this Design :
Aerobic Fitness
Balance
Core Fitness
Flexibility
Muscle



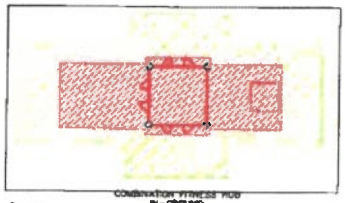
Station 1
100 sq. ft.
42 in. ft.



Station 2
165 sq. ft.
52 in. ft.



Station 3
170 sq. ft.
54 in. ft.



Station 4
300 sq. ft.
74 in. ft.



Station 5
155 sq. ft.
50 in. ft.



Station 6
90 sq. ft.
40 in. ft.



Station 7
140 sq. ft.
50 in. ft.



Station 8
110 sq. ft.
48 in. ft.

GameTime
A PLAYCORE Company

ISO 9001 CERTIFIED

150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

Nova Community Park

Representative
Dominica Recreation Products

This play equipment is recommended for children ages 13+

Minimum Area Required:

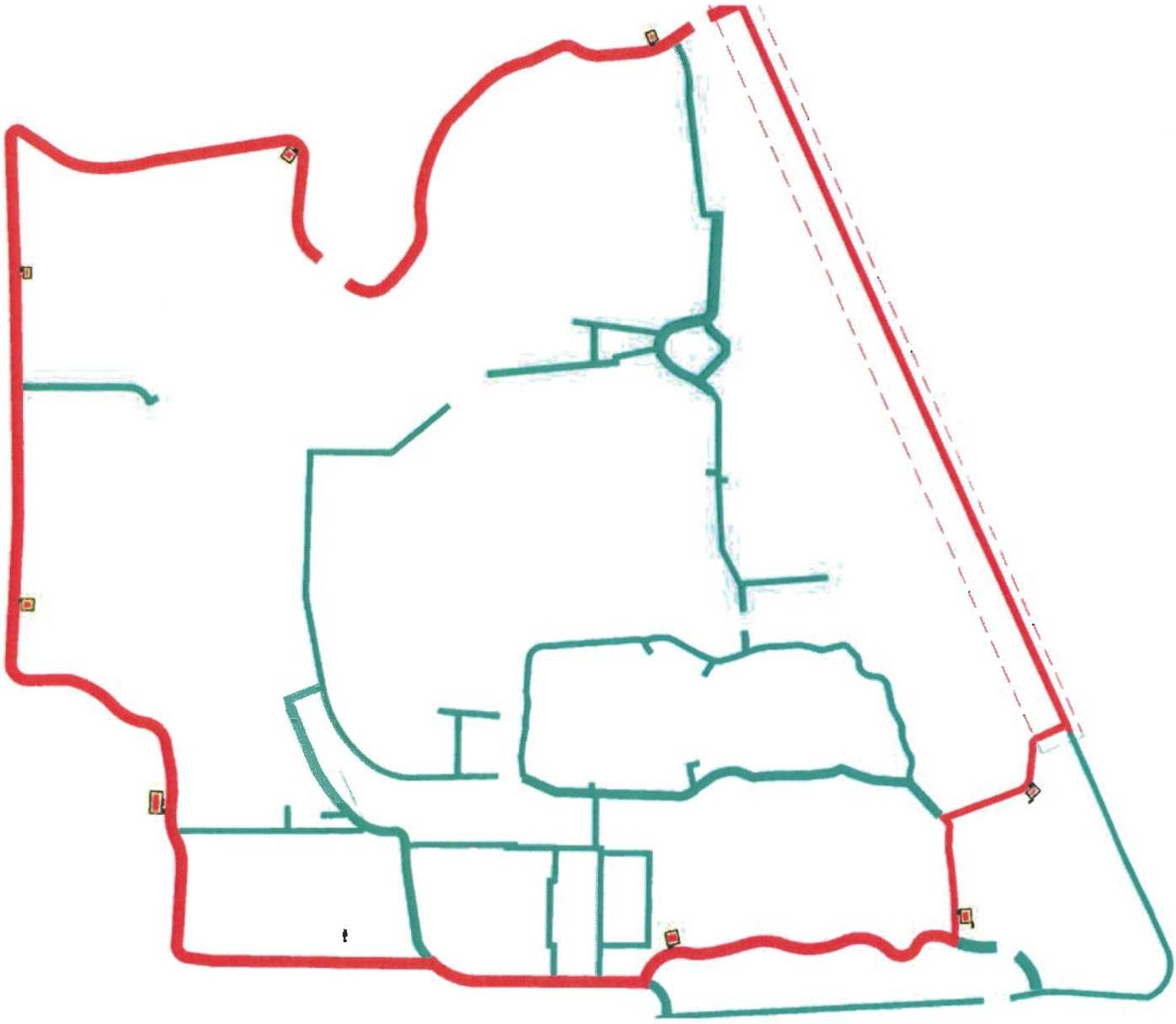
Scale:
This drawing can be used only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:
Rob

Date:
4-8-23

Drawing Name:
GT Nova



COMPLIANCE

Industry standards set a minimum level that playground manufacturers must meet. We meet or exceed those standards, because we understand that the ultimate playground offers peace of mind, as well as playful experiences.

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

Several key people at GameTime, including our Manager of Compliance and Standards, serve on the ASTM committee that sets the standards for the entire playground industry. GameTime products conform to that standard, ASTM F1487- 07, the Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

CPSC

The Consumer Product Safety Commission is an independent agency within the United States Federal Government with the authority to inform the public of current product safety performance information and recommended practices. The CPSC first published their guidelines for public playgrounds in 1981 and have updated their publication since then. The current CPSC Handbook for Public Playground Safety, publication #325, is an excellent guide for owners and operators of public play environments.

IPEMA EQUIPMENT CERTIFICATION

GameTime is one of the founding members of IPEMA, and several of our people serve as board members, committee members and chairpersons of the association. In the interest of public playground safety, IPEMA provides a 3rd party certification, to validate conformance to established standards. Our use of the IPEMA seal is your assurance that GameTime has received written validation from an independent lab that the products associated with the seal conform with the ASTM standard, as well as the Canadian CSA standard CAN Z-614. A list of our validated products may be found on the IPEMA website, www. ipema.org.

IPEMA SURFACING CERTIFICATION

GameTime's GT Impax product provides you with the assurance that our surfacing has been certified as compliant to the appropriate ASTM standard. In the interest of public playground safety, IPEMA provides a third party certification to validate a manufacturer's conformance to the ASTM F-1292-99 Standard Specification for Impact Attenuation of Surface Systems Under And Around Playground Equipment. The use of the IPEMA Certification Seal signifies that the manufacturer has received written validation from the independent laboratory that the product associated with the use of the seal conforms with the requirements of ASTM F1292-99. A complete list of our validated products may be found on the IPEMA website at www.ipema.com.

ADA

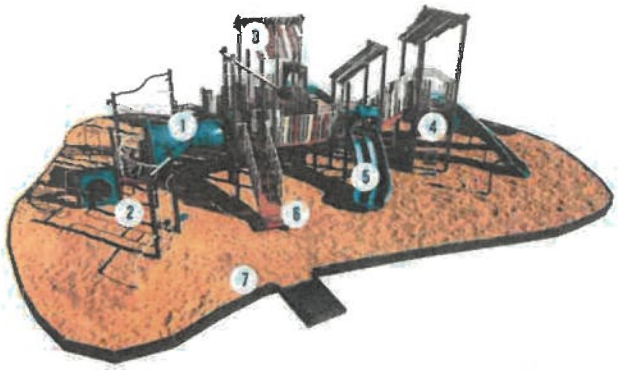
GameTime is the only manufacturer to have a lab partnership with an Institute for children with special needs, so that we can develop and test our accessible products before bringing them to market. GameTime is the only manufacturer to meet accessibility guidelines on all of its pre-designed PowerScape and PrimeTime playground plans. We also recommend accessible surfacing options. For more information, log on to www.access-board.gov

ISO 9001:2000

GameTime is the first playground manufacturer to obtain the ISO9001:2000 standard. In order to obtain this certification, the company's manuals, policies, objectives and quality procedures are closely examined during a surveillance audit by ISO representatives. Strict attention is paid to policies and procedures in manufacturing, communication channels, system monitoring, customer relations and order processing, which are reviewed for consistency and standards. Companies who meet the standard are awarded the ISO designation.

TUV

An international organization that is a European Union Notified and Competent Body, providing testing and certification. Use of the TUV seal demonstrates that products have passed a comprehensive testing procedure based upon the European Harmonized Standard for Commercial Playground Equipment, and that the GameTime plant is regularly monitored by TUV.



1. 100% recyclable plastics are manufactured using efficient processes
2. Steel tubing is 100% recyclable and contains 50% post-consumer recycled materials
3. 100% recycled plastic lumber
4. Aluminum uprights are 100% recyclable and contain 65% pre-consumer and 10% post-consumer recycled content
5. 100% recyclable plastics
6. Steel decks and stairs are 100% recyclable and contain 30% pre-consumer and 68% post-consumer recycled content
7. 100% recycled plastic curbs

ENVIRONMENTAL RESPONSIBILITY

Environmentally responsible play systems that last for decades, not years.

OUR PLAYGROUNDS ARE DESIGNED FOR FAMILIES AND TO MINIMIZE THE IMPACT ON THE PLANET WHERE WE PLAY.

It's our responsibility to act as stewards of our planet and its natural resources. It's also our mission to create fun, active, and innovative places for families to gather and play. Our environmental sustainability efforts are intended to help ensure children of today can take their grandchildren to playgrounds in the future. Our approach to stewardship and sustainability encompasses every aspect of our company - from the way we manufacture our products to how we do business. Children learn many valuable life skills on playgrounds. We've learned some important lessons, too. We continuously strive to be environmentally responsible and to make sure future generations benefit from our efforts.

RECYCLING (ANNUAL)

Cardboard: 28.55 tons
Paper: 12.25 tons
Scrap plastics: 37,586 lbs.
Computer equipment: 5,526 lbs.
Plastic bottles: 23,850
Fluorescent bulbs: (4') 428
Ballasts: 83 lbs.
Fork lift batteries: 48 lbs.
PVC trimmings: 1,681 lbs.
Steel: 2,791,275 lbs.
Aluminum: 27,965 lbs.
Cartridges: 260
Trash can lids: 220 lbs.
Polyurea (liquid): 100 gal.

125,000 INDIVIDUAL PARTS
400,000 SQUARE FEET
ONE ENVIRONMENTAL COMMITMENT

- We work with our suppliers to source the most environmentally preferable materials for our products.
- We include as much pre-consumer and post-consumer recycled content in our products as possible – without compromising the quality, durability, and performance.
- We're updating light fixtures, upgrading air compressors, and conducting energy audits because every small improvement leads to significant reductions in our overall environmental impact.
- We've implemented a variety of initiatives to reduce water consumption in our facilities, including the use of high-efficiency technology for product painting and washing.
- We recycle the vast majority of waste at our manufacturing facility, including 100% of manufacturing process waste like scrap metal, rotationally molded plastic and paper. We recycle the majority of our administrative waste, too.



ADULT OUTDOOR FITNESS PARKS

National Demonstration Sites

ADULT FITNESS NATIONAL DEMONSTRATION SITES

Research demonstrates that Outdoor Adult Fitness Parks can serve as critical health solutions by making physical activity more available, accessible, affordable, and enjoyable.

PlayCore partnered with Dr. Michael Suk, Chairman of Orthopaedic Surgery at Geisinger Health System; Dr. Gary Liguori, Dean of College of Health Sciences, University of Rhode Island; and Dr. Thom McKenzie, Professor Emeritus, San Diego State University to develop evidence-based best design practices for meaningful outdoor adult fitness destinations.

This designation recognizes communities that advocate for and utilize Outdoor Adult Fitness Parks as critical health solutions for improving health and overall wellness through a well-rounded workout and reduce sedentary lifestyles. Adult Fitness National Demonstration Sites align to health benefits and total body fitness. Together, these elements can help engage participants in substantially more moderate to vigorous physical activity.

EVIDENCE-BASED DESIGN

Your project thoughtfully meets the following design best practices:

- A design typology that meets the space requirements, usage goals, and site-specific needs
- Outdoor adult fitness equipment that offers aerobic, muscle/strength, core, balance, and flexibility health benefits to provide a well-rounded workout.
- Adheres to safety and industry standards in regards to surfacing, accessibility, signage, and equipment configuration.

NATIONAL DEMONSTRATION SITE BENEFITS

High-quality play environments have a critical role in promoting community health. Research indicates that when evidence-based design principles are implemented within the built environment, positive outcomes occur.

Your National Demonstration Site ensures that your community maximizes the value of your investment.

RECOGNITION & ADVOCACY

- Complimentary signage installed at your site to create awareness, recognize your leadership, and gather visitor feedback.
- Welcome Kit with National Demonstration Site project of excellence award.
- Marketing Tool Kit with digital tools and tips to help promote your site to the public and encourage data collection engagement with visitors.
- Recognition on the National Demonstration Site Map, an online resource to help others find high-quality play and recreation destinations in their community.

DATA COLLECTION & OUTCOMES SHARING

- Signage on site includes a QR Code directing visitors to share their experiences.
- Ongoing data collection and reporting includes a National Demonstration Site Impact Report compiled by PlayCore's data services team to demonstrate the health and wellness impact of your project.



GTFIT

Industry-leading outdoor gym and calisthenic park solutions.

FIVE ELEMENTS OF FITNESS

Studies show people who exercise outside workout more frequently and for longer periods. GTfit is designed to help beginners and advanced users alike get an effective full-body workout outdoors. Install GTit products along a trail, near a playground, or in a designated outdoor fitness park to help adults maintain good health.

- All-weather, ergonomic design withstands the elements
- Removes barriers to community health and wellness with no membership fees required
- Includes instructional signage with links to usage videos

MUSCLE FITNESS | CORE FITNESS | AEROBIC FITNESS | FLEXIBILITY | BALANCE

Research from the Mayo Clinic shows these five elements of fitness are necessary to help adults achieve better health and wellness.

DEMONSTRATE YOUR LEADERSHIP

Select GTfit products from all five elements to create a well-rounded outdoor fitness space and to qualify for National Demonstration Site designation. National Demonstration Sites are included in PlayCore's research and data analysis framework. These sites receive reports on how the fitness space is used and the impact it makes in the community.

Learn more at **gametime.com/nds**.



gametime.com

GameTime

800.235.2440



POURED IN PLACE RUBBER

A durable, accessible surface with creative color and design options.

DESCRIPTION

A popular unitary surface choice, GT Impax PIP provides a seamless, accessible play surface, with many color choices that can be laid in patterns, or mixed to create different shades and tones of color.

GT Impax PIP Rubber requires trained installation crews to produce a surface that is as attractive as it is durable.

The final product will be long-lasting, attenuating, and inclusive.

BASIC SPECIFICATIONS

Product is comprised of two layers consisting of an impact layer made of clean, recycled rubber and a wear layer, comprised of virgin EPDM or TPV granules. Binder is a basic single component aromatic or aliphatic polyurethane agent. Product is to be installed over asphalt, concrete, or compacted sub base aggregate. Temperature should be minimum of 40-45 degrees and a maximum of 95 degrees Fahrenheit during installation. Thicknesses will vary to meet specific playground equipment fall height. This product meets ASTM standards for playground surfaces. For more information , please refer to our complete product specification.

AT A GLANCE

Maintenance: Mid Low

Access: High

Warranty: 5-7 years

Color Options: 12+

BENEFITS

- One of the most accessible options available
- Uniform, stable route of travel
- Lower maintenance
- Ideal for themed graphics to add play value and color

TIPS

- Mixing black granules with your color choices will help reduce costs
- Some binders may amber initially but eventually return to colorless
- Preventative top-coats are recommended every 12-18 months

TYPICAL TIMELINE RFP PLAYGROUND EQUIPMENT AND INSTALLATION

Project Steps	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 8	Week 9-13	Week 14-15
Site Contractor Begins Work	N/A								
The City of Ormond Beach Issues Order for Play Equipment									
Dominica Recreation Submits Factory Order									
Copponex does pre construction Insp.									
Copponex does. 2nd site inspection									
Receive Order & Manufacture Equipment									
Transit Time Delivery									
Receive & Install Equipment & Surfacing									
Punch List Installation Inspection									
Open Playground									
90-Day Five Star Inspection									
Warranty Work As Required									

Project Teams:

The City of Ormond Beach

Dominica Recreation Products

Copponex

GameTime Plant

RFP Evaluation Summary

Project: Nova Community Park - Outdoor Fitness Trail

RFP Number: 2023-19

Date & Time: April 19, 2023 10:30AM

The RFP's were scored on the following criteria:

General (20 points max)
Experience (30 points max)
Proposed Fitness Equipment Stations and Configuration (30 points max)
Written Proposal & Project Schedule (20 points max)

Recommendation of Award: Gametime (Dominica)
(once all vendor requirements meet)

Summary																					
	General				Experence				Proposed Equipment				Project Schedule				Member Totals			Total	Rank
Firm	Bill	Lori	Cara	Total	Bill	Lori	Cara	Total	Bill	Lori	Cara	Total	Bill	Lori	Cara	Total	Bill	Lori	Cara		
Gametime (Dominica)	18	16	20	54	28	25	30	83	25	15	28	68	18	17	20	55	89	73	98	260	1
KorKat (Lanier Plans Inc)	18	15	20	53	20	25	30	75	20	24	30	74	10	15	19	44	68	79	99	246	2
Top Line - Option 1	18	12	15	45	20	25	30	75	20	19	5	44	18	13	10	41	76	69	60	205	4
Top Line - Option 2	18	12	15	45	20	25	30	75	20	21	20	61	18	13	10	41	76	71	75	222	3

Rob Hart — Purchasing Coordinator

Bill Rose — Contracts Manaager

Lori Koplin — Nova Community Center Coordinator

Cara Culliver — Landscape Architect

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.E
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-93
Strategic Goal:	Transportation & Community Development - Other		
Department :	Public Works		
Subject:	Contractual Agreement with the Florida Department of Transportation.		
Budget Impact:	The agreement sets forth an annual payment of $127,138 per year, which is allocated to offset the General Fund costs incurred to provide the specified maintenance.		
Summary:	This item pertains to the FDOT Highway Maintenance Memorandum of Agreement ASU73. FDOT has proposed a contract renewal term of 3 years. The maintenance agreement allows FDOT to reimburse the City for maintenance of the state rights-of-way within the City. FDOT has valued the contract at $127,138 per year based on scope of services. Staff has determined this agreement is in the best interest of the health, welfare, and safety of the citizens of Ormond Beach.		
Recommended Action:	Staff recommends that the City Commission authorize the execution of the contract #ASU73.		
Staff Contact:	Kevin Gray, Deputy Public Works Director, (386) 676-3325		

Approval:

Kelly McGuire, Finance Director	5/1/2023	
Claire Whitley, Assistant City Manager	5/2/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Kevin Gray, Deputy Public Works Director

Date: May 16, 2023

Subject: Contractual Agreement with the Florida Department of Transportation.

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request for approval of the Florida Department of Transportation (FDOT) Highway Maintenance Memorandum of Agreement (MOA) Contact No.: ASU73, Financial Project No.: 244583-1-78-04, whereby the City maintains State roadways and rights-of-way within the City and environs.

Background

On October 5, 2022, the City Commission approved Resolution No. 2022-125, executing a contract renewal of the Highway Maintenance Memorandum of Agreement (MOA) between the City of Ormond Beach and the FDOT. On October 19, 2022, the City Clerk sent the executed agreement to the FDOT, Mr. Thomas Russ, Contracts/Permits Coordinator 605 Suwanne Street, Tallahasse, FL 32399, as instructed.

In the immediate weeks following the receipt of the executed MOA, the State of Florida was responding to the effects of Hurricanes Ian and Nicole, causing the MOA to get misplaced by FDOT. FDOT eventually located and forwarded the agreement to the correct FDOT representative in Deland, where it was received about a week past the previous agreement term's expiration, which rendered the renewal void. On March 30, 2023, FDOT notified the City that a newly executed MOA was required for this project.

This is a request for approval of the FDOT Highway MOA Contact No.: ASU73, Financial Project No.: 244583-1-78-04, whereby the City maintains State roadways and rights-of-way within the City and environs. This MOA will be effective upon execution and take the place of the agreement executed by the Ormond Beach City Commission on October 5, 2022 that was not executed by the FDOT.

Discussion

FDOT has proposed a contract term of three (3) years. The maintenance agreement allows FDOT to reimburse the City for maintenance of the state rights-of-way within the City of Ormond Beach. FDOT has valued the proposed contract at $127,138 per year based on the scope of services required. Staff has reviewed the cost for these services and has determined this agreement is in the best interest of the health, welfare, and safety of the citizens of Ormond Beach.

Staff can fulfill the requirements of this contract within the authorized funding level. The City's expected level of service is above that required by FDOT. The difference in service levels is included within the City's General Fund and not compensated via this agreement. If the City chooses to not renew the agreement, maintenance responsibility would default to FDOT, and the City would likely see a marked deterioration of services and aesthetics throughout the FDOT MOA areas along SR A1A, US-1, Nova Road and SR-40.

Budget Impact

The agreement sets forth an annual payment of $127,138 per year, which is allocated to offset the General Fund costs incurred to provide the specified maintenance.

Citizen Impact

This contract will allow the City to provide the same level of service to state roads as it provides throughout the City.

Recommendation

Staff recommends that the City Commission authorize the execution of the contract #ASU73.

Attachments:

1. 23-93 FDOT Hwy Maint MOA (P22-0142G)
2. MOA ASU73- Ormond Beach
3. FDOT correspondence email 2023
4. MOA Letter

Approvals:

Kelly A. McGuire

Date: May 01, 2023

Kelly McGuire, Finance Director



Claire Whitley, Assistant City Manager

Date: May 02, 2023



Joyce Shanahan, City Manager

Date: May 10, 2023

RESOLUTION NO. 2023-93

A RESOLUTION AUTHORIZING THE EXECUTION OF A HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City and the Florida Department of Transportation ("FDOT") desire to enter into a Highway Maintenance Memorandum of Agreement ("Agreement") for the maintenance of certain State rights-of-way in the City, and

WHEREAS, the City Commission concurs with the said recommendation, and finds that entering into a Highway Maintenance Memorandum of Agreement with FDOT is in the best interest of the health, welfare and safety of the general public, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The Mayor and City Manager are hereby authorized and directed to execute a Highway Maintenance Memorandum of Agreement between the City and FDOT, as well as any mutually agreed upon renewals.

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT

CONTRACT NO.: ASU73

FINANCIAL PROJECT NO.: 244583-1-78-04

This AGREEMENT, entered this _____ day of _____, 20____, by and between the Florida Department of Transportation, a component agency of the State of Florida, hereinafter called the **DEPARTMENT** and the City of Ormond Beach, a municipal corporation duly enacted under the laws of the State of Florida, hereinafter called the **LOCAL GOVERNMENT**.

RECITALS

WHEREAS, as part of the continual updating of the State of Florida Highway System, the **DEPARTMENT,** for the purpose of safety and functionality**,** has constructed roadway, roadside areas, and medians on that part of the State Highway system within the limits of the **LOCAL GOVERNMENT** or adjacent to;

WHEREAS, the **LOCAL GOVERNMENT** acknowledges that there is mutual benefit in effectively maintaining these areas and the **LOCAL GOVERNMENT** is of the opinion that said roadway, roadside areas and median strips shall be attractively maintained;

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party;

WHEREAS, the **LOCAL GOVERNMENT**, by Resolution _____ dated the _____day of_____, 20____ attached hereto as **EXHIBIT"A"**, which by reference hereto shall become a part hereof, desires to enter into this Agreement and authorizes its officers to do so.

NOW THEREFORE, for and in consideration of mutual benefits to flow each to each other, the parties covenant and agree as follows:

PROVISIONS

1) The **LOCAL GOVERNMENT** shall be responsible for routine maintenance activities of all roadway features within the **DEPARTMENT's** right of way having limits described in **EXHIBIT "B"**, or subsequent amended limits mutually agreed upon in writing by both parties. For the purpose of this Agreement, the maintenance activities to be performed by the **LOCAL GOVERNMENT** are defined in **EXHIBIT "C"**, or as defined by amended definitions agreed upon in writing by both parties.

2) The **LOCAL GOVERNMENT** shall perform the maintenance activities as described in **EXHIBIT "C"** in accordance with **DEPARTMENT** publications**:**

    a) Maintenance Rating Program (MRP) Handbook, latest edition, which by reference hereto shall become a part hereof. The activities shall be performed in a manner that results in a minimum MRP score of 80.

b) Standard Plans, current edition, which by reference hereto shall become a part hereof.

3) The **LOCAL GOVERNMENT** shall be responsible for monitoring maintenance operations and the maintenance of traffic ("MOT") throughout the term of the Agreement in accordance with the latest edition of FDOT Standard Specifications, Section 102. The **LOCAL GOVERNMENT** is responsible for the development of a MOT plan and making any changes to that plan as necessary. The MOT plan shall be in accordance with the latest version of FDOT Standard Plans, Index 102-600 series.

4) The **DEPARTMENT** may, at its discretion, perform periodic inspections of any or all locations. If it is determined that any of the roadway features defined in **EXHIBIT "C"** are not being maintained as required by this Agreement, the **DEPARTMENT** will issue a notice of such deficiency to the **LOCAL GOVERNMENT's** point of contact by email or certified mail. The **LOCAL GOVERNMENT** shall have thirty (30) days to correct the deficiency (ies) and to notify the **DEPARTMENT** by email or certified mail, that the deficiency (ies) has been corrected. If said deficiency or deficiencies are not corrected within this time period the **DEPARTMENT** may at its option, proceed as follows:

   a) Maintain the roadway features declared deficient with the **DEPARTMENT** or **DEPARTMENT** Contractor's material, equipment and personnel. The actual cost for such work will be deducted from payment to the **LOCAL GOVERNMENT**; or
   b) Terminate this Agreement in accordance with the provisions of this Agreement.

5) In the event of a Governor Declared Emergency, a natural disaster or significant occurrence (hurricane, tornado, vehicle accident, hazardous waste spills, etc.) the **LOCAL GOVERNMENT** and the **DEPARTMENT** will cooperate and coordinate the use of their respective resources to provide for clean up, removal, and disposal of debris or other substances from the **DEPARTMENT's** right of way described in **EXHIBIT "B"** or any amended limits mutually agreed upon in writing by both parties hereto. The **DEPARTMENT** will not deduct any payment to the **LOCAL GOVERNMENT**, costs for impairment of performance of any activity or part thereof defined in **EXHIBIT "C"**, as a result of such event and the redirection of **LOCAL GOVERNMENT** forces towards fulfillment of the responsibility under this article. This paragraph shall not be interpreted to reduce the **LOCAL GOVERNMENT's** right to compensation or reimbursement from any other sources (i.e.: FEMA) for the debris removal or other activities of the **LOCAL GOVERNMENT** subsequent to a natural disaster or accident.

6) During the term of this Agreement, the **DEPARTMENT** may from time to time engage in transportation projects on the roads covered by this Agreement. Some of these projects may involve the **DEPARTMENT's** construction contractor temporarily assuming maintenance responsibility for the limits of the project. In that event, the **DEPARTMENT** will notify the **LOCAL GOVERNMENT** of the limits of the project and the time frame for that project. During that time and for those limits, the **LOCAL GOVERNMENT** may be released from its obligation to perform maintenance on those roads and the compensation to be paid under this Agreement may be reduced for the duration of the construction project. The reduction in compensation shall be based on the formula used to initially compute the amount of compensation under this Agreement. The **LOCAL GOVERNMENT** will be notified of the amount of the reduction as part of the aforementioned notice.

TERM

1) After this Agreement has been executed by the parties, the **DEPARTMENT** will issue a Notice to Proceed to the **LOCAL GOVERNMENT which may be sent by electronic mail at the DEPARTMENT's discretion**. The term of this Agreement commences on the effective date of the Notice to Proceed and will continue for a period of three (3) years from the effective date on the Notice to Proceed. This Agreement may be renewed for a period that may not exceed one three (3) year term.

2) A renewal may be made at the discretion of the **DEPARTMENT** and will be subject to the same terms and conditions set forth in this Agreement. A renewal shall be contingent upon satisfactory performance evaluations by the **DEPARTMENT** and subject to the availability of funds. Renewals must be mutually agreed upon by both parties and in writing and must be executed prior to the expiration date of its preceding term.

3) In the event this Agreement extends beyond the **DEPARTMENT's** current Fiscal year that begins July 1 of each year and ends June 30 of each succeeding year, the **LOCAL GOVERNMENT** and the **DEPARTMENT** mutually agree that the State of Florida's performance and obligation to pay under this contract is contingent upon and annual appropriation by the Legislature. In addition, Section 339.135(6)(a), Florida Statutes, is incorporated by reference, and is set forth herein below as follows:

F.S. "339.135(6)(a)"- The Department, during any Fiscal Year, shall not expend money, incur any liability, or enter into any Contract which, by its terms, involves any expenditure of money in excess of the amounts budgeted as available for expenditure during such Fiscal Year. Any Contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid under such contract. The Department shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such Contract or any other binding commitment of funds. Nothing herein shall prevent the making of Contracts for periods exceeding one (1) year, but any Contract so made shall be executory only for the value of services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all Contracts of the Department which are for an amount in excess of $25,000 and having a term for a period of more than one year.

COMPENSATION

1) The **DEPARTMENT** agrees to pay the **LOCAL GOVERNMENT,** following a Notice to Proceed, compensation for the cost of maintenance as described in the Provisions Section of this Agreement. The payment will be for the amount of $31,784.50 per quarter, equating to $127,138.00 per year for the duration of the term.

2) Payment shall be made only after receipt of goods and services as provided in Section 215.422, Florida Statutes. Detailed quarterly invoices and any associated documents, including Maintenance Management Systems (MMS) breakdown of all activities, shall be submitted to the **DEPARTMENT's** Project Administrator: Christopher Engels. Delivery shall be effective upon receipt of a proper quarterly invoice and any required associated documents.

   a) Upon receipt, the **DEPARTMENT** has seven (7) working days to inspect and approve the goods and services, unless otherwise specified herein. The **DEPARTMENT** has twenty (20) days to

deliver a request for payment (voucher) to the Department of Finance. The twenty (20) days are measured from the latter of the date the invoice is received, at the location stated herein, or the goods and services are received, inspected and approved.

b) Any penalty for delay in payment shall be in accordance with Section 215.422, Florida Statutes. Section 215.422(5), Florida Statutes, provides that all purchasing Agreements between a State agency and a vendor, applicable to this section, shall include a statement of the vendor's rights and the State's responsibilities under this section. The vendor's rights shall include being provided with the name and telephone number of the Vendor Ombudsman within the Department of Financial Services.

c) If payment is not available within forty (40) days, a separate interest penalty as established pursuant to Section 215.422, Florida Statutes, will be due and payable, in addition to the invoice amount, to the **LOCAL GOVERNMENT.** Interest penalties of less than one ($1.00) dollar shall not be enforced unless the **LOCAL GOVERNMENT** requests payment. Invoices, which have been returned to the **LOCAL GOVERNMENT** because of **LOCAL GOVERNMENT** preparation errors, will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is received by the **DEPARTMENT.**

d) A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for vendors who may be experiencing problems in obtaining timely payment(s) from the **DEPARTMENT**. The Vendor Ombudsman may be contacted at (850) 413-5516 or by calling the Department of Financial Services Consumer Hotline, 1-800-342-2762.

3) Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper preaudit and postaudit thereof.

4) Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request of the **DEPARTMENT** at all times during the period of this Agreement and for three (3) years after final payment is made. Copies of these documents and records shall be furnished to the **DEPARTMENT** upon request. Records of costs incurred include the **LOCAL GOVERNMENT's** general accounting records and project records, together with supporting documents and records of the **LOCAL GOVERNMENT**, all subcontractors performing work, and all other records of the **LOCAL GOVERNMENT** and subcontractors considered necessary by the **DEPARTMENT** for a proper audit of costs.

CONDITIONS FOR TERMINATION

1) This Agreement or any part thereof is subject to termination at the discretion of the **DEPARTMENT** under any of the following conditions:
   a) In the event the Legislature fails to make an annual appropriation to pay for the **LOCAL GOVERNMENT's** services to be performed hereunder.
   b) The **LOCAL GOVERNMENT** has not complied with the provisions of this Agreement as described herein, or has demonstrated a pattern of repeated non-compliance.
   c) The **DEPARTMENT** determines that the Agreement is no longer feasible.

2) Either party may terminate this Agreement in writing with thirty (30) days' notice.

NOTICES AND POINTS OF CONTACT

All correspondence regarding this Agreement shall be directed to the following points of contact:

a) For the **DEPARTMENT**:

Title: Field Operations Manager
Name: Christopher Engels
Address: 1650 N. Kepler Road DeLand, FL 32724
Telephone: 386-740-3420
Email: christopher.engels@dot.state.fl.us

b) For the **LOCAL GOVERNMENT:**

Title: Public Works Director
Name: Kevin Gray
Address: 501 N. Orchard Street Ormond Beach, FL 32174
Telephone: 386-676-3577
Email: kevin.gray@ormondbeach.org

ADDITIONAL PROVISIONS AND LEGAL REQUIREMENTS

1) **LEGAL REQUIREMENTS.** This Agreement is executed and entered into in the State of Florida and will be construed, performed, and enforced in all respects in strict conformity with local, state, and federal laws, rules, and regulations.
   a) If any term or provision of the Agreement is found to be illegal or unenforceable, the remainder of the Agreement will remain in full force and effect and such term or provision will be deemed stricken.
   b) The **LOCAL GOVERNMENT** shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **LOCAL GOVERNMENT** in conjunction with this Agreement. Failure by the **LOCAL GOVERNMENT** to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the **DEPARTMENT**.
   c) The **LOCAL GOVERNMENT** and the **DEPARTMENT** agree that the **LOCAL GOVERNMENT**, its employees, contractors, subcontractors, consultants, and sub consultants are not agents of the **DEPARTMENT** as a result of this Agreement.
   d) The **LOCAL GOVERNMENT** shall not cause any liens or encumbrances to attach to any portion of the **DEPARTMENT's** right-of-way.
   e) Nothing herein shall be construed as a waiver of either party's sovereign immunity.

2) **PUBLIC ENTITY CRIME.** The **LOCAL GOVERNMENT** affirms that it is aware of the provisions of Section 287.133(2)(a), Florida Statutes. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or

consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty six (36) months from the date of being placed on the convicted vendor list. The **LOCAL GOVERNMENT** agrees that it shall not violate Section 287.133(2)(a), Florida Statutes, and further acknowledges and agrees that any conviction during the term of this Agreement may result in the termination of this Agreement.

3) **UNAUTHORIZED ALIENS.** The **DEPARTMENT** will consider the employment of unauthorized aliens, by any contractor or subcontractor, as described by Section 274A(e) of the Immigration and Nationalization Act, cause for termination of this Agreement.

4) **NON-DISCRIMINATION.** The **LOCAL GOVERNMENT** will not discriminate against any employee employed in the performance of this Agreement, or against any applicant for employment because of age, ethnicity, race, religious belief, disability, national origin, or sex. The **LOCAL GOVERNMENT** shall provide a harassment-free workplace, with any allegation of harassment given priority attention and action by management. The **LOCAL GOVERNMENT** shall insert similar provisions in all contracts and subcontracts for services by this Agreement.

5) **DISCRIMINATORY VENDOR LIST.** The **LOCAL GOVERNMENT** affirms that it is aware of the provisions of Section 287.134(2)(a), Florida Statutes. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity. The **LOCAL GOVERNMENT** further agrees that it shall not violate Section 287.134(2)(a), Florida Statutes, and acknowledges and agrees that placement on the list during the term of this Agreement may result in the termination of this Agreement.

6) **ATTORNEY FEES.** Each Party shall bear its own attorney's fees and costs.

7) **TRAVEL.** There shall be no reimbursement for travel expenses under this Agreement.

8) **PRESERVATION OF REMEDIES.** No delay or omission to exercise any right, power, or remedy accruing to either Party upon breach or default by either Party under this Agreement, will impair any such right, power or remedy of either party; nor will such delay or omission be construed as a waiver of any breach or default or any similar breach or default.

9) **MODIFICATION.** This Agreement may not be modified unless done so in a writing executed by both Parties to this Agreement.

10) **NON-ASSIGNMENT.** The **LOCAL GOVERNMENT** may not assign, sublicense, or otherwise transfer its rights, duties, or obligations under this Agreement without the prior written consent of the **DEPARTMENT**. Any assignment, sublicense, or transfer occurring without the required prior written approval of the **DEPARTMENT** will be null and void. The **DEPARTMENT** will at all times be entitled to assign or transfer its rights, duties, or obligations under this Agreement to another governmental entity in the State of Florida, upon giving prior written notice to the **LOCAL GOVERNMENT**. In the event

that the **DEPARTMENT** approves transfer of the **LOCAL GOVERNMENT's** obligations, the **LOCAL GOVERNMENT** remains responsible for all work performed and all expenses incurred in connection with this Agreement.

11) The **LOCAL GOVERNMENT** agrees to include the following indemnification in all contracts with contractors, subcontractors, consultants, and subconsultants, who perform work in connection with this Agreement:

"The contractor / subcontractor / consultant / subconsultant shall indemnify, defend, save and hold harmless the State of Florida, Department of Transportation and all of its officers, agents or employees from all suits, actions, claims, demands, liability of any nature whatsoever arising out of, because of, or due to any negligent act or occurrence of omission or commission of the contractor / subcontractor / consultant / subconsultant, its officers, agents or employees."

12) **BINDING AGREEMENT.** This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations, or remedies upon any other person or entity except as expressly provided for in this Agreement.

13) **INTERPRETATION.** No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

14) **ENTIRE AGREEMENT.** This Agreement, together with the attached exhibits and documents made a part by reference, embodies the entire agreement of the Parties. There are no provisions, terms, conditions, or obligations other than those contained in this Agreement. This Agreement supersedes all previous communication, representation, or agreement, either verbal or written, between the Parties. No amendment will be effective unless reduced to writing and signed by an authorized officer of the **LOCAL GOVERNMENT** and the authorized officer of the **DEPARTMENT** or his/her delegate.

15) **DUPLICATE ORIGINALS.** This Agreement may be executed in duplicate originals.

16) **E-VERIFY – the LOCAL GOVERNMENT shall:**
   a) utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the **LOCAL GOVERNMENT** during the term of the contract; and
   b) expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

The remainder of this page is intentionally left blank

17) The Parties agree to comply with s.20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with s.20.055(5), Florida Statutes.

EXECUTION

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

LOCAL GOVERNMENT:

By: _____

_____
Printed Name & Title

Attest: _____

_____
Printed Name & Title

Legal Approval: _____

DEPARTMENT:

By: _____

Ron J. Meade, P.E., District Maintenance Engineer
Printed Name & Title

Attest: _____

Victor A. LoPiccolo, Maintenance Project Manager
Printed Name & Title

Legal Approval: _____

EXHIBIT A

Resolution, following on next page.

EXHIBIT B

PROJECT LIMITS:

SECTION	S.R.	LOCATION	LENGTH
79030	5	From the southern City limits (MP 3.778) to I-95 entrance ramp (MP 11.066)	7.288 mi
79080	A1A	From the southern City limits (MP 4.870) to Sandcastle Drive (MP 8.461)	3.591 mi
79100	40	From Buckskin Lane (MP 20.958) to SR 5/ US 1 (MP 30.240); excludes I-95 Interchange (MP 26.292-26.354)	9.220 mi
79150	40	From SR 5/ US 1 (MP 0.000) to SR A1A (MP 1.481)	1.481 mi
79190	5A	From Alabama Avenue (MP 11.949) to SR 5/ US 1 (MP 15.606)	3.657 mi
79100	40	Includes Retention Ponds at these locations: MP 21.288-21.612 Left MP 22.293-22.995 Left MP 23.473-23.701 Left MP 24.886-25.697 Right MP 26.899-28.562 Right	

EXHIBIT C

MAINTENANCE ACTIVITIES:
(Maintenance Activities to be included and part of this Agreement will be checked in the INC. column)

INC.	ACTIVITY	DESCRIPTION
☐	433	**Sodding:** Cutting and placing sod in areas along the roadside associated with reworking non-paved shoulders, slopes, ditches, median islands, utility strips and repairing washouts.
☐	435	**Seeding, Fertilizing and Mulching:** Seeding, fertilizing, and mulching of the roadside.
☐	436	**Reworking Non-Paved Shoulders, Front Slopes, and Roadside Ditches (Mechanical):** Reworking non-paved shoulders, front slopes, roadside ditches and turnouts either by the addition of suitable material and reshaping, or by cutting down built-up areas.
☐	451	**Clean Drainage Structures:** Cleaning storm drains, French drains, manholes, side drains, cross drains, inlets, piped outfalls, box culverts, and other miscellaneous drain structures.
☐	459	**Concrete Sidewalk Repair:** Repair or replacement of existing sections of concrete sidewalk.
☐	461	**Roadside Ditches – Clean and Reshape:** Cleaning and reshaping of ditches other than outfalls.
☒	471	**Large Machine Mowing:** Mowing of roadside areas with large mowers where conditions accommodate the efficient use of 7 foot and larger mowers, alone or in combination.
☒	482	**Slope Mowing:** Grass, brush, and weed cutting along slopes too steep to safely mow or are inaccessible for conventional mowing tractors.
☒	485	**Small Machine Mowing:** Mowing the roadside with small hand or riding mowers have a cutting width of 40 inches or less.
☐	487	**Manual Weed Control**: Brush, weed, and grass cutting 100 mm (4") or less in diameter performed with hand tools.
☒	490	**Fertilizing:** Fertilizing to provide required nutrients to establish and maintain an acceptable roadside turf.
☐	492	**Tree Trimming & Removal:** The trimming of the height and sides of trees and removal of undesirable trees (over 4 inches in diameter or trimming that cannot be done under Activity 487 Weed Control - Manual). To include the chipping and/or removal of all debris from work site.
☐	493	**Landscaped Area Maintenance:** All efforts required for proper maintenance of landscaped areas, including litter removal, mowing, edging, fertilizing, weeding, mulching, etc.
☒	494	**Chemical Grass and Weed Control**: The application (handgun, basal or cut stump) of herbicides to slopes, ditches, fence, guardrail, barrier wall, reinforced earthen walls, sidewalks, bridges, curb and gutter, obstructions, shoulders, and other areas not assessable to mowers. Not to include chemical applications within landscape or mitigation areas.

☐	498	**Storm Water Management:** To maintain, to the maximum extent practicable, all surface/storm water management systems to a functioning state as designed and in compliance with the permit conditions and/or applicable rules and regulations.
☐	527	**Fence Repair:** To provide highway safety and deter unauthorized and unrestrained access to highway facilities.
☒	541	**Roadside Litter Removal:** Cleaning roadways and roadsides of debris, such as cans, bottles, paper, Adopt-A-Highway litter. Includes the hauling and disposal of litter. Does not include wayside parks, rest areas and service plaza barrels.
☒	542	**Road Sweeping (Manual):** To remove debris from the roadway where mechanical means are not feasible before a drainage or safety problem is created or before it becomes unsightly.
☒	543	**Road Sweeping (mechanical):** Machine sweeping of roadway to protect the facility from excessive accumulation of debris.
☒	545	**Edging & Sweeping:** Removal of vegetation and debris from the curb, gutter and sidewalk.
☒	497	Chemical Weed and Grass Control (Broadcast): The application of herbicides to control undesired vegetation in turf within the highway right of way. This involves application of selective chemical formulations by wiping or handgun methods.
☐		
☐		
☐		
☐		
☐		
☐		
☐		

Gray, Kevin

From: Finley, Shawn
Sent: Wednesday, April 19, 2023 9:14 AM
To: Gray, Kevin
Subject: FW: City of Ormond Beach MOA
Attachments: MOA Letter.pdf; MOA ASU73- Ormond Beach.pdf

See attached.

From: LoPiccolo, Victor <Victor.LoPiccolo@dot.state.fl.us>
Sent: Thursday, March 30, 2023 4:21 PM
To: Finley, Shawn <Shawn.Finley@ormondbeach.org>
Cc: Russ, Thomas <Thomas.Russ@dot.state.fl.us>; Rosenberg, Tracy <Tracy.Rosenberg@dot.state.fl.us>; Barone, Christine <Christine.Barone@dot.state.fl.us>
Subject: FW: City of Ormond Beach MOA

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Shawn,

I can explain what happened. You mentioned that the renewal was mailed- it was…to Tallahassee, Central Office. See the attached cover letter drafted by the City. I know things were crazy for all of us during the hurricanes.
I imagine that when it was delivered in Tallahassee, someone searched for "Thomas Russ" and it was eventually mailed back to DeLand Operations, then immediately forwarded to me. Unfortunately, it was received about a week past the term's expiration, which rendered the renewal void.

I immediately programmed funds for a replacement MOA which took a few days to get approved. The new MOA (attached) was drafted and emailed to the City contact person soon after. It appears that the new MOA still has not been acted on. A new Resolution will be needed for this MOA to be signed. As previously requested, I suggest emailing it back to us for the most expedient processing.

If you have any questions, please feel free to call me anytime.

Thanks,
Victor

Victor A. LoPiccolo, CPM
Project Manager, Special Projects
FDOT District Maintenance
719 South Woodland Blvd.
DeLand, Florida 32720
(386) 943-5287

From: Finley, Shawn <Shawn.Finley@ormondbeach.org>
Sent: Thursday, March 30, 2023 3:33 PM
To: Russ, Thomas <Thomas.Russ@dot.state.fl.us>
Subject: City of Ormond Beach MOA

EXTERNAL SENDER: Use caution with links and attachments.

Tommy –

Hope all is well. When we met with Chris Barone and Rick Snow yesterday they mentioned that the District had not yet received our signed MOA. I checked into this and found that we approved the MOA at the October 5, 2022 City Commission meeting, and that the executed document was mailed 10/18/22 (which I know was in the middle of our hurricanes). I have attached a copy of the resolution from that meeting with the signed agreement. Let me know if we need to provide a new original signature, or if it shows up otherwise.

Feel free to give me call if needed, I think we can get this resolved easily.

Shawn

Shawn Finley, P.E.
City of Ormond Beach
Public Works Director
501 N. Orchard Street
Ormond Beach, Florida 32174
386-676-3292 (office)
386-872-2755 (cell)

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

October 19, 2022

Mr. Thomas Russ
Florida Department of Transportation
Contracts/Permits Coordinator
605 Suwannee Street
Tallahassee, FL 32399

RE: City of Ormond Beach Resolution No. 2022-125
FDOT Agreement – Contract Renewal

Dear Mr. Russ:

On October 5, 2022, the City Commission approved Resolution No. 2022-125, authorizing the execution of a Contract Renewal between the Florida Department of Transportation and the City of Ormond Beach.

Enclosed is a copy of said resolution and two (2) original service contracts that have been executed by the City. Please execute both contracts and return one to me in the enclosed, self-addressed envelope.

If you have any questions or need further information, please contact Kevin Gray, Deputy Public Works Director, at (386) 676-3325.

Best regards,

Taylor Lochert
Support Services Administrator

Enclosures

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.F
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-94
Strategic Goal:	Quality of Life - Other		
Department :	Leisure Services		
Subject:	Contract Renewal - Council on Aging		
Budget Impact:	The renewal of this agreement is the same amount as the last renewal and will not cause any changes to the existing budget of $27,600, which is paid annually to the Council on Aging. Funds are appropriated in the Senior Center General Fund budget.		
Summary:	This item pertains to the renewal of the existing agreement with the Council on Aging of Volusia County, Inc.		
Recommended Action:	Staff recommends the City Commission approve the renewal of the existing agreement with the Council on Aging of Volusia County, Inc. for an additional three years.		
Staff Contact:	Robert Carolin, Leisure Services Director, (386) 676-3279		

Approval:

Kelly McGuire, Finance Director	4/20/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/2/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
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CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Robert Carolin, Leisure Services Director

Date: May 16, 2023

Subject: Contract Renewal - Council on Aging

Commission Goal: Quality of Life - Other

Introduction

This is a request for the City Commission to approve the renewal of the site agreement with the Council on Aging of Volusia County, Inc., for an additional three-year period.

Background

The current agreement with the Council on Aging, authorized by the City Commission per Resolution No. 2011-114, was for an initial term of three (3) years. The agreement had been renewed per Resolution No.2014-61, Resolution No. 2017-125, and Resolution No. 2020-59 which is ending September 30, 2023. The Council on Aging has provided excellent service to the community through its management and operation of the Senior Center and through its site use of the congregate dining facility at the Senior Center for a nutrition program, "Meals on Wheels." The Council of Aging offers a large variety of recreational programs, classes, senior special events, and educational programs for the city's senior population, five days a week, Monday through Friday, between the hours of 8:00 a.m. to 5:00 p.m. The term for the renewal agreement would begin October 1, 2023 and end September 30, 2026.

Discussion

As per the 2011 agreement, the contract may be renewed for additional three-year periods upon mutual agreement of the parties. Since both the Council on Aging and City staff are in favor of renewing the site agreement for an additional three-year period, it is the staff's intent to renew the existing agreement without change. The Council on Aging provides meal distributions and programs for the senior population in the area. The City pays for the utilities and the cleaning of the Senior Center.

Budget Impact

The renewal of this agreement is the same amount as the last renewal and will not cause any changes to the existing budget of $27,600, which is paid annually to the Council on Aging. Funds are appropriated in the Senior Center General Fund budget.

Citizen Impact

Renewing the contract with the Council on Aging ensures that the City of Ormond Beach is able to continue to offer high quality programs for senior residents.

Recommendation

Staff recommends the City Commission approve the renewal of the existing agreement with the Council on Aging of Volusia County, Inc. for an additional three years.

Attachments:

1. 23-94 Council on Aging Site Agr (P23-0077G)
2. Council on Aging renewal (P23-0077G)

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: April 20, 2023

Claire Whitley, Assistant City Manager — Date: May 02, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

RESOLUTION NO. 2023-94

A RESOLUTION AUTHORIZING THE EXECUTION OF A RENEWAL OF LEASE AND USE AGREEMENT BETWEEN THE CITY AND COUNCIL ON AGING OF VOLUSIA COUNTY, INC. FOR THE MANAGEMENT AND OPERATION OF THE ORMOND BEACH SENIOR CENTER; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City and the Council on Aging of Volusia County, Inc. are parties to a Lease and Use Agreement dated August 31, 2011 for the management and operation of the Ormond Beach Senior Center including the operation of a nutrition program, and

WHEREAS, the agreement provides for an option to renew every three years, and the current renewal period will expire on September 30, 2023, and

WHEREAS, the parties desire to exercise the renewal option to renew the agreement for another three years, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The Mayor and City Manager are hereby authorized and directed to execute a Renewal of Lease and Use Agreement between the City and the Council on Aging of Volusia County, Inc., a copy of said Agreement being attached hereto and incorporated herein by reference.

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

RENEWAL OF LEASE AND USE AGREEMENT
FOR THE ORMOND BEACH SENIOR CENTER

WHEREAS, the **CITY OF ORMOND BEACH**, a Florida municipal corporation, hereinafter referred to as "OWNER", and **COUNCIL ON AGING OF VOLUSIA COUNTY, INC.**, hereinafter referred to as "TENANT", became parties to a certain Agreement for the management and operation of the Senior Center by the Tenant for an initial term of three years effective on October 1, 2011, and

WHEREAS, a renewal provision contained in the aforesaid agreement provided for three (3) year renewal periods, subject to the mutual agreement of the parties, and

WHEREAS, the parties hereby agree to the renew said Agreement for another three years, now therefore

1. This Renewal including the recitals set forth hereinabove, is made a material part of the aforesaid Agreement previously executed by the parties.

2. The initial term set forth in Paragraph 3 of the Agreement is hereby renewed for a three-year period of time; and the Agreement shall remain in effect through September 30, 2026, unless otherwise renewed or terminated in accordance with the terms and conditions set forth therein.

3. All other terms and conditions set forth in the Agreement previously executed by the parties shall remain the same.

IN WITNESS WHEREOF, the parties hereto have caused this Renewal to be executed by the following duly authorized representatives of the parties on the dates indicated below.

DATED this _____ day of _____, 2023.

Witnesses:

CITY OF ORMOND BEACH

_____
Print Name: _____

By: _____
BILL PARTINGTON
Mayor

_____
Print Name: _____

By: _____
JOYCE SHANAHAN
City Manager

DATED this _____ day of _____, 2023.

Witnesses:

COUNCIL ON AGING OF VOLUSIA COUNTY, INC.

_____ By: _____

Print Name: _____ Print Name: _____

Title: _____

_____ Attest: _____

Print Name: _____ Print Name: _____

Title: _____

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.G
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-95
Strategic Goal:	Governance - Other		
Department :	Support Services		
Subject:	Leisure Services Advisory Board Appointment - Pop Warner Youth Football		
Budget Impact:	There is no budget impact associated with this item.		
Summary:	This item replaces the Pop Warner Youth Football representation on the LSAB.		
Recommended Action:	Approval of the Pop Warner Youth Football nomination of Mr. Spada as a member of the LSAB to complete the current term vacated by Ms. Kurz.		
Staff Contact:	Susan Dauderis, City Clerk, (386) 676-3340		

Approval:

Kelly McGuire, Finance Director	4/20/2023	
Claire Whitley, Assistant City Manager	5/2/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH

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CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Susan Dauderis, City Clerk

Date: May 16, 2023

Subject: Leisure Services Advisory Board Appointment - Pop Warner Youth Football

Commission Goal: Governance - Other

Introduction

This is a request to approve a resolution to appoint a member to the Leisure Services Advisory Board (LSAB).

Background

Pursuant to Section 2-221 of the Code of Ordinances, the LSAB consists of a pre-designated number of members. Each member of the Commission nominates a member, the entire Commission nominates an At-Large member, and the remaining appointments are nominated by youth sports organizations such as, Ormond Beach Youth Baseball, Youth Basketball, Youth Soccer Club, Pop Warner Youth Football, and Ormond Beach Pride. All appointments to the LSAB are approved by the City Commission.

Discussion

Christy Kurz has served on the LSAB since 2020, as the appointee of Pop Warner Youth Football. On April 12, 2023, the city was notified that Ms. Kurz had fulfilled her term on the Ormond Beach Youth Football and Cheerleading Association's Board and it was requested that Mark Spada (the 2023 Season President) be appointed to fulfill Ms. Kurz term on the LSAB through January 2025.

Budget Impact

There is no budget impact associated with this item.

Citizen Impact

This appointment will ensure representation of Pop Warner Youth Football on the LSAB which is beneficial to the residents of Ormond Beach.

Recommendation

Approval of the Pop Warner Youth Football nomination of Mr. Spada as a member of the LSAB to complete the current term vacated by Ms. Kurz.

Attachments:

1. 23-95 Leisure Services Advisory Bd appointment
2. 2023 OBYFCA lt LSAB

Approvals:

Kelly A. McGuire

Date: April 20, 2023

Kelly McGuire, Finance Director

Date: May 02, 2023

Claire Whitley, Assistant City Manager

Joyce Shanahan

Date: May 10, 2023

Joyce Shanahan, City Manager

RESOLUTION NO. 2023-95

A RESOLUTION APPOINTING A MEMBER TO SERVE ON THE LEISURE SERVICES ADVISORY BOARD; SETTING FORTH TERMS AND CONDITIONS OF SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Mark Spada is hereby appointed to serve as a member of the Leisure Services Advisory Board, as the appointee of the Ormond Beach Youth Football and Cheerleaders Association, Inc., as the Pop Warner youth football representative.

SECTION TWO. The said appointee shall serve a two (2) year term that shall expire the day prior to the first regularly scheduled city commission meeting in January of each odd-numbered year, and shall serve without compensation for such service in accordance with the provisions of Article VI, Chapter 2, of the City of Ormond Beach *Code of Ordinances*, including section 2-221 thereof.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 16th day of May, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

April 12, 2023

City of Ormond Beach Commission
22 South Beach Street
Ormond Beach, FL 32174

Dear Commissioners,

Please accept this letter as written request to name Mark Spada (2023 Season President) as our representative for the Leisure Services Advisory Board. Our current representative, Christy Kurz has fulfilled her term on the Ormond Beach Youth Football and Cheerleading Association's Board. She has been a great representative of ours for the years she served on the LSBA we thank her for her service. We now look forward to Mark representing our organization in the future.

Sincerely,

Craig Wells, as Past President and 2023 Treasurer
Ormond Beach Youth Football and Cheerleading Association
Ormond Pop Warner

IMPORTANT: Ormond Beach Pop Warner is an exempt organization as described in 501(c)(3) of the Internal Revenue Code; EIN #59-3626631. All contributions were made for the benefit of Ormond Beach Youth Football and Cheerleading Association, and no gratuities or gifts of any sort were given to donors. Thank you.

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.H
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Transportation & Community Development - Other		
Department :	Public Works - Engineering		
Subject:	Auto Renewal - Ghyabi Consulting Management, LLC Agreement		
Budget Impact:	Funding for this agreement is provided by the Fund 308 - Transportation Fund at the contract amount of $48,000 annually.		
Summary:	This item is notifying the Commission of staff's intent to automatically renew the agreement with Ghyabi Consulting Management, LLC for transportation consulting services. This automatic renewal is the fourth renewal of the agreement for the period May 21, 2023 - May 20, 2024, per the City's and consultant's mutual consent.		
Recommended Action:	Staff intends to allow the contract with Ghyabi Consulting Management, LLC to automatically renew for one year unless otherwise directed by the City Commission.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/1/2023	
Claire Whitley, Assistant City Manager	5/2/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
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CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: Auto Renewal - Ghyabi Consulting Management, LLC Agreement

Commission Goal: Transportation & Community Development - Other

Introduction

This item is notifying the City Commission of staff's intent to automatically renew the agreement with Ghyabi Consulting Management, LLC for transportation consulting services.

Background

In 2019, the City solicited proposals for transportation consulting services through RFP 2019-21. An Agreement was awarded to Ghyabi Consulting Management, LLC by Resolution No. 2019-100. The agreement had an initial term of one year and provided for five (5) additional one-year terms upon mutual agreement of the parties. The agreement was amended in 2021 per Resolution 2021-11, to allow automatic renewals for years three through five.

Discussion

This automatic renewal is the fourth renewal of the agreement for the period May 21, 2023 through May 20, 2024.

Budget Impact

Funding for this agreement is provided by the Fund 308 - Transportation Fund at the contract amount of $48,000 annually.

Citizen Impact

The agreement for transportation consulting services provides the City with professional expertise to assist in acquiring funding and prioritization of various transportation projects that meet the goals and objectives of the City and improve the

quality of life for Ormond Beach residents, businesses, and visitors.

Recommendation

Staff intends to allow the contract with Ghyabi Consulting Management, LLC to automatically renew for one year unless otherwise directed by the City Commission.

Attachments:

1. Amended Agmt-Ghyabi C&M -Transportation Consulting

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 01, 2023

Claire Whitley, Assistant City Manager — Date: May 02, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

AMENDMENT AND RENEWAL OF AGREEMENT FOR TRANSPORTATION CONSULTING SERVICES

THIS AMENDMENT AND RENEWAL OF AGREEMENT is made and entered into by and between the **CITY OF ORMOND BEACH**, a Florida municipal corporation, hereinafter referred to as "City", and **GHYABI CONSULTING MANAGEMENT, LLC**, hereinafter referred to as "Ghyabi", for the purposes stated herein as follows:

WHEREAS, the City and Ghyabi are parties to a certain Agreement for Transportation Consulting Services effective May 21, 2019 for an initial term of one year, with the option to renew for five (5) additional one-year terms, and

WHEREAS, the parties exercised the first renewal on May 12, 2020 for the period May 21, 2020 to May 20, 2021 and desire to exercise the second one-year renewal provision contained in the Agreement for the period May 21, 2021 to May 20, 2022, and

WHEREAS, the parties additionally desire to amend the subject Agreement to allow for the remaining renewals to be on an automatic basis without the need to execute an amendment document, now therefore;

1. **Paragraph 2. Term**, is hereby amended to read as follows:

   This Agreement shall be effective on the date it is fully executed by the parties. The initial term of this Agreement will be for one (1) year and may be renewed for five (5) additional one-year terms upon mutual agreement of the parties. The third, fourth and fifth renewals shall be on an automatic basis without the need to execute an amendment.

2. The initial term of the Agreement set forth in Paragraph 2 is hereby renewed for a one-year period of time, unless otherwise renewed or terminated in accordance with the terms and conditions set forth therein.

3. This Amendment and Renewal of Agreement, including the recitals set forth hereinabove, is made a material part of the aforesaid Agreement previously executed by the parties.

4. All other terms and conditions set forth in the Agreement previously executed by the parties shall remain the same.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment and Renewal of Agreement to be executed by the following duly authorized representatives of the parties on the dates indicated below.

DATED this 20 day of July, 2021.

Witnesses:

Wendy Hontz

Print Name: Wendy Hontz

Taylor Lochert

Print Name: Taylor Lochert

CITY OF ORMOND BEACH

By: Bill Partington

BILL PARTINGTON
Mayor

By:

JOYCE SHANAHAN
City Manager

DATED this 12th day of July, 2021.

Witnesses:

Emily M. Casey

Print Name: Emily Casey

Print Name: Scott Parr

GHYABI CONSULTING MANAGEMENT, LLC

By:

Print Name: Maryam Ghyabi-White

Title: CEO

Attest:

Print Name: Tennille Heart

Title: Notary

Tennille Lea Heart
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG911932
Expires 9/11/2023

RENEWAL OF AGREEMENT
FOR TRANSPORTATION CONSULTING SERVICES

WHEREAS, the **CITY OF ORMOND BEACH**, a Florida municipal corporation, hereinafter referred to as "City", and **GHYABI CONSULTING & MANAGEMENT, LLC**, hereinafter referred to as "Contractor", became parties to a certain Agreement for transportation consulting services for an initial term of one year effective on May 21, 2019, and

WHEREAS, a renewal provision contained in the aforesaid agreement provided for five one-year renewal periods, subject to the mutual agreement of the parties, and

WHEREAS, the parties hereby agree to the renew said Agreement for the first renewal period, now therefore

1. This Renewal including the recitals set forth hereinabove, is made a material part of the aforesaid Agreement previously executed by the parties.

2. The initial term set forth in Paragraph 2 of the Agreement is hereby renewed for a one-year period of time; and the Agreement shall remain in effect through May 20, 2021, unless otherwise renewed or terminated in accordance with the terms and conditions set forth therein.

3. All other terms and conditions set forth in the Agreement previously executed by the parties shall remain the same.

IN WITNESS WHEREOF, the parties hereto have caused this Renewal to be executed by the following duly authorized representatives of the parties on the dates indicated below.

DATED this 12 day of May, 2020.

Witnesses:

Wendy Hortz

Print Name: Wendy Hortz

Angela Gibbs

Print Name: Angela Gibbs

CITY OF ORMOND BEACH

By: Bill Partington
BILL PARTINGTON
Mayor

By: Joyce
JOYCE SHANAHAN
City Manager

DATED this 27 day of April, 2020.

Witnesses:

GHYABI CONSULTING & MANAGEMENT, LLC

By: _____

Print Name: Terry White

Print Name: Maryam Ghyabi-White

Title: CEO

_____

Attest: _____

Print Name: Paria Ghyabi

Print Name: Tennille Heart

Title: Notary

Tennille Lea Heart
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG911932
Expires 9/11/2023

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **Ghyabi Consulting & Management, LLC** ("Contractor"), 1459 N. Highway US1, Suite 3, Ormond Beach, FL 32174 and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Request for Proposals ("City of Ormond Beach Transportation Consultant Services", RFP No. 2019-21) dated April 24, 2019 attached hereto as Exhibit "A" and the Proposal dated April 25, 2019 attached hereto as Exhibit "B", are incorporated herein by reference and are a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibits.

2. **Term.** This Agreement shall be effective on the date it is fully executed by the parties. The initial term of this Agreement will be for one (1) year and may be renewed for five (5) additional one-year terms upon mutual agreement of the parties.

3. **Consideration.** Contractor shall perform the services at the prices set forth in the attached exhibits. Contractor shall prepare and submit invoices to the City at the address set forth in Paragraph 9 of this Agreement. All such invoices shall be paid by the City within thirty (30) days.

4. **Delivery.** Contractor shall complete the project within the time frame set forth on the attached exhibits.

5. **Termination of Agreement**.
   (a) The City Commission shall have the right to terminate the Agreement in the event the Contractor files any petition or proceeding for bankruptcy relief, or is adjudicated to be bankrupt or insolvent, or fails to pay just debts as they ordinarily become due; or for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.

   (b) This Agreement may not be terminated by the Contractor.

6. **Assignment**. The Contractor shall not assign, convey or transfer all or any part of this Agreement, or all or any part of Contractor's interest herein, or all or any part of any interest in the Contractor, without the prior written consent of the City Commission, which consent shall not be unreasonably withheld.

7. **Complete Agreement**. This Agreement, including the provisions set forth in the exhibits attached hereto and incorporated by reference herein, constitutes the entire and complete

agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

8. **Amendment to Agreement**. Any amendment, change, or modification of this Agreement must be in writing and fully executed by both parties.

9. **Notices**. All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:

City of Ormond Beach	**Ghyabi Consulting & Management, LLC**
Joyce Shanahan, City Manager	Maryam H. Ghyabi-White, President
(copy to City Attorney)	1459 N. Highway US1, Suite 3
22 South Beach Street	Ormond Beach, FL 32174
Ormond Beach, FL 32174	

10. **Sovereign Immunity**. The City expressly retains and reserves all rights, privileges, immunities, and benefits of sovereign immunity. This provision shall be construed broadly in favor of the City.

11. **Venue**. The terms and conditions of this Agreement shall be construed and enforced under the laws of the State of Florida. Any action or proceeding, either at law or in equity, regarding this Agreement shall be brought in the circuit court, Seventh Judicial Circuit in and for Volusia County, Florida. Venue in any other jurisdiction or forum, whether it be any other circuit, state or federal venue, is hereby expressly waived.

12. **Waiver of Conditions**. No waiver by the City of any condition or breach of performance by the Contractor shall constitute an irrevocable, continuing, or subsequent waiver by the City of the same condition or breach of performance, or of any other condition or other breach of performance.

13. **Severability**. If any part of this Agreement is declared to be unenforceable or void by a court of competent jurisdiction, the remaining parts of the Agreement shall remain in full force and effect as long as the services to be provided by the Contractor are not materially affected, altered or impaired as a result of said judicial declaration.

14. **Conflicting Provisions.** In the event of any conflict between the provisions of this Agreement and any exhibits, the provision most favorable to the City shall control and shall be given full force and effect.

15. **Indemnification**. The City, its agents, employees, and officials, both elected and appointed, shall be indemnified and held harmless by Contractor from any and all liabilities, claims, and causes of action which may arise out of the willful, negligent, or unlawful acts or omissions of the Contractor or its subcontractors in the performance of this Agreement, unless such claims are a result of the City's sole negligence, as determined by the final decision maker of such claim.

16. **Duty to Defend.** The Contractor shall defend all suits and administrative actions, including all appellate proceedings, brought against the City, its agents, employees, and officials, both elected and appointed and shall pay all attorneys' fees and costs associated with the City's legal defense, as may be selected by the City, arising from all claims and causes of action described in Section 15 above. Such payment on behalf of the City shall be in addition to any and all other legal or equitable remedies available to the City and shall not be considered to be the City's exclusive remedy.

17. **Contractor's Insurance**. The Contractor shall purchase and maintain for the entire life of this Agreement, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under this Agreement, whether such operations be by the Contractor, or by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

18. **Types of Insurance and Limits of Liability.** The insurance required herein shall be written for not less than the limits of liability specified herein or as required by law, whichever is greater, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000. Each Accident Bodily Injury by Accident
$100,000. Each Employee Bodily Injury by Disease
$500,000. Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverages.)

(b) **Commercial General Liability Insurance** shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 88, or its successor form, including but not limited to the following coverages (any deviation shall be noted on the Certificates of Insurance), and the CITY OF ORMOND BEACH shall be named as an additional insured:

1. Premises and Operations
2. Owners' & Contractors' Protective
3. Products & Completed Operations
4. Explosion, Collapse & Underground Conditions
5. Blanket Contractual Liability
6. Personal Injury Liability
7. Broad Form Property Damage Endorsement, including Completed Operations
8. Independent Contractors
9. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
10. Pollution Liability (if applicable)
11. Asbestos Abatement (if applicable)
12. Fire Damage Liability

Certain coverages outlined above may not be required if they do not relate to the Agreement, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less than the following for all tiers of Contractors and Subcontractors:

Contract Value	**Limits (not less than)**
0 - 25,000	$300,000 Each Occurrence
	$300,000 General Aggregate*
	$300,000 Aggregate Products & Completed Operations
	$ 25,000 Fire Damage (any one fire)
$25,001 - $250,000	$500,000 Each Occurrence
	$1 Million General Aggregate*
	$1 Million Aggregate Products & Completed Operations

	$ 50,000	Fire Damage (any one fire)
$250,001 - $3,000,000	$1 Million Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000	Fire Damage (any one fire)
$3,000,001 & over	20% of the Value of the Contract [Minimum $1 Million Each Occurrence/$2 Million General Aggregate]	

* NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) **Automobile Liability Insurance** for the operation, use, maintenance, loading or unloading of automobiles - ISO Symbol 1 (Any Auto) or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos). The coverage limits shall be no less than the following for all tiers of Contractors and Subcontractors:

Contract Value	**Limits (not less than)**
0 - 25,000	$300,000 Combined Single Limit
$25,001 - $250,000	$500,000 Combined Single Limit
$250,001 and over	$1 Million Combined Single Limit

(d) Excess Liability

For Contracts of $250,000 or more, and in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention for occurrences insured in this Excess Policy not to exceed $25,000 and a minimum limit of $1 Million.

(e) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP)

of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provide a retroactive date no later than the inception date of claims made coverage.

19. **Requirements for Certificates of Insurance**.

(a) With the execution of this Agreement, the Contractor shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain a provision that the coverage under the policies will not be canceled, non-renewed or materially changed until at least **thirty (30)** days' prior written notice of such cancellation, non-renewal or change [except for nonpayment of premium, which shall be **ten (10)** days] has been given to the City. The Contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of this Agreement.

(b) New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

(c) If requested by the City, the Contractor shall furnish complete copies of the Contractor's insurance policies, forms and endorsements.

(d) For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

(e) If the Contractor fails to obtain and maintain for the life of the Agreement the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City from the amount due the Contractor for the work covered by the Agreement.

(f) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to herein shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

20. **Enforcement of Costs**. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses even if not taxable court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include legal assistant fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney for the prevailing party.

21. **Compliance With Laws.** Contractor shall comply with all applicable federal, state and local laws and regulations.

22. **Compliance With Florida Public Records Law**. Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored

electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

COLBY J. CILENTO, CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)676-3297
COLBY.CILENTO@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

23. **Limitation of Remedy and Liability.** Contractor and Owner expressly waive any claim for consequential damages against the other including but not limited to, a waiver of claims for diminished bonding capacity, loss of financing, loss of business reputation, lost profits on other projects or other lost opportunity damage claims.

Contractor expressly agrees that any claim (tort, contract, claim in equity, or otherwise) by Contractor for damages against Owner shall not exceed the total amount of the contract price, less any amounts actually paid to the Contractor by the Owner (or by an insurer of the Owner).

All liability of the City allegedly resulting from, arising out of or connected with this Agreement or from the performance or breach thereof, shall terminate three years from the execution of this Agreement.

24. **Waiver of Right to Jury Trial.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT WHICH ANY PARTY MAY HAVE TO TRIAL BY JURY IN RESPECT OF ANY PROCEEDING, LITIGATION OR COUNTERCLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. IF THE SUBJECT MATTER OF ANY LAWSUIT IS ONE IN WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NO PARTY TO THIS AGREEMENT SHALL PRESENT AS A NON-COMPULSORY COUNTERCLAIM IN ANY SUCH LAWSUIT ANY CLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT.

FURTHERMORE, NO PARTY TO THIS AGREEMENT SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

25. **Effective Date.** This Agreement shall become effective upon the date last signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be signed on the dates indicated hereinbelow.

DATED this 21st day of May, 2019.

Witnesses:

CITY OF ORMOND BEACH

Print Name: Wendy J Nichols

By: Bill Partington
BILL PARTINGTON
Mayor

Print Name: Colby Cuevro

By: Joyce Shanahan
JOYCE SHANAHAN
City Manager

DATED this 17th day of May, 2019.

Witnesses:

GHYABI CONSULTING & MANAGEMENT, LLC

Print Name: Sandy A. Buttrum

By:
Print Name: Maryam H. Ghyabi-White
Title: CEO/President

Print Name: Pedro L. Vazquez

Attest:
Print Name: Derek Dean
Title: President

EXHIBIT "A"

City of Ormond Beach

22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: City of Ormond Beach Transportation Consultant Services

RFP NUMBER: **2019-21**

RFP OPENING DATE & TIME: **April 25, 2019 – 2:00 PM**

RFP OPENING LOCATION: **2nd Floor Conference Room, City Hall**

Submittals Received After the Above Date and Time Will Not Be Accepted.

PROPOSER'S NAME: Ghyabi Consulting & Managment, LLC

PROPOSER'S MAILING ADDRESS: 1459 N Highway US 1, Suite 3

CITY-STATE-ZIP: Ormond Beach, FL 32174

F.E.I.N.: 83-1487227

PHONE NUMBER: 386-341-1802

EMAIL: maryam@ghyabi.com

If returning as a "No Submittal," please state reason (s): N/A

I certify that this Proposal is made without prior understanding agreement or connection with any corporation, firm or person submitting a Proposal for the same materials, services supplies or equipment, and is in all respects fair and made without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this RFP for the Proposer. In submitting a RFP to the City of Ormond Beach, the Proposer offers and agrees that if the Proposal is accepted, the Proposer will convey, assign or transfer to the City of Ormond Beach all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Ormond Beach. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Proposer.

X _____
AUTHORIZED SIGNATURE (MANUAL)

Maryam H. Ghyabi-White
NAME (TYPED)

President/CEO
TITLE

April 24, 2019
DATED

GENERAL CONDITIONS

PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

DISCRIMINATION: Pursuant to Section 287.134(2)(a), Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid or proposal on a contract to provide any goods or services to a public entity, may not submit a bid or proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bid or proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

PUBLIC RECORDS/NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS. The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 10 days after bid opening, whichever occurs first. Section 119.071, F.S.

DISTRIBUTION OF BIDS AND RFP'S: The City uses the services of Onvia DemandStar (www.demandstar.com) to distribute its bids and RFP's on-line on the Internet. If you have received a copy of this RFP from any source other than Onvia DemandStar, please be aware that you may not have received the latest version of the RFP or any related addendums.

SUBMISSION OF PROPOSALS: All Proposals shall be delivered in a sealed envelope. The Request for Proposals (RFP) number, title, and opening date shall be **clearly displayed on the outside of the sealed envelope (and on the outside of any express shipping package)**. The delivery of said proposal to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Proposer. Any proposal received by the Purchasing Office after the specified date and time will not be accepted. Proposals must be presented on forms provided by the City. No other forms will be accepted. Telephone, telefax and telegraph Proposals will not be considered. No Proposal may be modified after opening. No Proposal may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

EXECUTION OF PROPOSAL: Proposals must contain a manual signature of authorized representative in the space(s) provided. Proposals must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by Proposer to any Proposal entry must be initialed. The company name and Federal Employer Identification Number (F.E.I.N.) number shall appear in the space(s) provided.

RFP OPENING: Submittals shall be opened and the name of the submitters shall be read publicly. No discussion of the Submittals will occur at this time.

PROPOSAL TABULATION: Any proposer wishing to receive a copy of the tabulation is required to enclose a stamped, self-addressed envelope with their proposal response.

CLARIFICATION/CORRECTION OF RFP ENTRY: The City of Ormond Beach reserves the right to allow for the clarification of questionable entries and for the correction of obvious mistakes.

INTERPRETATION: Any questions concerning conditions and specifications shall be directed to the Purchasing Coordinator. Those interpretations which may affect the eventual outcome of this RFP process will be furnished in writing to all prospective proposers. No interpretation shall be considered binding unless provided in writing by the City of Ormond Beach.

MINORITY POLICIES: The City of Ormond Beach, Florida, encourages the full participation of Disadvantaged and Women Business Enterprises (D&WBE) in the provision of goods and services.

LICENSES AND PERMITS: The proposer is responsible for obtaining all necessary permits and licenses to comply with all Federal, State, local laws, rules and regulations required to perform work in accordance with the specifications.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject proposals containing any additional terms or conditions not specifically requested in the original conditions and specifications.

TAXES: The City of Ormond Beach is exempt from Federal Excise Taxes and all sales taxes.

SILENCE OF SPECIFICATIONS: The apparent silence of any specification and any supplemental specifications as to any details or the omission from same of any detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail and that only materials of first quality and correct type, size, and design are to be used. All workmanship is to be first quality. All interpretations of the specifications shall be made upon the basis of this statement.

ASSIGNMENT: Any purchase order or contract issued pursuant to a proposal and the monies which may become due thereunder are not assignable except with the prior written approval of the City Manager or City Commissioner, whichever authorized the purchase or Agreement.

LIABILITY: The Proposer shall hold and save the City of Ormond Beach, its officers, agents, and employees harmless against claims by third parties resulting from the Proposer's or supplier's breach of contract or negligence, including all attorney's fees and costs, and shall pay any and all damages, fees, and costs assessed on behalf of the City. The City expressly reserves all rights, privileges and benefits of sovereign immunity.

PATENTS AND ROYALTIES: The Proposer, without exception, shall indemnify and save harmless the City of Ormond Beach and its employees from liability of any kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the City of Ormond Beach. If the Proposer uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the Submittal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

NON-APPROPRIATION OF FUNDS: In the event sufficient budget funds are not available for a new fiscal period, the CITY shall notify the VENDOR/CONTRACTOR of such occurrence and the contract shall terminate on the last day of the current fiscal period, without any penalty or expense to the CITY of any kind whatsoever.

OTHER AGENCIES: All Proposer(s) awarded contracts from this proposal or proposal may, permit any municipality or other government agency to participate in the contract under the same prices, terms, and conditions, if agreed to by both parties.

It is understood that at no time will any city, municipality, or other agency be obligated for placing an order for any other city, municipality, or agency: nor will any city, municipality, or agency be obligated for any bills incurred by any other city, municipality, or agency. Further, it is understood that each agency will issue its own purchase orders to the awarded proposer(s).

AWARDS: The CITY reserves the right, in its sole discretion, as the best interest of the CITY may require, to make award(s) by individual item, group of items, all or none, or a combination thereof; on a geographical basis and/or with one or more vendors, contractors, consultants or specialists; or to reject any and all proposals or waive any minor irregularity or technicality in the proposals received.

NOTE: Each proposer should carefully examine this RFP and all Attachments and Exhibits. Each proposer shall judge for itself all conditions and circumstances having relationship to the proposal. Each proposer will be responsible for taking such actions as they deem necessary or prudent prior to submitting a proposal. Failure on the part of any proposer to take such actions shall not constitute grounds for declaration of not understanding the conditions with respect to making its proposal. Each proposer is responsible for reading and understanding this RFP, including, but not limited to, these instructions for submitting a proposal. Proposer's failure or neglect to review any provided provisions of an agreement and the provisions of this RFP will not relieve such proposer of any contractual obligations contained in an agreement or required under the RFP. Proposer shall have no claim for relief based upon a lack of knowledge of the content or legal effect of any such provision.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

LISA DAHME,
CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)676-3297
LISA.DAHME@ORMONDBEACH.ORG
Ref: Fla. Stat. §119.0701(2017)

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

Request for Proposals
for
City of Ormond Beach Transportation Consultant Service
(City of Ormond Beach RFP No. 2019-21)

The City of Ormond Beach (City) is providing the following scope of work (SOW) to an experienced and qualified law firm, governmental affairs consulting firm, business, individual and/or a combination thereof to provide the City of Ormond Beach with governmental representation with regards to the transportation related priorities of the City of Ormond Beach. The selected applicant shall provide leadership in articulating the Transportation Priorities of the City to the executive and legislative branches of the State of Florida, the Florida Department of Transportation, the River to Sea Transportation Planning Organization (R2C TPO), as well as interaction with other governments and agencies in the planning, coordination, and execution of the Transportation Priorities of the City of Ormond Beach.

The intent of the City is to select one (1) firm to provide the desired professional services

A. QUALIFICATION AND EXPERIENCE

To be eligible to respond to the RFP, the Proposer must demonstrate that they or the principals assigned to this project has successfully performed services described in the Scope of Services of this RFP. Respondents not meeting minimum requirements will not be considered for evaluation by the committee.

1. The selected Proposer should, at a minimum, possess:
   a) strong working knowledge of legislative, administrative, and regulatory processes at the state level;
   b) clear understanding of transportation issues, including specific knowledge of the City of Ormond Beach and the state of Florida programs administered by the City and a knowledge of the funding needs and policy issues important to the City;
   c) history of successful lobbying experience at the state level;
   d) clear strategy for representing the City at meetings with key legislators and members of the executive branch;
   e) ability to liaison with members of the House/Senate, the Governor's office, State Agencies specifically, the Florida Department of Transportation, and Transportation Planning Organizations;
   f) a demonstrated history of working with the Florida Department of Transportation at the State Level and within FDOT District Five;
   g) an ability to work with the River to Sea Transportation Planning Organization to assist the City of Ormond Beach in establishing priority for its transportation goals;
   h) expertise to provide legal and legislative research upon request;
   i) resources to attend legislative and administrative hearings, monitor legislative and administrative developments, and report back to City staff;
   j) experience in identifying and securing various sources of state funding;
   k) experience in coordinating communications and meetings with House/Senate and the Administration;
   l) experience in working with Senate and House committees;
   m)resources to help facilitate meetings with and communications between committee leadership and senior staff;
   n) ability to provide timely notice of hearings.
   o) ability to provide written and verbal reports.

B. SCOPE OF SERVICES AND SPECIAL REQUIREMENTS

The selected consultant shall provide the following Services:

1. Assist the City in identifying and seeking funding opportunities for the City's Gateway Corridor – I-95 and US1 Interchange and Roadway. FDOT is in the process of preparing an Interchange Justification/Modification report that is the City's highest priority, the successful lobbyist will assist the City in ensuring that this project gets on the required lists for future funding considerations.
2. The City's second highest priority is the alternate East West Corridor Hand Ave. This corridor was once on the Long Range Planning List at the River2Sea TPO for future funding but was removed by the County. The successful lobbyist will assist the City in ensuring that this project gets on the required lists for future funding considerations.
3. Assist the City with the River2Sea TPO and assist the City in navigating that process for future funding. Review the legislative policy statements of other governments and lobbing groups for the purpose of identifying issues, which may either positively or negatively affect the City's transportation priorities.
4. Coordinate meetings between the City and Florida Department of Transportation.
5. Work with the City's other lobbyists to coordinate efforts on transportation issues.
6. Monitor, analyze and track transportation related authorizations and appropriation bills and recommend appropriate strategies.
7. Assist the City Commission, City Manager, and staff in the coordination and development of the transportation element of the City's legislative program.
8. Monitor State of Florida legislative committee meetings, agencies hearings and meetings prior to and during the regular and special legislative session(s) at which transportation issues within the City's adopted legislative program are considered.

C. RESPONSIBILITIES OF THE PROPOSER

The successful Proposer shall perform the scope of services as contained in the RFP specifications. This list of services shall not be deemed all-inclusive and may be changed from time to time as authorized by the City Manager.

D. DELIVERABLES

The selected consultant shall provide periodic written reports (at least monthly) summarizing the actions, activities, and summaries of meetings attended in the preceding period. Required reports may include but not necessarily be limited to, personal briefings and information bulletins pertinent to any legislations, rules, or regulations and other federal policies or programs that affect the City and its citizen either directly or indirectly, summaries of meetings attended by the consultant on behalf of the City of Ormond Beach, status of studies underway, and advance notice of legislation being proposed.

E. MANDATORY SUBMITTAL REQUIREMENTS

1. Proposers Experience, Qualifications and Past Performances

a) Provide a brief introduction narrative letter highlighting the qualifications of the firm including component firm(s), legal nature of organization and number of years in existence and primary markets served.
b) Describe the Proposer's past performance and experience in governmental representation and consulting specific to transportation priorities. Discuss in detail the extent of the Proposer's transportation experience with regards to FDOT, TPOs, and

other State Agencies, including the use of any sub consultants and their role in any engagement(s) of the Proposer.

c) Specifically address the areas listed in the Scope of Work
d) Provide a listing of up to three (3) comparable contracts (similar in the scope of services to those requested herein) which the Proposer has either ongoing or completed within the past three (3) years. Describe those projects performed by government client or similar size private entities. The listing should identify the following:
    - Client
    - Description of work
    - Total dollar value of the contract
    - Dates covering the term of the contract
    - Client contact person, phone number and email
    - Results of the project

2. Key Personnel and Subcontractors Performing Services

a) Provide an organization chart showing all key personnel, including their titles, to be assigned to this project. The chart must clearly identify the Proposer's employees and those of the subcontractors or sub consultants and shall include the functions to be performed by the key personnel.
b) Describe the experience, qualifications and other critical information, including relevant experience on pervious similar projects, of all key personnel, including those of the subcontractor who will be assigned to the project.
c) Provide resumes and job and other detailed qualifications on all key personnel who will be assigned to this project.

3. Proposed Approach to Providing the Services and Work Plan

a) Confirm Proposer's ability to fulfill all elements of the Scope of Work
b) Describe the Proposer's methodology including specific policies, procedures or techniques to be used in performing the services described in the Scope of Work
c) Describe the Proposer's approach to the scheduling of work and prioritizing the City's request
d) Address Proposers ability and approach to complying with the reporting requirements in the Scope of Work. Describe the proposed report outline (i.e. sections, contents, etc) and attach a sample report (if available)
e) Provide any information regarding the Proposer's general work plan which the Proposer deems relevant
f) Identify if the Proposer has taken any exception to the terms of this Solicitation. If so, indicate what alternative is being offered and the cost implications of the exception(s).

4. Proposer's ability to assist in formulating and facilitating the City legislative agenda

a) Provide information on Proposer's ability to understand, formulate, and facilitate the City of Ormond Beach's legislative priorities.
b) Describe how Proposer will assist the City officials in understanding the annual state legislative priorities and developing initiatives that will achieve the greatest success in Florida legislature and relevant state agencies.

5, Fee Compensation / Expenses

The proposed fees(s) shall detail all costs: i.e. travel and related incidental out of pocket expenses, lobbying registration, if applicable. Proposer shall not be reimbursed or

otherwise paid for internal word processing, data processing or other services (i.e. local telephone serviced, copied, mail or postage services) that would reasonably be deemed the Proposers overhead expense. Proposers will be reimbursed on a quarterly basis as a flat fee, inclusive of all expenses. Price proposal shall be indicated as follows:

COST TO THE CITY – Overall Contract:

Annual FIRM, FIXED TOTAL COST NOT TO EXCEED $_____
(To be paid on a quarterly basis)

EVALUATION / SELECTION PROCESS

Selection Process:

A Selection Committee (The Committee) consisting of City staff will include the Deputy City Engineer, Economic Development Director, and Assistant City Manager.
The Committee's initial evaluation of Proposers shall be on the basis of the specific project needs and the professional services offered by the Proposer as stated in the Qualifying Information submitted, in accordance with those criteria listed below.

Criteria will be scored on a scale of "0" to "25" with the maximum number of points available for each criterion as noted in this section. The total maximum number of points to be scored under this process is 100.

1. Proposer's experience, qualifications and past performance in providing the type of services described in this Solicitation	20
2. Experience and qualifications of key individuals that will be assigned to this project	20
3. Proposer's approach and scope of work to provide the services described in this RFP	15
4. Proposer's understanding of major City issues, including specific knowledge of the City of Ormond Beach and ability to establish, maintain, and enhance working relationships between City elected officials and staff, and the executive and legislative branches of the State of Florida government and relevant state agencies.	20
5. Price Evaluation – Firm Fixed Annual Fee	25
TOTAL POINTS	100

The selection process will be as follows:

- The Committee will evaluate proposals to ensure compliance with the RFP requirements.
- The Committee will meet in accordance with the Florida Sunshine Law, and rank the proposals in accordance with the RFP evaluation criteria.

- As part of the selection process the highest ranked proposal(s) may be required to conduct a presentation before the Selection Committee.
- The Committee will transmit a ranking of the proposals to the City Commission.
- Applicants shall be notified in writing regarding their ranking.
- The City Commission shall review the recommendations of the Committee and upon approval authorize the Staff to negotiate the terms of the contract.
- The Contract Agreement requires approval by the City Commission at a public meeting.

Note: Discussions and/or interviews with qualified proposer(s) will be conducted after the due date. The City reserves the right to accept or reject any and all proposals, either in whole or in part, with or without cause, waive minor irregularities with any proposal, or make an award that is in its best interest subject to City Commission approval.

DEADLINE FOR QUESTIONS

All questions from parties must be submitted by email to Robert Schattie at robert.schattie@ormondbeach.org by Tuesday, April 16, 2019 at 3:00 p.m. This will allow for any changes or clarifications that would affect any proposal to be addressed by addendum. In an effort to provide equal access to information to every Proposer, all answers to questions asked will be provided to all Proposers.

SUBMISSION DEADLINE

On behalf of the City of Ormond Beach, sealed proposals will be received by the City of Ormond Beach Purchasing Department until the date and time set forth below:

Day of Week:	Thursday
Date:	April 25, 2019
Time:	2:00 p.m.

The original proposal, seven (7) copies of the proposal, and an electronic copy in PDF format on compact disc or USB Drive must be received and accepted in the City of Ormond Beach Purchasing Department, 22 South Beach Street, Ormond Beach, Florida, 32174. The delivery of the proposal to the Purchasing Coordinator **no later than 2:00 p.m. local time, April 25, 2019** is solely and strictly the responsibility of the Proposer. Proposals received after this time will not be considered. Failure to provide the required number of copies may result in the bid proposal not being considered.

ASSIGNMENT OF WORK

It is the City's intention to solicit responses from interested parties, to evaluate the responses, and to award a contract to one (1) selected Proposer.

CONTRACT TERM

The City anticipates awarding the contract for a one (1) year period with an option of five (5) additional years on a year by year basis.

TERMS AND CONDITIONS

- The City of Ormond Beach reserves the right without prejudice to reject any or all proposals, to request clarification of information submitted, and to request additional information of one or more proposers.

- The City reserves the right to award the contract to the next most qualified firm if the successful firm fails to execute a contract within two weeks after the award of the contract by the City Commission.

- In accordance with federal, State, and local regulations, the firm shall not discriminate under the contract against any person.

- The firm shall not assign or transfer any interest in the contract without prior approval of the City Commission.

- The City reserves the right to terminate the contract at any time.

- Submission of a proposal indicates acceptance by the firm of the conditions contained in this Request for Proposals unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Ormond Beach and the firm selected.

- Submittals should include Conflict, Non-Conflict of Interest Statement/Litigation Statement, and Drug Free Workplace Certificate.

Risk Management and Insurance Requirements

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. **(a)** Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes,** as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

   (b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

      i. Unless the City Manager, or his designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

      ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable

letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include the following, or substantially similar, provisions:

1. Hold Harmless

(a) General

The City, its agents, employees, and officials, both elected and appointed, shall be held harmless from and against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom, arising out of the agreement, contract or lease unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

(b) Professional Services Contracts

The City, its agents, employees, and officials, both elected and appointed shall be held harmless from and against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

The City, its agents, employees, and officials, both elected and appointed shall also be held harmless from and against all claims for financial loss with respect to the provision of or failure to provide professional or other services resulting in professional, malpractice, or errors and omissions liability arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under the Contract Documents, whether such operations be by the Contractor, by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured

retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000. Each Accident Bodily Injury by Accident
$100,000. Each Employee Bodily Injury by Disease
$500,000. Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 88, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises and Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors

i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)

j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less than the following amounts for all tiers of Contractors and Subcontractors:

Contract Value	Limits (not less than)
0 - $25,000	$300,000 Each Occurrence $300,000 General Aggregate* $300,000 Aggregate Products & Completed Operations $ 25,000 Fire Damage (any one fire)
$25,001 - $250,000	$500,000 Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)
$250,001 - $3,000,000	$1 Million Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)
$3,000,001 & over	20% of the Value of the Contract [Minimum $1 Million Each Occurrence/$2 Million General Aggregate]

* NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance for the operation, use, maintenance, loading or unloading of automobiles - ISO Symbol 1 (Any Auto) or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos).

Contract Value	Limits (not less than)
0 - $25,000	$300,000 Combined Single Limit
$25,001 - $250,000	$500,000 Combined Single Limit
$250,001 and over	$1 Million Combined Single Limit

(d) Excess Liability

For Contracts of $250,000 or more, and in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention for occurrences insured in this Excess Policy not to exceed $25,000 and a minimum limit of $1 Million.

(e) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

2. New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

4. For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

5. If the Contractor fails to obtain and maintain for the life of the Project the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City form the amount due the Contractor for the work covered by the Contract.

E. Policies of Insurance

1. Except as otherwise provided in this Exhibit, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-), in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to in this Exhibit shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

City of Ormond Beach
Request for Proposals (RFP)
City of Ormond Beach Transportation Consultant Services
(RFP No. 2019-21)

RFP RESPONSE FORM

THIS RESPONSE IS SUBMITTED TO:

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Ormond Beach, Florida 32174

The undersigned SUBMITTER proposes and agrees, if this Submittal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposal (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth in therein.

SUBMITTER accepts all of the terms and conditions of the General Conditions. SUBMITTER will sign the Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this information, SUBMITTER represents, as more fully set forth in the Agreement, that:

SUBMITTER has examined copies of all the RFP Documents and of the following Addenda:

Addendum Date	Addendum Number
_____	_____
_____	_____
_____	_____

Receipt of all of which is hereby acknowledged.

This Submittal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

COMPANY NAME: Ghyabi Consulting & Management, LLC

VENDOR/CONTRACTOR LICENSE NUMBER: 83-1487227

ADDRESS: 1459 N Highway US 1, Suite 3
Ormond Beach, FL 32174

PHONE NO.: 386-341-1802 FAX NO.:

SUBMITTER'S NAME: Maryam H. Ghyabi-White
(Typed or Printed in Ink)

TITLE: President/CEO

AUTHORIZED SIGNATURE: I, _____ hereby
(Original signature required in each document)

declare that I have read and fully understand the RFP Documents and, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Submittal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

PROPOSER: PLEASE ENSURE THAT YOU HAVE SIGNED THE RFP RESPONSE FORM OF THIS REQUEST FOR PROPOSAL. OMISSION OF A SIGNATURE ON THAT PAGE MAY RESULT IN REJECTION OF YOUR PROPOSAL.

Request for Proposals
for
City of Ormond Beach Transportation Consultant Service

(City of Ormond Beach RFP No. 2019-21)

Authority for Release of Information

I hereby authorize any representative of the City of Ormond Beach bearing this release, or copy thereof, to obtain any information in my files pertaining to credit records, criminal history records, administrative or judicial dispositions concerning the undersigned individual and/or corporations in which the undersigned may be a partner or officer.

I hereby release you, as the custodian of such records both individually and collectively, from any and all liability for damages of whatever kind, which may at any time result to me, my heirs, family or associates because of compliance with this authorization and request to release information.

Signed by:

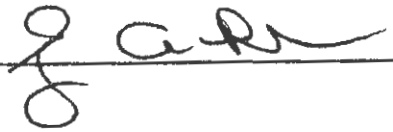


Maryam H. Ghyabi-White
Name

President/CEO
Title
Date: April 25, 2019

Witnessed by:

Sandy Buttrum
Name



Project Administrator
Title
Date: April 25, 2019

CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

[x] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

[x] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

Ghyabi Consulting & Management, LLC
COMPANY NAME

AUTHORIZED SIGNATURE

Maryam H. Ghyabi-White
NAME (PRINT OR TYPE)

President/CEO
TITLE

April 25, 2019
DATE

CITY OF ORMOND BEACH, FLORIDA

DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" SUBMITTALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Ghyabi Consulting & Management, LLC
Company Name

Authorized Signature

Maryam H. Ghyabi-White
Print Name

President/CEO
Title

GHYABI CONSULTING & MANAGEMENT, LLC



City of Ormond Beach

Transportation Consultant Services
Request for Proposal # 2019-21
April 25, 2019

Presented by:
Ghyabi Consulting & Management, LLC
1459 N Highway US 1, Suite 3
Ormond Beach, FL 32174
Phone: 386-341-1802
maryam@ghyabi.com

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2. Key Personnel and Subcontractors Performing Services

3. Proposed Approach to Providing the Services and Work Plan

4. Proposer's ability in formulating and facilitating the City legislative agenda

5. Fee Compensation/Expenses

6. Contractor Insurance

7. License and Certification

City of Ormond Beach

22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: City of Ormond Beach Transportation Consultant Services

RFP NUMBER: **2019-21**

RFP OPENING DATE & TIME: **April 25, 2019 – 2:00 PM**

RFP OPENING LOCATION: **2nd Floor Conference Room, City Hall**

Submittals Received After the Above Date and Time Will Not Be Accepted.

PROPOSER'S NAME: Ghyabi Consulting & Managment, LLC

PROPOSER'S MAILING ADDRESS: 1459 N Highway US 1, Suite 3

CITY-STATE-ZIP: Ormond Beach, FL 32174

F.E.I.N.: 83-1487227

PHONE NUMBER: 386-341-1802

EMAIL: maryam@ghyabi.com

If returning as a "No Submittal," please state reason (s): N/A

I certify that this Proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Proposal for the same materials, services, supplies, or equipment, and is in all respects fair and made without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this RFP for the Proposer. In submitting a RFP to the City of Ormond Beach, the Proposer offers and agrees that if the Proposal is accepted, the Proposer will convey, assign or transfer to the City of Ormond Beach all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Ormond Beach. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Proposer.

X _____
AUTHORIZED SIGNATURE (MANUAL)

Maryam H. Ghyabi-White
NAME (TYPED)

President/CEO
TITLE

April 24, 2019
DATED

E1. Proposers Experience, Qualifications and Past Performances

E1 (a,b,c,d)

E-1(a) Provide a brief introduction narrative letter highlighting the qualifications of the firm including component firm(s), legal nature of organization and number of years in existence and primary markets served.

April 25, 2019

Purchasing Office
City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

Re: City of Ormond Beach Transportation Consultant Services:
RFP 2019-21

Dear Sir or Madam:

We are pleased to submit this letter of interest in response to RFP 2019-21, seeking transportation consulting services for the City of Ormond Beach. Our firm Ghyabi Consulting & Management, LLC, (GCM) is located at 1459 N. Highway US 1, Suite 3, Ormond Beach, Florida 32174.

Ghyabi Consulting & Management is the next generation of Ghyabi & Associates and is Florida duly registered with the State of Florida as a limited liability corporation (LLC). GCM was formed in 2018 and is a Women-Owned Business. GCM has assembled a team of professionals that have been engaged in solving transportation problems throughout the State of Florida since 1995.

Maryam H. Ghyabi-White will be the city's key contact person. Her career in transportation, engineering, and planning spans over 30 years and includes positions with the Florida Department of Transportation (FDOT), and the Volusia County Government. Maryam has

had leadership roles on essential projects throughout Volusia County, Central Florida and the State of Florida, including prioritizing East International Speedway Boulevard's (ISB) planning, design and construction, I-95/US 1, PD&E study, and the planning, design, and the construction of the I-4 bridge over the St. Johns River.

Maryam and GCM team will articulate the transportation priorities of the City of Ormond Beach to the Florida Department of Transportation (FDOT) both at District and State level and the River to Sea Transportation Planning Organization(R2CTPO). GCM will interact with other government agencies in the planning, coordination, and execution of the transportation priorities of the City.

Ghyabi Consulting & Management would be honored to represent the City of Ormond Beach on transportation matters and stand ready to assist the city in achieving its goals. GCM will ensure the City's continued success and growth.

Thank you for your consideration, and we look forward to hearing from you.

Respectfully submitted,

Ghyabi Consulting & Management

Maryam H. Ghyabi-White

President/CEO

<u>E-1(b)</u> Describe the Proposer's past performance and experience in governmental representation and consulting specific to transportation priorities. Discuss in detail the extent of the Proposer's transportation experience with regards to FDOT, TPOs, and other State Agencies, including the use of any sub consultants and their role in any engagement(s) of the Proposer.

Ghyabi Consulting & Management, LLC (GCM) is the next generation of Ghyabi companies that have had a profound impact on Florida Communities including the City of Ormond Beach. The company serves a wide variety of public and private sector clients, whose projects have stimulated vast improvement throughout the region.

Maryam Ghyabi-White has been at the forefront of essential projects throughout Volusia County and the State of Florida. As a transportation leader, she has led efforts to secure funding for construction of the Interstate 4 (I-4) bridge over the St. John's river. The I-4 bridge project was not only an obstacle to travel to Central Florida; it was also a major safety concern. Maryam had to build a coalition of central Florida leaderships from the Florida Department of Transportation, Volusia County, Seminole County, Orange County, Metro Plan Orlando (MPO), and River to Sea Transportation Planning Organization, to expedite the funding. Through these efforts, Maryam and a team of leaders formed MPO Alliance that is still in existence and has been tasked with prioritizing major infrastructure projects throughout Central Florida. Her efforts have been recognized locally, statewide, nationally, and she was named "Woman of the Year" in Central Florida. Maryam served on the St. Johns River Water Management District (SJRWMD) board for eight years and worked closely with the staff to automate the complex permitting process without compromising environmental issues and concerns. These efforts were recognized state-wide, and other Water Management Districts were encouraged to follow the same process.

GCM is a team of professionals committed to providing a day-to-day contact person for each client. Maryam Ghyabi-White will be the appointed person in charge of working with the City of Ormond Beach to overcome transportation challenges facing the City.

For more than 30 years as a leader in planning and engineering fields, Maryam Ghyabi-White has successfully represented local governments in identifying and reviewing complex transportation projects for strategy during study, design, and construction phases. Ms. Ghyabi-White has assisted with identifying sources of funding from both state and federal authorities. She understands the regulations and processes of the government agencies throughout the State of Florida.

Maryam Ghyabi-White will continue to be the appointed professional serving as the key contact for the City and the entire team so that the City will receive the total benefit of the firm's resources.

GCM is committed to meet the needs of the City and plans to subcontract the necessary engineering work to Zev Cohen and Associates, Inc. (ZCA). GCM and ZCA have worked together on a variety of projects over the last several decades. In addition, ZCA has worked with the City of Ormond Beach team for many years. Over the course of this lengthy tenure, GCM and ZCA have been involved firsthand with all aspects of the City's Transportation needs. The firms of GCM and ZCA are both strategically located in Ormond Beach, FL.

Maryam and the firm's leaders have successfully represented hundreds of private and public sector clients before Florida governmental entities on everything from transportation planning and engineering, public involvement, city planning, and urban planning. GCM professionals have guided local and state agencies in navigating complex government processes with extensive knowledge of state and local government requirements, from allocation of resources to final inspection.

Our team's extensive network and on-going participation in local government issues, specifically the allocation of state resources, enables our team to advise local government clients on different sources of funding and the process to secure and implement for much - needed transportation projects.

The team of Ghyabi Consulting & Management has decades of experience enabling the firm to advise on the best strategy to provide a safe and efficient transportation system serving its citizens while moving people and goods.

GCM is also proudly serving as a woman-owned business and holds a State of Florida Woman Business Certification.

E-1(c) Specifically address the areas listed in the Scope of Work

Scope of Work (B1-8)

B-1 Assist the City in identifying and seeking funding opportunities for the City's Gateway Corridor I-95 and US 1 Interchange and Roadway. FDOT is in the process of preparing an Interchange Justification/Modification report that is the City's highest priority, the successful lobbyist will assist the City in ensuring that this project gets on the required lists for future funding considerations.

Ghyabi Consulting & Management, LLC has reviewed the City's scope of work for this opportunity and stands ready to assist with the goals and deliverables described therein.

Maryam H. Ghyabi-White has experienced decades of success in transportation funding. She has a vast amount of knowledge of the I-95 and US 1 existing projects, of which the Florida Department of Transportation–District 5 (FDOT-D5) is currently in the preparation phase of the interchange justification/ modification report. The building of this interchange occurred during the Eisenhower administration, and it is more than 50 years old. This interchange is the gateway to the City of Ormond Beach and Volusia County. The interchange design is constrained due to Right-Of-Way (ROW) buildout around the interchange and the existence of Florida East Coast Railway (FEC).

At present, the FDOT is conducting an on-going Interchange Justification Modification report and currently is proposing a Diverging Diamond Interchange (DDI). The DDI design is aimed at reducing project delivery time, enhancing safety, and protecting the environment. This project currently is a candidate project for FY2025 and has the FDIP 419772-2. When the work program opens this year, the schedule will need to be revisited. The FDOT's 5-year work program has set aside $2.5 million of Planning, Capital, and Environmental study (PD&E) funding.

During the PD&E Study, FDOT will identify feasible build alternatives for the interchange, the roadway improvements, and their social, economic, and environmental effects. A PD&E study will be finalized when the Federal Highway Administration (FHWA), reviews the documentation, and recommendations then provides a Location and Design Concept Acceptance (LDCA).

A PD&E Study is required even if the federal funds are not used. The Study would need to meet state requirements which are similar to the federal requirements in analyzing the effects of the proposed improvements. The state document is called a State Environmental Impact Report (SEIR), or a Non-Major State Action (NMSA), and the document will need to be signed by the FDOT District Secretary.

Once PD&E preferred design alternative is recommended, the project may proceed to the next phase, which is the Design Phase.

There are five steps in transportation planning including the following:

1. **Long Range Planning:** The FDOT and local governments conduct long-range transportation planning on an on-going basis to identify and prioritize individual projects.
2. **Project Development and Environment Study (PD&E):** During this step, design options and their social and environmental effects are examined.
3. **Design:** During design, detailed construction plans are prepared.
4. **Right-Of-Way Acquisition:** This phase entrails acquisition of necessary right-of-way, based on the construction plans.
5. **Construction:** The roadway is built during this phase.



B-2 The City's second highest priority is the alternate East West Corridor Hand Ave. This corridor was once on the Long- Range Planning List at the River2Sea TPO for future funding but was removed by the County. The successful lobbyist will assist the City in ensuring that this project gets on the required lists for future funding considerations.

The City of Ormond Beach leaders has identified a 1.65-mile extension of Hand Avenue as one of their transportation priorities to create a safe alternative to Granada Boulevard. GCM will work closely with the River to Sea TPO(R2CTPO), FDOT and Volusia County leaders to bring back Hand Avenue extension to the R2CTPO priority list as a solution to Granada Boulevard to travel East–West within the City of Ormond Beach.

This process will include an analysis of traffic congestion and operation, pedestrian, and bicycle analysis.

B-3. Assist the City with the River2Sea TPO and assist the City in navigating that process for future funding. Review the legislative policy statements of other governments and lobbying groups for the purpose of identifying issues, which may either positively or negatively affect the City's transportation priorities.

All roadways and transit projects are chosen by the R2CTPO through an established priority process. Every year R2CTPO issues a call for projects to all its members which includes Volusia County, the 16 cities, and Flagler County. After receiving the projects, a committee will evaluate, prioritize, and place them in five different categories including interstate projects, transit projects, roadway improvement projects, traffic operation or bicycle/pedestrian projects.

The process includes three project applications for (1) Traffic operations which include safety and technology, (2) Planning studies, (3) Bicycle and Pedestrian, including sidewalks and trails.

GCM will work with the city's representatives to navigate through R2CTPO process to make sure the City projects have all the necessary requirements to make the list as a priority project preparing and securing future funding.

The following is the R2CTPO Transportation priority process (Source R2CTPO)



Source: R2CTPO

B-4. Coordinate meetings between the City and Florida Department of Transportation.

GCM will coordinate the necessary meetings between the city and the leadership of FDOT both at District 5 and the Central Office in Tallahassee. GCM will be in constant communication to ensure projects success.

B-5. Work with the City's other lobbyists to coordinate efforts on transportation issues.

In order to coordinate our plan of action, our relationships and contacts with other lobbyists involved in the city, including the current Lobbying firm Metz, Husband, & Daughton, PA, will allow us to focus on transportation efforts. The team GCM has decades of experience working with governmental agencies and has developed a well-known standing and relationships with other governmental agencies, engineering firms, and lobbyist.

B-6. Monitor analyze and track transportation related authorizations and appropriation bills and recommend appropriate strategies.

GCM will work with the City of Ormond Beach to track/monitor/analyze all authorizations and appropriation bills. We will then develop the team and recommend key appropriate strategies to the City of Ormond Beach.

B-7. Assist the City Commission, City Manager, and staff in the coordination and development of the Transportation element of the City's legislative program.

GCM will work diligently with the City Commission, City Manager, and all staff members through coordination and development of the transportation element of the City's legislative program. These issues may include transportation, environmental, and infrastructure improvements. GCM will work with the City of Ormond Beach to make the process seamless.

<u>B-8.</u> Monitor State of Florida legislative committee meetings, agencies hearings and meetings prior to and during the regular and special legislative session(s) at which transportation issues within the City's adopted legislative program are considered.

GCM will stay abreast of all transportation issues affecting the City of Ormond Beach by monitoring the State of Florida legislative committee meetings, agencies hearings, and meetings prior to and during the regular and special legislative session, at which transportation issues within the City's adopted legislative program are considered. Our focus will be on the specific issues within the City's adopted legislative program to make sure that they receive the proper consideration, and we will focus on any others that may arise that will affect the city in some form or fashion.

<u>E-1(d)</u> Provide a listing of up to three (3) comparable contracts (similar in the scope of services to those requested herein) which the Proposer has either ongoing or completed within the past three (3) years. Describe those projects performed by government client or similar size private entities. The listing should identify the following:

- **Client**
- **Description of work**
- **Total dollar value of the contract**
- **Dates covering the term of the contract**
- **Client contact person, phone number and email**
- **Results of the project**



- ***Client:*** **Daytona Beach International Airport**
- ***Description of work:*** **Transportation Assistance**
- ***Total dollar value of the contract:*** **$60,000/yr.**
- ***Dates covering the term of the contract:*** **March 1, 2019 – present**
- ***Client contact person, phone number and email*****: Rick Karl,** (386)248.8030, fkarl@volusia.org
- ***Results of the project:*** **Working closely with Airport and Volusia county on multiple projects**



- ***Client:*** **Ormond Crossings**

- ***Description of work:*** **Review the 3,000 acres of the Ormond Crossing infrastructure and advise on how the proposed roadway-network can be upgraded. Including the two overpasses with I-95 and FEC**

- ***Total dollar value of the contract:*** **$72,000/yr.**

- ***Dates covering the term of the contract:*** **November 2018 – Present**

- ***Client contact person, phone number and email:*** **Lisa Ford, (386)527.0553, estrobeck@cfl.rr.com**

- ***Results of the project:*** **Advises proposed roadway Network – Ormond Crossing acreage infrastructure**



- ***Client:*** **Zev Cohen (City of Ormond Beach)**

- ***Description of work:*** **Transportation and Engineering for the City of Ormond Beach, FL – Review Analysis and comment on transportation issues.**

- ***Total dollar value of the contract*****: $43,200/yr.**

- ***Dates covering the term of the contract:*** **October 2018 – Present**

- ***Client contact person, phone number and email:*** **Dwight DuRant, P.E. *(*386)677.2482, ddurant@zevcohen.com**

- ***Results of the project:*** **Successfully analyze and recommend options and strategies for infrastructure projects including I-95/US 1 Interchange**

E-2. Key Personnel and Subcontractors Performing Services

<u>E-2(a)</u> Provide an organization chart showing all key personnel, including their titles, to Assigned to this project. The chart must clearly identify the Proposer's employees and those of the subcontractors or sub consultants and shall include the functions to be performed by the key personnel.



Team Leader

Maryam H. Ghyabi-White – CEO/President
Ghyabi Consulting and Management

Patricia Northey Assistant Project Manager	**Charles Faulkner Quality Control Officer**	**Pedro Vazquez Project Finance Officer**	**Sandy Buttrum Project Administrator**

Dwight DuRant, P.E. **Frank O'Keefe, P.E.** **Randy Hudak, P.E.**

Zev Cohen & Associates (ZCA) Engineering Team

E-2(b) Describe the experience, qualifications and other critical information, including relevant experience on previous similar projects, of all key personnel, including those of the subcontractor who will be assigned to the project.

With over 30 years of experience, Maryam H. Ghyabi-White established Ghyabi & Associates as CEO/President. She guided the company to success, putting it at the forefront of the engineering industry throughout the state of Florida. She has represented local, regional, and state government entities. She has also represented cities, counties, and quasi-governmental authorities, as well as local governments on complex projects such as transportation, environmental, engineering, consulting, management, quality control, and more. Her vast experience allows her to articulate the transportation priorities of the City of Ormond Beach, to the Florida Department of Transportation, the River to Sea Transportation Planning Organization, and other agencies. She has a unique ability to interact with governments and agencies in the planning, coordination, and execution of the transportation priorities of the City.

Maryam is among the most experienced government relations professionals in Florida. She has served as a strategic consultant and general advocate for multiple public entities. Through these experiences, she has developed close relationships with state leadership, influential committee chairs, and their staff.

Maryam has experienced decades of success in transportation funding. Her vast knowledge includes the I-95 and US 1 existing projects, which are in preparation of interchange justification/modification report by FDOT. This interchange was built during the Eisenhower administration and is now more than 50 years old. This interchange, and the gateway to the City of Ormond Beach and Volusia County, is problematic because of the buildout around the interchange and the fact that it is bound by Florida East Coast (FEC).

The on-going (Interchange Modification/Justification Report (IJR/IMR) proposes Diverging Diamond Interchange (DDI). This design is aimed at reducing project delivery time, enhancing safety, and protecting the environment. This project (as of February 19, 2019) is in FDOT's 5-year program for $2.5 million of planning, design, and environmental study (PD&E). The PD&E is a study phase that provides the interface better planning, and design phase to evaluate different alternatives to transportation needs compatible with the environment.

This process is mandated by the Florida Highway Administration Association (FHWA) and will coordinate with the National Environmental Policy Act (NEPA).

Maryam is a long-term resident of Ormond Beach, where she lives with her husband Terry White.

Pat Northey serves in the role of Assistant Project Manager for Ghyabi Consulting & Management, bringing her vast knowledge, and experience to the company. Pat served as Project Manager of the complex 2-year SunRail study for Ghyabi and Associates.

She has served as the Florida Association of Counties appointee to the FDOT Bicycle and Pedestrian Partnership Council, and the Volusia Transportation Planning Organization (VTPO/R2CTPO) for more than 20 years, which she also chaired for 2 years. Pat was a representative for the District 5 Volusia County Council, and County Council at R2CTPO serving twice in the role of chair.

Pat has a long history of community involvement and service. She was a board member on the River to Sea Loop Alliance, Volusia County District 5 appointee to the Volusia County ECHO programs. She was the founder and chaired "Leadership West Volusia" and was a member of the Volusia League of Women Voters. Patricia is a past President for the Boys & Girls club Volusia-Flagler County, and a Board Member for Habitat for Humanity.

She has received numerous awards and recognitions including 2012 Outstanding Elected Official of the Year; Florida Planning and Zoning Association, League of Women Voters award for Environmental Advocacy, Advocate of the Year, Florida Counties Association, 2012 Hispanic Heritage Month Award, and was named by Coast Magazine as one of the community's 30 Most Influential People.

Pat and her husband, Edward, have been married since 1969. They have two sons, Ed and Erik.

Pedro Vasquez serves as the Project Finance Manager for GCM. He has extensive experience in financial management systems.

His areas of expertise include Regulatory Compliance, Efficiency Improvements, Budget Control, Cost Reductions, Internal Audits, Forecasting, and Financial Analysis.

Pedro works directly with the President/CEO of GCM on projects utilizing his planning and management skills to keep projects on budget and provide forecast reporting. He has served in the role of Controller, Finance Manager, Senior Auditor, and Financial Advisor, and he will be the assigned budget controller over this project for GCM.

Pedro has 2 beautiful daughters, and a new grandson.

Sandy Buttrum serves as the Project Administrator for GCM. She has more than 30 years of experience as an Administrative Manager. She has worked with a variety of firms in the area of Construction, Mining, Logistics, Transportation, and Public Education.

Sandy's experience extends over a broad-spectrum including Highway/Road construction, and Mining projects throughout Tennessee, South Carolina, Georgia, and Alabama. She has a vast knowledge of logistics and transportation working with BAX Global. Sandy has also worked in higher education at Embry Riddle Aeronautical University and as a Teacher in the public-school sector.

Sandy is married to Ronny Buttrum and has one daughter who attends ERAU and majors in Aerospace Engineering. They reside in Ormond Beach.

Charles (Charlie) Faulkner serves in the role of Quality Control Officer for GCM. Charlie has a reputation for attaining permitting for projects, on a large scale, in the State of Florida. Charlie will serve as Quality Control Officer for this project. His experience in solving difficult environmental issues, helping parties to come together, and move projects forward is well known. Management, company liaison, project and team management, and tactical consulting are some of his many services and areas of expertise. Charles has strong and vast state-wide professional relationships to solve complex issues.

In addition, he handles coordinating and overseeing land sales and acquisitions, DRI's, Comprehensive plan amendments, annexations and more. He has also served as company spokesperson for media/civic organizations.

<u>E-2(c)</u> Provide resumes and job and other detailed qualifications on all key personnel who will be assigned to this project.

SUMMARY

Maryam Ghyabi is the CEO/President of Ghyabi Consulting and Management and serves as an adjunct professor of civil engineering at Embry Riddle University. As the former CEO/President of Ghyabi & Associates, Maryam provided leadership and support to the position of the company at the forefront of the engineering industry. Maryam also oversaw finance, production, procedures and policies, resources and revenues of the company throughout the firm's 25-year history. She was also in charge of the firm's business development and public relations initiatives. Maryam has represented the firm at the global engineering industry level and at the local level, and has represented the firm at legislative sessions and government functions.



Maryam Ghyabi - CEO/President
Ghyabi Consulting and Management

EDUCATION

- Master of Science in Civil Engineering - 1986 - University of Central Florida
- Bachelor of Science in Civil Engineering - 1984 - University of Central Florida
- Intersection and Signalization Design Georgia Institute of Technology
- Traffic Design - Northwestern University

BROADCASTING

- Adjunct Professor - Embry Riddle Aeronautical University
- WCEU Channel 15 Television Services 2001-2002 Underwriters: 'The Women In Your Life' and PBS Series Featured Mentor
- Lecturer - University of Central Florida - 2010 Topic: Transformation

BOARDS

- SunTrust Bank - Board of Trustee
- Volusia County Economic Development - Women in Business Symposium - Chair
- Advanced Technology Center - Board
- Volusia County Expressway Authority Coalition – Chair
- I-4 St. Johns River Bridge Coalition – Chair
- St Johns River Water Management District (SJRWMD) Board of Trustee and Treasurer
- Transportation Outreach Program (TOP) Board – Chair
- Women's Center Board at Daytona State College - Chair
- myregion.org – 2004
- Volusia County Area Responsible Development (VCARD) – Chair
- Central Florida Transportation Commission Task Force
- Floridians for Better Transportation - Chair
- Metropolitan Planning Organization's Technical Coordinating Committee (MPO TTC) Volusia County Representative

AWARDS

- Daytona Beach Chamber of Commerce Chairman's Award - 2018
- VCARD Citizen of the Year -2014
- Faith, Hope & Charity Society: 'Community Service Award' - 2004
- Women in Transportation, Central Florida Chapter: 'Woman of the Year' - 1999
- Letter of Commendation from Governor Jeb Bush
- Letter of Commendation from Tom Feeney, Speaker, House of Representatives
- Volusia County Association for Responsible Development Leadership Award - 2000
- Volusia County proclaimed May 31, 2001 'Maryam Hosseini Ghyabi Day'
- Volusia County MPO: Dedication & Service to Funding of Reconstruction of I-4 St. Johns River Bridge - 1999
- Volusia County Association for Responsible Development Member of the Year - 1997
- Volusia County Expressway Authority Coalition
- Volusia County MPO: Recognition as Chair - 1998
- Floridians for Better Transportation 2008 Chairman Award
- Daytona State College Women's Center - Nov 7, 2008 'Maryam Ghyabi Day

PATRICIA NORTHEY
Assistant Project Manager

Employment: Ghyabi Consulting & Management an engineering and planning firm. Projects include: The ISB Master Plan; I-95 Widening; the Volusia Transit Corridor study; R2CTPO Bike-Ped Feasibility Study (2015-2018)

Previous Government Service: District 5 representative to the Volusia County Council 2007-2014; Served previously on the County Council from 1993-2004 and twice served as Chair during that time; Served 20 years on the Volusia Transportation Planning Organization; twice chair; Chaired the Central Florida MPO Advisory Council (MPOAC); Served as the Florida Association of Counties appointee to the FDOT Bicycle and Pedestrian Partnership Council; Chaired the Tourist Development Council

Community service: Florida Hospital Fish Board of Trustees; Board Member Habitat for Humanity; Board Member The River to Sea Loop Alliance; Volusia County Council District 5 appointee to the Volusia County ECHO program; Member of the Volusia League of Women Voters; Graduate, Leadership Florida Class XIX; Past President of the Rotary Club of DeBary, Deltona, Orange City; Former Chair, St. Johns River Alliance; Past President Healthy Start Coalition of Volusia Flagler County; Flight Guardian for Volusia Honor Air; Founder and Chaired "Leadership West Volusia"; Past President, Boys & Girls Club Volusia-Flagler Counties; Member, Pastor Parish Relations Committee First United Methodist Church, Chair, Legislative Committee; Volusia County Council of PTA, 1989 - 1990; Den Mom and Refreshment Chair for Cub Scout Pack 565

Awards and Recognitions:

- The Pat Northey 5K Trail (Gemini Springs Park)
- Blaine O'Neal Service Award, Flagler-Volusia Healthy Start Coalition 2014
- 2013 Espiritu Latino Award
- 2012 Hispanic Heritage Month Award
- 2012 Outstanding Elected Official of the Year: Florida Planning and Zoning Association
- The Pat Northey Holly Hill Greenway Trail
- League of Women Voters award for Environmental Advocacy
- Extra Mile Award: The Healthy Start Coalition of Flagler and Volusia Counties
- “Service Above Self” - Rotary International District 6970
- Twice named the “Lloyd Larson Rotarian of the Year” for the Four Townes Rotary Club.
- Paul Harris Fellow, Rotary International
- The Chamber of Commerce of West Volusia "Community Leadership Award”
- Citizen of the Year, Volusia County Association for Responsible Development (VCARD)
- Community Service Award, Daytona Museum of Arts and Sciences
- “Women Who Have Made A Difference in The Health of Their communities Award," Halifax Community Health System

PEDRO VAZQUEZ
Project Finance Officer

***Employment**:* Ghyabi Consulting & Management; Bridge2 Solutions; Law Offices of Vazquez, Vizcarrondo, Alvarez, Angelet, Lee & Gonzalez

Dynamic, results-oriented Controller and Finance Manager with extensive experience including cost accounting, financial analysis, and financial reporting. Proven track record in driving efficiency and productivity through evaluation of financial management systems and implementation of process improvements. An accomplished negotiator with excellent relationship-building skills. Hands-on leader who is effective in directing highly skilled financial and administrative teams to support the achievement of overall corporate goals and objectives.

Community Service:

Spruce Creek high school music program

SANDY BUTTRUM
Project Administrator

Employment: Administrative Manager/Ghyabi Consulting and Management/Ormond Beach, Florida; Administrative Manager/Embry Riddle Aeronautical University/Daytona Beach; Human Resources– City of Ormond Beach/Ormond Beach, FL; Administrative Manager /HR/BAX Global/ Nashville, TN

Community Service:
Embry Riddle Aeronautical University Graduation/Ceremonies volunteer; Young Adult mentoring/tutoring programs; Jesus Church Greeter, Check-in coordinator, Usher, Creative Arts team member, Jesus Church Crew set-up team, Event planner, Media Assistant, Grow Team Leader and coordinator.

Awards and Recognitions:
Teacher of the Month (multiple awards)
The Employee of the Month (multiple awards)
Coaches Award
Jesus Church Volunteer Award (multiple awards)

Education:
Bachelor Interdisciplinary Studies/Western Governors University/Salt Lake City, Utah

Associate in Business Administration/Georgia Perimeter/DeKalb County, GA

Charles Faulkner
Quality Control Officer

Employment: Senior Vice President Palm Coast Holdings, Inc. Flagler County, FL; Marine Technician Deltona Corporation Miami, FL

Community Service:

American Water Resources Association
Florida Inland Navigation District – former chair
Volusia/Flagler County Association for Responsible Development
Florida Planning & Zoning Association
Friends of A1-A Scenic and Historic Coastal Byway Board
Former Whitney Lab Trustee
Advisory Committee to the Daytona State College Institute of Marine and Environmental Studies

M. Dwight DuRant, P.E.

President



Contact Information:
300 Interchange Blvd, Ste. C
Ormond Beach, FL 32174
ddurant@zevcohen.com
(386) 677-2482

Education:
B.S. Civil Engineering, 1983
University of Florida

Registrations:
Professional Engineer
Florida PE 40318

Professional Affiliations:
American Society of Civil Engineers

Institute of Transportation Engineers

Ormond Beach Chamber of Commerce past Board Member

Member of Government Affairs Committee

Team Volusia Economic Development Corporation Chairman of the Board

Volusia County Association for Responsible Development (VCARD) Executive Council

Volusia County Metropolitan Planning Organization (MPO) Citizen Advisory Board past Committee Chairman

Daytona Beach Chamber of Commerce Economic Development Committee

Community Involvement:
Ormond Beach Youth Baseball and Softball Association (OBYBSA) -
Recreational Baseball Teams (9 years)

OBYBSA Competitive Baseball (4 years)

Ormond Beach Youth Football and Cheer Association (OBYFCA) – Pop Warner Football (6 years)

Ormond Beach Youth Basketball – Recreational Teams (4 years)

Member of OBYBSA Board of Directors

Member of OBYFCA Board of Directors

Years of Experience:
36

Years with ZCA:
32

As President of Zev Cohen & Associates, Inc. (ZCA), Dwight has acquired a diverse background in site development experience with a sound working knowledge of engineering and design analysis. Dwight began his professional experience in 1983 and has worked continuously on engineering and design projects since that time. Dwight serves both private and public clients throughout the Southeast. His ability to combine engineering design and diligent project management leads to projects under budget completed on time.

Dwight prides himself on providing personal, hands-on services to a wide array of clients. This type of client service has become the foundation of ZCA's philosophy. Under Dwight's leadership, ZCA has become one of the largest civil engineering firms in the area.

Project Experience

Hand Avenue Upgrade and Lake Interconnect, Ormond Beach, Florida
- Role: Principal-In-Charge
- Scope: ZCA provided civil engineering and landscape architecture services to upgrade the Hand Avenue corridor stormwater management system. This system also included a complex lake inter-connect for flood control. This lake inter-connect was developed for use by canoe/kayak enthusiasts who wish to traverse the various lake systems adjacent to Hand Avenue. ZCA also assisted in expanding the boardwalk system which provides clearance for kayakers and still be ADA accessible.

Ormond Beach CRA Master Stormwater Plan, Ormond Beach, Florida
- Role: Principal-In-Charge
- Scope: ZCA developed a Stormwater Master Plan for Downtown Ormond Beach. ZCA is currently developing a drainage master plan for the downtown Community Redevelopment Area to incentivize redevelopment by creating a stormwater bank for the CRA.

Volusia County Orange Camp Road Widening Stormwater Management, DeLand, Florida
- Role: Principal-In-Charge
- Scope: ZCA investigated past design and permitting of surrounding project sites through Volusia County, the City of DeLand, the Florida Department of Transportation (FDOT), and the St. Johns River Water Management District (SJRWMD). ZCA also performed preliminary stormwater management calculations for the purpose of analyzing the existing drainage facilities and existing stormwater management systems within the project site and surrounding areas. Capacities, availabilities, and options for the joint use pond were analyzed and explored. In addition, ZCA determined required treatment and runoff rates/volumes for management and permitting of improved stormwater management facilities.

Yorktowne Boulevard, Port Orange, Florida
- Role: Principal-In-Charge
- Scope: ± One mile of 4-lane urban roadway with turn lanes, designed to FDOT standards as a part of the Volusia County Thoroughfare system. Worked closely with the City of Port Orange and Volusia County to determine alignment and design criteria for this roadway system. Utilities were designed to accommodate existing and future development. The stormwater management system was master planned to accommodate the roadway, as well as areas which will be developed in the future, adjacent to the roadway.

Williamson Boulevard Extension, Port Orange, Florida
- Role: Principal-In-Charge and Quality Control Officer
- Scope: This project was a 1.75 mile design extending Williamson Boulevard southerly from its terminus point at Airport Road in Port Orange to Pioneer Trail in New Smyrna Beach. The project included design and permitting of stormwater improvements along this extension, and the extension of utilities including water, sewer and other franchise utilities.

Personal Service, Professional Design

Randy M. Hudak, P.E.

Director of Engineering

ZEVCOHEN & ASSOCIATES INC



Contact Information:
300 Interchange Blvd, Ste. C
Ormond Beach, FL 32174
rhudak@zevcohen.com
(386) 677-2482

Education:
B.S. Civil Engineering, 2001
University of Central Florida

Registrations:
Professional Engineer
Florida PE 65053

Professional Affiliations:
DEP Qualified Stormwater Management Inspector #9803

American Society of Civil Engineers

Volusia County Association for Responsible Development (VCARD)

Community Involvement:
Livestrong Foundation Member

PACE Center for Girls sponsor

Galloway Group Member

Participation in numerous endurance events that benefit charities

Years of Experience:
20

Years with ZCA:
20

As Director of Engineering at Zev Cohen & Associates, Inc. (ZCA) Randy possesses the energy and drive that enables him to be an exceptional project manager. His ability to coordinate and expedite a multitude of tasks results in the delivery of projects that are on time and within budget. Randy has enjoyed the opportunity to manage a wide variety of public and private sector projects that have enabled him to cultivate a strong customer service oriented approach to his project management. This approach coupled with his strong technical foundation provides each client with a unique and tailored approach to their specific project goals.

Project Experience

Turnbull Bay Bridge Replacement, New Smyrna Beach, Florida

- Role: Project Engineer
- Scope: As a part of the Volusia County/FDOT Turnbull Bay Bridge Replacement ZCA designed and permitted the relocation of an existing reclaimed water main, potable water main and sanitary sewer force main located on and/or adjacent to the bridge through the department of Environmental Protect, Volusia County department of Health and the Water Management District. These utilities were relocated via directional drill crossings under Turnbull Creek prior to demolition of the existing bridge. ZCA also provided coordination of the design, permitting and construction timing of this effort with the utilities owner, the Utilities Commission of New Smyrna Beach, Volusia County and AVCON (the Bridge design firm).

Andy Romano Beachfront Park, Ormond Beach, Florida

- Role: Project Engineer
- Scope: ZCA was selected by the City of Ormond Beach to design a five acre beachfront park. The park amenities include pavilions, picnic areas, seating, covered playground, splash park, dune restoration and native landscaping, ADA beach access, restroom and vending facilities, beachfront parking, and viewing terraces. ZCA provided a public outreach and a community engagement plan which allowed members of the community to play a role in developing the park that would leave a lasting impression for visitors of ages. ZCA was responsible for Master Planning and designing all elements of the park including: civil site, landscape architectural, environmental, permitting and traffic.

Colony Park Road, New Smyrna Beach, Florida

- Role: Project Engineer
- Scope: ZCA designed and permitted the current 1,000 linear foot Colony Park Road in conjunction with the adjacent Home Depot Development. ZCA provided civil engineering services for the multiple land roadways, stormwater, water and sewer, and the signalized intersection at S.R. 44. Permits for the project included Volusia County, FDOT, and the City of New Smyrna Beach.

Hand Avenue Collector Road Upgrade, Ormond Beach, Florida

- Role: Project Engineer
- Scope: 7,177 foot roadway corridor project for the upgrade of an existing two-lane roadway from a rural section to an urban section includes intersection improvements and addition of multiple turn lanes. Roadway design aspects are to improve the roadway with current City and FDOT roadway design standards.

Airport Road Blvd. Extension, Flagler County, Florida

- Role: Project Engineer
- Scope: The 1.5 mile public right-of-way was permitted in concurrence of the surrounding 228 acre Hunters Ridge subdivision. As the Senior Environmental Scientist, I directed the environmental permitting as well as wetland delineation, meetings with state and federal agencies, protected species survey/ relocation, and mitigation coordination.

Personal Service, Professional Design



Frank J. O'Keefe, P.E.

Project Engineer

ZEVCOHEN & ASSOCIATES INC

Contact Information:
300 Interchange Blvd, Ste. C
Ormond Beach, FL 32174
fokeefe@zevcohen.com
(386) 677-2482

Education:
B.S. Civil & Environmental Engineering, 2005
University of Louisville

M.S. Civil & Environmental Engineering, 2006
University of Louisville

Registrations:
Professional Engineer
Florida PE 75854

Community Involvement:
Daytona Beach Speed Swim Club, Volunteer Board

Years of Experience:
15

Years with ZCA:
5

With over nine years of experience, Frank brings his design experience to many of ZCA's projects. Consideration of the clients' needs is paramount as is his commitment to provide an effective and efficient design. Frank's ability to work on multiple aspects of a project is key in ensuring his projects remain within budget and are delivered on time.

Project Experience

New Smyrna Beach Civic Center (Brannon Center), New Smyrna Beach, Florida
- Role: Project Engineer
- Scope: ZCA was the Civil Engineering Consultant for the RLF Team selected to design and permit the City of New Smyrna Beach's Brannon Center; a new 13,500 sq. ft. building designed to allow for the interaction between the new building, intercostal waterway and City Park. ZCA was responsible for all Civil related components associated with the Conceptual Design, Final Engineering, Permitting and Bidding.

Southwinds Sidewalk and Drainage Improvements, Port Orange, Florida
- Role: Project Engineer
- Scope: The City of Port Orange commissioned ZCA to study and develop options for addressing several drainage and flooding problem areas in the aging Southwinds subdivision. The design and permitting included over 500 feet of roadside swales and culverts.

Beach Street Force Main, Daytona Beach, Florida
- Role: Project Manager
- Scope: ZCA designed and permitted this project, a one mile extension of a 36" force main through an urban corridor, through both the City of Daytona Beach and the Florida Department of Transportation. ZCA also provided construction administration for this utility project.

Tymber Creek Road Extension, Daytona Beach, Florida
- Role: Project Engineer
- Scope: ZCA was the Civil Engineering Consultant for the Tymber Creek Road Extension. This roadway is planned to connect the 3,400 lot Minto Development to LPGA Blvd. In the future there are plans to connect Tymber Creek Road to State Road 40 in Ormond Beach. The total length of Volusia County standard right-of-way roadway is 4,100 LF. ZCA was responsible for all Civil related components associated with Final Engineering and Permitting.

Hawks Preserve – Phase 1 and Phase 2, City of Port Orange, Florida
- Role: Project Engineer
- Scope: ZCA was the Civil Engineering Consultant for the Hawks Preserve Phase 1 and 2 subdivision located in Port Orange, Florida. This subdivision contained nearly 190 lots and had many engineering challenges located on-site. ZCA was responsible for all Civil related components associated with Final Engineering, Bidding, Permitting, and Construction Administration.

Personal Service, Professional Design

E-3. Proposers Approach to Providing the Services and Work Plan

E-3(a) Confirm Proposer's ability to fulfill all elements of the Scope of Work

GCM's team combined years of transportation consulting experience in dealing with all other local governments and agencies from FDOT, FHWA, R2CTPO, FEC, and SJRWMD will allow the team to be a strong advocate for the City of Ormond Beach. Maryam H. Ghyabi-White, team manager and leader, has many years of experience working as a consultant to the City. The team fully understands all elements of the Scope of Work as proposed in this proposal and confirms the capacity and the experience to meet the requirements to the maximum extent.

E-3(b) Describe the Proposer's methodology including specific policies, procedures or techniques to be used in performing the services described in the Scope of Work

The Ghyabi Consulting & Management Team is unique among Transportation Consulting firms because of their experience in all components of transportation and transit fields. The knowledge and experience the firm can offer is a unique resource to our clients. Ghyabi Consulting & Management's aim is to achieve the best possible outcomes in terms of identifying transportation-related issues and priorities consistent with the City of Ormond Beach's goals and objectives as adopted by the City. GCM's strategic plan will be developed through continuous communication with the City. GCM has a reputation for implementing and developing successful strategic strategies at every phase from planning to engineering to identifying funding. The team believes the best practice is to provide clear and comprehensive communication during all phases of each project.

The initial work begins with meetings to discuss each project's goals and objectives. GCM will work with the City to identify challenges and issues unique to the project, and if needed will take the next step to evaluate the financial impact as well. The team will evaluate and offer approaches to address those challenges and to develop realistic timelines and budgets. Throughout the process regular meetings in the office, and if needed at the project site, are conducted to keep ensuring quality control, and to keep projects on schedule and on budget. Throughout the process and as work moves forward to completion, GCM will continue to communicate consistently with the City.

E-3-(c) Describe the Proposer's approach to the scheduling of work and prioritizing the City's request

GCM has a team approach ensuring that all transportation projects are discussed, prioritized and that the needs of the City will be properly identified and addressed. We also understand that the priority of the City of Ormond Beach is to maintain and enhance its thoroughfare network, to provide safe and efficient movement of people and goods, and to serve its residents and businesses. Because of our team's excellent reputation and relationships, we have successfully represented clients before governmental agencies both at local and state levels on all phases of transportation including planning, engineering, and identification of all available funding mechanisms and resources.

The team of Ghyabi Consulting & Management, LLC has relationships with the relevant agencies and policymakers, to advise clients on the best strategy to provide a safe and efficient transportation system serving its citizens.

Maryam H Ghyabi-White, as the team leader on this project, will make sure that the needs of the City will be GCM's top priority. Ms. Ghyabi-White and her team will be in constant communication with the City of Ormond Beach through weekly and monthly reports and will schedule meetings to review project progress. Ghyabi Consulting & Management's intentions and goals will be to provide continuous feedback, produce progress reports and to provide budget and schedule updates as deemed necessary.

E-3(d) Address Proposers ability and approach to complying with the reporting requirements in the Scope of Work. Describe the proposed report outline (i.e. sections, contents, etc.) and attach a sample report (if available)

The GCM team believes in constant and continuous written and oral communication and will provide weekly, and monthly reporting (progress reports) advising the City on the status of each phase of the projects as it relates to its scope of services. GCM will encourage the City leadership to participate in progress meetings to ensure continuous dialogue among the team. During the progress meetings, the additional items that might potentially affect the City like the budget will be discussed and updated. GCM will also keep the City abreast of any agencies policies and programs that might affect the City directly or indirectly and in general will provide updates on all issues as well.

E-3(e) Provide any information regarding the Proposer's general work plan which the Proposer deems relevant

GCM understands the operations of the State/Local government operations, and we are substantially involved in the agencies processes. We have a long track record of success representing our clients in both the private and public sectors. Because of our vast transportation planning, engineering, public involvement, city planning, and urban planning with Florida entities, we can look at projects with a different focus and vision as part of our general work plan. GCM will make recommendations and options that ignite the project to a new level of expertise.

Our team's extensive network and on-going participation in local government issues, specifically the allocation of state resources, enable our team to advise local government clients on different sources of funding and the process to secure and implement for much-needed transportation projects. This experience allows us to increase areas of funding for projects.

With more than 30 years of experience and proud background of serving public entities, we are confident that our firm is the most diverse and unique to serve and represent the City of Ormond Beach.

GCM is proud to be serving as a woman-owned enterprise and holds a State of Florida Woman Business Certification.

E-3(f) Identify if the Proposer has taken any exception to the terms of this Solicitation. If so, indicate what alternative is being offered and the cost implications of the exception(s)

The GCM team proposes no exceptions to the terms of the solicitation. During the representation of the City of Ormond Beach over the course of the last 20 years, we have not experienced any conflict of interest.

E-4. Proposers ability to assist in formulating and facilitating the City legislative agenda

E4(a) **Provide information on Proposer's ability to understand, formulate, and facilitate the City of Ormond Beach's legislative priorities.**

As indicated throughout this response, our team has successfully represented numerous cities before the Governor, Cabinet, Legislature, and state agencies on a wide range of issues. We are experienced in the actions needed to ensure the City will be represented in policy, legislative, appropriations and technical matters.

Maryam H. Ghyabi-White has been at the forefront of essential projects throughout Ormond Beach, Volusia County and the State of Florida. She has led the charge as an advocate of improvement in the state through transportation, while at the same time expressing the importance of maintaining the safety and protecting the environment.

As a transportation leader, she has led efforts to secure funding for construction of the Interstate 4 bridge over the St. John's river. The I-4 bridge project was not only an obstacle to travel to Central Florida, it was also a major safety concern. Ms. Ghyabi has built a coalition of leadership from the Florida Department of Transportation (FDOT), Volusia County, Seminole County, Orange County, Metro Plan Orlando (MPO), River to Sea Transportation Plan Orlando (R2CTPO), to expedite the funding, expedite the scheduled funding and design-build. Her efforts have been recognized locally, statewide, and nationally. She was named, "Woman of the Year" in Central Florida.

Located in the City of Ormond Beach, the GCM team is dedicated to the City of Ormond Beach. GCM is committed to providing a day-to-day contact person for each client. Ms. Ghyabi-White has a proven track record of securing funding for projects from Federal, State, and Local entities.

Ms. Ghyabi-White will be the senior representative in charge of the transportation challenges facing the City of Ormond Beach. Ghyabi Consulting & Management will work diligently to ensure that all the needs of the City will be addressed. The culture, and experience of the team at GCM, makes the firm a perfect fit for the complex needs of the City of Ormond Beach.

E-4(b) Describe how Proposer will assist the City officials in understanding the annual state legislative priorities and developing initiatives that will achieve the greatest success in Florida legislature and relevant state agencies

GCM's first act at the City's Transportation Consultant will be to host a meeting with the City staff and elected officials to discuss the goals, priorities, obstacles, and resources. Immediate targets, short-term targets and long-range targets and goals will be developed for the project. This will serve as the program of transportation work for the City of Ormond Beach and the GCM team. The plan will be revised as needed to accommodate unique needs.

GCM will monitor legislative action to ensure a formal strategy on executive priorities and draft talking points to articulate support or opposition to issues. GCM has a proven track record of working with legislation to help our local government clients and to advise them on matters affecting projects. Our team will be in constant communication with the City of Ormond Beach to give frequent reporting on any legislative actions affecting the project.

E-5. Fee Compensation / Expense

5. Fee Compensation / Expenses

The proposed fees(s) shall detail all costs: i.e. travel and related incidental out of pocket expenses, lobbying registration, if applicable. Proposer shall not be reimbursed or otherwise paid for internal word processing, data processing or other services (i.e. local telephone serviced, copied, mail or postage services) that would reasonably be deemed the Proposers overhead expense. Proposers will be reimbursed on a quarterly basis as a flat fee, inclusive of all expenses. Price proposal shall be indicated as follows:

COST TO THE CITY – Overall Contract:

Annual FIRM, FIXED TOTAL COST NOT TO EXCEED

$ 48,000.00 (To be paid on a quarterly basis) (To be paid in equal quarterly payments)

- **Any additional engineering review and assistance will be at an additional $2,000.00 per month or $300.00 per hour.**
- **ZCA will be on hourly rates basis for engineering projects.**

6. Contractor's Insurance

GHYACON-01 D2GBLEDSOE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/24/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Georgeanne Bledsoe
AssuredPartners, Lake Mary 300 Colonial Center Parkway, Suite 270 Lake Mary, FL 32746	PHONE (A/C, No, Ext): (407) 203-9227 FAX (A/C, No): E-MAIL ADDRESS: georgie.bledsoe@assuredpartners.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Ghyabi Consulting and Management, LLC 1459 North US Hwy 1 Suite 3 Ormond Beach, FL 32174	INSURER A : Burlington Insurance Company	23620
	INSURER B : Associated Industries Insurance Company, Inc.	23140
	INSURER C : Hiscox Insurance Company Inc	10200
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			272B003004	02/04/2019	02/04/2020	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)	N/A		TWC3793251	04/24/2019	04/24/2020	E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
C	Professional Liab.			MPL4034980-19	01/23/2019	01/23/2020	Per Claim	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

FOR INFORMATION ONLY
FOR INFORMATION ONLY
FOR INFORMATION ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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FL INS SPECIALISTS
1025 GREENWOOD #295
LAKE MARY, FL 32746
1-407-805-0200

PROGRESSIVE COMMERCIAL

Policy number: 06730908-1
Underwritten by:
Progressive Express Ins Company
April 24, 2019

Certificate of Insurance

Certificate Holder

Additional Insured
GHYABI CONSULTING & MANAGEMENT
1459 N. US 1, SUITE 3
ORMOND BEACH, FL 32174

Insured

NYDA, LLC.
1109 OXBRIDGE LN.
ORMOND BEACH, FL 32174

Agent

FL INS SPECIALISTS
1025 GREENWOOD #295
LAKE MARY, FL 32746

This document certifies that insurance policies identified below have been issued by the designated insurer to the insured named above for the period(s) indicated. This Certificate is issued for information purposes only. It confers no rights upon the certificate holder and does not change, alter, modify, or extend the coverages afforded by the policies listed below. The coverages afforded by the policies listed below are subject to all the terms, exclusions, limitations, endorsements, and conditions of these policies.

Policy Effective Date: Apr 9, 2019 Policy Expiration Date: Apr 9, 2020

Insurance coverage(s)	Limits
Bodily Injury/Property Damage	$300,000 Combined Single Limit
Uninsured Motorist	$300,000 CSL Non-Stacked
Personal Injury Protection	$10,000 w/$0 Ded - Named Insured Only

Description of Location/Vehicles/Special Items

Scheduled autos only

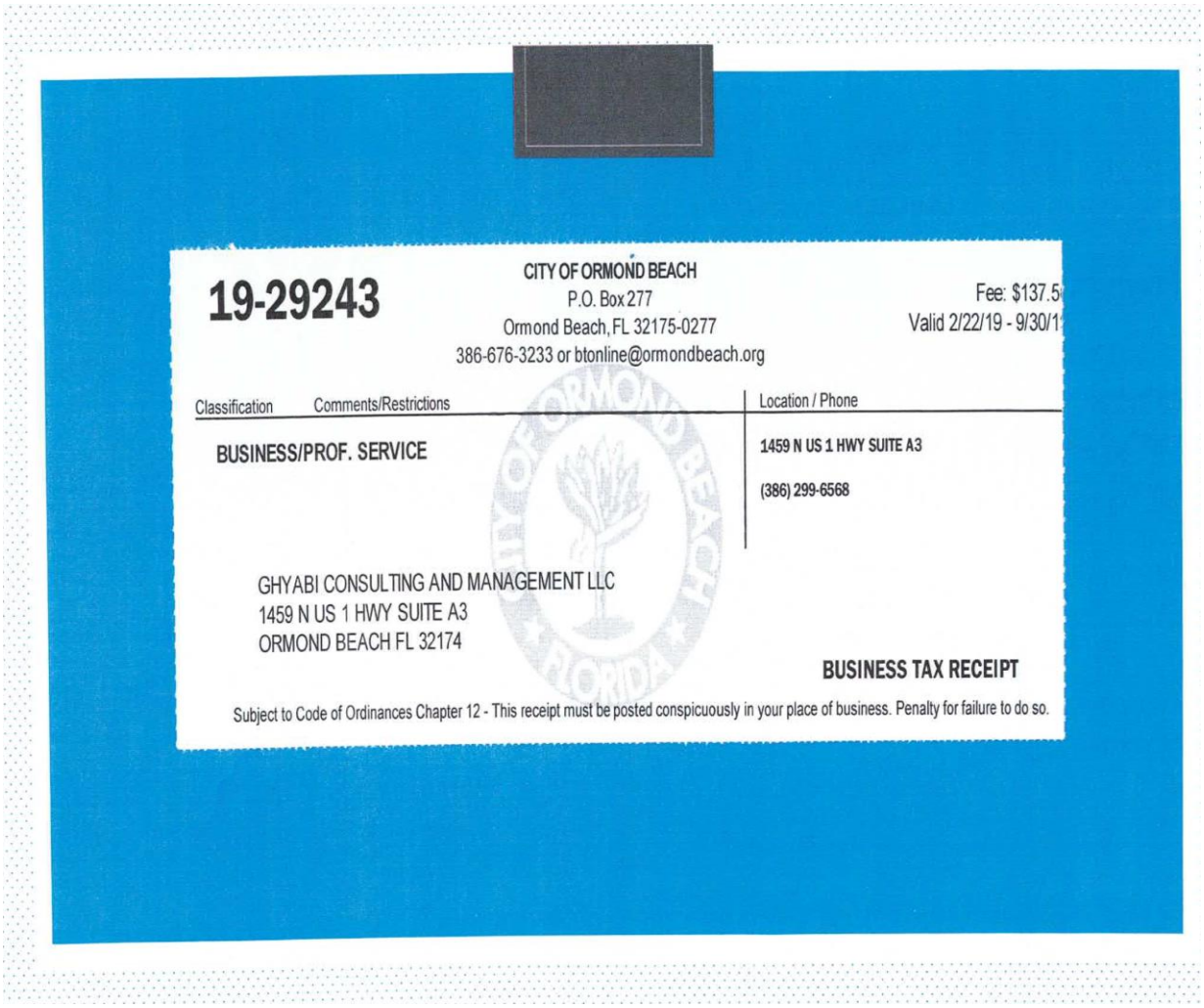
2018 VOLVO XC90 YV4102PK9J1352624

Comprehensive	$1,000 Ded
Collision	$1,000 Ded
Rental Reimbursement	$30 Per Day ($900 Max)

Ghyabi Consulting & Management

7.License and Certifications


State of Florida
Woman Business Certification
Ghyabi Consulting and Management
Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
03/11/2019 to 03/11/2021
Jonathan R. Satter, Secretary
Florida Department of Management Services
office of supplier
DIVERSITY
Office of Supplier Diversity • 4050 Esplanade Way, Suite 380 • Tallahassee, FL 32399 • 850-487-0915 • www.dms.myflorida.com/osd



19-29243

CITY OF ORMOND BEACH
P.O. Box 277
Ormond Beach, FL 32175-0277
386-676-3233 or btonline@ormondbeach.org

Fee: $137.5
Valid 2/22/19 - 9/30/1

Classification	Comments/Restrictions	Location / Phone
BUSINESS/PROF. SERVICE		1459 N US 1 HWY SUITE A3 (386) 299-6568

GHYABI CONSULTING AND MANAGEMENT LLC
1459 N US 1 HWY SUITE A3
ORMOND BEACH FL 32174

BUSINESS TAX RECEIPT

Subject to Code of Ordinances Chapter 12 - This receipt must be posted conspicuously in your place of business. Penalty for failure to do so.

2018/ 2019

Volusia County Business Tax Receipt

Issued pursuant to F.S. 205 and Volusia County Code of Ordinances Chapter 114-1 by:
Volusia County Revenue Division - 123 W Indiana Ave, Room 103, DeLand, FL 32720 – (386) 736-5938

Volusia County
FLORIDA

Account # 201902270002 Expires: September 30, 2019
Business Location: 1459 N US HIGHWAY 1 STE 1

Business Name: GHYABI CONSULTING & MANAGEMENT, LI
Owner Name: MARYAM GHYABI
Mailing Address: 1450 N US HIGHWAY 1 STE 3
ORMOND BEACH, FL 32174

REQ'D DOC #s:

BUSINESS TYPE	CODE	COUNT	TAX
Professional	461	1	$30.00

- This receipt indicates payment of a tax, which is levied for the privilege of doing the type(s) of business listed above within Volusia County. This receipt is non-regulatory in nature and is not meant to be a certification of the holder's ability to perform the service for which he is registered. This receipt also does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.
- The business must meet all County and/or Municipality planning and zoning requirements or this Business Tax Receipt may be revoked and all taxes paid would be forfeited.
- The information contained on this Business Tax Receipt must be kept up to date. Contact the Volusia County Revenue Division for instructions on making changes to your account.

THIS PORTION OF THE BUSINESS TAX RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

Volusia County Business Tax Receipt

Revenue Division - 123 W Indiana Ave, Room 103, DeLand, FL 32720 – (386) 736-5938

DATE PAID:	02/28/2019
RECEIPT #:	WWW-18-0020692
TOTAL TAX:	30.00
PENALTY:	0.00
TOTAL PAID:	30.00

201902270002

Business Name: GHYABI CONSULTING & MANAGEMENT, LL
Owner Name: MARYAM GHYABI
Mailing Address: 1450 N US HIGHWAY 1 STE 3
ORMOND BEACH, FL 32174

Account # 201902270002 Expires: September 30, 2019
Business Location: 1459 N US HIGHWAY 1 STE 1

PLEASE DETACH THIS PORTION OF THE BUSINESS TAX RECEIPT FOR YOUR RECORDS

City of Ormond Beach
Request for Proposals (RFP)
City of Ormond Beach Transportation Consultant Services
(RFP No. 2019-21)

RFP RESPONSE FORM

THIS RESPONSE IS SUBMITTED TO:

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Ormond Beach, Florida 32174

The undersigned SUBMITTER proposes and agrees, if this Submittal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposal (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth in therein.

SUBMITTER accepts all of the terms and conditions of the General Conditions. SUBMITTER will sign the Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this information, SUBMITTER represents, as more fully set forth in the Agreement, that:

SUBMITTER has examined copies of all the RFP Documents and of the following Addenda:

Addendum Date	Addendum Number
_____	_____
_____	_____
_____	_____

Receipt of all of which is hereby acknowledged.

This Submittal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

COMPANY NAME: Ghyabi Consulting & Management, LLC

VENDOR/CONTRACTOR LICENSE NUMBER: 83-1487227

ADDRESS: 1459 N Highway US 1, Suite 3
Ormond Beach, FL 32174

PHONE NO.: 386-341-1802 FAX NO.:

SUBMITTER'S NAME: Maryam H. Ghyabi-White
(Typed or Printed in Ink)

TITLE: President/CEO

AUTHORIZED SIGNATURE: I, _____ hereby
(Original signature required in each document)

declare that I have read and fully understand the RFP Documents and, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Submittal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

PROPOSER: PLEASE ENSURE THAT YOU HAVE SIGNED THE RFP RESPONSE FORM OF THIS REQUEST FOR PROPOSAL. OMISSION OF A SIGNATURE ON THAT PAGE MAY RESULT IN REJECTION OF YOUR PROPOSAL.

Request for Proposals
for
City of Ormond Beach Transportation Consultant Service

(City of Ormond Beach RFP No. 2019-21)

Authority for Release of Information

I hereby authorize any representative of the City of Ormond Beach bearing this release, or copy thereof, to obtain any information in my files pertaining to credit records, criminal history records, administrative or judicial dispositions concerning the undersigned individual and/or corporations in which the undersigned may be a partner or officer.

I hereby release you, as the custodian of such records both individually and collectively, from any and all liability for damages of whatever kind, which may at any time result to me, my heirs, family or associates because of compliance with this authorization and request to release information.

Signed by:

Maryam H. Ghyabi-White
Name

President/CEO
Title
Date: April 25, 2019

Witnessed by:

Sandy Buttrum
Name

Project Administrator
Title
Date: April 25, 2019

CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

[x] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

[x] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

Ghyabi Consulting & Management, LLC
COMPANY NAME

AUTHORIZED SIGNATURE

Maryam H. Ghyabi-White
NAME (PRINT OR TYPE)

President/CEO
TITLE

April 25, 2019
DATE

CITY OF ORMOND BEACH, FLORIDA

DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" SUBMITTALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Ghyabi Consulting & Management, LLC
Company Name

Authorized Signature

Maryam H. Ghyabi-White
Print Name

President/CEO
Title

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.I
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Quality of Life - Other		
Department :	Public Works - Engineering		
Subject:	Intent to Bid - Downtown East Granada Utility Undergrounding		
Budget Impact:	Funding for the Downtown - East Granada Utility Undergrounding was included in the Fiscal Year (FY) 2021-2022 Capital Improvement Program budget with $120,000 in funding to be provided through the 104-TIF Fund. Total estimated project cost is $871,136.		
Summary:	Completion of the Boulevard 2000 project and the 2012 Granda Blvd. Utility Undergrounding project eliminated the majority of overhead utility facilities along SR 40. One section not included in these projects was the overhead wires at S. Halifax Dr. between E. Granada Blvd. and Casements Dr. This project will underground these utilities in the vicinity of the new Ormond Memorial Art Museum and also provide wiring for East Granada Boulevard median islands power and conduit for irrigation control.		
Recommended Action:	Staff intends to proceed with advertising the plans and specifications for bidding, unless otherwise directed by the City Commission.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/4/2023	
Claire Whitley, Assistant City Manager	5/8/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: Intent to Bid - Downtown East Granada Utility Undergrounding

Commission Goal: Quality of Life - Other

Introduction

This item provides public notice of the City's intent to issue an invitation to bid for the Downtown - East Granada Utility Undergrounding, Bid No. 2023-24. The work consists of the undergrounding of overhead Florida Power & Light (FP&L) utilities, conversion of overhead customer electric services to underground, installing conduit and wiring for East Granada Boulevard median islands power and empty conduit for irrigation control, and all associated site work and restoration as required at the City's Downtown Community Redevelopment Area (CRA) District – East Granada Boulevard.

Background

The 2007 Downtown Main plan identified the need to underground the existing aerial utilities to improve the visual quality of the downtown area, and allow a higher level of streetscape improvements along the selected corridor.

Discussion

Completion of the Boulevard 2000 project and the 2012 Granda Boulevard Utility Undergrounding project eliminated the majority of overhead utility facilities along State Road (SR) 40. One section not included in these projects was the overhead wires at South Halifax Drive between East Granada Boulevard and Casements Drive. This project will remove these utilities in the vicinity of the new Ormond Memorial Art Museum.

On May 26, 2022, the City executed a Work Authorization with John Searcy & Associates, Inc. (JSA) for $22,500 for engineering design to determine a construction schedule, and to obtain detailed cost estimates. Staff and JSA met with FP&L who provided an estimated Contribution In Aid of Construction cost of $169,000 for the undergrounding of FP&L high-voltage utilities on South Halifax Drive from East

Granada Boulevard to Casements Drive. In addition, JSA provided an Engineer's Estimate of Probable Cost (EEOPC) of $702,136 for the conversion of fifteen (15) customer electric services from overhead to underground, installing high voltage conduit and concrete equipment pads furnished by FP&L, installing conduit and wiring for East Granada Boulevard median islands power and empty conduit for irrigation control, and for associated site work and restoration.

The initial budget for this project was based upon historic costs from the previous undergrounding of West Granada Boulevard. During the design phase, it was discovered that this conversion was more complicated than expected with the engineer's opinion of probable cost based on final design exceeding the initial estimate. The total estimated project construction cost including the undergrounding of utilities, conversion of services, and installing conduit and wiring for East Granada Boulevard median islands power and empty conduit for irrigation control is estimated to be $871,136; of this $532,639.40 (61%) is attributed to the undergrounding of the FPL utility and conversion of these services, while $338,496.75 (39%) is the cost to provide power to the East Granada Blvd. medians.

Budget Impact

Funding for the Downtown - East Granada Utility Undergrounding was included in the Fiscal Year (FY) 2021-2022 Capital Improvement Program budget with $120,000 in funding to be provided through the 104-TIF Fund. Total estimated project cost is $871,136.

Citizen Impact

Beautification of the Downtown CRA has been identified as a priority for the benefit of Ormond Beach citizens.

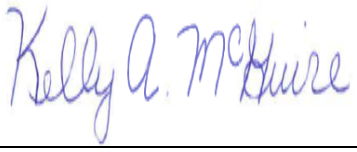
Recommendation

Staff intends to proceed with advertising the plans and specifications for bidding, unless otherwise directed by the City Commission.

Attachments:

1. OH to UG Conversion - Ballpark estimate letter_Shalifax-signed
2. CITY OF ORMOND BEACH - E GRANADA - UTILITY UNDERGROUNDING - BID SET - 230414
3. BID 2023-24 DOWNTOWN E GRANADA UTILITY UNDERGROUNDING
4. City of Ormond Beach - E Granada Utility Undergrounding - Cost Estimate

Approvals:



Kelly McGuire, Finance Director

Date: May 04, 2023



Claire Whitley, Assistant City Manager

Date: May 08, 2023



Joyce Shanahan, City Manager

Date: May 10, 2023

May 13, 2022

Mr. George Lavatelli, P, E.
Construction Engineer
City of Ormond Beach
22 South Beach St
Ormond Beach, FL 32174

Dear George:

In response to your letter dated April 17, 2022, the non-binding "ballpark" estimate to convert the overhead electric distribution facilities described in that letter, and located v/o S Halifax & Sr 40, to an underground system is $169,000.00 and is based on the customer performing the trenching and the conduit installation. This estimate is not an offer from FPL to perform the requested conversion and should not be construed or used as such for detailed planning purposes. It is provided strictly to assist your preliminary decision making.

This non-binding estimate is an "order of magnitude" estimate, and is based on previous FPL experience. However, due to the complex nature and variables associated with this type of work, the estimate may not accurately represent the actual cost your community would be obligated to pay FPL to convert its facilities. A detailed and "binding" estimate will be provided, should you decide based on this "ballpark" estimate, and will commence should you elect to pay the non-refundable engineering deposit as set forth in Florida Administrative Code 25-6.115. The deposit is required due to the complexity and time required to estimate such a conversion, and would be applied towards the estimated amount (known also as the CIAC amount) owed to FPL for the conversion, should you decide to proceed with the work contained in the estimate, and contract for that work within 180 days of the date the estimate is provided.

FPL estimates include **only** estimated charges to be paid by the applicant **to FPL**. Costs associated with restoration of property affected by the conversion; acquisition and recording of easements; "clearing" of trench routes; trenching, backfilling, and conduit installation of the primary backbone and individual service laterals; and rearrangement of customer service entrances have been excluded. These elements of the conversion will be the responsibility of the applicant. Rearrangement of customer electric service entrances may, in addition, impose additional **customer** expense if local inspecting authorities require customer wiring to be brought to current codes. The applicant is also responsible for arrangements that must be made to accommodate other utilities/pole licensees affected by the conversion.

Regarding easements, an underground electric distribution system cannot just simply replace an overhead system. Typically, overhead systems exist as part of a county or municipal right-of-way, and when necessary, as part of a specific easement. In contrast, an underground distribution system requires more space than is typically provided by road rights-of-way and easements for overhead facilities. In underground systems, major components formerly attached to poles must now occupy "at grade" appurtenances, e.g., ground level pad mounted transformers and switch cabinets. Facilities of an underground distribution system will not be placed in road right-of-way, with the exception of cables required for crossings. Additional easements will, in all likelihood, be required. Describing, securing, and recording easements, with opinions of title, is the responsibility of the applicant. FPL strongly suggests that all easements required for the conversion be described and secured prior to requesting the

detailed cost estimate. Obtaining easements is typically the most difficult aspect of the conversion process, the time required to secure the easements may exceed the 180 day binding estimate timeframe.

Should you decide to request a detailed "binding" estimate, an engineering deposit in the amount of $2,520.00 would be required before commencing with the detailed design and estimating process. The request for the estimate must be in writing, and must describe in detail the facilities to be converted. Binding estimates are valid for 180 days, and would be subject to change in the event of a work scope change. Should actual FPL costs exceed the binding estimate amount, the applicant may be responsible for those additional costs up to a maximum of 10% of the binding estimate amount. Payment of the CIAC, easements (with opinion of title and recorded), agreements from other utilities/pole licensees, and execution of a Conversion Agreement would be required before commencement of construction.

Should you have any questions or wish to consider a binding cost estimate, please call me at 386-322-3439.

Sincerely,

Beverly Hutto

Beverly Hutto
Senior Technical Specialist

cc: Joshua Zehnder, FPL Engineering Leader
Mal Locke, FPL Sr. Customer Advisor

CITY OF ORMOND BEACH

DOWNTOWN - EAST GRANADA BLVD.

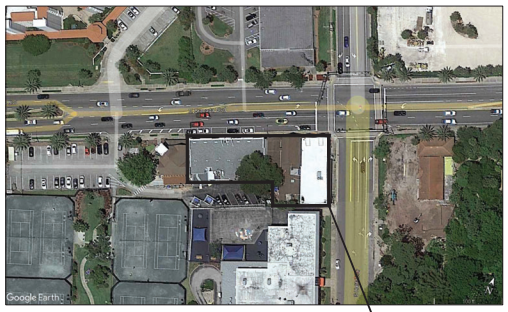
UTILITY UNDERGROUNDING PROJECT

BID NO. 2023-24

MAYOR
BILL PARTINGTON

COMMISSIONERS
LORI TOLLAND, ZONE 1
TRAVIS SARGENT, ZONE 2
SUSAN S. PERSIS, ZONE 3
HAROLD BRILEY, ZONE 4

CITY MANAGER
JOYCE SHANAHAN



SITE LOCATION
NOT TO SCALE

JOHN SEARCY & ASSOCIATES, INC.
Consulting Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904) 739-1231 Fax (904) 737-3367
JS&A CAD NO: 2235-CV-1

DRAWING INDEX

SHEET NO.	SHEET TITLE
CV-1	COVER SHEET
E001	ELECTRICAL LEGEND AND GENERAL NOTES
E002	ELECTRICAL DETAILS
E003	ELECTRICAL DETAILS
E100	PROJECT SITE PLAN
E101	38 EAST GRANADA BLVD.
E102	42, 44, 46, 48, 50 & 52 EAST GRANADA BLVD.
E103	54 EAST GRANADA BLVD.
E104	58 EAST GRANADA BLVD.
E105	62 EAST GRANADA BLVD.
E106	STREET LIGHTING
E107	ROADWAY PLANS - UNDERGROUND UTILITIES
E108	ROADWAY PLANS - UNDERGROUND UTILITIES
E109	ROADWAY PLANS - UNDERGROUND UTILITIES

COVER SHEET

n:\Drawings\projects 2022\2235 - city of ormond beach - e granada utility undergrounding\2235-CV-1.dwg, 4/14/2023 1:38:10 PM, _DWG To PDF.pc3

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT REQUIREMENTS

1. ALL CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD INDEXES, THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATIONS MANUAL.
2. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC (MOT) IN ACCORDANCE WITH THE REQUIREMENTS OF DESIGN STANDARDS 611 AND 612. ROADWAY DESIGN SPEED LIMIT IS 35 MPH.
3. WHERE A DIRECTIONAL BORE IS SHOWN, THE CONTRACTOR SHALL PROVIDE TO THE FDOT, AS A PART OF THE CONTRACTOR'S MOT, THE FOLLOWING INFORMATION FOR EACH DIRECTIONAL BORE; STAGING AND EXIT PITS, LENGTH OF BORE, SIZE OF CONDUIT TO BE INSTALLED, BACK REAMER DIAMETER AND MINIMUM DEPTH OF BORE.
4. THE CONTRACTOR SHALL PROVIDE A PEDESTRIAN SAFETY PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF DESIGN STANDARD 660.
5. THE CONTRACTOR SHALL PROVIDE A SIDEWALK RESTORATION PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF DESIGN STANDARD 310.
6. IN GENERAL THERE SHALL BE NO LANE CLOSURERS, EITHER EAST OR WEST BOUND, FROM 7:00 AM TO 7:00 PM DAILY. COORDINATE EXACT HOURS WITH FDOT AS A PART OF THE MOT.

GENERAL NOTES

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FLORIDA POWER AND LIGHT (FPL) ELECTRIC SERVICE STANDARDS (ESS), THE NATIONAL ELECTRICAL CODE, FLORIDA STATE BUILDING CODE AND THE REQUIREMENTS OF THE CITY OF ORMOND BEACH INSPECTION DEPARTMENT. ALL WORK SHALL BE IN ACCORDANCE WITH THE "STANDARD OF INSTALLATION" PUBLISHED BY THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS AND PAY ALL ASSOCIATED FEES FOR EACH SERVICE.
3. ALL SERVICE CONVERSIONS SHALL BE INSPECTED AND APPROVED FOR CONNECTION BY THE ORMOND BEACH INSPECTION DEPARTMENT BEFORE FPL WILL RECONNECT ELECTRICAL SERVICE. THE CONTRACTOR SHALL COORDINATE EACH SERVICE CONVERSION WITH FPL AND THE INSPECTION DEPARTMENT TO ASSURE A MINIMUM SERVICE INTERRUPTION TO THE RECIPIENT OF ELECTRIC SERVICE, THE "CUSTOMER".
4. COORDINATE SERVICE CHANGE WITH THE CUSTOMER. SERVICE CONVERSION TO COMMERCIAL SERVICES SHALL BE AT THE TIME REQUESTED BY THE CUSTOMER TO MINIMIZE IMPACT TO BUSINESS. INTERRUPTION OF ELECTRICAL SERVICE TO THE CUSTOMER SHALL BE MINIMUM DURING CONVERSION.
5. ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, OF CURRENT MANUFACTURER AND SHALL BEAR THE UL SEAL OF APPROVAL OR LISTING AS APPLICABLE. MATERIALS SHALL BE MADE IN AMERICA.
6. THE CONTRACTOR SHALL STORE AND PROTECT FROM DAMAGE ALL MATERIALS FURNISHED BY FPL FOR INSTALLATION BY THE CONTRACTOR.
7. FOR EACH SERVICE CONVERSION, THE CONTRACTOR SHALL PROVIDE TRENCH, CONDUIT, BACKFILL AND LANDSCAPE/SURFACE RESTORATION FROM A FPL HANDHOLE OR PAD-MOUNTED TRANSFORMER TO THE CUSTOMER,S FPL POINT OF SERVICE (POS) AND TO THE POINT OF CONNECTION TO THE EXISTING DISTRIBUTION SYSTEM AS SHOWN ON THE DRAWINGS.
8. FOR COMMERCIAL SERVICES, THE POS IS THE HANDHOLE OR TRANSFORMER. THE CONTRACTOR SHALL FURNISH AND INSTALL THE SERVICE CONDUCTORS FROM THE POS TO THE METER OR MAIN DISCONNECT AS SHOWN ON THE DRAWINGS. FPL SHALL MAKE CONNECTION AT THE POS.
9. THE CONTRACTOR SHALL, AT A MINIMUM, UTILIZE NPDES EROSION AND SEDIMENT CONTROL METHODS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND AVOIDING DAMAGE TO THE UTILITIES.
11. THE CONTRACTOR SHALL PROVIDE LANDSCAPING, PAVING OR CONCRETE REPLACEMENT AS REQUIRED TO RESTORE AREA TO CONDITIONS THAT EXISTED PRIOR TO CONVERSION.
12. FOR RESTAURANTS AND MARKETS THE CONTRACTOR SHALL PROVIDE A STANDBY GENERATOR AND FUEL FOR THE OPERATION OF REFRIGERATED AND FROZEN FOOD STORAGE EQUIPMENT WHEN THE CONVERSION OUTAGE TIME MAY EXCEED THE OWNER'S ESTIMATED SAFE TIME TO AVOID PRODUCT DAMAGE.
13. FPL SHALL PERFORM ALL DEMOLITIONS AND INSTALLATIONS ON POLES WITH FPL ENERGIZED CONDUCTORS.
14. CONTRACTOR SHALL REMOVE FPL CONCRETE POLES IN SIDEWALK ALONG GRANADA AFTER FPL HAS COMPLETED REMOVAL OF FPL MATERIALS. POLES SHALL BE REMOVED COMPLETELY, CUTTING OFF BELOW GRADE IS NOT ACCEPTABLE. CONCRETE SIDEWALK SHALL BE PATCHED AFTER REMOVAL.
15. ELECTRICAL POWER TO STREET LIGHTING SHALL BE PROVIDED FROM EXISTING PANELS LOCATED ALONG THE ROADWAY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE STORAGE AND PROTECTION OF MATERIALS.
17. THE CONTRACTOR SHALL COORDINATE WITH THE CABLE TV PROVIDER, TELEPHONE PROVIDER AND OTHER UTILITIES FOR THE RELOCATION OF THEIR EQUIPMENT AS REQUIRED TO PROVIDE NEW FPL UNDERGROUND SERVICE CONNECTIONS.

ELECTRICAL LEGEND

WIRING SYMBOLS

———	WIRING IN CONDUIT, RUN CONCEALED ABOVE CEILING OR IN WALL.
- - - - - - - - - - - -	WIRING IN CONDUIT, RUN EXPOSED.
— — — — — — —	WIRING IN CONDUIT, RUN CONCEALED IN FLOOR SLAB, UNDER FLOOR SLAB OR UNDERGROUND.
←|||—	HOME RUN TO PANEL BOARD – CROSS MARKS INDICATE QUANTITY OF CONDUCTORS. ALL RUNS CONTAIN INSULATED GREEN EQUIPMENT GROUNDING CONDUCTOR WHICH IS NOT INCLUDED IN THE INDICATED CROSSMARKS.
←	CONDUIT RUNS ARE NOTED AS EXISTING OR NEW ON DRAWINGS.
	INDICATES RECESSED PANEL – REFER TO PANEL SCHEDULE FOR COMPLETE DESCRIPTION.
	INDICATES SURFACE PANEL – REFER TO PANEL SCHEDULE FOR COMPLETE DESCRIPTION.

MISCELLANEOUS

(M)	FPL METER ENCLOSURE WITH METER
HH	FPL HAND HOLE
	FPL PAD-MOUNTED TRANSFORMER
	FPL OPEN DELTA P-M TRANSFORMER
———————	RIGHT-OF-WAY LINE
——·——·——	PROPERTY LINE
AFF	ABOVE FINISHED FLOOR.
UON	UNLESS OTHERWISE NOTED.
WP	WEATHERPROOF DEVICE.

ISSUED FOR BID

MK.	DATE	REVISION

JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904)739-1231 Fax (904)737-3367
JS&A CAD NO: 2288-800-8008

CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

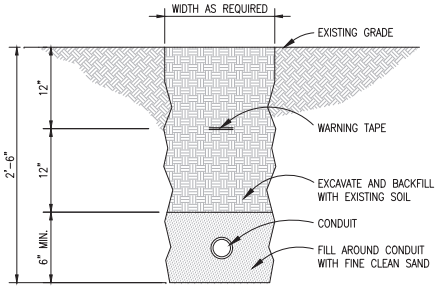
ELECTRICAL LEGEND AND GENERAL NOTES

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

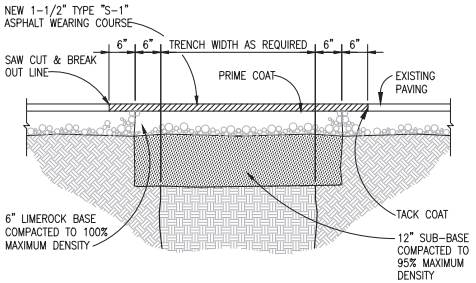
DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

E001

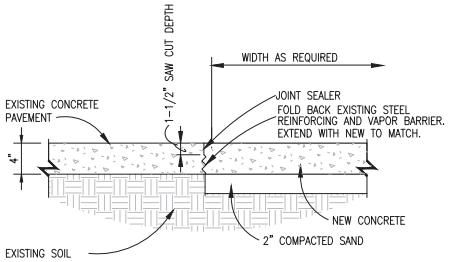
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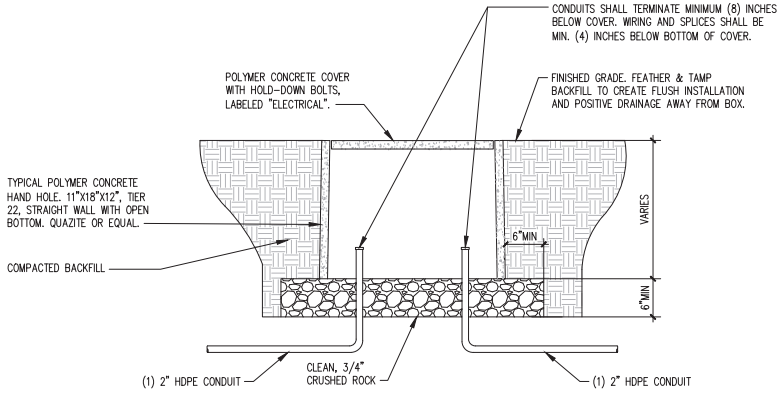
DIRECT BURIED CONDUIT DETAIL
NOT TO SCALE



PAVEMENT REPAIR DETAIL
NOT TO SCALE



SIDEWALK REPAIR DETAIL
NOT TO SCALE



HAND HOLE – DETAIL
NOT TO SCALE

ISSUED FOR BID

MK.	DATE	REVISION

JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904)739-1231 Fax (904)737-3367
JS&A CAD NO: 2235-E001-E003

CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

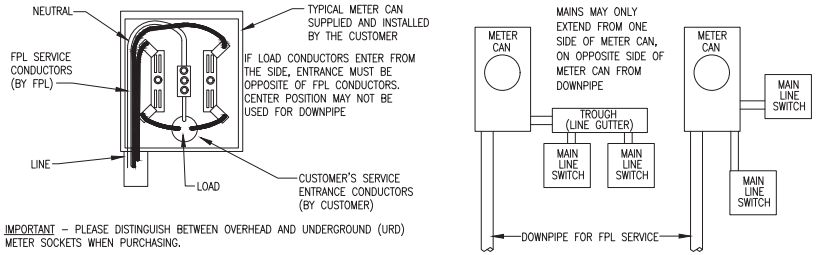
ELECTRICAL DETAILS

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

E002

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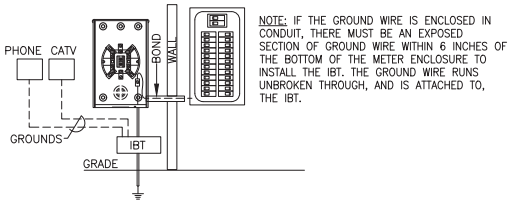
IMPORTANT – PLEASE DISTINGUISH BETWEEN OVERHEAD AND UNDERGROUND (URD) METER SOCKETS WHEN PURCHASING.

NOTE: IF FPL SERVICE CONDUCTORS (LINE SIDE) ARE PARRALLEL #4/0 TRIPLEX, THEN THE CUSTOMER SHALL PROVIDE AND INSTALL CONNECTORS DESIGNED FOR MULTIPLE CONDUCTORS IN THE METER SOCKET.

METER WIRING DETAIL

NOT TO SCALE

WHEN CUSTOMER'S CONDUCTORS ARE PARALLEL, CUSTOMERS CONDUCTORS MUST BE KEPT ENTIRELY TO ONE SIDE OF THE METER CAN, LEAVING THE OPPOSITE SIDE OF THE METER CAN UNOBSTRUCTED FOR FPL'S CONDUCTOR. WHEN LOAD CONDUCTORS ENTER THROUGH THE BOTTOM REAR OF THE METER CAN THEY MUST BE KEPT ENTIRELY TO ONE SIDE SO NOT TO INTERFERE WITH THE FPL CONDUCTOR.

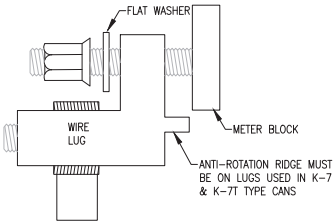


NOTE: IF THE GROUND WIRE IS ENCLOSED IN CONDUIT, THERE MUST BE AN EXPOSED SECTION OF GROUND WIRE WITHIN 6 INCHES OF THE BOTTOM OF THE METER ENCLOSURE TO INSTALL THE IBT. THE GROUND WIRE RUNS UNBROKEN THROUGH, AND IS ATTACHED TO, THE IBT.

INTERSYSTEM BONDING TERMINATION DETAIL

NOT TO SCALE

NEC ARTICLE 250.94 HAS BEEN REVISED IN THE 2008 CODE, THEREBY AFFECTING ALL NEW INSTALLATIONS AND EXISTING INSTALLATIONS WHERE ALTERATIONS ARE MADE. THE CODE HAS IDENTIFIED A NEW DEVICE CALLED THE INTERSYSTEM BONDING TERMINATION OR IBT. THE IBT IS DEFINED AS "A DEVICE THAT PROVIDES A MEANS FOR CONNECTING COMMUNICATIONS SYSTEM(S), GROUNDING CONDUCTOR(S) AND BONDING CONDUCTOR(S) AT THE SERVICE EQUIPMENT OR METERING EQUIPMENT ENCLOSURE* OR AT THE DISCONNECTING MEANS FOR BUILDINGS OR STRUCTURES SUPPLIED BY A FEEDER OR BRANCH CIRCUIT."



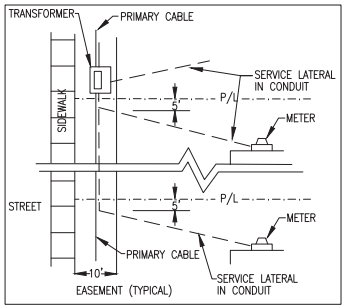
METER LUG CONNECTION DETAIL

NOT TO SCALE

BE SURE THE FLAT WASHER IS PLACED BETWEEN THE BELLEVILLE WASHER AND THE WIRE LUG. THIS INSTALLATION WILL ENSURE THE MAXIMUM SURFACE CONTACT AREA OF THE LUG AND THE METER BLOCK.

BE SURE THE WIRE IS PLACED PROPERLY IN THE LUG SO IT WILL NOT INTERFERE WITH THE TIGHTENING OF THE BELLEVILLE WASHER.

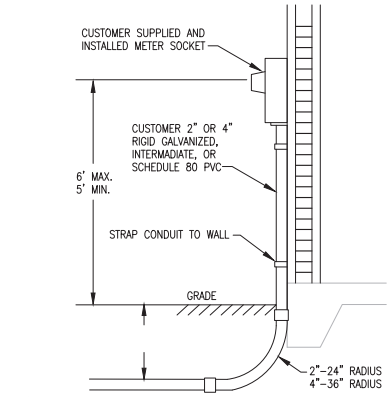
THE LUG USED IN THE 400 AMP (K-7) AND 600 AMP (K-7T) CANS MUST HAVE AN ANTI-ROTATION RIDGE AS SHOWN. THIS RIDGE IS NOT REQUIRED IN SMALLER CANS.



URD SERVICE LATERAL LAYOUT DETAIL

NOT TO SCALE

1. BACKFILL ADJACENT TO CABLE MUST BE FREE OF BOARDS, DEBRIS, AND ROCKS LARGER THAN 1" IN DIAMETER.
2. AIM SERVICE CONDUIT TOWARDS DESIGNATED SOURCE OF COMPANY'S SERVICE. END OF CONDUIT MUST BE AT LEAST 24" AWAY FROM ANY PERMANENT STRUCTURE (PATIO, PORCH, ETC.) MEASURED AT RIGHT ANGLE FROM THE STRUCTURE. CAP OR PLUG THE END OF PIPE.
3. THE SERVICE LATERAL MUST CROSS THE PROPERTY LINE WITHIN THE LIMITS OF THE EASEMENTS AND SHOULD BE IN A DIRECT LINE TO METER AS NEARLY AS PRACTICAL. IT MUST HAVE AT LEAST 5' HORIZONTAL CLEARANCE TO ANY SWIMMING POOL.
4. CONDUIT BEND REQUIREMENT OF NATIONAL ELECTRICAL CODE SECTION 346-10 "THE INTERNAL DIAMETER OF THE CONDUIT WILL NOT BE EFFECTIVELY REDUCED."
5. WITH FPL APPROVAL, SLIGHT VARIANCES IN CUSTOMER'S DOWNPIPE SIZE MAY BE ACCEPTED IF SUITABLE ADAPTER FITTING IS ALSO PROVIDED BY THE CUSTOMER. FOR EXAMPLE, 2-½" DOWNPIPE MAY BE ACCEPTED IF ADAPTER TO FPL 2" PVC CONDUIT IS PROVIDED.
6. CONDUCTOR SIZES SHOWN IN TABLES ARE FOR TRIPLEX CABLES.
7. IF LOAD CONDUCTORS ENTER FROM THE SIDE, ENTRANCE MUST BE OPPOSITE SIDE OF FPL CONDUCTORS. WHEN TWO LOAD CONDUITS ARE USED, THEY MUST BE KEPT TO ONE SIDE OF THE CAN, ALLOWING SPACE FOR THE LINE CONDUCTORS. CENTER POSITION MAY NOT BE USED FOR THE DOWNPIPE.
8. SCHEDULE 80 PVC IS ACCEPTABLE TO USE, WHERE AN OBSTRUCTION EXISTS AT THE DOWNPIPE THE CUSTOMER MUST EXTEND THE SERVICE CONDUIT A MINIMUM OF 24" PAST THE OBSTRUCTION. FPL WILL PROVIDE THE 90 DEGREE BEND, IF THE CUSTOMER PROVIDES THE 90 DEGREE BEND IT MUST BE A 24" RADIUS BEND. FIELD BENDS ARE NOT ACCEPTABLE!



FPL SERVICE IN CONDUIT TO PAD MOUNTED TRANSFORMER, HANDHOLE, OR RISER

METER SOCKET AND DOWN PIPE DETAIL

NOT TO SCALE

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CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

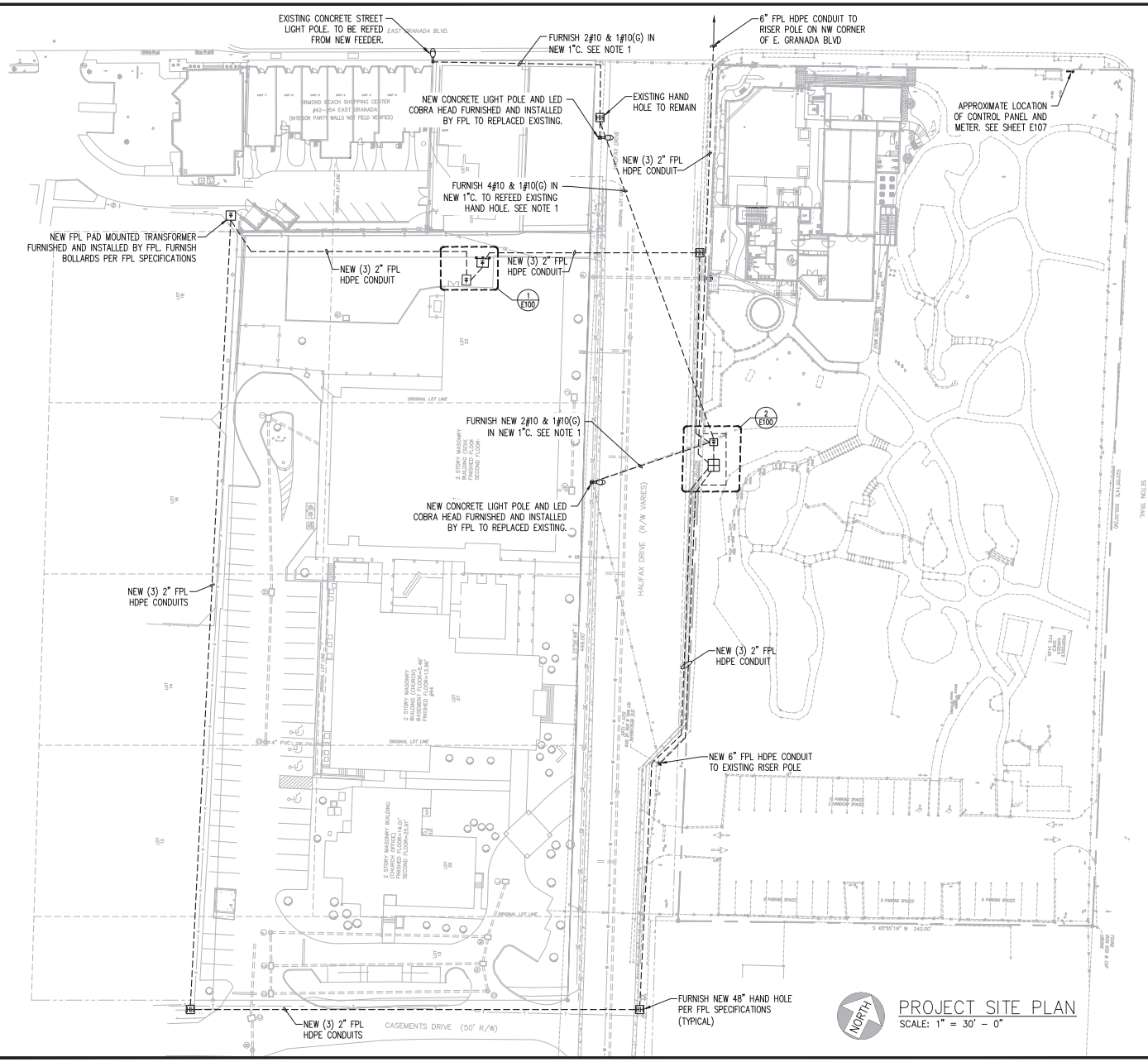
ELECTRICAL DETAILS

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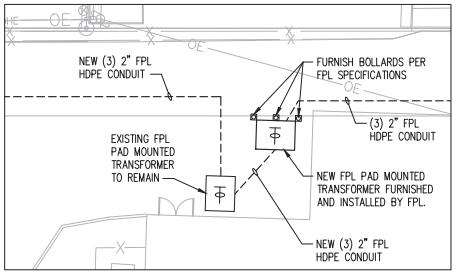
DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

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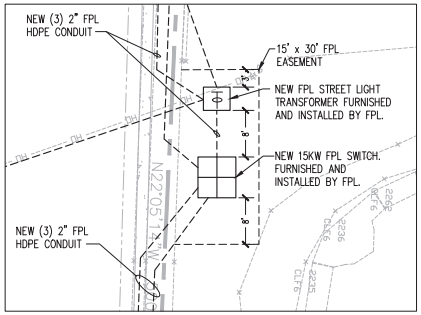
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PROJECT SITE PLAN
SCALE: 1" = 30' - 0"



1 E100 ENLARGED PLAN - ST. JAMES EASEMENT
SCALE: 3/32" = 1'-0"



2 E100 ENLARGED PLAN - OMAM EASEMENT
SCALE: 3/32" = 1'-0"

NOTES:

1. NEW CONDUIT SHOWN SHALL BE FURNISHED BY FPL AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
2. TERMINATIONS OF FEEDERS TO LIGHT FIXTURES SHALL BE BY FPL.

GRAPHIC SCALE
10' 0 10' 20'
SCALE: 3/32" = 1'-0"

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

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CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

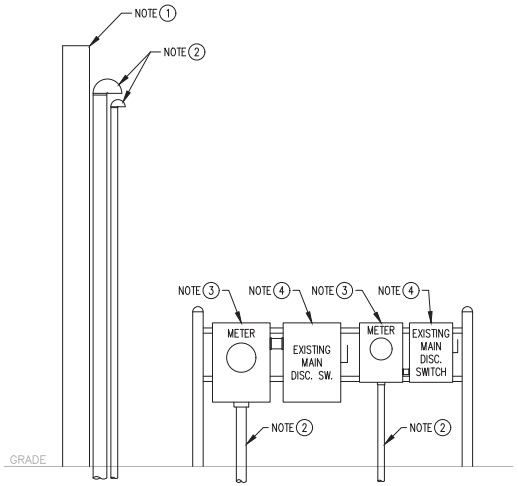
PROJECT SITE PLAN

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

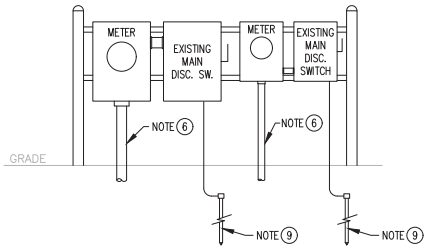
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DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

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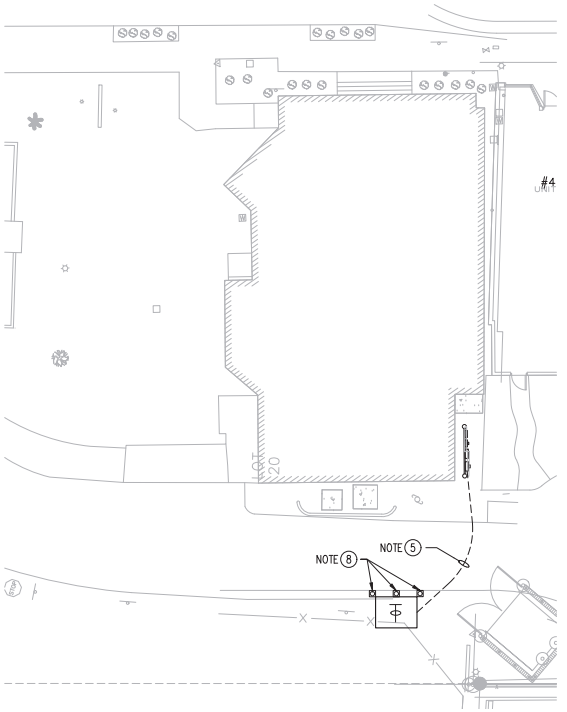


DEMOLITION



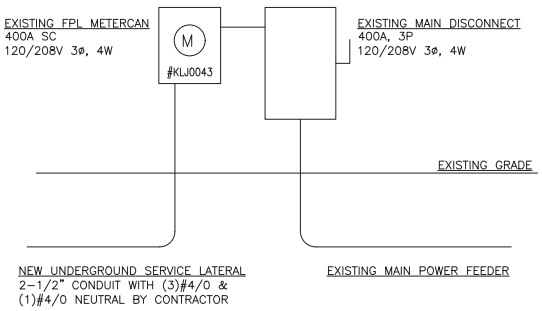
NEW INSTALLATION

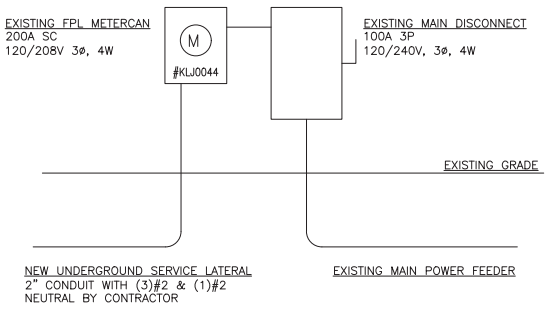
SERVICE ENTRANCE ELEVATION
NOT TO SCALE



NORTH

PARTIAL SITE PLAN – 38 E. GRANADA BLVD.
SCALE: 1" = 10' – 0"





ELECTRICAL RISER DIAGRAM
NOT TO SCALE

ELECTRICAL NOTES

1. EXISTING SERVICE POLE TO BE REMOVED.
2. REMOVE EXISTING SERVICE MAST AND SERVICE ENTRANCE CONDUCTORS.
3. EXISTING METERCAN TO REMAIN.
4. EXISTING DISCONNECT SWITCH TO REMAIN.
5. INSTALL (1) 2-1/2" AND (1) 2" HDPE CONDUIT BY DIRECT DRILL FROM NEW FPL TRANSFORMER TO EXISTING SERVICE EQUIPMENT.
6. CONNECT UNDERGROUND SERVICE LATERAL CONDUIT TO METERCAN AND INSTALL SERVICE LATERAL CONDUCTORS
7. EQUIPMENT LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS AND MEASUREMENTS.
8. PROVIDE REMOVABLE BOLLARDS PER FPL SPECIFICATIONS TO PROTECT TRANSFORMER.
9. EXISTING SERVICE GROUND TO REMAIN. THE CONTRACTOR SHALL MEASURE RESISTANCE AND VERIFY IT MEETS SPECIFICATIONS.

GRAPHIC SCALE
10' 5' 0 10' 20'
SCALE: 1" = 10'–0"

ISSUED FOR BID

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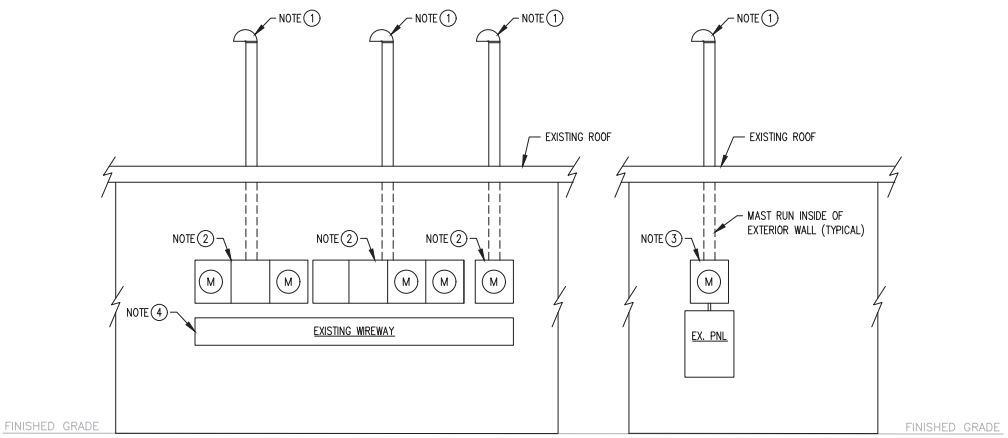
CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE
38 EAST GRANADA BLVD.

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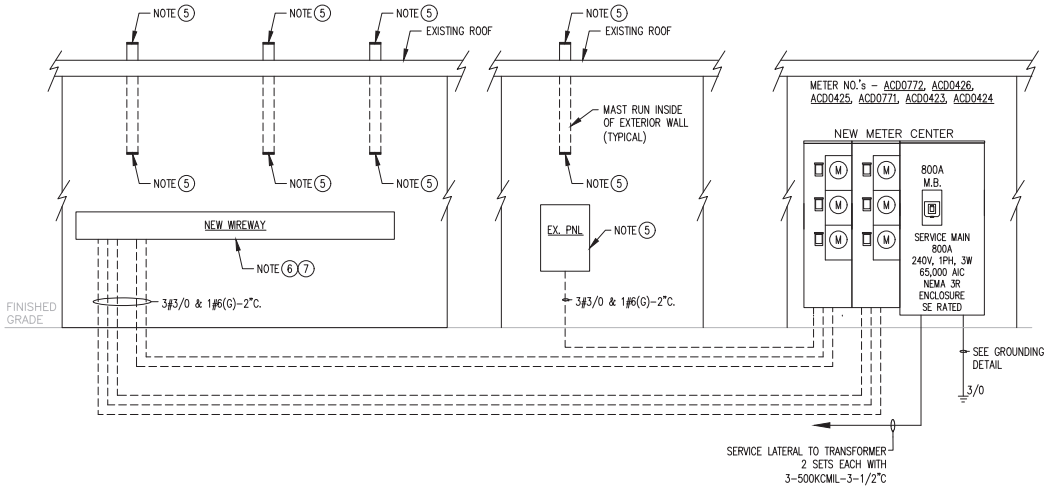
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SHEET NO.:	

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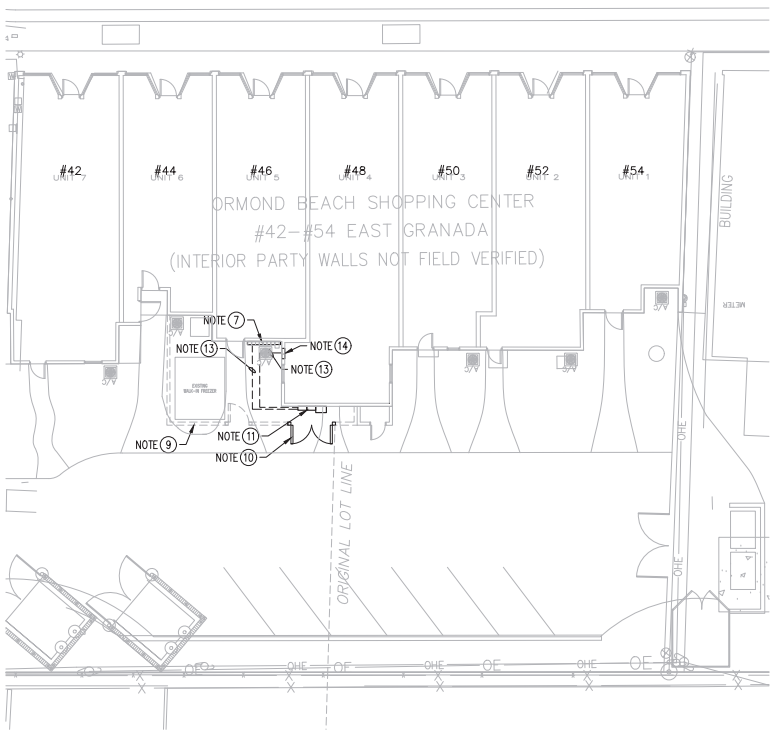
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SERVICE ENTRANCE RISER – DEMOLITION
NOT TO SCALE



SERVICE ENTRANCE RISER – NEW INSTALLATION
NOT TO SCALE



NORTH

PARTIAL SITE PLAN – GAS LAMP SHOPPES
SCALE: 1" = 10' – 0"

ELECTRICAL NOTES

1. REMOVE EXISTING SERVICE MAST AND SERVICE ENTRANCE CONDUCTORS.
2. EXISTING HORIZONTAL METER STACK TO BE REMOVED.
3. EXISTING METERCAN TO BE REMOVED.
4. REMOVE EXISTING WIREWAY.
5. CUT TOP OF MAST OFF APPROXIMATELY 4" ABOVE FLASHING. CAP BOTH TOP AND BOTTOM OF REMAINING PORTION OF MAST TO PREVENT ENTRY OF RAIN AND VERMIN.
6. SPLICE NEW CONDUCTORS FROM EACH METER BREAKER IN THE METER CENTER TO EACH EXISTING PANELBOARD FEEDER.
7. PROVIDE NEW WEATHERPROOF WIREWAY SIZED FOR NUMBER OF CONDUCTORS AND SPLICES PER NEC.
8. SEAL OPENING AT TOP OF PANEL.
9. EXISTING FENCE TO REMAIN.
10. FURNISH AND INSTALL NEW 6FT WIDE GATE FOR ACCESS TO METER CENTER.
11. NEW 1000A METER CENTER IN NEMA 3R ENCLOSURE.
12. EQUIPMENT LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS AND MEASUREMENTS.
13. 200A FEEDERS TO TENANTS
14. EXISTING PANEL.

GRAPHIC SCALE
10' 5' 0 10' 20'
SCALE: 1" = 10'–0"

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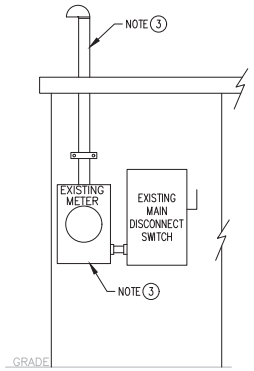
CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE
42, 44, 46, 48, 50 & 52 EAST GRANADA BLVD.

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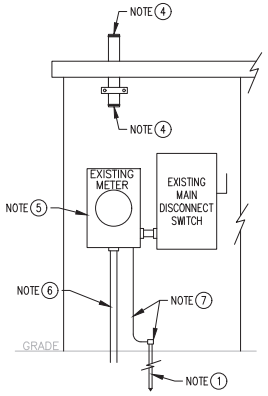
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DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
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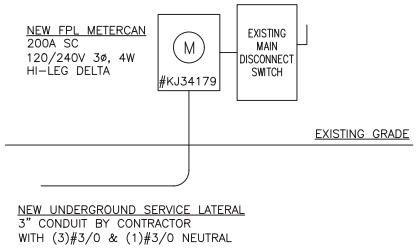
DEMOLITION



NEW INSTALLATION

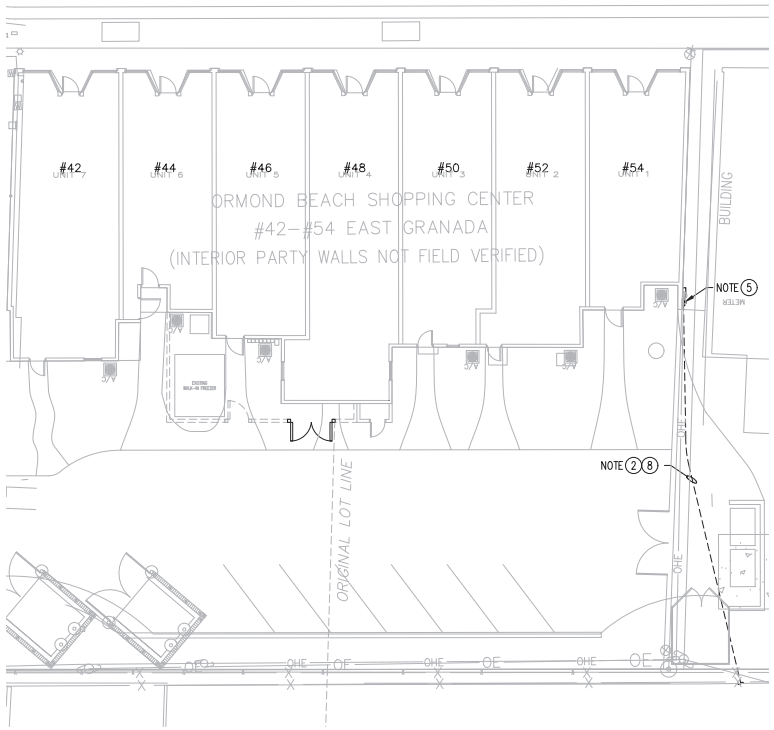
SERVICE ENTRANCE ELEVATION

NOT TO SCALE



ELECTRICAL RISER DIAGRAM

NOT TO SCALE



NORTH

PARTIAL SITE PLAN – 54 E GRANADA BLVD

SCALE: 1" = 10' – 0"

ELECTRICAL NOTES

1. INSTALL 3/4" BY 20' COPPERWELD GROUND ROD CONSISTING OF TWO 10' SECTIONS. GROUNDRODS SHALL BE THREADLESS AND CONNECTED USING THREADLESS WEDGE TYPE BRONZE CONNECTORS OF SAME MANUFACTURER AS THE GROUNDRODS. TOP OF GROUND ROD MINIMUM 6" BELOW GRADE.
2. INSTALL 3" HDPE CONDUIT FROM FPL PAD-MOUNTED TRANSFORMER TO EXISTING SERVICE LOCATION. INSTALL TEMPORARY CAP CONDUIT TO PEVENT ENTRY OF ANY FOREIGN MATERIALS.
3. REMOVE EXISTING FPL METERCAN, SERVICE ENTRANCE CONDUCTORS AND SERVICE MAST WEATHERHEAD.
4. CUT TOP OF MAST OFF APPROXIMATELY 4" ABOVE FLASHING. CUT BOTTOM OF SERVICE MAST OFF BELOW THE UPPER TWO-HOLE STRAP. CAP BOTH BOTTOM AND TOP OF REMAINING PORTION OF MAST TO PREVENT ENTRY OF RAIN OR VERMIN.
5. INSTALL NEW FPL APPROVED UNDERGROUND SERVICE METERCAN AND RECONNECT EXISTING SERVICE ENTRANCE CONDUCTORS TO EXISTING PANEL.
6. CONNECT UNDERGROUND SERVICE LATERAL CONDUIT TO METERCAN.
7. INSTALL #4 BARE COPPER GROUND FROM METERCAN GROUND LUG TO NEW GROUND ROD AND CONNECT TO ROD WITH BRONZE CONNECTOR RATED FOR DIRECT BURIAL.
8. UNDERGROUND SERVICE CONDUCTOR BY CONTRACTOR.
9. EQUIPMENT LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS AND MEASUREMENTS.

GRAPHIC SCALE

10' 5' 0 10' 20'

SCALE: 1" = 10'-0"

ISSUED FOR BID

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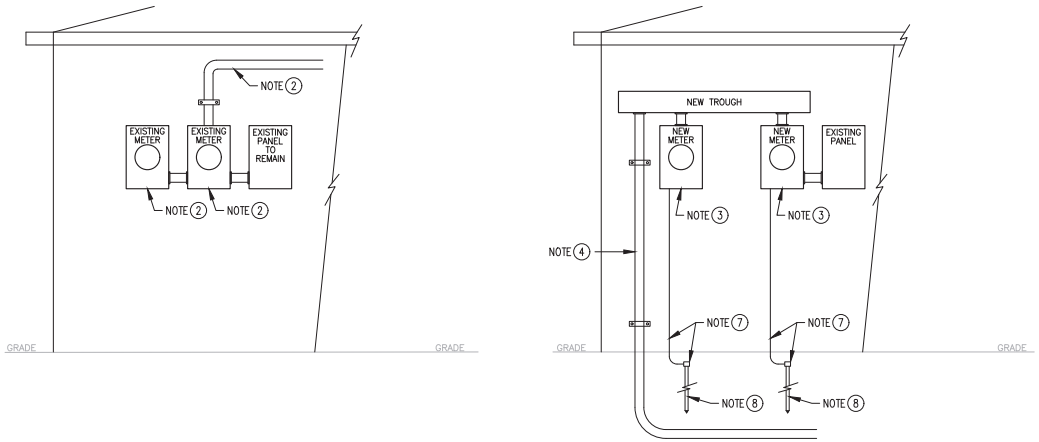
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54 EAST GRANADA BLVD.

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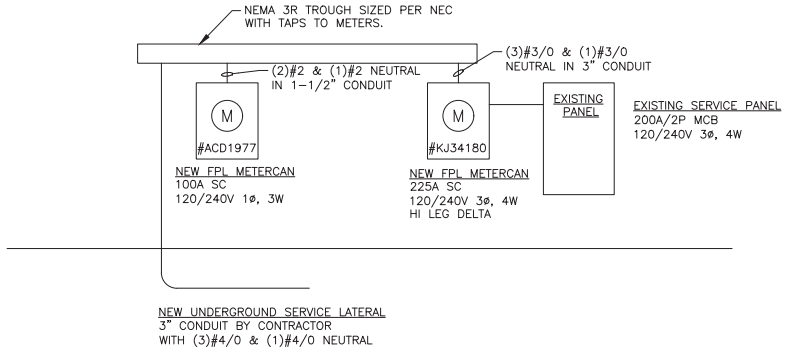


DEMOLITION

NEW INSTALLATION

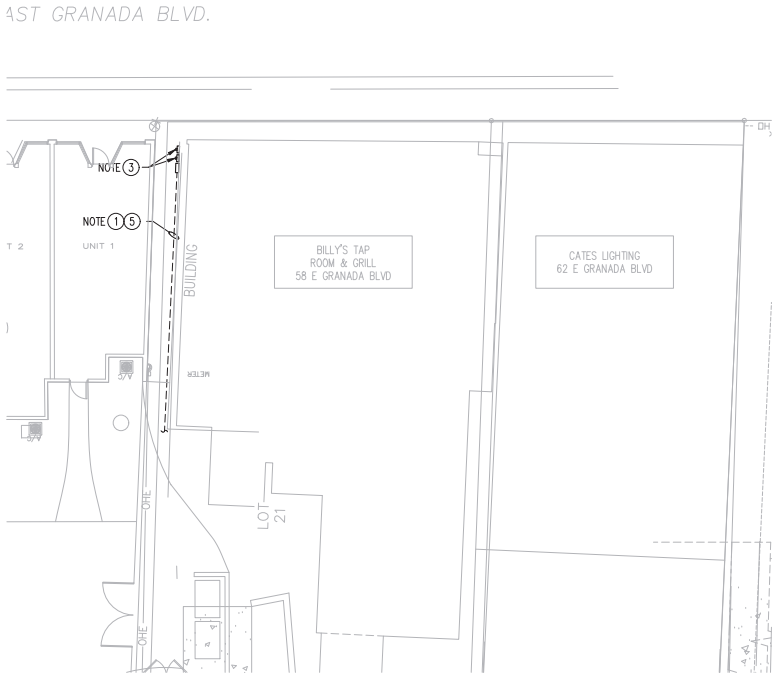
SERVICE ENTRANCE ELEVATION

NOT TO SCALE



ELECTRICAL RISER DIAGRAM

NOT TO SCALE



PARTIAL SITE PLAN – 58 E GRANADA BLVD

SCALE: 1" = 10' – 0"

ELECTRICAL NOTES

1. INSTALL (1) 3" SCH 40 PVC CONDUIT FROM FPL PAD-MOUNTED TRANSFORMER TO EXISTING SERVICE LOCATION.
2. REMOVE EXISTING FPL METERCAN, SERVICE ENTRANCE CONDUCTORS AND SERVICE MAST WEATHERHEAD.
3. INSTALL NEW FPL APPROVED SERVICE METERCAN AND RECONNECT EXISTING SERVICE ENTRANCE CONDUCTORS TO EXISTING PANEL.
4. ROUTE NEW UNDERGROUND SERVICE LATERAL CONDUIT TO NEW TROUGH.
5. UNDERGROUND SERVICE CONDUCTORS BY CONTRACTOR.
6. EQUIPMENT LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS AND MEASUREMENTS.
7. INSTALL #4 BARE COPPER GROUND FROM METERCAN GROUND LUG TO NEW GROUND ROD AND CONNECT TO ROD WITH BRONZE CONNECTOR RATED FOR DIRECT BURIAL.
8. INSTALL 3/4" BY 20' COPPERWELD GROUND ROD CONSISTING OF TWO 10' SECTIONS. GROUNDRODS SHALL BE THREADLESS AND CONNECTED USING THREADLESS WEDGE TYPE BRONZE CONNECTORS OF SAME MANUFACTURER AS THE GROUNDRODS. TOP OF GROUND ROD MINIMUM 6" BELOW GRADE.

GRAPHIC SCALE

10' 5' 0 10' 20'

SCALE: 1" = 10'-0"

ISSUED FOR BID

MK.	DATE	REVISION
1		
2		
3		
4		
5		
6		

JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904)739-1231 Fax (904)737-3367

JS&A CAD NO:

CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

58 EAST GRANADA BLVD.

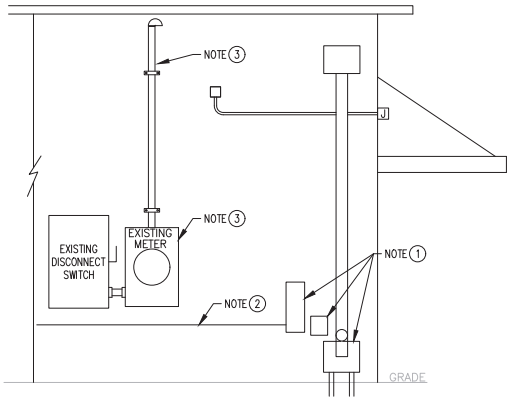
DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER

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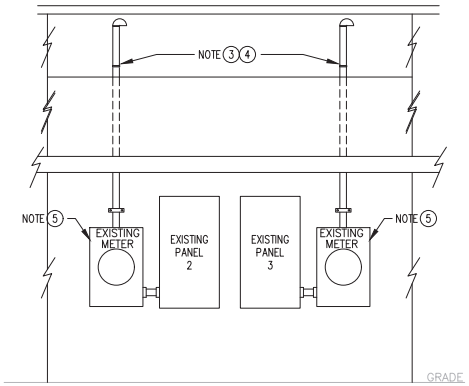
DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

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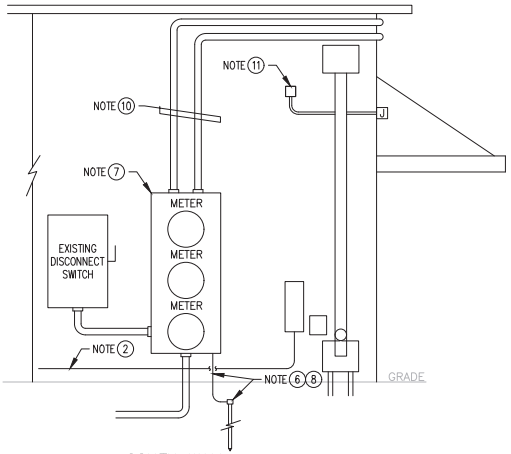


SOUTH WALL

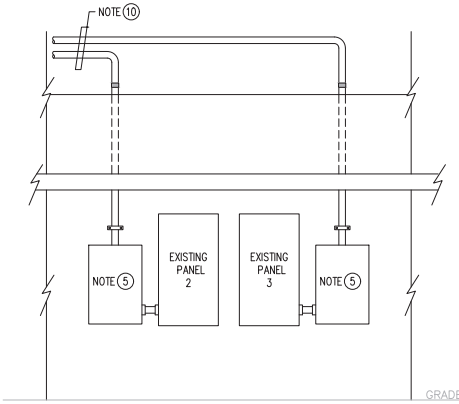


EAST WALL

DEMOLITION



SOUTH WALL

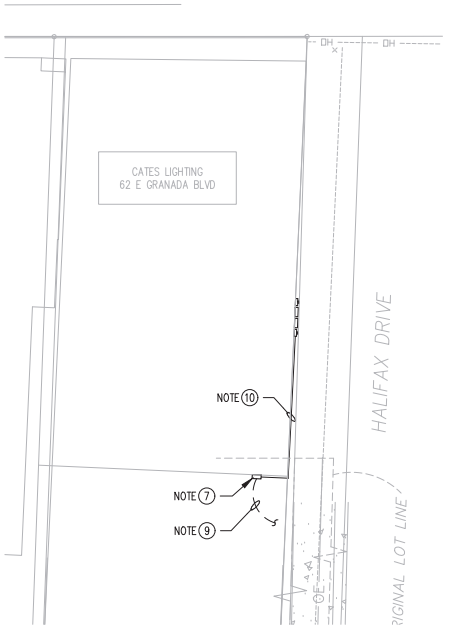


EAST WALL

NEW INSTALLATION

SERVICE ENTRANCE ELEVATIONS

NOT TO SCALE



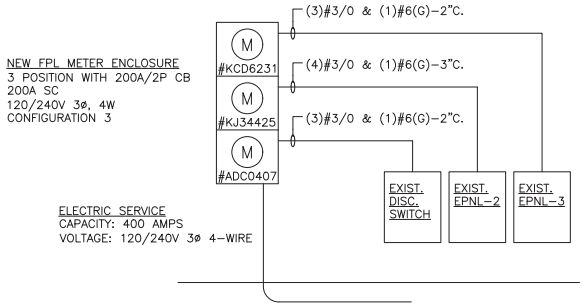
NORTH

PARTIAL SITE PLAN – 62 E GRANADA BLVD

SCALE: 1" = 10' – 0"

ELECTRICAL NOTES

1. EXISTING TELEPHONE EQUIPMENT TO REMAIN.
2. REROUTE TELEPHONE CONDUITS TO PROVIDE SPACE FOR NEW METER CENTER.
3. REMOVE EXISTING FPL METERCAN, SERVICE ENTRANCE CONDUCTORS AND SERVICE MAST WEATHERHEAD.
4. CUT MAST ABOVE FLASHING.
5. REUSE METERCAN AS PULLBOX. PROVIDE BLANK COVER.
6. INSTALL 3/4" BY 20' COPPERWELD GROUND ROD CONSISTING OF TWO 10' SECTIONS. GROUND RODS SHALL BE THREADLESS AND CONNECTED USING THREADLESS WEDGE TYPE BRONZE CONNECTORS OF SAME MANUFACTURER AS THE GROUND RODS. TOP OF GROUND ROD MINIMUM 6" BELOW GRADE.
7. INSTALL 3–POSITION, FPL CONFIGURATION 3, METER ENCLOSURE FOR 200A SELF–CONTAINED, 120/240V METERS. FURNISH (1) 120/240V, 3ø, 4W METER POSITION WITH 200A, 3P BREAKER AND (2) 120/240V, 1ø, 3W METERS WITH 200A, 2P BREAKERS. FURNISH WITH 22,000 A.I.C. RATING.
8. INSTALL #1/0 GROUNDING ELECTRODE CONDUCTOR FROM METERCAN GROUND LUG TO NEW GROUND ROD AND CONNECT TO ROD WITH BRONZE CONNECTOR RATED FOR DIRECT BURIAL.
9. INSTALL NEW UNDERGROUND SERVICE LATERAL FROM FPL PAD–MOUNTED TRANSFORMER TO NEW METER ENCLOSURE: 3" SCH 40 PVC CONDUIT WITH (2) 500 KCM & (1) 500 KCM NEUTRAL.
10. INSTALL NEW SERVICE CONNECTION FROM METER TO EXISTING PANELS.
11. RELOCATE PHOTOCELL TO MAKE ROOM FOR NEW METER CENTER.
12. EQUIPMENT LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS AND MEASUREMENTS.



ELECTRICAL RISER DIAGRAM

NOT TO SCALE

GRAPHIC SCALE

10' 5' 0 10' 20'

SCALE: 1" = 10'–0"

ISSUED FOR BID

MK.	DATE	REVISION

JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904)739–1231 Fax (904)737–3367

JS&A CAD NO:

CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

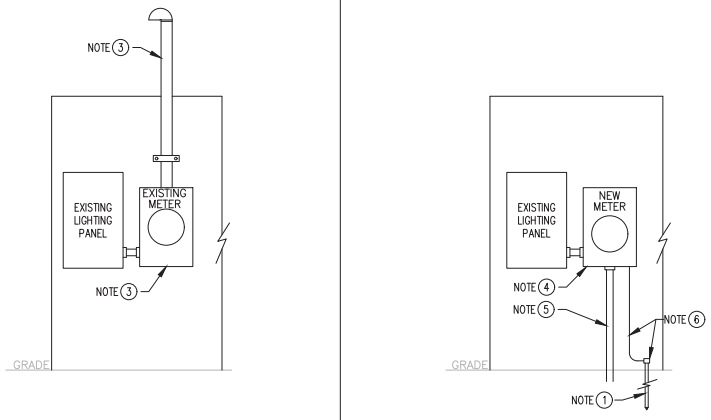
62 EAST GRANADA BLVD.

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

DATE:	03–03–23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

E105

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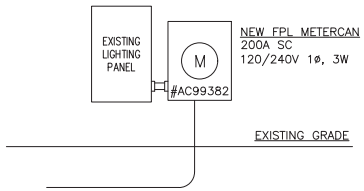


DEMOLITION

NEW INSTALLATION

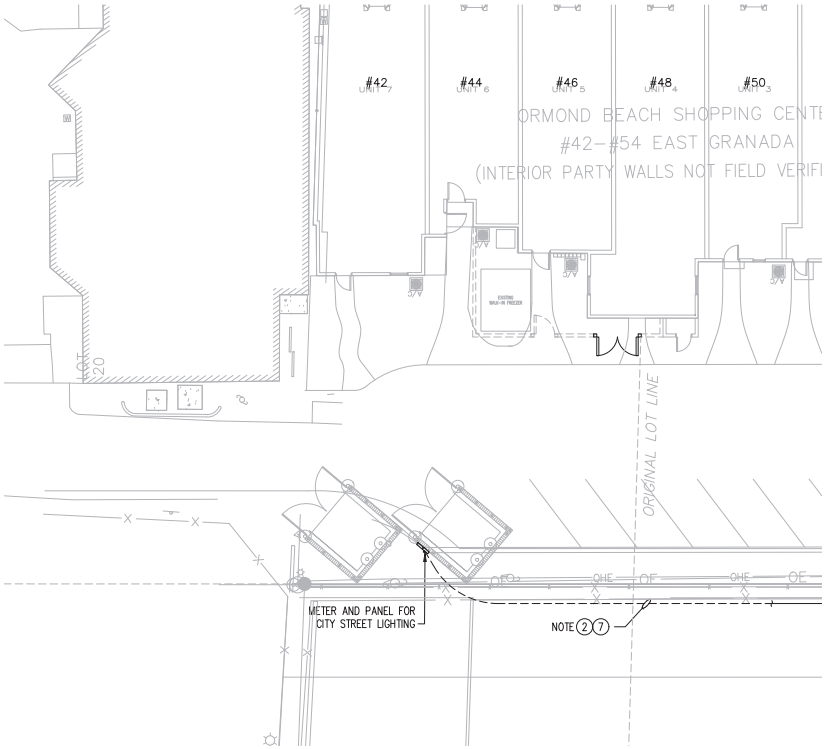
SERVICE ENTRANCE ELEVATION

NOT TO SCALE



ELECTRICAL RISER DIAGRAM

NOT TO SCALE



PARTIAL SITE PLAN - STREET LIGHTING

SCALE: 1" = 10' - 0"

ELECTRICAL NOTES

1. INSTALL 3/4" BY 20' COPPERWELD GROUND ROD CONSISTING OF TWO 10' SECTIONS. GROUNDRODS SHALL BE THREADLESS AND CONNECTED USING THREADLESS WEDGE TYPE BRONZE CONNECTORS OF SAME MANUFACTURER AS THE GROUNDRODS. TOP OF GROUND ROD MINIMUM 6" BELOW GRADE.
2. INSTALL 2" HDPE CONDUIT FROM FPL PAD-MOUNTED TRANSFORMER TO EXISTING SERVICE LOCATION. INSTALL TEMPORARY CAP CONDUIT TO PEVENT ENTRY OF ANY FOREIGN MATERIALS.
3. REMOVE EXISTING FPL METERCAN, SERVICE ENTRANCE CONDUCTORS AND SERVICE MAST WEATHERHEAD.
4. INSTALL NEW FPL APPROVED UNDERGROUND SERVICE METERCAN AND RECONNECT EXISTING SERVICE ENTRANCE CONDUCTORS TO EXISTING PANEL.
5. CONNECT UNDERGROUND SERVICE LATERAL CONDUIT TO METERCAN.
6. INSTALL #4 BARE COPPER GROUND FROM METERCAN GROUND LUG TO NEW GROUND ROD AND CONNECT TO ROD WITH BRONZE CONNECTOR RATED FOR DIRECT BURIAL.
7. UNDERGROUND SERVICE CONDUCTOR BY CONTRACTOR.
8. EQUIPMENT LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS AND MEASUREMENTS.

GRAPHIC SCALE

10' 5' 0 10' 20'

SCALE: 1" = 10'-0"

ISSUED FOR BID

MK.	DATE	REVISION

JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4605
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904)739-1231 Fax (904)737-3367
JS&A CAD NO: 2235-E106

CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

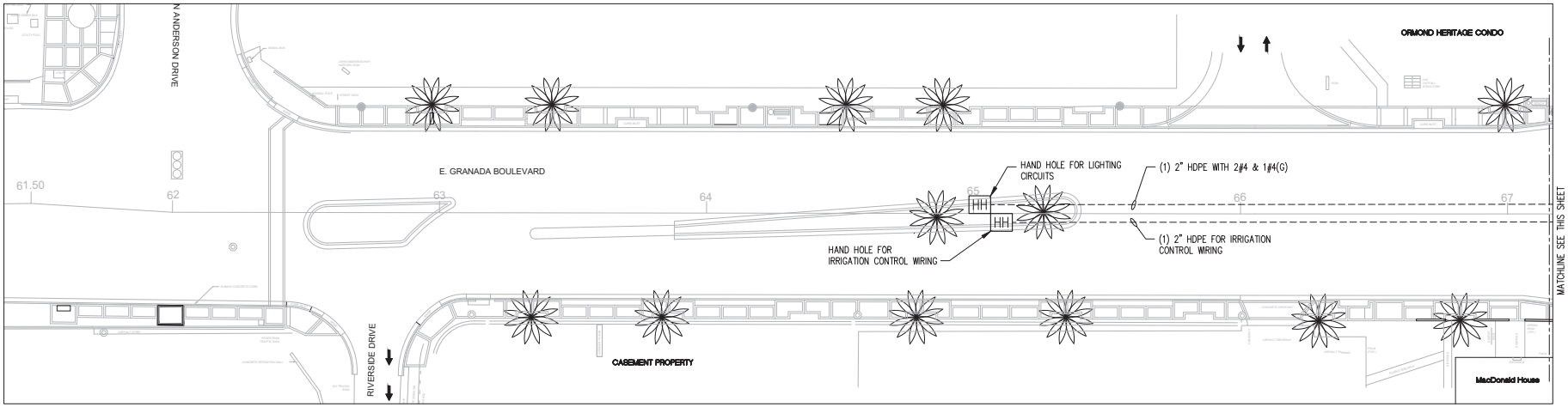
STREET LIGHTING

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

E106

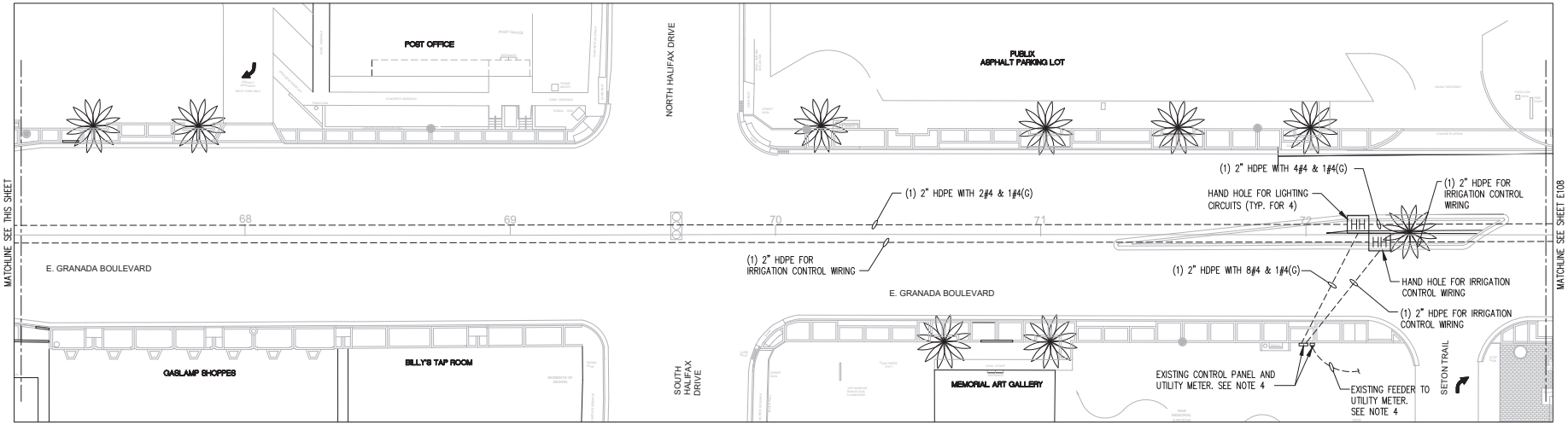
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NORTH

PARTIAL ROADWAY PLAN - UNDERGROUND UTILITIES

SCALE: 1" = 20' – 0"



NORTH

PARTIAL ROADWAY PLAN - UNDERGROUND UTILITIES

SCALE: 1" = 20' – 0"

GENERAL NOTES:

1. ALL CONDUITS AND FEEDERS SHOWN SHALL BE INSTALLED BY DIRECTIONAL BORE.
2. FURNISH AND INSTALL NEW HAND HOLES FOR LIGHTING AND CONTROL WIRING AS SHOWN. SEE HAND HOLE DETAIL ON SHEET E003.
3. INSTALL NYLON PULL STRINGS IN ALL EMPTY CONDUITS.
4. COORDINATE WITH FPL TO REMOVE EXISTING METER AND RUSTED METER CAN AND REPLACE WITH NEW METER AND METER CAN PER FPL SPECIFICATIONS. REMOVE EXISTING CONDUCTORS IN THE FEEDER TO THE METER AND REMOVE RUSTED PORTION OF CONDUIT. EXTEND THE EXISTING CONDUIT TO THE NEW METER AND PULL IN NEW CONDUCTORS TO MATCH THE ONES REMOVED FROM SOURCE TO THE NEW METER.

ISSUED FOR BID

MK.	DATE	REVISION

JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
Office (904)739-1231 Fax (904)737-3367
JS&A CAD NO: 2235-E107-E109

CITY OF ORMOND BEACH

UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

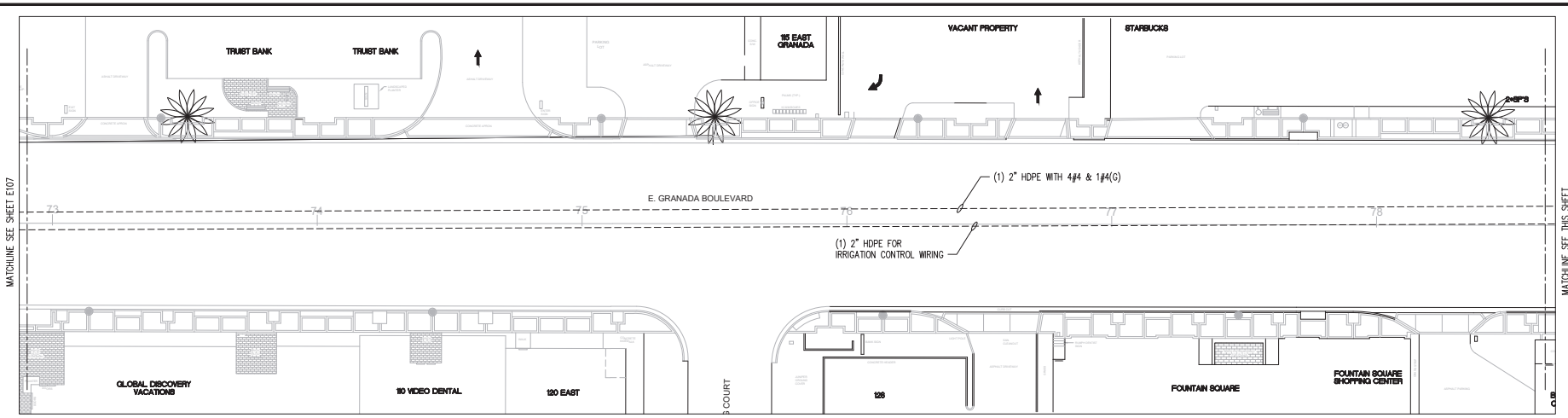
ROADWAY PLANS - UNDERGROUND UTILITIES

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

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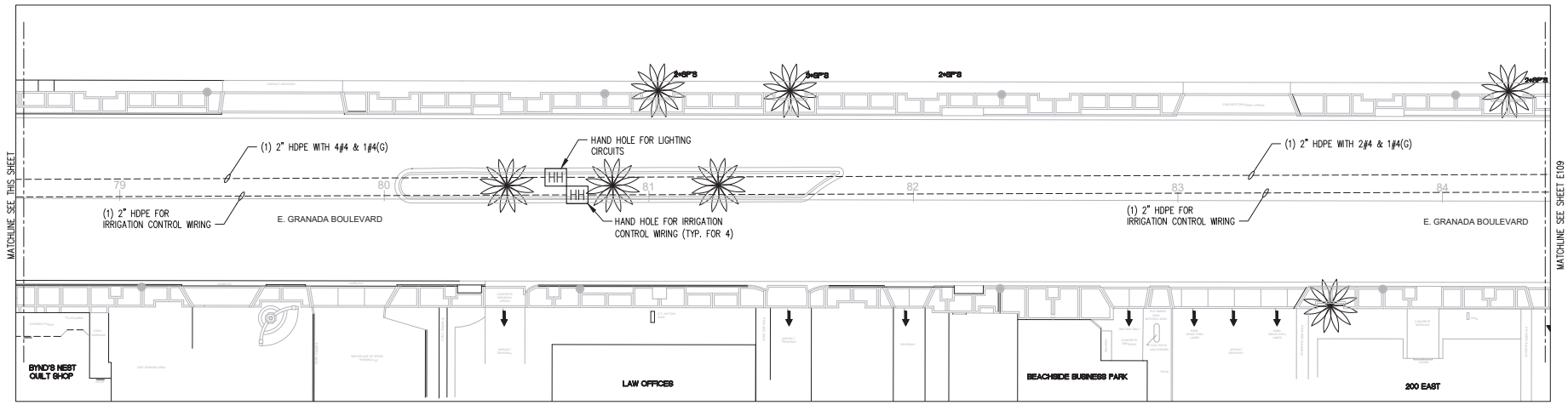
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NORTH

PARTIAL ROADWAY PLAN - UNDERGROUND UTILITIES

SCALE: 1" = 20' – 0"



NORTH

PARTIAL ROADWAY PLAN - UNDERGROUND UTILITIES

SCALE: 1" = 20' – 0"

GENERAL NOTES:

1. ALL CONDUITS AND FEEDERS SHOWN SHALL BE INSTALLED BY DIRECTIONAL BORE.
2. FURNISH AND INSTALL NEW HAND HOLES FOR LIGHTING AND CONTROL WIRING AS SHOWN. SEE HAND HOLE DETAIL ON SHEET E003.
3. INSTALL NYLON PULL STRINGS IN ALL EMPTY CONDUITS.

ISSUED FOR BID

MK.	DATE	REVISION
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JOHN SEARCY & ASSOCIATES, INC.
Electrical Engineers
Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
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JS&A CAD NO: 2235-E107-E109

CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

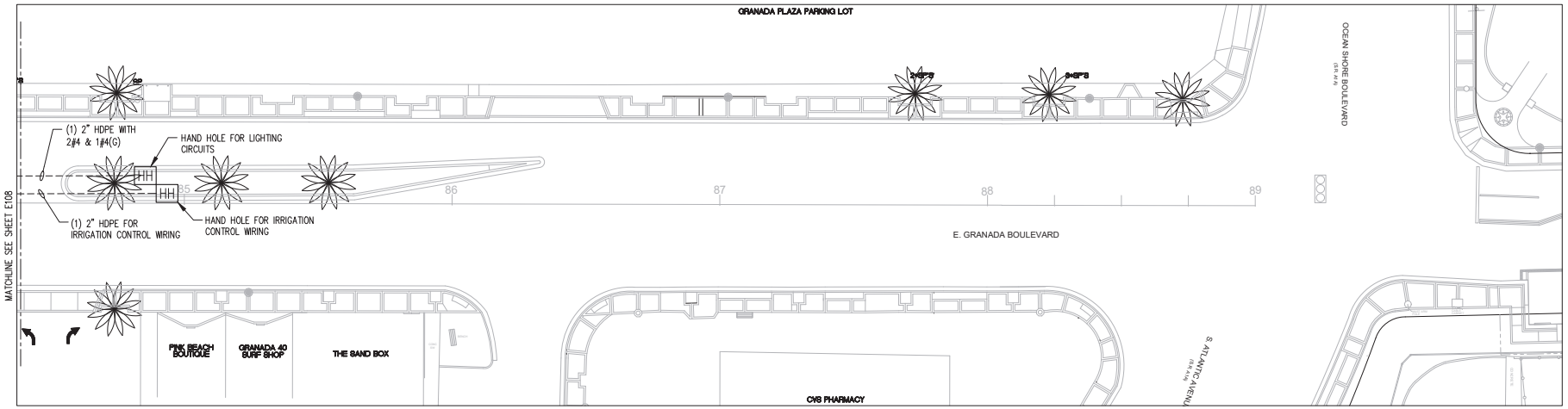
ROADWAY PLANS - UNDERGROUND UTILITIES

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

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NORTH

PARTIAL ROADWAY PLAN - UNDERGROUND UTILITIES

SCALE: 1" = 20' – 0"

GENERAL NOTES:

1. ALL CONDUITS AND FEEDERS SHOWN SHALL BE INSTALLED BY DIRECTIONAL BORE.
2. FURNISH AND INSTALL NEW HAND HOLES FOR LIGHTING AND CONTROL WIRING AS SHOWN. SEE HAND HOLE DETAIL ON SHEET E003.
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ISSUED FOR BID

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JOHN SEARCY & ASSOCIATES, INC.
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Florida Certificate No. 4805
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217
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CITY OF ORMOND BEACH
UNDERGROUNDING OF ELECTRICAL AND ASSOCIATED UTILITIES, EAST GRANADA BLVD AND HALIFAX DRIVE

ROADWAY PLANS - UNDERGROUND UTILITIES

DAVID HUNTER LICENSE NO 53375 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL:

DATE:	03-03-23
DES. BY:	D. HUNTER
DRN BY:	R.J. FRYMAN
CHK. BY:	D. HUNTER
SHEET NO.:	

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Downtown
East Granada
Utility Undergrounding

Bid No. 2023-24

City of Ormond Beach

Project Manual

PREPARED BY:

John Searcy & Associates, Inc.
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217

DOWNTOWN
EAST GRANADA UTILITY UNDERGROUNDING
Ormond Beach, Florida

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SECTION 00030
ADVERTISEMENT FOR BIDS

Sealed bids for furnishing all labor, materials and equipment necessary for constructing **Downtown – East Granada Utility Undergrounding project, Bid No. 2023-24** for the City of Ormond Beach, Florida, will be received at the Office of the Purchasing Coordinator, City Hall, Ormond Beach, Florida, until **June 21, 2023 at 2:00 PM**, at which time bids will be opened and publicly read aloud in the Training Room located in the breezeway between City Hall and the Public Library. Bids received after the above time and date will be returned unopened.

The Work consists of: The undergrounding of overhead FP&L utilities, the conversion of overhead customer electric services and street lighting circuits to underground, furnish and install conduit and wiring for East Granada Boulevard median islands power and irrigation control, and all associated site work and restoration as required at the City's Downtown Community Redevelopment Area (CRA) District – East Granada Boulevard. The Work is shown on the Drawings and specified in the Project Manual. The project Drawings, Specifications and related Bidding documents are available on-line at **www.demandstar.com**, or by calling DemandStar at (206) 940-0305. If you have difficulty obtaining these documents, please contact the City's purchasing office at (386) 676-3223.

A **pre-bid conference** to discuss the details and requirements of the contract will be held on **May 31, 2023 at 10:00 AM,** in the Training Room at City Hall. All prospective bidders are strongly encouraged to attend. The deadline for submitting questions is **June 16, 2023 at 4:00 PM**.

END OF SECTION

SECTION 00100
INSTRUCTION TO BIDDERS

00101. Defined Terms

Terms used in these Instructions to Bidders are defined in the General Conditions of the Construction Contract and have the meanings assigned to them in the General Conditions. The term "Successful Bidder" means the lowest, qualified, responsible Bidder to whom OWNER (on the basis of OWNER's evaluation as hereinafter provided) makes an award.

The OWNER for this project is:

The City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

The ENGINEER for this project is:

John Searcy & Associates. Inc.
6320 St. Augustine Road, Suite 2
Jacksonville, Florida 32217

00102. Copies of Bidding Documents

2.1 The City uses the services of DemandStar (www.demandstar.com) to advertise/distribute its bids and RFP's via the internet.

2.2 Complete sets of the Bidding Documents may be obtained from the issuing office designated in the Advertisement for Bids.

2.3 Complete sets of Bidding Documents shall be used in preparing Bids; neither OWNER nor ENGINEER assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.4 OWNER and ENGINEER in making copies of Bidding Documents available, on the above terms, do so only for the purpose of obtaining Bids on the Work and do not confer a license or grant for any other use.

00102.1 COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW

Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.

(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.

(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.

(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32174 (386) 676-3297
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

00102.2 Public Records/Non-Confidentiality of Bids

The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this bid solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119, F.S., the Public Records Act. Information and materials received by the City of Ormond Beach in connection with responsive bids shall be deemed to be public records subject to public inspection upon award, recommendation of award, or 30 days after bid opening, whichever occurs first.

00103. Qualifications of Bidders

To demonstrate qualifications to perform the Work, each Bidder must be prepared to submit, within seven days after the OWNER's request, written evidence of his ability to perform the Work, such as financial data, previous experience, and evidence of authority to conduct business in the jurisdiction where the Project is located. Each Bid must contain evidence of Bidder's qualification to do business in the state where the Project is located or covenant to obtain such qualification prior to award of the contract.

00104. Public Entity Crimes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal on a contract to provide any goods or services to a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

4.1 Discrimination Pursuant to Section 287.134(2)(a), Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

00105. Examination of Contract Documents and Site

5.1 Before submitting a Bid, each Bidder must (a) examine the Contract Documents thoroughly, (b) visit the site to familiarize himself with local conditions that may in any manner affect cost, progress or performance of the Work, (c) familiarize himself with federal, state and local laws, ordinances, rules and regulations that may in any manner affect cost, progress or performance of the Work; and (d) study and carefully correlate Bidder's observations with the Contract Documents.

5.2 Reference is made to the Supplementary Conditions for the identification of those reports of investigations and tests for subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work which have been relied upon by ENGINEER in preparing the Drawings and Specifications. OWNER will make such reports available for inspection to any Bidder or copies may be obtained from the ENGINEER by the Bidder at reproduction cost. These reports are not guaranteed as to accuracy or completeness, nor are they part of the Contract Documents. Before submitting his Bid each Bidder will, at his own expense, make such additional investigations and tests as the Bidder may deem necessary to determine his Bid for performance of

the Work in accordance with the time, price and other terms and conditions of the Contract Documents.

5.3 On request OWNER will provide each Bidder access to the site to conduct such investigations and tests as each Bidder deems necessary for submission of his Bid. Bidders making such investigations shall return site to original condition and shall pay for any damages resulting therefrom.

5.4 The lands upon which the Work is to be performed, rights-of-way for access thereto and other lands designated for use by CONTRACTOR in performing the Work are identified in the Supplementary Conditions, General Requirements, or Drawings.

5.5 The submission of a Bid will constitute an incontrovertible representation by the Bidder that he has complied with every requirement of this Article 4 and that the Contract Documents are sufficient in Scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

00106. Clarification/Correction of Proposal

The City of Ormond Beach reserves the right to allow for the clarification of questionable entries and for the correction of obvious mistakes.

00107. Interpretations

All questions about the meaning or intent of the Contract Documents shall be submitted in writing to the Purchasing Coordinator via email to Rob.Hart@ormondbeach.org. Replies will be issued by Addenda mailed or delivered to all parties recorded by ENGINEER as having received the Bidding Documents. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

00108. Minority Policies

The City of Ormond Beach, Florida, encourages the full participation of Disadvantaged and Women Business Enterprises (D&WBE) in the provision of goods and services.

00109. Bid Security

9.1 Bids shall be accompanied by a Bid Security. The Security shall be made payable to OWNER, in the amount of five percent (5%) of the total bid, and in the form of a certified or cashier's check or a Bid Bond issued by a Surety meeting the requirements of paragraph 5.1 of the General Conditions. The Bid Security shall be irrevocable after the time and date set for the opening of bids, and for a period of ninety (90) days thereafter.

9.2 The Bid Security of the Successful Bidder will be retained until such Bidder has executed the Agreement and furnished the required Contract Security, whereupon it will be returned; if the successful Bidder fails to execute and deliver the Agreement and furnish the required Contract

Security within fifteen (15) days of the Notice of Award, OWNER may annul the Notice of Award and the Bid Security of that Bidder will be forfeited. The Bid Security of any Bidder whom OWNER believes to have a reasonable chance of receiving the award may be retained by OWNER until the seventh day after the "effective date of the Agreement" or the first day after the expiration of the period that Bids are specified to remain open in the Advertisement for Bids. Bid Security of other Bidders will be returned within seven (7) days of the Bid opening.

00110. Contract Time

The number of days within which, or the date by which, the Work is to be completed (the Contract Time) is set forth in the Bid Form and will be included in the Agreement.

00111. Liquidated Damages

Provisions for liquidated damages, if any, are set forth in the Bid Form and Agreement.

00112. Subcontractors

12.1 If the Supplementary Conditions, Bid Form and/or Specifications require the identity of certain subcontractors to be submitted to the OWNER with the bid, the bidder will list in his bid all subcontractors proposed for those portions of the Work for which such identification is so required. When requested, an experience statement, pertinent information as to similar projects satisfactorily completed and other evidence of qualifications for each listed subcontractor shall be submitted within seven (7) days after the bid. If the OWNER after due investigation has reasonable objection to any proposed subcontractor, OWNER may before giving the Notice of Award request the apparent low bidder to submit an acceptable substitute without an increase in his bid price. If the apparent Successful Bidder declines to make any such substitution, the contract shall not be awarded to such Bidder, but his declining to make any such substitution will not constitute grounds for sacrificing his Bid Security. Any Subcontractor so listed and to whom OWNER does not make written objection prior to the giving of the Notice of Award will be deemed acceptable to OWNER.

12.2 In contracts where the Contract Price is on the basis of Cost-of-the-Work Plus a Fee, the apparent Successful Bidder, prior to the Notice of Award, shall identify in writing to OWNER those portions of the Work that such Bidder proposes to subcontract and after the Notice of Award may only subcontract other portions of the Work with OWNER's written consent.

00113. Material and Equipment List (Manufacturers)

If the Supplementary Conditions, Bid Form and/or Specifications require the identity of certain material and equipment manufacturers be submitted to the OWNER with the bid, the bidder will list in his bid all material and equipment manufacturers proposed for those portions of the Work for which such identification is so required. Such list shall be supplemented by product descriptions for each listed material and equipment item. Supplemental information will be submitted with the bid unless it has been prefiled with the ENGINEER. In this latter case, the bid shall state that the information has been prefiled. Equipment manufacturers/suppliers must agree to OWNER'S terms of purchase. In no event will OWNER accept terms of sale that limit OWNER'S ability to

reasonably recover in the event of equipment failure/defect such as, but not limited to; mandatory arbitration clauses, venue of court proceedings and applicable law outside of Volusia County, Florida, or damage limitations that preclude recovery for failed or defective equipment that would be less than full compensation for OWNER's loss. If the OWNER after due investigation has reasonable objection to any proposed material or equipment item, OWNER may before giving the Notice of Award request the apparent low bidder to submit an acceptable substitute without an increase in his bid price. If the apparent Successful Bidder declines to make any such substitution, the contract may not be awarded to such Bidder, but his declining to make any such substitution will not constitute grounds for sacrificing his Bid Security. Any material or equipment manufacturer so listed and to whom OWNER does not make written objection prior to the giving of the Notice of Award will be deemed acceptable to OWNER. This acceptance of a material or equipment manufacturer does not relieve the CONTRACTOR from the responsibility of submitting shop drawings in accordance with Section 01300 before incorporating said material and/or equipment into the Work.

00114. Material and Equipment Substitutions

Excluding items called for in the bidders Equipment and Subcontractors List in the Bid, Section 00300, whenever it is indicated on the Drawings or specified in the Specifications that a substitute or "or equivalent" item of material or equipment may be furnished or used by CONTRACTOR if acceptable to ENGINEER, application for such acceptance will not be considered by ENGINEER until after the "effective date of the Agreement". The procedure for submittal of any such application by CONTRACTOR and consideration by ENGINEER is set forth in Section 01630 - Substitutions and Product Options.

00115. Bid Form

15.1 Bids shall be submitted on standard forms which are furnished in this Project Manual.

15.2 Bid Forms must be completed in ink or by typewriter. All blank spaces must be filled. Where indicated on the Bid Form, the Bid price of each item on the form must be stated in words and numerals; in case of a conflict, words will take precedence.

15.3 The estimate of the various quantities of work applicable to unit price items as shown on the Bid Form is approximate and is intended solely to provide the basis of comparison upon which the award of contract is made. Final payment will be made on the basis of the actual completed quantities of each item.

15.4 Bids by corporations must be executed in the corporate name by the president or a vice president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown below the signature.

15.5 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

15.6 Bids by a Joint Venture must be executed by all individuals, Partners, or Corporations interested in the Joint Venture in the same manner that bids by these separate entities are required to be executed.

15.7 All names must be typed or printed below the signature.

15.8 The Bid shall contain an acknowledgment of receipt of all Addenda (the numbers of which shall be filled in on the Bid Form).

15.9 The address to which communications regarding the Bid are to be directed must be shown.

15.10 Only one bid from any individual, firm, partnership or corporation under the same or different names, will be considered. Should it appear to the OWNER that any Bidder is interested in more than one bid, all bids in which such Bidder is interested will be rejected.

00116. Submission of Bids

Bids shall be submitted at the time and place indicated in the Advertisement for Bids and shall be included in an opaque sealed envelope, marked with the Bid Number, Project Title, and Bidder's Name and Address, accompanied by the Bid Security and other required documents. Include one (1) original bid form and (1) electronic file (thumb/flash drive or CD). If the Bid is sent through the mail or other delivery system, the sealed Bid shall be sent in a separate envelope with the notation "BID ENCLOSED" as well as the Bid Number, Project Title, and Bid Opening Date clearly displayed on the shipping envelope/package.

Submit bids to:

City of Ormond Beach
Purchasing Coordinator
22 South Beach Street
Ormond Beach, FL 32174

00117. Modification and Withdrawal of Bids

Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

00118. Opening of Bids

Bids will be opened publicly and read aloud and an abstract of the amounts of the base Bids and major alternates (if any) will be made available after the opening of Bids.

00119. Bids to Remain Open

All Bids shall remain open for ninety (90) days after the day of the Bid opening, but OWNER may, in his sole discretion, release any Bid and return the Bid Security prior to that date.

00120. Award of Contract

20.1 OWNER reserves the right to reject any and all Bids, to waive any and all informalities and to negotiate contract terms with the Successful Bidder, and the right to disregard all nonconforming, nonresponsive or conditional Bids. Discrepancies between words and figures will be resolved in favor of words. Discrepancies between the indicated product of quantities and unit prices and the correct product thereof will be resolved in favor of the correct product. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

20.2 In evaluating Bids, OWNER shall consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements, and alternates and unit prices if requested in the Bid forms. It is OWNER's intent to accept alternates (if any are accepted) in the order in which they are listed in the Bid form but OWNER may accept them in any order or combination.

20.3 OWNER may consider the qualifications and experience of Subcontractors and other persons and organizations (including those who are to furnish the principal items or material or equipment) proposed for those portions of the Work as to which the identity of Subcontractors and other persons and organizations must be submitted as provided in the Supplementary Conditions. Operating costs, maintenance considerations, performance data and guarantees of materials and equipment may also be considered by OWNER.

20.4 Irregular bids may be rejected. Irregular bids are defined as those containing serious omissions, unauthorized alternative bids, incomplete bids or unbalanced bids. Failure to provide all of the information required to accompany the bid will be considered to be a serious omission.

20.5 OWNER may conduct such investigations as he deems necessary to assist in the evaluation of any Bid.

20.6 OWNER reserves the right to reject the Bid of any Bidder who does not pass any such evaluation to OWNER's satisfaction.

20.7 If the contract is to be awarded it will be awarded to the lowest responsible Bidder whose evaluation by OWNER indicates that the award will be in the best interests of the Project. The low bid will be based on the total cost of the Base Bid and, when applicable, any Additive or Deductive Alternates that are to be included in the Contract, as decided by the OWNER.

20.8 If the contract is to be awarded, OWNER will give the Successful Bidder a Notice of Award within the number of days after the day of the Bid opening specified in the Advertisement for Bids to remain open.

00121. Performance and Other Bonds

Paragraph 5.1 of the General Conditions and the Supplementary Conditions set forth OWNER's requirements as to performance and other Bonds. When the Successful Bidder delivers the executed Agreement to OWNER it shall be accompanied by the required Contract Security.

00122. Signing of Agreement

When OWNER gives a Notice of Award to the Successful Bidder, it will be accompanied by at least five (5) unsigned counterparts of the Agreement and all other Contract Documents. Within ten (10) days thereafter CONTRACTOR shall sign all and deliver at least five (5) counterparts of the Agreement to OWNER with other Contract Documents attached. Within ten (10) days thereafter OWNER will deliver fully signed counterparts to CONTRACTOR.

00123. Special Requirements

23.1 Financing. Funds will be available for payment of estimate draws as they become due.

23.2 Prohibited Interests. No official of the OWNER who is authorized in such capacity, and on behalf of the OWNER to negotiate, make, accept or approve, or to take part in negotiating, making, accepting, or approving any architectural, engineering, inspection, construction or material supply contract or any subcontract in connection with the construction of the project shall become directly or indirectly interested, personally, in this Contract or in any part thereof. No officer, employee, architect, attorney, engineer, or inspector of or for the OWNER who is authorized in such capacity and on behalf of the OWNER to exercise legislative, executive, supervisory, or other similar functions in connection with the construction of the project, shall become directly or indirectly interested personally, in this Contract or in any part thereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to the project.

23.3 Performance of Work by CONTRACTOR:

Contract Assignment. The successful Bidder (or Bidders) will be required to perform the work as a prime contractor.

The CONTRACTOR shall not sublet, sell, transfer, assign or otherwise dispose of the contract or any portion thereof, or of his right, title or interest therein, without written consent of the OWNER.

END OF INSTRUCTION TO BIDDERS

SECTION 00300
BID

CONTRACTORS NAME _____ LICENSE NO. _____

PROJECT IDENTIFICATION: **DOWNTOWN – EAST GRANADA UTILITY UNDERGROUNDING**

CONTRACT IDENTIFICATION AND NUMBER: Bid No. 2023-24

THIS BID IS SUBMITTED TO:
(Name and Address of Owner)

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

2. BIDDER certifies that he has investigated the requirements to do business in the jurisdiction where the project is located, and that he is either qualified to do business or will obtain such prequalification prior to award of the contract.

3. BIDDER accepts all of the terms and conditions of the Instructions to Bidders (Section 00100) including, without limitation, those dealing with the disposition of Bid Security, Public Entity Crimes, and Minority Policies. This Bid will remain open for 90 days after the day of Bid opening. BIDDER will sign the Agreement and submit the Contract security and other documents required by the Contract Documents within ten (10) days after the date of OWNER'S Notice of Award.

4. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

(a) BIDDER has examined copies of all the Contract Documents and of the following addenda:

Date	Number
_____	_____
_____	_____
_____	_____
_____	_____

(receipt of all of which is hereby acknowledged) and also copies of the Advertisement to Bid and the Instructions to Bidders;

(b) BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

(c) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER; and

5. BIDDER will complete the Work for the following price(s):

BID SCHEDULE

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Estimated Price
1.	Mobilization/Demobilization	1	LS	$_____	$_____
2.	General Conditions	1	LS	$_____	$_____
3.	Indemnification	1	LS	$_____	$_____
4.	Demolition	1	LS	$_____	$_____
5.	Installation of electrical equipment to be furnished by FP&L	1	LS	$_____	$_____
6.	Electric service conversions	1	LS	$_____	$_____
7.	Undergrounding street light circuits	1	LS	$_____	$_____
8.	Median islands power and irrigation control conduit	1	LS	$_____	$_____
9.	Site work	1	LS	$_____	$_____
10.	Patching, painting, and miscellaneous building repairs	1	LS	$_____	$_____
11.	Permit Fees and Miscellaneous Allowances	1	LS	$10,000.00	$_____

TOTAL BASE BID $_____
(Figures)

_____
(Words)

Deductive Alternate Bid #1 Convert MacDonald House Electric From 3 phase WYE to 3 phase Delta And Delete FP&L WYE Transformer Installation and Wiring	1	LS	$_____	$_____

BIDDER acknowledges that the quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

BIDDER agrees that the Work will be substantially completed within **240** calendar days after the date when the Contract Time commences to run, and completed within **270** calendar days after the date when the Contract Time commences to run.

BIDDER recognizes that time is of the essence to complete this Project and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The BIDDER also recognize the delays, expense and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER has determined and BIDDER agrees to accept that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER Five Hundred Dollars ($ 500.00) for each calendar day that expires after the time specified above for substantial completion until the Work is substantially complete. After substantial completion, if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the time specified above for completion and readiness for final payment or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER an amount equal to all actual expenses incurred by the OWNER as a direct result of the CONTRACTOR'S negligence, refusal, or failure to so complete the remaining Work. In the event the CONTRACTOR is terminated or abandons the Work prior to the scheduled date for final completion, the CONTRACTOR may be liable for both liquidated damages attributable to delay and for excess completion costs.

6. The following documents are attached to and made a condition of this Bid:

   (a) Required Bid Security in the form of

   (1) a certified check drawn in favor of the City of Ormond Beach in the amount of 5 percent of the total bid; or

   (2) a Bid Bond in the amount of 5 percent of the total bid.

   (b) Equipment, Material, and Subcontractors List

   (c) All information required by the Trench Safety Act (Part VI, Chapter 553, Florida Statutes).

   (d) Drug Free Workplace Certificate

   (e) Conflict, Non-Conflict of Interest, Litigation Statement

   (f) Verification of Employment Status Using E-Verify System

7. Communications to the BIDDER concerning this Bid shall be addressed to:

Mailing Address: _____
Street Address: _____
City, State, Zip Code: _____
Email: _____
Telephone No.: _____ Fax No.: _____

8. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract DOCUMENTS have the meanings assigned to them in the General Conditions.

SUBMITTED on _____, 20 ___.

If BIDDER is:

An Individual

By _____
(Individual's Name - Signature)

_____ (SEAL)
(Individual's Name - Typed or Printed)

doing business as _____

Business address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Partnership

By _____ (SEAL)
(Firm Name)

_____
(General Partner - Signature)

_____
(General Partner - Typed or Printed)

Business Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Corporation

By _____
(Corporation Name)

_____
(State of Incorporation)

By _____
(Name of Person Authorized to Sign - Signature)

_____
(Name of Person Authorized to Sign - Typed or Printed)

_____
(Title)

(Corporate Seal)

Attest _____

Business address: _____

_____

_____

Phone No.: _____

Fax No.: _____

If BIDDER is:

A Joint Venture

By _____
(Name - Signature)

_____
(Name - Typed or Printed)

Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

By _____
(Name - Signature)

_____
(Name - Typed or Printed)

Address: _____

_____

_____

Phone No.: _____

Fax No.: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

EQUIPMENT AND SUBCONTRACTORS LIST

List the names of the manufacturers whose product is proposed for use. No more than one manufacturer's name shall be inserted for each item of material and/or equipment listed. Failure to list materials and equipment supplier may result in the Bid being rejected as incomplete and nonresponsive. If any Subcontractors are proposed to be used for any portions of the Work, the names, addresses, phone numbers and work classifications of each such Subcontractor must be listed. The failure to list all Subcontractors proposed for the Work may result in the Bid being rejected as incomplete and nonresponsive. If more than one manufacturer or subcontractor is listed, selection will be made by the OWNER. If none is listed, those listed as the "Basis for Design" will be used.

Materials and Equipment:

Item	Supplier

Subcontractors:

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Subcontractors:

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Work Classification: _____

Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

TRENCH SAFETY STANDARDS

If this project includes trench excavation in excess of five (5) feet in depth, the following trench safety standards will be in effect during the period of construction of the project:

The Occupational Safety and Health Administration's excavation safety standards, 29 C.F.R.s. 1926.650 Subpart P, and any regulation promulgated there under are hereby incorporated as the standard for this project.

The Bidder hereby certifies that the Contractor performing the trench excavation will comply with the applicable trench safety standards.

The Bidder further certifies that the cost (which is included in his unit cost) of compliance with applicable trench safety standards is:

ITEM	Estimated Quantity	Units	Unit Price	Total Estimated Price
1. Trench Excavation	_____	L.F.	_____	_____
2. Sheeting/Shoring	_____	S.F.	_____	_____

_____
Name (signature) Date

_____
Name (typed or printed)

_____
Title

DRUG-FREE WORKPLACE CERTIFICATION

Identical Or "Tie" Bids: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

_____
Name (signature) Date

_____
Name (typed or printed)

_____
Title

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[ ] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

2.

[ ] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

_____
COMPANY NAME

_____
AUTHORIZED SIGNATURE

_____
NAME (PRINT OR TYPE)

_____
TITLE

_____
DATE

VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Undersigned firm warrants it **IS** currently registered with the U.S. Department of Homeland Security's E-Verify system, **and** is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.
2. Undersigned firm warrants it **has not** had any contracts terminated as a result of violations of Sections 448.09 or 448.095, *Florida Statutes*, that prohibit it from contracting with a public agency.
3. Undersigned firm warrants that if it enters into an agreement with a subcontractor, an express provision shall be included in all of its subcontracts requiring subcontractors, who perform work or provide services pursuant to the contract, to use the E-Verify system to verify employment eligibility of all new employees hired by the subcontractor during the contract term.
4. Undersigned firm understands that any subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and the contractor understands it shall maintain any such affidavits for the duration of the contract, and the contract with the subcontractor must be immediately terminated if the City has a good faith belief that the subcontractor knowingly violated Section 448.09 (1), *Florida Statutes*.
5. Undersigned firm understands that in the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and the contractor may not be awarded a public contract for a period of at least one (1) year after the date of termination. The contractor may be held liable for any additional costs incurred by the City as a result of termination of the contract.

_____
COMPANY NAME

_____
AUTHORIZED SIGNATURE

_____
NAME (PRINT OR TYPE)

_____
TITLE

_____
DATE

END OF BID

SECTION 00410
BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____
(*hereinafter called Principal*) and

_____
(hereinafter called the Surety) a corporation chartered and existing under the Laws of the State _____ of with its principal offices in the County of _____ and authorized to do business in the State of Florida, in the full and just sum of _____
_____Dollars ($_____) good and lawful money of the United States of America, to be paid upon demand of the _____, Florida, to which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, and assigns, jointly and severally and firmly by these presents,

WHEREAS, the Principal is about to submit, or has submitted to the City of Ormond Beach, Florida, a bid for work to be done on the **Downtown – East Granada Utility Undergrounding (Bid No. 2023- 24)** in, and for the City and

WHEREAS, the Principal desires to file this bond in accordance with law, in lieu of a certified or cashier's check otherwise required to accompany this Bid.

NOW, THEREFORE: the conditions of this obligation are such that if the Bid be accepted the Principal shall within ten (10) days after the receipt of notification of the acceptance thereof execute a contract in accordance with the Bid and upon the terms, conditions and unit or lump sum prices set forth therein, in the form and manner required by the Owner, and execute a sufficient and satisfactory Contract Bond payable to the Owner, in an amount not less than the total contract price, as indicated by the approximate quantities shown in the Bid, in form and with security satisfactory to the said City, then this obligation to be void; otherwise to be and remain in full force and virtue in law; and the Surety shall upon the failure of the Principal to comply with any or all of the foregoing requirements within the time specified above, immediately pay to the aforesaid City upon demand the amount hereof in good and lawful money of the United States of America, not as a penalty, but as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed this _____ day _____, 20_____.

_____
(Principal)

By: _____

ATTEST:

_____
(Surety)

_____ By: _____
(SEAL)

END OF SECTION
00410 - 1

SECTION 00500
FORM OF AGREEMENT

THIS AGREEMENT is by and between City of Ormond Beach, a Municipal Corporation in the State of Florida (hereinafter called OWNER) and

_____

(hereinafter called CONTRACTOR)

The bid for this contract was approved by the City Commission on _____, 2023.

Article 1. WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The Work consists of: The undergrounding of overhead FP&L utilities, the conversion of overhead customer electric services and street lighting circuits to underground, furnish and install conduit and wiring for East Granada Boulevard median islands power and irrigation control, and all associated site work and restoration as required at the City's Downtown Community Redevelopment Area (CRA) District – East Granada Boulevard.

The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

DOWNTOWN – EAST GRANADA UTILITY UNDERGROUNDING
BID NUMBER 2023-24

Article 2. ENGINEER

The Project has been designed by City Engineer, 22 South Beach Street, Ormond Beach, FL 32174, who is hereinafter called ENGINEER and who will assume all duties and responsibilities and will have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME

3.1 The Work will be substantially completed within **240** calendar days after the date when the Contract Time commences to run as provided in paragraph 2.3 of the General Conditions, and completed and ready for final payment in accordance with paragraph 14.10 of the General Conditions within **270** calendar days after the date when the Contract Time commences to run.

3.2 Liquidated Damages. OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly,

instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER Five Hundred Dollars ($ 500.00) for each calendar day that expires after the time specified in paragraph 3.1 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the time specified in paragraph 3.1 for completion and readiness for final payment or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER an amount equal to all actual expenses incurred by the OWNER as a direct result of the CONTRACTOR'S negligence, refusal, or failure to so complete the remaining Work. In the event the Contractor is terminated or abandons the Work prior to the scheduled date for final completion, the Contractor may be liable for both liquidated damages attributable to delay and for excess completion costs.

Article 4. CONTRACT PRICE

OWNER shall pay CONTRACTOR for completion of the Work, in accordance with the Contract Documents, an amount in current funds equal to the unit price TOTAL BID of $_____, as listed in the Bid Form. Payment shall be for the actual completed Work, as specified in the Measurement and Payment section of the project Manual and in accordance with Article 14 of the General Conditions.

Article 5. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

5.1 Progress Payments. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment as recommended by ENGINEER, on or about the 15th day of each month during construction as provided below, provided Applications for Payment are timely delivered pursuant to Article 14.1 of the General Conditions. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in paragraph 14.1 of the General Conditions.

5.1.1 When applicable, all progress payments shall be in an amount equal to:

Ninety-Five percent (95%) of the Work completed.

Ninety-Five percent (95%) of materials and equipment not incorporated in the Work but delivered and suitably stored, less in each case the aggregate of payments previously made and less such amounts as ENGINEER shall determine in accordance with paragraph 14.4 of the General Conditions.

5.2 Final Payment. Upon final completion and acceptance of the Work in accordance with paragraph 14.10 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.10.

Article 6. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

6.1 CONTRACTOR has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

6.2 CONTRACTOR has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work which were relied upon by ENGINEER in the preparation of the Drawings and Specifications and which have been identified in the Supplementary Conditions.

6.3 CONTRACTOR has made or caused to be made examinations, investigations and tests and studies of such reports and related data in addition to those referred to in paragraph 6.2 as he deems necessary for the performance of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, and no additional examinations, investigations, tests, reports or similar data are or will be required by CONTRACTOR for such purposes.

6.4 CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

6.5 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

Article 7. CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR are attached to this Agreement, made a part hereof and consists of the following:

7.1 This Agreement (pages 1 to 5 , inclusive).

7.2 Exhibits to this Agreement (pages ___ to ___ , inclusive).

7.3 Performance and other Bonds, identified as exhibits 00610 AND 00615 and consisting of 4 pages.

7.4 Notice of Award.

7.5 General Conditions (pages 1 to 35 , inclusive).

7.6 Supplementary Conditions (pages 1 to 7 , inclusive).

7.7 Specifications bearing the title:

DOWNTOWN – EAST GRANADA UTILITY UNDERGROUNDING

and consisting of 16 divisions, as listed in table of contents thereof.

7.8 Drawings, consisting of 14 sheets numbered CV-1 through E109 inclusive and bearing the following general title:

DOWNTOWN – EAST GRANADA UTILITY UNDERGROUNDING

7.9 Addenda numbers ___ to ____ , inclusive.

7.10 CONTRACTOR'S Bid (pages 1 to 14 , inclusive) marked exhibit _____ (Attach Bid Form only in special circumstances).

7.11 Documentation submitted by CONTRACTOR prior to Notice of Award (pages ____ to ____ , inclusive).

7.12 Any Modification, including Change Orders, duly delivered after execution of Agreement.

There are no Contract Documents other than those listed above in this Article 7. The Contract Documents may only be altered, amended or repealed by a Modification (as defined in Section 1 of the General Conditions).

Article 8. MISCELLANEOUS

8.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.

8.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.3 OWNER and CONTRACTOR each binds himself, his partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement. One counterpart each has been delivered to OWNER and CONTRACTOR, and to ENGINEER as applicable. All portions of the Contract Documents have been signed by OWNER and CONTRACTOR or identified by ENGINEER on their behalf.

This Agreement will be effective on _____, 2023

OWNER City of Ormond Beach

By _____

Bill Partington
Mayor

[CITY SEAL]

Attest _____

Joyce A. Shanahan
City Manager

Address for giving notices:

City of Ormond Beach

PO Box 277

Ormond Beach, FL 32175-0277

CONTRACTOR _____

By _____

_____
(Title)

[SEAL]

Attest _____

_____
(Title)

Address for giving notices:

_____

_____

_____

License No. _____

Registered Agent for service process:

_____
(Name)

_____
(Title)

END OF AGREEMENT

SECTION 00610
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

_____
(Name of Contractor)

_____
(Address of Contractor)

a(n) _____ , hereinafter called Principal, and
(Corporation, Partnership or Individual)

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

_____
(Name of Owner)

_____
(Address of Owner)

hereinafter called OWNER, in the penal sum of _____

_____ Dollars, ($_____) in lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with OWNER, dated _____ day of _____, 20____, for the construction of:

DOWNTOWN – EAST GRANADA UTILITY UNDERGROUNDING
Bid No. ___2023-24____

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the OWNER, with or without notice to the Surety and during the one-year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____ counterparts, each one of which shall be
(number)
deemed an original, this _____ day of _____, 20_____.

ATTEST:

_____
Principal

_____
(Principal) Secretary

By _____ (s)

(SEAL)

_____
(Witness to Principal)

_____
(Address)

_____
(Address)

_____

_____
(Surety)

ATTEST:

_____
(Surety) Secretary

(SEAL)

_____
Witness to Surety

_____
(Address)

_____

_____
Attorney-In-Fact

_____
(Address)

_____

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND. All BONDS signed by an agent must be accompanied by a certified copy of the authority to act.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.

END OF SECTION

SECTION 00615
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that

_____
(Name of Contractor)

_____
(Address of Contractor)

a(n) _____ , hereinafter called Principal, and
(Corporation, Partnership or Individual)

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

_____
(Name of Owner)

_____
(Address of Owner)

hereinafter called OWNER, in the penal sum of _____

_____ Dollars, ($_____) in lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with OWNER, dated _____ day of _____, 20____, for the construction of:

DOWNTOWN – EAST GRANADA UTILITY UNDERGROUNDING
Bid No. ___2023-24____

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, SUBCONTRACTORS, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, and all insurance premiums on said WORK, and for all labor, performed in such WORK whether by SUBCONTRACTOR or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____ (number) counterparts, each one of which shall be deemed an original, this _____ day of _____, 20_____.

ATTEST:

_____
Principal

_____
(Principal) Secretary

By _____ (s)

(SEAL)

_____
(Witness to Principal)

_____
(Address)

_____
(Address)

_____

_____
(Surety)

ATTEST:

_____
(Surety) Secretary

(SEAL)

_____
Witness to Surety

_____
(Address)

_____

_____
Attorney-In-Fact

_____
(Address)

_____

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND. All BONDS signed by an agent must be accompanied by a certified copy of the authority to act.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.

END OF SECTION

OPINION OF ATTORNEY

This is to certify that I have examined the attached Contract Documents, and that I am of the opinion that such documents conform to the Laws of the State of Florida, and that the execution of the Contract is in due and proper form, and that the foregoing agreements constitute valid and binding obligations on such parties.

_____

Attorney for Owner

This the _____ day of _____, 2023.

END OF SECTION

SECTION 00700
GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

ARTICLE 1 - DEFINITIONS

Whenever used in these General Conditions or in the other Contract Documents, the following terms have the meanings indicated which are applicable to both the singular and plural thereof.

1.01. Addenda -Written or graphic instruments issued prior to the opening of Bids which clarify, correct or change the bidding documents of the Contract Documents.

1.02. Agreement - The written agreement between OWNER and CONTRACTOR covering the Work to be performed; other Contract Documents are attached to the Agreement and made a part thereof as provided therein.

1.03. Application for Payment - The form accepted by ENGINEER which is to be used by CONTRACTOR in requesting progress or final payment and which is to include such supporting documentation as required by the Contract Documents.

1.04. Approve - The word approve is defined to mean review of the material, equipment or methods for general compliance with the design concepts and with the information given in the Contract Documents. It does not imply a responsibility on the part of the ENGINEER to verify in every detail conformance with the Drawings and Specifications.

1.05. Bid -The offer or proposal of the Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.

1.06. Bonds - Bid, Performance and Payment Bonds and other instruments of security.

1.07. Change Order - A written order to CONTRACTOR signed by OWNER authorizing an addition, deletion or revision in the Work, or an adjustment in the Contract Price or the Contract Time issued after the effective date of the Agreement.

1.08. Contract - The Agreement.

1.09. Contract Documents - The Agreement, Addenda (which pertain to the Contract Documents), CONTRACTOR's Bid (including documentation accompanying the bid and any post-Bid documentation submitted prior to the Notice of Award) when attached as an exhibit to the Agreement, Notice of Award, the Bonds, these General Conditions, the Supplementary Conditions, the Specifications and the Drawings as the same are more specifically identified in the Agreement, any other exhibits identified in the Agreement, together with all Modifications issued after the execution of the Agreement.

1.10. Contract Price - The Contract Price constitutes the total compensation (subject to authorized adjustments) payable by OWNER to CONTRACTOR for performing the Work.

1.11. Contract Time - The number of days (computed as provided in paragraph 16.2) or the

date stated in the Agreement for the completion of the Work.

1.12. CONTRACTOR - The person, firm or corporation with whom OWNER has entered into the Agreement.

1.13. Day - A calendar day of twenty-four hours measured from midnight to the next midnight.

1.14. Defective - Work that is unsatisfactory, faulty or deficient, or does not conform to the Contract Documents or does not meet the requirements of any inspection, test or approval referred to in the Contract Documents, or has been damaged prior to ENGINEER's recommendation of final payment.

1.15. Drawings - The drawings, which will be identified in the Agreement, which show the character and scope of the Work to be performed and which have been prepared or approved by ENGINEER and are referred to in the Contract Documents.

1.16. Effective Date of the Agreement - The date indicated in the Agreement on which it becomes effective, but if no such date is indicated it means the date on which the Agreement is signed and delivered by the last of the two parties to sign and deliver.

1.17. ENGINEER - The City Engineer of the City of Ormond Beach, Florida, or the designee of such Engineer.

1.18. Engineering Order - A written request issued by ENGINEER to CONTRACTOR requesting a cost for certain modifications to the Work. An Engineering Order is not an authorization to perform the modifications.

1.19. Field Order - A written order issued by ENGINEER which clarifies or interprets the Contract Documents or orders minor changes in the Work in accordance with paragraph 10.2, but which does not involve a change in the Contract Price or the Contract Time.

1.20. Furnish - The words "furnish", "furnish and install", "install", and "provide" or words with similar meaning shall be interpreted, unless otherwise specifically stated, to mean "furnish and install complete in place and ready for service".

1.21. General Requirements - Sections of Division 1 of the Specifications.

1.22. Inspection - The term "Inspection" and the act of inspecting as used in these Contract Documents is defined to mean examination of construction to ensure that it conforms to the design concept expressed in the Drawings and Specifications. These terms shall not be construed to mean supervision, superintending and/or overseeing.

1.23. Modification - (a) A written amendment of the Contract Documents signed by both parties, (b) a Change Order, or (c) a Field Order. A modification may only be issued after the effective date of the Agreement and must be in writing to be effective.

1.24. Notice of Award - The written notice by OWNER to the apparent successful Bidder stating that upon compliance by the apparent successful Bidder with the conditions precedent enumerated therein, within the time specified, OWNER will sign and deliver the Agreement.

1.25. Notice to Proceed - A written notice given by OWNER to CONTRACTOR (with a copy to ENGINEER) fixing the date on which the Contract Time will commence to run and on which CONTRACTOR shall start to perform his obligation under the Contract Documents.

1.26. OWNER - The City of Ormond Beach, Florida.

1.27. Product - Materials, systems, and equipment provided by the CONTRACTOR.

1.28. Project - The total construction of which the Work to be provided under the Contract Documents may be the whole, or a part as indicated elsewhere in the Contract Documents.

1.29. Project Manual - The term "Project Manual" includes Bidding Requirements, Conditions of the Contract, Specifications, and Drawings.

1.30. Project Representative - The authorized representative of ENGINEER who is assigned to the site or any part thereof.

1.31. Shop Drawings - All drawings, diagrams, illustrations, schedules and other data which are specifically prepared by CONTRACTOR, a Subcontractor, manufacturer, fabricator, supplier or distributor to illustrate some portion of the Work and all illustrations, brochures, standard schedules, performance charts, instructions, diagrams and other information prepared by a manufacturer, fabricator, supplier or distributor and submitted by CONTRACTOR to illustrate material or equipment for some portion of the Work.

1.32. Specifications - Those portions of the Contract Documents consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain administrative details applicable thereto.

1.33. Subcontractor - An individual, firm or corporation having a contract with CONTRACTOR or with any other Subcontractor for the performance of a part of the Work at the site.

1.34. Substantial Completion - The point reached when the Work (or a specified part thereof), in the opinion of ENGINEER as evidenced by his final certificate of Substantial Completion, is sufficiently complete, in accordance with the Contract Documents, so that the Work (or specified part) can be utilized for the purposes for which it was intended; or if there be no such certificate issued, when final payment is due in accordance with paragraph 14.10. The terms "substantially complete" and "substantially completed" as applied to any Work refer to Substantial Completion thereof.

1.35. Surety - Any person, firm or corporation which is bound with CONTRACTOR and which engages to be responsible for CONTRACTOR and his acceptable performance of the Work by a Performance or Payment Bond, or by a Public Construction Bond.

1.36. Work - The entire completed construction or the various separately identifiable parts thereof required to be furnished under the Contract Documents. Work is the result of performing services, furnishing labor and furnishing and incorporating materials and equipment into the construction, all as required by the Contract Documents.

ARTICLE 2 - PRELIMINARY MATTERS

Delivery of Bonds:

2.1. When CONTRACTOR delivers the executed Agreements to OWNER, CONTRACTOR shall also deliver to OWNER such Bonds as CONTRACTOR may be required to furnish in accordance with paragraph 5.1.

Copies of Documents:

2.2. OWNER shall furnish to CONTRACTOR, at OWNER's expense, up to three copies of the Contract Documents. Additional copies will be furnished, upon request, at the cost of reproduction.

Commencement of Contract Time; Notice to Proceed:

2.3. The Contract Time will commence on the day indicated in the Notice to Proceed.

Starting the Project:

2.4. CONTRACTOR shall start to perform the work on the date when the Contract Time commences to run, but no work shall be done at the site prior to the date on which the Contract Time commences to run, and no work shall be done at the site before the Payment and Performance Bond is executed, delivered to the OWNER, and recorded in the public records of Volusia County, Florida.

Before Starting Construction:

2.5. Before undertaking each part of the Work, CONTRACTOR shall carefully study and compare the Contract Documents and check and verify pertinent figures shown thereon and all applicable field measurements. CONTRACTOR shall promptly report in writing to ENGINEER any conflict, error or discrepancy which CONTRACTOR may discover; however, CONTRACTOR shall not be liable to OWNER for failure to report any conflict, error or discrepancy in the Drawings or Specifications, unless CONTRACTOR had actual knowledge thereof or should reasonably have known thereof. No verbal agreement or conversation with any officer, agent or employee of OWNER, either before or after the execution of this Contract, shall affect or modify any of the terms or obligations herein contained.

2.6. Before any Work at the site is started, CONTRACTOR shall deliver to OWNER certificates (and other evidence of insurance requested by OWNER) which CONTRACTOR is

required to purchase and maintain in accordance with paragraphs 5.3, 5.4, 5.6 and 5.7.

2.7. CONTRACTOR shall not allow any on-site Subcontractor to commence work on his subcontract until insurance required of the Subcontractor has been obtained and approved by the CONTRACTOR. Failure to obtain this insurance will be the sole responsibility of the CONTRACTOR.

ARTICLE 3 - CONTRACT DOCUMENTS; INTENT AND REUSE

3.1. The Contract Documents comprise the entire Agreement between OWNER and CONTRACTOR concerning the Work. They may be altered only by a Modification.

3.2. The Contract Documents are complementary; a requirement contained in one is applicable to all. If, during the performance of the Work, CONTRACTOR finds a conflict, error or discrepancy in the Contract Documents, he shall report it to ENGINEER in writing at once and before proceeding with the Work affected thereby; however, CONTRACTOR shall not be liable to OWNER for failure to report any conflict, error or discrepancy in the Specifications or Drawings unless CONTRACTOR had actual knowledge thereof or should reasonably have known thereof. The various Contract Documents shall be given precedence, in case of conflict, error or discrepancy, as follows: Modifications, Agreement, Addenda, Supplementary Conditions, General Conditions, Drawings and Specifications. In a series of Modifications or Addenda the latest will govern.

3.3. It is the intent of the Specifications and Drawings to describe a complete project (or part thereof) to be constructed in accordance with the Contract Documents. Any Work that may reasonably be inferred from the Specifications or Drawings as being required to produce the intended results shall be supplied whether or not it is specifically called for. When words which have well-known technical or trade meaning are used to describe Work, materials or equipment such words shall be interpreted in accordance with such meaning. Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the code of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual or code in effect at the time of opening of Bids (or, on the effective date of the Agreement if there were no Bids), except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall change the duties and responsibilities of OWNER, CONTRACTOR or ENGINEER, or any of their agents or employees from those set forth in the Contract Documents. Clarifications and interpretations of the Contract Documents shall be issued by ENGINEER as provided for in paragraph 9.2.

3.4. The Contract Documents will be governed by the law of the State of Florida, and venue for any action brought thereunder shall lie solely and exclusively in the Circuit Court in and for Volusia County, Florida.

Reuse of Documents:

3.5. Neither CONTRACTOR nor any Subcontractor, manufacturer, fabricator, supplier or distributor shall have or acquire any title to or ownership rights in any of the Drawings, Specifications or other documents (or copies of any thereof) prepared by or bearing the seal of ENGINEER; and they shall not reuse any of them on extensions of the Project or any other project without written consent of OWNER and ENGINEER and specific written verification or adaptation by ENGINEER.

ARTICLE 4 - AVAILABILITY OF LANDS; PHYSICAL CONDITIONS; REFERENCE POINTS

4.1. OWNER shall furnish, as indicated in the Contract Documents, the lands upon which the Work is to be performed, rights-of-way for access thereto, and such other lands which are designated for the use of CONTRACTOR. Easements for permanent structures or permanent changes in existing facilities will be obtained and paid for by OWNER, unless otherwise provided in the Contract Documents. If CONTRACTOR believes that any delay in OWNER's furnishing these lands or easements entitles him to an extension of the Contract Time, CONTRACTOR may make a claim therefor as provided in Article 12. CONTRACTOR shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

Physical Conditions - Investigations and Reports:

4.2. Reference is made to the Supplementary Conditions for identification of those reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work which have been relied upon by ENGINEER in preparation of the Drawings and Specifications. Such reports are not guaranteed as to accuracy or completeness and are not part of the Contract Documents.

Unforeseen Physical Conditions:

4.3. CONTRACTOR shall promptly, after becoming aware of and before further disturbing conditions affected thereby or performing any work in connection therewith, notify ENGINEER in writing of any subsurface or latent physical conditions at the site or in an existing structure differing materially from those indicated or referred to in the Contract Documents. CONTRACTOR, upon discovering and notifying OWNER of such subsurface or latent conditions, shall not perform work in the affected area until authorized to do so by OWNER. ENGINEER will promptly review those conditions and determine if further investigation or tests are necessary. If so determined by the ENGINEER, OWNER shall promptly obtain the necessary additional investigations and tests and furnish copies to CONTRACTOR. If ENGINEER finds that the results of such investigations or tests indicate that there are subsurface or latent physical conditions which differ materially from those intended in the Contract Documents, and which could not reasonably have been anticipated by CONTRACTOR, a Change Order authorizing CONTRACTOR to perform the additional work may be issued incorporating the necessary revisions.

Reference Points:

4.4. OWNER shall provide engineering surveys for construction to establish reference points which in his judgment are necessary to enable CONTRACTOR to proceed with the Work. CONTRACTOR shall be responsible for laying out the Work (unless otherwise specified in the General Requirements), shall protect and preserve the established reference points and shall make no changes or relocations without the prior written approval of OWNER. CONTRACTOR shall report to ENGINEER whenever any reference point is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for replacement or relocation of such reference points by professionally qualified personnel.

ARTICLE 5 - BONDS AND INSURANCE

Performance and Other Bonds:

5.1. CONTRACTOR shall furnish Performance and Payment Bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all CONTRACTOR's obligations under the Contract Documents. The City will record the bonds in the public records at the CONTRACTOR's expense. These Bonds shall remain in effect at least until one (1) year after the date of final payment, except as otherwise provided by law. All bonds shall be deemed to contain all of the Conditions of Section 255.05, Florida Statutes, even if such language is not directly contained within the bond. CONTRACTOR shall also furnish such other Bonds as are required by the Supplementary Conditions. All Bonds shall be in the forms prescribed by the bidding documents or Supplementary Conditions and be executed by such Sureties as (i) are licensed to conduct business in the State of Florida, and (ii) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department. All Bonds signed by an agent must be accompanied by a certified copy of the authority to act.

5.2. If the Surety on any Bond furnished by CONTRACTOR is declared bankrupt or becomes insolvent or its right to do business is terminated in the State of Florida or it ceases to meet the requirements of clauses (i) and (ii) of paragraph 5.1, CONTRACTOR shall within five (5) days after notice thereof, substitute another Bond and Surety, both of which shall meet the requirements of clauses (i) and (ii) of paragraph 5.1.

CONTRACTOR's Liability Insurance:

5.3. CONTRACTOR and on-site Subcontractors shall purchase and maintain such Commercial General Liability and other insurance as will provide protection from claims set forth below which may arise out of or result from CONTRACTOR's performance of the Work and CONTRACTOR's other obligations under the Contract Documents, whether such performance is by CONTRACTOR, by any Subcontractor, by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable;

5.3.1. Claims under workers' compensation, disability benefits and other similar employee benefit acts;

5.3.2. Claims for damages because of bodily injury, occupational sickness or disease, or death of CONTRACTOR's employees;

5.3.3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than CONTRACTOR's employees.

5.3.4. Claims for damages insured by personal injury liability coverage which are sustained (i) by any person as a result of an offense directly or indirectly related to the employment of such person by CONTRACTOR, or (ii) by any other person for any other reason.

5.3.5. Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom; and

5.3.6. Claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

The insurance required by this paragraph 5.3 shall include the specific coverages and be written for not less than the limits of liability and coverages provided in the **Supplementary Conditions**, or required by law, whichever is greater. The Commercial General Liability insurance shall include completed operations insurance. All such insurance shall contain a provision that the coverage afforded will not be canceled, materially changed or renewal refused until at least **sixty** (60) days prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be fifteen (15) days) has been given to OWNER. All such insurance shall remain in effect until final payment and at all times thereafter when CONTRACTOR may be correcting, removing or replacing defective Work in accordance with paragraph 13.12. In addition, CONTRACTOR shall maintain such completed operations insurance for at least two years after final payment and furnish OWNER with evidence of continuation of such insurance at final payment and one year thereafter.

Contractual Liability Insurance:

5.4. The Commercial General Liability insurance required by paragraph 5.3 will include contractual liability insurance applicable to CONTRACTOR's obligations under paragraphs 6.15 and 6.16. The OWNER shall be named as "Additionally Insured" under the CONTRACTOR's Commercial General Liability insurance policy.

Owner's Liability Insurance:

5.5. OWNER may, at its option, purchase and maintain its own liability insurance and, at its option, may purchase and maintain such insurance as will protect OWNER against claims which may arise from operations under the Contract Documents.

Property Insurance:

5.6. CONTRACTOR shall purchase and maintain property insurance upon the Work at the site to the full insurable value thereof (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by law). This insurance shall include the interests of

OWNER, CONTRACTOR, and Subcontractors in the Work, shall insure against the perils of fire and extended coverage and shall include "all risk" insurance for physical loss and damage including theft, vandalism and malicious mischief, collapse and water damage, and such other perils as may be provided in the Supplementary Conditions, and shall include damages, losses and expenses arising out of or resulting from any insured loss or incurred in the repair or replacement of any insured property (including fees and charges of engineers, architects, attorneys and other professionals). If not covered under the "all risk" insurance or otherwise provided in the Supplementary Conditions, CONTRACTOR shall purchase and maintain similar property insurance on portions of the Work stored on and off the site or in transit when such portions of the Work are to be included in the Application for Payment. The policies of insurance required to be purchased and maintained by CONTRACTOR in accordance with paragraphs 5.6 and 5.7 shall contain provisions that the coverage afforded will not be canceled or materially changed until at least **sixty** (60) days prior written notice has been given to OWNER.

5.7. CONTRACTOR shall purchase and maintain such boiler and machinery insurance as may be required by the Supplementary Conditions or by law. This insurance shall include the interests of OWNER, CONTRACTOR and Subcontractors in the Work.

5.8. OWNER shall not be responsible for purchasing and maintaining any property insurance to protect the interests of CONTRACTOR or Subcontractors in the Work to the extent of any deductible amounts that are provided in the Supplementary Conditions. If CONTRACTOR wishes property insurance coverage within the limits of such amounts, CONTRACTOR may purchase and maintain it at his own expense.

5.9. If CONTRACTOR requests in writing that other special insurance be included in the property insurance policy, OWNER shall, if possible, include such insurance, and the cost thereof shall be charged to CONTRACTOR by appropriate Change Order. Prior to commencement of the Work at the site, OWNER shall in writing advise CONTRACTOR whether or not such other insurance has been procured by OWNER.

Waiver of Rights:

5.10. OWNER and CONTRACTOR waive all rights against each other and the Subcontractors and their agents and employees and separate contractors (if any) and their subcontractors' agents and employees, for damages caused by fire or other perils to the extent covered by insurance provided under paragraphs 5.6 and 5.7, inclusive, or any other property insurance applicable to the Work, except such rights as they may have to the proceeds of such insurance held by OWNER as trustee. OWNER shall require similar written waivers from each separate contractor, and CONTRACTOR shall require similar written waivers from each Subcontractor (in accordance with paragraph 6.8 as applicable); each such waiver will be in favor of all other parties enumerated in this paragraph 5.10.

Receipt and Application of Proceeds:

5.11. Any insured loss under the policies of insurance required by paragraphs 5.6 and 5.7 shall be adjusted with CONTRACTOR and made payable to CONTRACTOR as trustee for the insured, as their interests may appear, subject to the requirements of paragraph 5.12. CONTRACTOR shall

deposit in a separate account any money so received, and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached the damaged Work shall be repaired or replaced, the moneys so received applied on account thereof and the Work and the cost thereof covered by an appropriate Change Order.

5.12. CONTRACTOR as trustee shall have power to adjust and settle any loss with the insurers unless one of the parties in interest shall object in writing within fifteen days after the occurrence of loss to CONTRACTOR's exercise of this power. If such objection be made, CONTRACTOR as trustee shall make settlement with the insurers in accordance with such agreement as the parties in interest may reach. If required in writing by any party in interest, CONTRACTOR as trustee shall upon the occurrence of an insured loss, give bond for the proper performance of his duties.

Acceptance of Bonds and Insurance:

5.13. If OWNER has any objection to the coverage afforded by or other provisions of the Bonds or Insurance required to be purchased and maintained by CONTRACTOR in accordance with Article 5 on the basis of non-conformance with the Contract Documents, OWNER shall so notify CONTRACTOR in writing within ten days after receipt of the certificates (or other evidence requested) required by paragraph 2.6. CONTRACTOR shall provide to OWNER such additional information in respect of insurance provided as OWNER may reasonably request. If CONTRACTOR does not purchase or maintain all of the Bonds and Insurance required of CONTRACTOR by the Contract Documents, CONTRACTOR shall notify OWNER in writing of such failure to purchase prior to the start of the Work, or such failure to maintain prior to any change in the required coverage. Without prejudice to any other right or remedy, OWNER may elect to obtain equivalent Bonds or Insurance to protect OWNER's interests at the expense of CONTRACTOR, and a Change Order shall be issued to adjust the Contract Price accordingly.

Partial Utilization - Property Insurance:

5.14. If OWNER finds it necessary to occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work, such use or occupancy may be accomplished in accordance with paragraph 14.7; provided that no such use or occupancy shall commence before the insurers providing the property insurance have acknowledged notice thereof and in writing effected the changes in coverage necessitated thereby. The insurers providing the property insurance shall consent by endorsement on the policy or policies that the property insurance shall not be canceled or lapse on account of any such partial use of occupancy.

ARTICLE 6 - CONTRACTOR'S RESPONSIBILITIES

Supervision and Superintendence:

6.1. CONTRACTOR shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction.

CONTRACTOR shall be responsible to see that the finished Work complies accurately with the Contract Documents.

6.2. CONTRACTOR shall keep on the Work at all times during its progress a competent resident superintendent, who shall not be replaced without written notice to OWNER except under extraordinary circumstances. The superintendent will be CONTRACTOR's representative at the site and shall have authority to act on behalf of CONTRACTOR. All communications given to the superintendent shall be as binding as if given to CONTRACTOR.

Materials and Equipment:

6.3. All materials and equipment installed in the Work shall be of good quality and new, except as otherwise provided in the Contract Documents. If required by ENGINEER, CONTRACTOR shall furnish satisfactory evidence (including reports of required tests) as to the kind and quality of materials and equipment.

Equipment manufacturers/suppliers must agree to OWNER'S terms of purchase. In no event will OWNER accept terms of sale that limit OWNER'S ability to reasonably recover in the event of equipment failure/defect such as, but not limited to; mandatory arbitration clauses, venue of court proceedings and applicable law outside of Volusia County, Florida, or damage limitations that preclude recovery for failed or defective equipment that would be less than full compensation for OWNER's loss.

6.4. All materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturer, fabricator, supplier or distributor, except as otherwise provided in the Contract Documents.

Concerning Subcontractors:

6.5. CONTRACTOR shall not employ any Subcontractor or other person or organization (including those who are to furnish the principal items of materials or equipment), whether initially or as a substitute, to which OWNER may have any reasonable objection. CONTRACTOR shall submit with his Bid in writing the names, mailing addresses, and work classifications of all Subcontractors proposed for the Work. The failure to list all Subcontractors proposed for the Work may result in the Bid being rejected as incomplete and nonresponsive. A Subcontractor or other person or organization identified in writing to OWNER by CONTRACTOR prior to the Notice of Award and not objected to in writing by OWNER prior to the Notice of Award will be deemed acceptable to OWNER. Acceptance of any Subcontractor, other person or organization of OWNER shall not constitute a waiver of any right of OWNER to reject defective Work. If OWNER after due investigation has reasonable objection to any Subcontractor, other person or organization proposed by CONTRACTOR after the Notice of Award because the qualifications and experience of the Subcontractor, other person or organization indicate that he cannot perform or provide work, materials or equipment which will perform the specified functions, CONTRACTOR shall submit an acceptable substitute and the Contract Price shall be increased or decreased by the difference in cost occasioned by such substitution, and an appropriate Change Order may be issued. CONTRACTOR shall not be required to employ any Subcontractor, other person or organization to which CONTRACTOR has any reasonable objection. Whether

objections are reasonable shall be determined as specified in paragraph 9.8.

6.6. CONTRACTOR shall be fully responsible for all acts and omissions of his Subcontractors and of persons and organizations directly or indirectly employed by them and of persons and organizations for whose acts any of them may be liable to the same extent that CONTRACTOR is responsible for the acts and omissions of persons directly employed by CONTRACTOR. Nothing in the Contract Documents shall create any contractual relationship between OWNER and any Subcontractor or other person or organization having a direct contact with CONTRACTOR, nor shall it create any obligation on the part of OWNER to pay or to see to the payment of any moneys due any Subcontractor or other person or organization, except as may otherwise be required by law. OWNER may furnish to any Subcontractor or other person or organization, to the extent practicable, evidence of amounts paid to CONTRACTOR on account of specific Work done.

6.7. The divisions and sections of the Specifications and the identifications of any Drawings shall not control CONTRACTOR in dividing the Work among Subcontractors or delineating the Work to be performed by any specific trade.

6.8. All Work performed for CONTRACTOR by a Subcontractor will be pursuant to an appropriate agreement between CONTRACTOR and the Subcontractor which specifically binds the Subcontractor to the applicable terms and conditions of the Contract Documents for the benefit of OWNER and contains waiver provisions as required by paragraph 5.10. CONTRACTOR shall pay each Subcontractor an appropriate share of any insurance proceeds received by CONTRACTOR on account of losses under policies issued pursuant to paragraphs 5.6 through 5.8.

6.9. Neither the OWNER nor the ENGINEER will undertake to settle any differences between CONTRACTOR and his Subcontractors or between Subcontractors.

Patent Fees and Royalties:

6.10. CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified in the Contract Documents for use in the performance of the Work and if to the actual knowledge of OWNER its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by OWNER in the Contract Documents. CONTRACTOR shall **indemnify** and **hold harmless** OWNER and anyone directly or indirectly employed by either of them from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product or device not specified in the Contract Documents, and shall defend all such claims in connection with any alleged infringement of such rights. OWNER will promptly notify CONTRACTOR of any such allegation of infringement of such rights.

Safety and Protection:

6.11. Precaution shall be exercised at all times by the CONTRACTOR for the protection of all persons, including employees, and property. The CONTRACTOR shall comply with all laws, regulations or ordinances related to safety and health, shall make special effort to detect hazardous conditions, and shall take prompt action where loss control/safety measures are reasonably expected. The OWNER may order work to be stopped if conditions exist that present on immediate danger to persons or property. The CONTRACTOR acknowledges that such stoppage will not shift responsibility for any damages from the CONTRACTOR to the OWNER.

6.12. CONTRACTOR be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

6.12.1. All employees on the Work and other persons who may be affected thereby.

6.12.2. All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the site, and

6.12.3. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

CONTRACTOR shall comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR shall notify owners of adjacent property and utilities when prosecution of the Work may affect them. All damage, injury or loss to any property referred to in paragraph 6.12.2 or 6.12.3 caused, directly or indirectly, in whole or in part, by CONTRACTOR, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by CONTRACTOR. CONTRACTOR's duties and responsibilities for the safety and protection of the Work shall continue until such time as all the Work is completed and ENGINEER has issued a notice to OWNER and CONTRACTOR in accordance with paragraph 14.12 that the Work is acceptable.

6.13. CONTRACTOR shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be CONTRACTOR's superintendent unless otherwise designated in writing by CONTRACTOR to OWNER.

Emergencies:

6.14. In emergencies affecting the safety or protection of persons or the Work or property at the site or adjacent thereto, CONTRACTOR, without special instruction or authorization from OWNER, is obligated to act to prevent threatened damage, injury or loss. CONTRACTOR shall give OWNER prompt written notice of any significant changes in the Work or deviations from the Contract Documents caused thereby.

Indemnification/Hold Harmless:

6.15 The parties recognize that the CONTRACTOR is an independent contractor. The CONTRACTOR agrees to assume liability for and indemnify, hold harmless, and defend the CITY, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONTRACTOR, its agents, officers, contractors, subcontractors, employees, or anyone else utilized by the CONTRACTOR in the performance of this Agreement. The CONTRACTOR's liability hereunder shall include all attorney's fees and costs incurred by the CITY in the enforcement of this indemnification provision. This includes claims made by the employees of the CONTRACTOR against the CITY and the CONTRACTOR hereby waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. Such obligations contained in this provision shall survive termination of this Agreement and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement.

In the event of any claim arising out of the paragraph above, the CITY will elect, in its sole discretion, that either:

1) The CONTRACTOR assume control of the defense of any claim asserted by a third party against the CITY and, in connection with such defense, shall appoint lead counsel, in each case at the CONTRACTOR's expense. The CITY shall have the right, at its option, to participate in the defense of any third party claim, without relieving CONTRACTOR of any of its obligations hereunder. If the CONTRACTOR assumes control of the defense of any third party claim in accordance with this paragraph, the CONTRACTOR shall obtain the prior written consent of the CITY before entering into any settlement of such claim. If the CONTRACTOR assumes control of the defense and the CONTRACTOR has failed or is failing to prosecute or defend vigorously the third party claim, the CITY may assume the control of the defense as provided by sub (2); or

2) The CITY will assume control of the defense of any third party claim, but CONTRACTOR shall pay the fees of counsel retained by the CITY and all expenses, including experts' fees.

Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith. It is further the specific intent and agreement of said parties that all the Contract Documents on this Project are hereby amended to include the foregoing indemnification. CONTRACTOR expressly agrees that it will not claim, and waives any claim, that this indemnification violates Section 725.06, Florida Statutes or is unenforceable pursuant to Section 725.06, Florida Statutes.

Nothing contained in the foregoing indemnification shall be construed as a waiver of any immunity or limitation of liability the CITY may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

Precaution shall be exercised at all times by the CONTRACTOR for the protection of all persons, including employees and property. The CONTRACTOR shall comply with all applicable laws, regulation and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action with loss control/safety measures as are reasonably necessary. The CITY may order work to be stopped if conditions exist that present an immediate danger to persons or property. The CONTRACTOR acknowledges that such work stoppage will not shift responsibility for any damages from the CONTRACTOR to the CITY.

Payment on Behalf of OWNER:

6.16. The CONTRACTOR agrees to pay on behalf of the OWNER, and to pay the cost of the OWNER's legal defense, as may be selected by the OWNER, for all claims described in 6.15 Indemnification/Hold Harmless. Such payment on behalf of the OWNER shall be in addition to any and all other legal remedies available to the OWNER and shall not be considered to be the OWNER's exclusive remedy.

ARTICLE 7 - WORK BY OTHERS

7.1. OWNER may perform additional work related to the Project by itself, or have additional work performed by utility service companies, or let other direct contracts therefor which shall contain General Conditions similar to these. CONTRACTOR shall afford the utility service companies and the other contractors who are parties to such direct contracts (or OWNER, if OWNER is performing the additional work with OWNER's employees) reasonable opportunity for the introduction and storage of materials and equipment and the execution of work, and shall properly connect and coordinate his Work with theirs.

7.2. If any part of CONTRACTOR's Work depends for proper execution or results upon the work of any such other contractor or utility service company (or OWNER), CONTRACTOR shall inspect and promptly report to ENGINEER in writing any patent or apparent defects or deficiencies in such work that render it unsuitable for such proper execution and results. CONTRACTOR's failure so to report shall constitute an acceptance of the work as fit and proper for integration with CONTRACTOR's Work except for latent or non-apparent defects and deficiencies in the other work.

7.3. If the performance of additional work by other contractors or utility service companies or OWNER was not noted in the Contract Documents, written notice thereof shall be given to CONTRACTOR prior to starting any such additional work. If CONTRACTOR believes that the performance of such additional work by OWNER or others involves additional expense to CONTRACTOR or requires an extension of the Contract Time, CONTRACTOR may make a claim therefor as provided in Articles 11 and 12.

7.4. Should any other contractor having, or who shall hereafter have, a contract with

OWNER for the performance of work upon the site of the Work to be performed hereunder sustain any damage through any act or omission of CONTRACTOR hereunder or through any act or omission of any Sub-contractor of CONTRACTOR, CONTRACTOR agrees to reimburse such other contractor for all such damages and to indemnify, defend and hold OWNER harmless from all such claims.

ARTICLE 8 - OWNER'S RESPONSIBILITIES

8.1. OWNER shall issue all communications to CONTRACTOR through ENGINEER.

8.2. OWNER shall furnish the data required of OWNER under the Contract Documents promptly and shall make payments to CONTRACTOR promptly after they are due as provided in paragraphs 14.3 and 14.10.

8.3. OWNER's duties with respect to providing lands and easements and providing engineering surveys to establish reference points are set forth in paragraphs 4.1 and 4.4. Paragraph 4.2 refers to OWNER's identifying and making available to CONTRACTOR copies of reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting performance of the Work which have been relied upon by ENGINEER in preparing the Drawings and Specifications.

8.4. OWNER's responsibilities with respect to the purchase and maintenance of liability insurance are set forth in paragraph 5.5.

8.5. In connection with OWNER's rights to request changes in the Work in accordance with Article 10, OWNER (especially in certain instances as provided in paragraph 10.4) may execute Change Orders.

8.6. OWNER's responsibility with respect to certain inspections, tests and approvals is set forth in paragraph 13.4.

8.7. The provisions relative to the OWNER's right to stop Work or suspend Work are set forth in paragraphs 6.11, 13.10 and 15.1.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION

9.1. ENGINEER will be OWNER's representative during the construction period. The authority of ENGINEER shall, under no circumstances, relieve CONTRACTOR from CONTRACTOR's responsibilities to perform the Work in accordance with this Contract.

Clarifications and Interpretations:

9.2. ENGINEER will issue with reasonable promptness such written clarifications or interpretations of the Contract Documents (in the form of Drawings or otherwise) as ENGINEER may determine necessary, which shall be consistent with or reasonably inferable from the overall

intent of the Contract Documents. If CONTRACTOR believes that a written clarification or interpretation justifies an increase in the Contract Price or Contract Time, CONTRACTOR may make a claim therefor as provided in Article 11 or Article 12.

Rejecting Defective Work:

9.3. ENGINEER will have authority to disapprove or reject WORK which is defective, and will also have authority to require special inspection or testing of the Work as provided in paragraph 13.9, whether or not the Work is fabricated, installed or completed.

Change Orders and Payments:

9.4. In connection with ENGINEER's responsibilities as to Change Orders, see Articles 10, 11 and 12.

9.5 In connection with ENGINEER's responsibilities as to Applications for Payment, etc., see Article 14.

Project Representation:

9.6. ENGINEER may designate a Project Representative to assist ENGINEER in inspecting the performance of the Work. The duties, responsibilities and limitations of authority of any such Project Representative and assistants will be as provided in paragraphs 9.6.1 through 9.6.3.

9.6.1. General: Project Representative is ENGINEER's Agent. He shall have the authority to do anything which the ENGINEER could do. His dealings in matters pertaining to the on-site work will in general be only with OWNER, ENGINEER and CONTRACTOR. His dealings with subcontractors will only be through or with the full knowledge of CONTRACTOR or his superintendent.

9.6.2. Duties and Responsibilities: Project Representative shall:

9.6.2.1. Schedules: Review the progress schedule, schedule of Shop Drawing submissions, schedule of values and other schedules prepared by CONTRACTOR and consult with ENGINEER concerning their acceptability.

9.6.2.2. Conferences: Attend preconstruction conferences.

9.6.2.3. Liaison: Serve as ENGINEER's liaison with CONTRACTOR, working principally through CONTRACTOR's superintendent, and assist him in understanding the intent of the Contract Documents. Assist in obtaining from OWNER additional details or information, when required at the job site for proper execution of the Work.

9.6.2.4. Shop Drawings and Samples: Receive and record date of receipt of Shop Drawings and samples which have been furnished by CONTRACTOR. Review the Shop Drawings for conformance with the information given in the Contract Documents. Provide office review and approval of Shop Drawings (as that term is defined in Article 1) and samples, the results of tests

and inspections and other data which any contractor is required to submit, but only for conformance with the design concept of the project and compliance with the information given in the Contract Documents; determine the acceptability of substitute materials and equipment proposed by CONTRACTOR(S); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection which are to be assembled by CONTRACTOR(S) in accordance with the Contract Documents.

9.6.2.5. Review of Work, Rejection of Defective Work, Inspections and Tests: Conduct on-site inspections of the Work in progress to assist ENGINEER in determining that the Project is proceeding in accordance with the Contract Documents and that completed Work will conform to the Contract Documents. Report to ENGINEER whenever he believes that any Work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or has been damaged, or does not meet the requirements of any inspections, tests or approvals required to be made; and advise ENGINEER when he believes Work should be corrected or rejected or should be uncovered for observation, or requires special testing or inspection. Verify that tests, equipment and systems start-ups and operating and maintenance instructions are conducted as required by the Contract Documents and in the presence of the required personnel, and that CONTRACTOR maintains adequate records thereof; observe, record and report appropriate details relative to the test procedures and start-ups.

9.6.2.6. Modifications: Consider and evaluate CONTRACTOR's suggestions for modifications in Drawings or Specifications and report them to ENGINEER with recommendations. Prepare change orders as required; he may, as OWNER's representative, require special inspection or testing of the work; he shall act as interpreter of the requirements of the Contract Documents, judge of the performance thereunder by the parties thereto, and transmitter of clarification and interpretation of the Contract Documents. Process contract change orders to reflect final measured contract quantities and to reflect changes in the contract Drawings and Specifications.

9.6.2.7. Payment Requisitions: Based on his on-site observations and on his review of CONTRACTOR(S) applications for payment and the accompanying data and schedules, determine the amounts owed the CONTRACTOR(S). The ENGINEER will then approve in writing payments to CONTRACTOR(S) in such amounts; such approvals of payment will constitute a presentation to OWNER, based on such observations and review, that the Work has progressed to the point indicated and that, to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning Project upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents, and to any qualifications stated in his approval).

9.6.2.8. Guarantees, Certificates, Maintenance and Operation Manuals: During the course of the Work verify that guarantees, certificates, maintenance and operation manuals and other data required to be assembled and furnished by CONTRACTOR are applicable to the items actually installed; and deliver this data to ENGINEER for his review prior to final acceptance of the Project.

9.6.2.9. Completion: Before ENGINEER issues a Certificate of Substantial Completion, submit to CONTRACTOR a list of observed items requiring correction. Conduct final inspection in the company of CONTRACTOR and prepare a final list of items to be corrected. Verify that all items

on final list have been corrected and make recommendations to ENGINEER concerning acceptance.

9.6.3. Limitations of Authority: The Project Representative; shall not undertake any of the responsibilities of CONTRACTOR, subcontractors or CONTRACTOR's superintendent; shall not expedite Work for CONTRACTOR; shall not advise on or issue directions as to safety precautions and programs in connection with the Work; and shall not assist CONTRACTOR in maintaining up-to-date copies of Record Drawings.

Decisions on Disagreements:

9.7. ENGINEER will be the initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the Work thereunder. Claims, disputes and other matters relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work shall be referred initially to ENGINEER in writing with a request for a formal decision in accordance with this paragraph, which ENGINEER will render in writing within a reasonable time. Written notice of each such claim, dispute and other matter shall be delivered by the claimant to ENGINEER and the other party to the Agreement within fifteen days of the occurrence of the event giving rise thereto, and written supporting data will be submitted to ENGINEER and the other party within forty-five days of such occurrence unless ENGINEER allows an additional period of time to ascertain more accurate data. Failure to give the required notice constitutes a waiver of the claim.

9.8. The rendering of a decision by ENGINEER pursuant to paragraph 9.7 with respect to any such claim, dispute or other matter (except any which have been waived by the making or acceptance of final payment as provided in paragraph 14.13) will be a condition precedent to any exercise by OWNER or CONTRACTOR of such rights or remedies as either may otherwise have under the Contract Documents or at law in respect of any such claim, dispute or other matter. If the Owner agrees to pay all or part of a claim for which notice was not timely made, such agreement shall not be deemed a waiver of the right to enforce notice requirements in connection with any other claim.

Limitations on ENGINEER's Responsibilities:

9.9. Neither ENGINEER's authority to act under this Article 9 or elsewhere in the Contract Documents nor any decision made by ENGINEER in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of ENGINEER to CONTRACTOR, any Subcontractor, any manufacturer, fabricator, supplier or distributor, or any of their agents or employees or any other person performing any of the Work.

9.10. Whenever in the Contract Documents the terms "as ordered", "as directed", "as required", "as allowed" or terms of like effect or import are used, or the adjective "reasonable", "suitable" , "acceptable", "proper" or "satisfactory" or adjectives of like effect or import are used, to describe requirements, decision, review or judgment of ENGINEER as to the Work, it is intended that such requirement, direction, review or judgment will be solely to evaluate the Work for compliance with the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or adjective never indicates that ENGINEER shall have

authority to supervise or direct performance of the Work or authority to undertake responsibility contrary to the provisions of paragraphs 9.11 or 9.12.

9.11. ENGINEER will not be responsible for CONTRACTOR's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, and ENGINEER will not be responsible for CONTRACTOR's failure to perform the Work in accordance with the Contract Documents.

9.12. ENGINEER will not be responsible for the acts or omissions of CONTRACTOR or of any Subcontractors, or of the agents or employees of any CONTRACTOR or Subcontractor, or of any other persons at the site or otherwise performing any of the Work.

ARTICLE 10 - CHANGES IN THE WORK

10.1. Without invalidating the Agreement, OWNER may, at any time or from time to time, order additions, deletions or revisions in the Work; these will be authorized by Change Orders. Upon receipt of a Change Order, CONTRACTOR shall proceed with the Work involved. All such Work shall be executed under the applicable conditions of the Contract Documents. If any Change Order causes an increase or decrease in the Contract Price or an extension or shortening of the Contract Time, an equitable adjustment will be made as provided in Article 11 or Article 12 on the basis of a claim made by either party.

10.2. ENGINEER may authorize minor changes in the Work not involving an adjustment in the Contract Price of the Contract Time, which are consistent with the overall intent of the Contract Documents. These may be accomplished by a Field Order and shall be binding on OWNER, and also on CONTRACTOR who shall perform the change promptly. If CONTRACTOR believes that a Field Order justifies an increase in the Contract Price or Contract Time, CONTRACTOR may make a claim therefor as provided in Article 11 or Article 12.

10.3. Additional Work performed without authorization of a Change Order will not entitle CONTRACTOR to an increase in the Contract Price or an extension of the Contract Time, except in the case of an emergency as provided in paragraph 6.14 and except as provided in paragraphs 10.2 and 13.9.

10.4. OWNER may execute appropriate Change Orders covering changes in the Work which are required by OWNER, or required because of unforeseen physical conditions or emergencies, or because of uncovering Work found not to be defective or as provided in paragraph 11.9, or because of any other claim of CONTRACTOR for a change in the Contract Time or the Contract Price which is recommended by ENGINEER.

10.5. If notice of any change affecting the general scope of the Work or change in the Contract Price is required by the provisions of any Bond to be given to the Surety, it will be CONTRACTOR's responsibility to so notify the Surety, and the amount of each applicable Bond shall be adjusted accordingly. CONTRACTOR shall furnish proof of such adjustment to OWNER.

ARTICLE 11 - CHANGE OF CONTRACT PRICE

11.1. The Contract Price constitutes the total compensation (subject to authorized adjustments) payable by OWNER to CONTRACTOR for performing the Work. All duties, responsibilities and obligations assigned to or undertaken by CONTRACTOR shall be at his expense without change in the Contract Price.

11.2. The Contract Price may only be changed by a Change Order. Any claim for an increase in the Contract Price shall be based on written notice delivered to ENGINEER within fifteen days of the occurrence of the event giving rise to the claim. Notice of the amount of the claim with supporting data shall be delivered within forty-five days of such occurrence unless ENGINEER allows an additional period of time to ascertain accurate cost data.

11.3. The value of any Work covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:

11.3.1. Where the Work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the items involved (subject to the provisions of paragraph 11.9).

11.3.2. By mutual acceptance of a lump sum.

11.3.3. On the basis of the Cost of the Work (determined as provided in paragraphs 11.4 and 11.5) plus a Contractor's Fee for overhead and profit (determined as provided in paragraph 11.6).

Cost of the Work:

11.4. The term Cost of the Work means the sum of all costs necessarily incurred and paid by CONTRACTOR in the proper performance of the Work. Except as otherwise may be agreed to in writing by OWNER, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall include only the following items and shall not include any of the costs itemized in paragraph 11.5:

11.4.1. Payroll costs for employees in the direct employ of CONTRACTOR in the performance of the Work under schedules of job classifications agreed upon in advance by OWNER and CONTRACTOR. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis for their time spent on the Work. Payroll cost shall include, but not be limited to, salaries and wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay applicable thereto. Such employees shall include superintendents and foremen at the site.

11.4.2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and manufacturers' field services required in connection therewith. All cash discounts shall accrue to CONTRACTOR unless OWNER deposits funds with CONTRACTOR with which to make payments, in which case the cash discounts shall accrue to OWNER. All trade discounts, rebates and refunds, and all returns from sale of surplus materials

and equipment shall accrue to OWNER and CONTRACTOR shall make provisions so that they may be obtained.

11.4.3. Payments made by CONTRACTOR to the Subcontractors for Work performed by Subcontractors. CONTRACTOR shall obtain competitive bids from Subcontractors acceptable to CONTRACTOR and shall deliver such bids to OWNER who will then determine which bids will be accepted. If a subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work Plus a Fee, the Subcontractor's Cost of the Work shall be determined in the same manner as CONTRACTOR's Cost of the Work. All subcontracts shall be subject to the other provisions of the Contract Documents insofar as applicable.

11.4.4. Costs of special consultants (including, but not limited to, engineers, architects, testing laboratories, surveyors, lawyers and accountants) employed for services specifically related to the Work. Any such special consultants covered by the Consultants' Competitive Negotiations Act (Section 287.055, Florida Statutes), shall be selected in accordance with such Act.

11.4.5. Supplemental costs including the following:

11.4.5.1. The proportion of necessary transportation, travel and subsistence expenses of CONTRACTOR's employees incurred in discharge of duties connected with the Work.

11.4.5.2. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workmen, which are consumed in the performance of the Work, and cost less market value of such items used but not consumed which remain the property of CONTRACTOR.

11.4.5.3. Rentals of all construction equipment and machinery and the parts thereof whether rented from CONTRACTOR or others in accordance with rental agreements approved by OWNER, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof - all in accordance with terms of said rental agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the Work.

11.4.5.4. Sales, use or similar taxes related to the Work, and for which CONTRACTOR is liable, imposed by any government authority.

11.4.5.5. Deposits lost for causes other than CONTRACTOR's negligence, royalty payments and fees for permits and licenses.

11.4.5.6. Losses and damages (and related expenses), not compensated by insurance or otherwise, to the Work or otherwise sustained by CONTRACTOR in connection with the execution of the Work, provided they have resulted from causes other than the negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of OWNER. No such losses, damages and expenses shall be included in the Cost of the Work for the purpose of determining Contractor’s Fee. If, however, any such loss or damage requires construction and CONTRACTOR is placed in charge thereof, CONTRACTOR shall be paid for services a fee proportionate to that stated in paragraph 11.6.2.

11.4.5.7. The cost of utilities, fuel and sanitary facilities at the site.

11.4.5.8. Minor expenses such as telegrams, long distance telephone calls, telephone service at the site, expressage and similar petty cash items in connection with the Work.

11.4.5.9. Cost of premiums for additional Bonds and insurance required because of changes in the Work.

11.5. The term Cost of the Work shall not include any of the following:

11.5.1. Payroll costs and other compensation of CONTRACTOR's officers, executives, principals (of partnership and estimators, lawyers, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks and other personnel employed by CONTRACTOR whether at the site or in his principal or a branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in subparagraph 11.4.1. - all of which are to be considered administrative costs covered by the Contractor's Fee.

11.5.2. Expenses of CONTRACTOR's principal and branch offices other than CONTRACTOR's office at the site.

11.5.3. Any part of CONTRACTOR's capital expenses, including interest on CONTRACTOR's capital employed for the Work and charges against CONTRACTOR for delinquent payments.

11.5.4. Cost of premiums for all Bonds and for all insurance whether or not CONTRACTOR is required by the Contract Documents to purchase and maintain the same (except for additional Bonds and insurance required because of changes in the Work).

11.5.5. Costs, including damages, due to the negligence of intentional acts of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied and making good any damage to property.

11.5.6. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in paragraph 11.4.

Contractor's Fee:

11.6. The Contractor's Fee allowed to CONTRACTOR for overhead and profit shall be determined as follows:

11.6.1. A mutually acceptable fixed fee; or if none can be agreed upon,

11.6.2. A fee based on the following percentages of the various portions of the Cost of the Work;

11.6.2.1. For costs incurred under paragraphs 11.4.1. and 11.4.2., the Contractor's Fee shall be ten percent,

11.6.2.2. For costs incurred under paragraph 11.4.3., the Contractor's Fee shall be five percent; and if a subcontract is on the basis of Cost of the Work Plus a Fee, the maximum allowable to the Subcontractor as a fee for overhead and profit shall be ten percent, and

11.6.2.3. No fee shall be payable on the basis of costs itemized under paragraphs 11.4.4., 11.4.5. and 11.5.

11.7. The amount of credit to be allowed by CONTRACTOR to OWNER for any such change which results in a net decrease in costs, will be the amount of the actual net decrease. When both additions and credits are involved in any one change, the combined overhead and profit shall be figured on the basis of the net increase, if any.

Adjustment of Unit Prices:

11.8. Whenever the cost of any Work is to be determined pursuant to paragraphs 11.4. and 11.5., CONTRACTOR will submit in form acceptable to ENGINEER an itemized cost breakdown together with supporting data.

11.9. Where the quantity of Work with respect to any item that is covered by a unit price differs materially and significantly from the quantity of such Work indicated in the Contract Documents, an appropriate Change Order may be issued on recommendation of ENGINEER to adjust the unit price.

ARTICLE 12 - CHANGE OF THE CONTRACT TIME

12.1. The Contract Time may only be changed by a written Change Order. Any claim for an extension in the Contract Time shall be based on written notice delivered to ENGINEER within fifteen days of the occurrence of the event giving rise to the claim. Notice of the extent of the claim with supporting data shall be delivered within forty-five days of such occurrence unless ENGINEER allows an additional period of time to ascertain more accurate data. All claims for adjustment in the Contract Time shall be determined by ENGINEER if OWNER and CONTRACTOR cannot otherwise agree. Any change in the Contract Time resulting from any such claim shall be incorporated in a written Change Order.

12.2. The Contract Time will be extended in an amount equal to time lost due to delays beyond the control of CONTRACTOR if a claim is made therefor as provided in paragraph 12.1. Such delays shall include, but not be limited to, acts or neglect by OWNER or others performing additional Work as contemplated by Article 7, or fires, floods, labor disputes, epidemics, abnormal weather conditions, or acts of God.

12.3. All time limits stated in the Contract Documents are of the essence of the Agreement. The CONTRACTOR shall not be entitled to any claim for damages on account of hindrances or delays from any cause whatsoever, but if occasioned by an act of God, or by any act or omission

on the part of the Owner, such act, hindrance or delay may entitle the CONTRACTOR to an extension of time in which to complete the work which shall be determined by the ENGINEER, provided that the CONTRACTOR will give notice in writing of the cause of such act, hindrance or delay within ten (10) days after its occurrence.

ARTICLE 13 - WARRANTY AND GUARANTEE; TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

Warranty and Guarantee:

13.1. CONTRACTOR warrants and guarantees to OWNER that all Work will be in accordance with the Contract Documents and will not be defective. Prompt notice of all defects shall be given to CONTRACTOR. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this Article 13.

Access to Work:

13.2. ENGINEER and ENGINEER's representatives, other representatives of OWNER, testing agencies and governmental agencies with jurisdictional interests will have access to the Work at reasonable times for their observation, inspection and testing. CONTRACTOR shall provide proper and safe conditions for such access.

Tests and Inspections:

13.3. CONTRACTOR shall give ENGINEER timely notice of readiness of the Work for all required inspections, tests or approvals.

13.4. If any law, ordinance, rule, regulation, code, or order of any public body having jurisdiction requires any Work (or part thereof) to specifically be inspected, tested or approved, CONTRACTOR shall assume full responsibility therefor, pay all costs in connection therewith and furnish ENGINEER the required certificates of inspection, testing or approval. CONTRACTOR shall also be responsible for and shall pay all costs in connection with any inspection or testing required in connection with OWNER's acceptance of a manufacturer, fabricator, supplier, or distributor of materials or equipment proposed to be incorporated in the Work, or of materials or equipment submitted for approval prior to CONTRACTOR's purchase thereof for incorporation in the Work. The cost of all other inspections, tests and approvals required by the Contract Documents shall be paid by OWNER (unless otherwise specified).

13.5. All inspections, tests or approvals other than those required by law, ordinance, rule, regulation, code or order of any public body having jurisdiction shall be performed by organizations acceptable to OWNER and CONTRACTOR.

13.6. If any Work that is to be inspected, tested or approved is covered without written concurrence of ENGINEER, it must, if requested by ENGINEER, be uncovered for observation. Such uncovering shall be at CONTRACTOR's expense unless CONTRACTOR has given ENGINEER timely notice of CONTRACTOR's intention to cover such Work and ENGINEER

has not acted with reasonable promptness in response to such notice.

13.7. Neither observations by ENGINEER, nor inspections, tests or approvals by others shall relieve CONTRACTOR from his obligations to perform the Work in accordance with the Contract Documents, and in all events in no less than a workmanlike manner.

Uncovering Work:

13.8. If any Work is covered contrary to the written request of ENGINEER, it must, if requested by ENGINEER, be uncovered for ENGINEER's observation and replaced at CONTRACTOR's expense.

13.9. If ENGINEER considers it necessary or advisable that covered Work be observed by ENGINEER or inspected or tested by others, CONTRACTOR, at ENGINEER's request, shall uncover, expose or otherwise make available for observation, inspection or testing as ENGINEER may require, that portion of the Work in question, furnishing all necessary labor, material and equipment. If it is found that such Work is defective, CONTRACTOR shall bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction, including compensation for additional professional services, and an appropriate deductive Change Order shall be issued. If, however, such Work is not found to be defective, CONTRACTOR shall be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction if he makes a claim therefor as provided in Articles 11 and 12.

Owner May Stop the Work:

13.10. If the Work is defective, or CONTRACTOR fails to supply sufficient skilled workmen or suitable materials or equipment, OWNER may order CONTRACTOR to stop the Work, or any portion thereof, until the cause of such order has been eliminated; however, this right of OWNER to stop the Work shall not give rise to any duty on the part of OWNER to exercise this right for the benefit of CONTRACTOR or any other party.

Correction or Removal of Defective Work:

13.11. If required by ENGINEER, CONTRACTOR shall promptly, without cost to OWNER and as specified by ENGINEER, either correct any defective Work, whether or not fabricated, installed or completed, or, if the Work has been rejected by ENGINEER, remove it from the site and replace it with nondefective Work.

One Year Correction Period:

13.12. If within one year after the date of Substantial Completion or such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any Work is found to be defective, CONTRACTOR shall promptly, without cost to OWNER and in accordance with OWNER's written instructions, either correct such defective Work, or, if it has been rejected by OWNER, remove it from the site and replace it with nondefective Work. If CONTRACTOR does not promptly comply with the terms of such

instructions, or in an emergency where delay would cause serious risk of loss or damage, OWNER may have the defective Work corrected or the rejected Work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, shall be paid by CONTRACTOR.

Acceptance of Defective Work:

13.13. If, instead of requiring correction or removal and replacement of defective Work, OWNER prefers to accept it, OWNER may do so. In such case, if acceptance occurs prior to ENGINEER's recommendation of final payment, a Change Order shall be issued incorporating the necessary revisions in the Contract Documents, including appropriate reduction in the Contract Price; or, if the acceptance occurs after such recommendation, an appropriate amount shall be paid by CONTRACTOR to OWNER.

OWNER May Correct Defective Work:

13.14. If CONTRACTOR fails, within a reasonable time after written notice of ENGINEER to proceed, to correct and to correct defective Work or to remove and replace rejected Work as required by ENGINEER in accordance with paragraph 13.11., or if CONTRACTOR fails to perform the Work in accordance with the Contract Documents (including any requirements of the progress schedule), OWNER may, after seven days' written notice to CONTRACTOR, correct and remedy any such deficiency. In exercising his rights under this paragraph OWNER shall proceed expeditiously. To the extent necessary to complete corrective and remedial action, OWNER may exclude CONTRACTOR from all or part of the site, take possession of all or part of the Work, and suspend CONTRACTOR's services related thereto, take possession of CONTRACTOR's tools, appliances, construction equipment and machinery at the site and incorporate in the Work all materials and equipment stored at the site or for which OWNER has paid CONTRACTOR but which are stored elsewhere. CONTRACTOR shall allow OWNER, OWNER's representatives, agents and employees such access to the site as may be necessary to enable OWNER to exercise his rights under this paragraph. All direct and indirect costs of OWNER in exercising such rights shall be charged against CONTRACTOR in an amount verified by ENGINEER, and a Change Order shall be issued incorporating the necessary revisions in the Contract Documents and a reduction in the Contract Price. Such direct and indirect costs shall include, in particular but without limitation, compensation for additional professional services required and all costs of repair and replacement of work of others destroyed or damaged by correction, removal or replacement of CONTRACTOR's defective Work. CONTRACTOR shall not be allowed an extension of the Contract Time because of any delay in performance of the Work attributable to the exercise by OWNER of OWNER's rights hereunder.

ARTICLE 14 - PAYMENTS TO CONTRACTOR AND COMPLETION

Application for Progress Payment:

14.1. At least ten days before each progress payment falls due (but not more often than once a month), CONTRACTOR shall submit to ENGINEER for review an Application for Payment filled out and signed by CONTRACTOR covering the Work completed as of the date of the

Application and accompanied by such supporting documentation as is required by the Contract Documents and also as ENGINEER may reasonably require. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the site or at another location agreed to in writing, the Application for Payment shall also be accompanied by such data, satisfactory to OWNER, as will establish OWNER's title to the material and equipment and protect OWNER's interest therein, including applicable insurance. Each subsequent Application for Payment shall include an affidavit of CONTRACTOR stating that all previous progress payments received on account of the Work have been applied to discharge in full all of CONTRACTOR's obligations reflected in prior Applications for Payment. The amount of retainage with respect to progress payments will be as stipulated in the Form of Agreement, Article 5.

CONTRACTOR's Warranty of Title:

14.2. CONTRACTOR warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated in the project or not, will pass to OWNER at the time of payment free and clear of all liens, claims, security interests and encumbrances (hereafter in these General Conditions referred to as "Liens").

Review of Applications for Progress Payment:

14.3. ENGINEER will, within ten days after receipt of each Application for Payment, either indicate in writing a recommendation of payment, or return the Application to CONTRACTOR indicating in writing ENGINEER's reasons for refusing to recommend payment. In the latter case, CONTRACTOR may make the necessary corrections and resubmit the Application. OWNER shall, within ten days of presentation to him of the ENGINEER's recommendation of payment, pay CONTRACTOR the amount recommended.

14.4. ENGINEER may refuse to recommend the whole or any part of any payment if, in his opinion, it would be incorrect to make such representations to OWNER. He may also refuse to recommend any such payment, or, because of subsequently discovered evidence or the results of subsequent inspections or tests, nullify any such payment previously recommended to such extent as may be necessary in ENGINEER's opinion to protect OWNER from loss because:

14.4.1. The Work is defective, or completed Work has been damaged requiring correction or replacement;

14.4.2. Written claims have been made against OWNER or Liens have been filed in connection with the Work;

14.4.3. The Contract Price has been reduced because of Modifications;

14.4.4. OWNER has been required to correct defective Work or complete the Work in accordance with paragraph 13.14;

14.4.5. Of CONTRACTOR's unsatisfactory prosecution of the Work in accordance with the Contract Documents, including failure to clean up;

14.4.6. Of liquidated damages payable by CONTRACTOR; or

14.4.7. CONTRACTOR's failure to make payment to Subcontractors, or for labor, materials or equipment.

Substantial Completion:

14.5. When CONTRACTOR considers the entire Work ready for its intended use CONTRACTOR shall, in writing to ENGINEER, certify that the entire Work is substantially complete and request that ENGINEER issue a certificate of Substantial Completion. Within a reasonable time thereafter, CONTRACTOR and ENGINEER shall make an inspection of the Work to determine the status of completion. If ENGINEER does not consider the Work substantially complete, ENGINEER will notify CONTRACTOR in writing giving his reasons therefor. If ENGINEER considers the Work substantially complete, ENGINEER will prepare a certificate of Substantial Completion which shall fix the date of Substantial Completion. There shall be attached to the certificate a list of items to be completed or corrected before final payment.

14.6. OWNER shall have the right to exclude CONTRACTOR from the Work after the date of Substantial Completion, but OWNER shall allow CONTRACTOR reasonable access to complete or correct items on the list.

Partial Utilization:

14.7. Use by OWNER of completed portions of the Work may be accomplished prior to Substantial Completion of all the Work subject to the following:

14.7.1. OWNER at any time may request CONTRACTOR in writing to permit OWNER to use any part of the Work which OWNER believes to be substantially complete and which may be so used without significant interference with construction of the other parts of the Work. If CONTRACTOR agrees, CONTRACTOR will certify to ENGINEER that said part of the Work is substantially complete and request ENGINEER to issue a certificate of Substantial Completion for that part of the Work. Within a reasonable time thereafter CONTRACTOR and ENGINEER shall make an inspection of that part of the Work to determine its status of completion. If ENGINEER does not consider that part of the Work to be substantially complete, ENGINEER will notify CONTRACTOR in writing giving his reasons therefor. If ENGINEER considers that part of the Work to be substantially complete, ENGINEER will execute and deliver to CONTRACTOR a certificate to that effect, fixing the date of Substantial Completion as to that part of the Work, attaching thereto a list of items to be completed or corrected before final payment. OWNER shall have the right to exclude CONTRACTOR from any part of the Work which ENGINEER has so certified to be substantially complete, but OWNER shall allow CONTRACTOR reasonable access to complete or correct items on the list.

14.7.2. In lieu of the issuance of a certificate of Substantial Completion as to part of the Work, OWNER may take over operation of a facility constituting part of the Work whether or not it is substantially complete if such facility is functionally and separately usable; provided that prior to any such takeover, OWNER and CONTRACTOR have agreed as to the division of responsibilities

between OWNER and CONTRACTOR for security, operation, safety, maintenance, correction period, heat, utilities and insurance with respect to such facility.

14.7.3. No occupancy of part of the Work or taking over of operations of a facility will be accomplished prior to compliance with the requirements of paragraph 5.14 with regard to property insurance.

Final Inspection:

14.8. Upon written notice from CONTRACTOR that the work is complete, ENGINEER will make a final inspection with CONTRACTOR and will notify CONTRACTOR in writing of all particulars in which this inspection reveals that the Work is incomplete or defective. CONTRACTOR shall immediately take such measures as are necessary to remedy such deficiencies.

Final Application for Payment:

14.9. After CONTRACTOR has completed all such corrections to the satisfaction of ENGINEER and delivered all maintenance and operating instructions, schedules, guarantees, Bonds, certificates of inspection, marked-up record documents and other documents - all as required by the Contract Documents, and after ENGINEER has indicated that the Work is acceptable (subject to the provisions of paragraph 14.13), CONTRACTOR may make application for final payment following the procedure for progress payments. The final Application for Payment shall be accompanied by all documentation called for in the Contract Documents and such other data and schedules as ENGINEER may reasonably require, together with complete and legally effective releases or waivers (satisfactory to OWNER) of all Liens arising out of or filed in connection with the Work. In lieu thereof and as approved by OWNER, CONTRACTOR may furnish receipts or releases in full; an affidavit of CONTRACTOR that the releases and receipts include all labor, services, material and equipment for which a Lien could be filed, and that all payrolls, material and equipment bills, and other indebtedness connected with the Work for which OWNER or his property might in any way be responsible, have been paid or otherwise satisfied; and consent of the Surety, if any, to final payment. If any Subcontractor, manufacturer, fabricator, supplier or distributor fails to furnish a release or receipt in full, CONTRACTOR may furnish a Bond or other collateral satisfactory to OWNER to indemnify OWNER against any Lien.

Final Payment and Acceptance:

14.10. If, on the basis of ENGINEER's observation of the Work during construction and final inspection, and ENGINEER's review of the final Application for Payment and accompanying documentation - all as required by the Contract Documents, ENGINEER is satisfied that the Work has been completed and CONTRACTOR has fulfilled all of his obligations under the Contract Documents, ENGINEER will, within ten days after receipt of the final Application for Payment, indicate in writing his recommendation of payment and present the Application for payment. Thereupon ENGINEER will give written notice to CONTRACTOR that the Work is acceptable subject to the provisions of paragraph 14.13. Otherwise, ENGINEER will return the Application to CONTRACTOR, indicating in writing the reasons for refusing to recommend final payment, in which case CONTRACTOR shall make the necessary corrections and resubmit the Application.

If the Application and accompanying documentation are appropriate as to form and substance, OWNER shall, within thirty days after receipt thereof pay CONTRACTOR the amount recommended by ENGINEER.

14.11. If, through no fault of CONTRACTOR, final completion of the Work is significantly delayed and if ENGINEER so confirms, OWNER shall, upon receipt of CONTRACTOR's final Application for Payment and recommendation of ENGINEER, and without terminating the Agreement, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance to be held by OWNER for Work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if Bonds have been furnished as required in paragraph 5.1, the written consent of the Surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by CONTRACTOR to ENGINEER with the Application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

CONTRACTOR's Continuing Obligation:

14.12. CONTRACTOR's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. Neither recommendation of any progress or final payment by ENGINEER, nor the issuance of a certificate of Substantial Completion, nor any payment by OWNER to CONTRACTOR under the Contract Documents, nor any use or occupancy of the Work or any part thereof by OWNER, nor any act of acceptance by OWNER nor any failure to do so, nor the issuance of a notice of acceptability by ENGINEER pursuant to paragraph 14.10, nor any correction of defective Work by OWNER shall constitute an acceptance of Work not in accordance with the Contract Documents or a release of CONTRACTOR's obligation to perform the Work in accordance with the Contract Documents.

Waiver of Claims:

14.13. The making and acceptance of final payment shall constitute:

14.13.1. A waiver of all claims by OWNER against CONTRACTOR, except claims arising from unsettled or unfiled Liens, from defective Work appearing after final inspection pursuant to paragraph 14.8 or from failure to comply with the Contract Documents or the terms of any special guarantees specified therein; however, it shall not constitute a waiver by OWNER of any rights in respect of CONTRACTOR's continuing obligations under the Contract Documents; and

14.13.2. A waiver of all claims by CONTRACTOR against OWNER other than those previously made in writing and still unsettled or unfiled.

ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION

Owner May Suspend Work:

15.1. OWNER may, at any time and without cause, suspend the Work or any portion thereof for a period of not more than ninety days by notice in writing to CONTRACTOR and Surety which

shall fix the date on which Work shall be resumed. CONTRACTOR shall resume the Work on the date so fixed. CONTRACTOR may be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to any suspension of work at OWNER's request if he makes a claim therefor as provided in Articles 11 and 12.

Owner May Terminate:

15.2. Upon the occurrence of any one or more of the following events:

15.2.1. If CONTRACTOR is adjudged a bankrupt or insolvent;

15.2.2. If CONTRACTOR makes a general assignment for the benefit of creditors;

15.2.3. If a trustee or receiver is appointed for CONTRACTOR or for any of CONTRACTOR's property;

15.2.4. If CONTRACTOR files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws;

15.2.5. If CONTRACTOR repeatedly fails to supply sufficient skilled workmen or suitable materials or equipment;

15.2.6. If CONTRACTOR repeatedly fails to make prompt payments to Subcontractors or for labor, materials or equipment;

15.2.7. If CONTRACTOR violates any laws, ordinances, rules, regulations or orders of any public body having jurisdiction;

15.2.8. If CONTRACTOR disregards the authority of ENGINEER; or

15.2.9. If CONTRACTOR otherwise violates in any substantial way any provisions of the Contract Documents.

OWNER may after giving CONTRACTOR and his Surety seven (7) days' written notice, terminate the services of CONTRACTOR, exclude CONTRACTOR from the site and take possession of the Work and of all CONTRACTOR's tools, appliances, construction equipment and machinery at the site and demand the Surety to finish the Work by whatever methods he may deem expedient but subject to the approval of OWNER. The Surety shall use the same to the full extent they could be used by CONTRACTOR (without liability to CONTRACTOR for trespass or conversion), incorporate in the Work all materials and equipment stored at the site or for which OWNER has paid CONTRACTOR but which are stored elsewhere, and finish the Work as OWNER may require. In such case CONTRACTOR shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds the direct and indirect costs of completing the Work, including compensation for additional professional services, such excess shall be paid to CONTRACTOR. If such costs exceed such unpaid balance, CONTRACTOR and the Surety shall be jointly and severely liable to pay the difference to OWNER. Such costs incurred by OWNER shall be incorporated in a Change Order, but in

finishing the Work OWNER shall not be required to accept the lowest figure for the Work to be performed by the Surety.

15.3. Where CONTRACTOR's services have been so terminated by OWNER, the termination shall not affect any rights of OWNER against CONTRACTOR or the Surety then existing or which may thereafter accrue. Any retention or payment of moneys due CONTRACTOR by OWNER will not release CONTRACTOR from liability.

15.4. Upon seven (7) days' written notice to CONTRACTOR and Surety, OWNER may, without cause and without prejudice to any other right or remedy, elect to abandon the Work and terminate the Agreement. In such case, CONTRACTOR shall be paid for all Work executed, any expense sustained plus reasonable termination expenses.

CONTRACTOR May Stop Work or Terminate:

15.5. If, through no act or fault of CONTRACTOR, the Work is suspended for a period of more than ninety (90) days by OWNER or under an order of court or other public authority, or ENGINEER fails to act on any Application for Payment within thirty (30) days after it is submitted, or OWNER fails for thirty days to pay CONTRACTOR any sum finally determined to be due, the CONTRACTOR may, upon seven (7) days' written notice to OWNER, terminate the Agreement and recover from OWNER payment for all Work executed and any expense sustained plus reasonable termination expenses. In addition and in lieu of terminating the Agreement, if ENGINEER has failed to act on an Application for Payment or OWNER has failed to make any payment as aforesaid, CONTRACTOR may upon seven (7) days' notice to OWNER stop the Work until payment of all amounts then due. The provisions of this paragraph shall not relieve CONTRACTOR of his obligations to carry on the Work in accordance with the progress schedule and without delay during disputes and disagreements with OWNER.

ARTICLE 16 - MISCELLANEOUS

Giving Notice:

16.1. Whenever any provision of the Contract Documents requires the giving of written notice it shall be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice.

Computation of Time:

16.2. When any period of time is referred to in the Contract Documents by days, it shall be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day shall be omitted from the computation.

General:

16.3. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto, and, in particular but without limitation, the warranties, guarantees and obligations imposed upon CONTRACTOR by paragraphs 6.15, 13.1, 13.11, 13.14, 14.2, and 15.2, and all of the rights and remedies available to OWNER thereunder, shall be in addition to, and not in limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by law or contractor, by special warranty or guarantee or by other provisions of the Contract Documents, and the provisions of this paragraph shall be as effective as if repeated specifically in the contract Documents in connection with each particular duty, obligation, right and remedy to which they apply. All representations, warranties and guarantees made in the Contract Documents shall survive final payment and termination or completion of this Agreement.

Liquidated Damages:

16.4. OWNER and CONTRACTOR recognize that time is of the essence to complete this Project and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified in Agreement, plus any extensions thereof allowed in accordance with Article 12. They also recognize the delays, expense and difficulties involved in proving in a legal proceeding the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER the amount stated in the Contract for each day that expires after the time specified in the Contract for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the time specified in the Contract or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER an amount equal to all actual expenses incurred by the OWNER as a direct result of the CONTRACTOR'S negligence, refusal, or failure to so complete the remaining Work. In the event the CONTRACTOR is terminated or abandons the Work prior to the scheduled date for final completion, the CONTRACTOR may be liable for both liquidated damages attributable to delay and for excess completion costs.

Reports of Investigations and Tests of Subsurface and Latent Physical Conditions:

16.5. Reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the work which have been relied upon by ENGINEER in preparing the Drawings and Specifications are as listed in the Supplementary Conditions. OWNER will make such reports available for inspection to any Bidder or copies may be obtained from the ENGINEER by the Bidder at reproduction cost. These reports are not guaranteed as to accuracy or completeness, nor are they part of the Contract Documents.

Performance of Work by CONTRACTOR:

16.6. Contract Assignment. The successful bidder (or bidders) will be required to perform the work as a prime contractor. CONTRACTOR shall not sublet, sell, transfer, assign or otherwise dispose of the contract or any portion thereof, or of his right, title, or interest therein. CONTRACTOR shall perform on the site and with his own organization work equivalent to not

less than fifty (50%) percent of the total dollar value of the work to be performed under this contract except that work designated in the Supplementary Conditions as specialty work may be performed by subcontractors and the cost of any such specialty work so performed by subcontracts may be deducted from the total contract amount before computing the amount of work required to be performed by CONTRACTOR with his own organization.

Limitation of Remedy and Liability:

16.7 Contractor and Owner expressly waive any claim for consequential damages against the other including but not limited to, a waiver of claims for diminished bonding capacity, loss of financing, loss of business reputation, lost profits on other projects or other lost opportunity damage claims.

Contractor expressly agrees that any claim (tort, contract, claim in equity, or otherwise) by Contractor for damages against Owner shall not exceed the total amount of the contract price, less any amounts actually paid to the Contractor by the Owner (or by an insurer of the Owner).

All liability of the City allegedly resulting from, arising out of or connected with this Agreement, or from the performance or breach thereof, shall terminate three years from the termination of this Agreement.

Waiver of Right to Jury Trial:

16.8 THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT WHICH ANY PARTY MAY HAVE TO TRIAL BY JURY IN RESPECT OF ANY PROCEEDING, LITIGATION OR COUNTERCLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. IF THE SUBJECT MATTER OF ANY LAWSUIT IS ONE IN WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NO PARTY TO THIS AGREEMENT SHALL PRESENT AS A NON-COMPULSORY COUNTERCLAIM IN ANY SUCH LAWSUIT ANY CLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. FURTHERMORE, NO PARTY TO THIS AGREEMENT SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

END OF SECTION

SECTION 00800
SUPPLEMENTARY CONDITIONS

The following supplements modify, change, delete from, or add to the General Conditions of the Construction Contract (Section 00700). Where any article of the General Conditions is modified or any paragraph, subparagraph or clause thereof is modified or deleted by these supplements, the unaltered provisions of that article, paragraph, subparagraph or clause shall remain in effect.

ARTICLE 16 - MISCELLANEOUS

Section 16.5 – Reports of Investigations and Test of Subsurface and Latent Physical Conditions

Add the following subparagraph:

16.5.1 The list of reports of investigations and tests of subsurface and latent physical conditions as referred to in General Conditions Section 16.5 are as follows:

None

Add the following:

16.7 Minimum Requirements for the provision and maintenance of Payment and Performance Bonds, and Contractor's Insurance

In accordance with Resolution 2021-144 as it presently exists or may hereafter change, or applicable state, federal or local law, whichever is stricter, the following minimum requirements have been established:

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. **(a)** Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes,** as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

(b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

i. Unless the City Manager, or designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be

required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include at a minimum, the following, or substantially similar, provisions:

1. Hold Harmless and Indemnity

The Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor, its agents, officers, contractors, subcontractors, employees, or anyone else employed or utilized by the Contractor in the performance of this Contract. The Contractor's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this provision.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith,

temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under the Contract Documents, whether such operations be by the Contractor, by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include and not limited to the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000 Each Accident Bodily Injury by Accident
$100,000 Each Employee Bodily Injury by Disease
$500,000 Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers' compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less and not limited to the following amounts:

Limits (not less than)

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance is required if an Automobile(s) is used in the performance of the contract.

ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability

For contracts $250,000 or greater an Excess Liability Policy of at least but not limited to $1,000,000 in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention not to exceed $25,0000 per occurrence.

(e) Builder's Risk

Contractor shall purchase Builder's Risk Insurance for any contracts that are deemed to be vertical construction on an All-Risk policy, and shall also include coverage for wind, hail, and named storm. Limits of coverage shall be at least and not limited to the value of the project.

(f) Professional Liability, Malpractice and/or Errors and Omissions (N/A for construction contracts)

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM

25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

2. New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

4. For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

5. If the Contractor fails to obtain and maintain for the life of the Project the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City form the amount due the Contractor for the work covered by the Contract.

E. Policies of Insurance

1. Except as otherwise provided in this Exhibit, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-), in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carrier; written confirmation is required.

3. All policies of insurance or certificates thereof referred to in this Exhibit shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability including products and completed operations and Automobile Liability policies of insurance and certificates thereof.

END OF SECTION

LIEN WAIVER

The undersigned does hereby certify that through _____, 2023, the undersigned has performed labor and/or furnished materials for the construction of the _____ located at _____ owned by _____, at a price of $_____, and in consideration of the payment to the undersigned of such sum, the receipt of which is hereby acknowledged, the undersigned does hereby release and waive all liens and claims to liens which the undersigned may have as a result of the performance of such labor and/or the furnishing of such materials, and that the undersigned has paid in full for all materials purchased by the undersigned in connection with such project and for all labor furnished by the undersigned in connection with such project. The undersigned further certifies that the last date on which the undersigned furnished such labor and/or materials was _____, 2023.

_____ CONTRACTOR

By _____ DATE: _____

TITLE:_____

THE STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ _____, the _____ of _____, a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said corporation, and in capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Public in and for
said County and State

SECTION 01010
SUMMARY OF WORK

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

Work Covered by Contract Documents:

Work under this Contract is described as: **Downtown – East Granada Utility Undergrounding Bid Number 2023 – 24**

The Work consists of: The undergrounding of overhead FP&L utilities, the conversion of overhead customer electric services and street lighting circuits to underground, furnish and install conduit and wiring for East Granada Boulevard median islands power and irrigation control, and all associated site work and restoration as required at the City's Downtown Community Redevelopment Area (CRA) District – East Granada Boulevard.

The Specification Divisions and Drawings are an integrated part of the Contract Documents and as such will not stand alone if used independently as individual Sections, Divisions or Drawings sheets.

The Specifications and Drawings establish minimum standards of quality for this project. They do not purport to cover all details entering into the design and construction of materials or equipment.

The CONTRACTOR is advised that the equipment arrangements as shown on the drawings may vary with different manufacturers and the CONTRACTOR is responsible at no cost to the OWNER for making the changes necessary to accommodate the specific equipment installed.

Omission of a specific item or component part of a system obviously necessary for the proper functioning of the system shall not relieve the CONTRACTOR of the responsibility of furnishing the item as part of the Work at no additional cost to the OWNER.

Contracts:

Construct Work under a single, lump sum price contract.

1.02 QUALITY ASSURANCE

Laws and Regulations:

The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules and regulations applicable to the Work. If the CONTRACTOR observes that the Specifications or Drawings are at variance therewith, the CONTRACTOR shall give the ENGINEER prompt written notice thereof, and any necessary changes shall be adjusted by an appropriate modification. If the CONTRACTOR performs any Work knowing or having reason to know that it is contrary to such laws, ordinances, rules and regulations, and without such notice to ENGINEER, the CONTRACTOR shall bear all costs arising therefrom; however, it shall not be the CONTRACTOR's

primary responsibility to make certain that the Specifications and Drawings are in accordance with such laws, ordinances, rules and regulations.

1.03 JOB CONDITIONS

Taxes:
The CONTRACTOR shall pay all sales, consumer, use and other similar taxes required to be paid by him in accordance with the law of the place of the project.

Permits and Business Tax Receipts:

The CONTRACTOR shall obtain and pay for all construction permits and business tax receipts. The OWNER shall assist the CONTRACTOR, when necessary, in obtaining such permits and business tax receipts. The CONTRACTOR shall provide OWNER with copies of all permits prior to commencing Work.

The CONTRACTOR shall pay all charges of utility service companies for connections to the Work, and the OWNER shall pay all charges of such companies for capital costs related thereto.

It shall be the responsibility of the CONTRACTOR to verify the existence of all necessary permits and business tax receipts prior to the start of Work. The OWNER will obtain permits involving interagency agreements, i.e., State Highway Crossing Permits, Railroad Crossing Permits, and similar permits.

Fees for building permits and impact fees are the responsibility of CONTRACTOR.

The CONTRACTOR and each Subcontractor must be Registered with Volusia County or with the City of Ormond Beach. Requirements for registering a business are as follows:

STATE CERTIFIED CONTRACTORS

1. Register with Volusia County Contractor Licensing (386-248-8158)

OR

2. Provide City with:
   Copy of local business tax receipt (where your business is located)
   Copy of State License (if applicable)
   Certificate of Insurance

For additional information regarding registration, permits or business tax receipts, please call: (386) 676-3233

Labor, Materials and Equipment:

The CONTRACTOR shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. The CONTRACTOR shall at all times maintain good discipline and order at the site. Except in connection with the safety or protection of persons or the Work or property at the site or adjacent thereto, and except as otherwise

indicated in the Supplementary Conditions, all Work at the site shall be performed during regular working hours, and the CONTRACTOR will not permit overtime work or the performance of work on Saturday, Sunday or any legal holiday without the OWNER's written consent given after prior written notice to the ENGINEER.

Unless otherwise shown, the CONTRACTOR shall furnish all materials, equipment, labor transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water and sanitary facilities and all other facilities and incidentals necessary for the execution, testing, initial operation and completion of the Work.

The CONTRACTOR shall be responsible for all materials furnished by him and shall replace at his own expense all such material found to be defective in manufacture or damaged in handling. This shall include the furnishing of all material and labor required for the replacement of installed material discovered defective prior to the final acceptance of the Work.

Contractor Use of Premises:

The CONTRACTOR shall confine construction equipment, the storage of materials and equipment and the operations of workmen to areas permitted by law, ordinances, permits or the requirements of the Contract Documents, and shall not unreasonably encumber the premises with construction equipment or other materials or equipment.

The CONTRACTOR shall not enter upon private property for any purpose without first securing the permission of the property owner in writing and furnishing the ENGINEER with a copy of said permission. This requirement will be strictly enforced, particularly with regard to such vacant properties as may be utilized for material storage.

The CONTRACTOR shall conduct his work in such a manner as to avoid damage to adjacent private or public property. Any damage to existing structures or work of any kind, including permanent reference markers or property corner markers, or the interruption of utility service, shall be repaired or restored promptly at no additional expense to the OWNER.

The CONTRACTOR shall preserve and protect all existing vegetation such as trees, shrubs and grass on or adjacent to the site which do not reasonably interfere with the construction, as determined by the ENGINEER. The CONTRACTOR will be responsible for all unauthorized cutting or damaging of trees and shrubs, including damage due to careless operation of equipment, stockpiling of materials or tracking of grass by equipment. The CONTRACTOR will be liable for, or will be required to replace or restore at no additional expense to the OWNER, all vegetation not protected or preserved as required herein that may be destroyed or damaged.
The CONTRACTOR will not be required to move or remove any utilities except as specifically required by the Drawings and Specifications.

During the progress of the Work, the CONTRACTOR shall keep the premises free from accumulations of waste materials, rubbish and other debris resulting from work. At the completion of the Work, the CONTRACTOR shall remove all waste materials, rubbish and debris from and about the premises as well as all tools, appliances, construction equipment and machinery, and surplus materials, and shall leave the site clean and ready for occupancy by the OWNER. The CONTRACTOR shall restore to their original condition those portions of the site not designated for alteration by the Contract Documents.

The CONTRACTOR shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall the CONTRACTOR subject any part of the Work or adjacent property to stresses or pressures that will endanger it.

Subsurface Reports:

None

Notification of Construction:

The CONTRACTOR shall notify, in writing, all residents and businesses adjacent to the project work area of pending construction no later than 48 hours prior to commencement of actual construction. Copies of the written Notice shall be provided to the ENGINEER for approval of wording prior to public distribution.

Notification of Street Closure:

The CONTRACTOR is required to obtain permission from the City Engineer prior to initiating street closures.

In the event a street closure is required, the CONTRACTOR shall notify, in writing, all emergency services and agencies, residents and businesses directly affected by any partial or full street closure caused by the construction no later than 48 hours prior to actual closure.

Below is a list of the agencies that are required to be notified in the event of a street closure:

Agency:	Contact phone number:
EVAC Ambulance Service	(386) 252-4911
Ormond Beach City Hall	(386) 677-0311
Ormond Beach Fire Dept. Administration	(386) 676-3255
Ormond Beach Police Dept. Dispatch	(386) 676-3508
Ormond Beach Public Works Department	(386) 676-3220
Ormond Beach Postmaster (US Postal Service)	(386) 676-0693
Volusia County School Board - Transportation	(386) 239-6360
Volusia County VOTRAN	(386) 756-7496

If a **County** or **State Road** is to be closed, add the following agencies to the list:

Volusia County Department of Public Works	(386) 239-6535
Volusia County Emergency Management	(386) 254-1500
Volusia County Fire Services	(386) 254-4657
Florida Highway Patrol Dispatch	(407) 737-2200

If the closure will last longer than 5 days, the CONTRACTOR shall also notify the general public of such closures by placing an advertisement in the "Area" section of the local newspaper no later than 48 hours prior to the closure. The advertisement shall include information describing the extent of the closure (i.e. between which streets; detour routes, etc.), the date the closure will begin,

and estimated date the road will be reopened. Provide a copy of the proposed notification, for approval by the ENGINEER, before placing the advertisement.

The CONTRACTOR shall maintain full compliance with the traffic regulations found in Paragraph 1.06, Section 01500 of this Contract.

Contractor's Hours of Operation:

Except in the event of an emergency, no work shall be done between the hours of 7:00 P.M. and 7:00 A.M., or on Saturdays and Sundays. If the proper and efficient execution of the Work requires operations during the night or on week-ends, the written permission of the ENGINEER shall be obtained prior to starting such items of the Work.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01025
MEASUREMENT AND PAYMENT

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

This section defines the method which will be used to determine the quantities of Work performed or materials supplied and establishes the basis upon which payment will be made.

1.02 ESTIMATED QUANTITIES

Where quantities are shown they are approximate and are given only as a basis of calculation upon which the award of the Contract is to be made. OWNER or ENGINEER do not assume any responsibility that the final quantities, nor shall CONTRACTOR claim misunderstanding because of such estimate of quantities. Final payment will be made only for the satisfactorily completed quantity of each item.

1.03 MEASUREMENT STANDARDS

All Work completed under the Contract shall be measured according to United States Standard Methods.

1.04 METHOD OF MEASUREMENT

Measurement of Length:

Unless otherwise specified for the particular items involved, all measurements of distance for items to be paid for on the basis of length shall be taken horizontally or vertically.

Measurement of Area:

In the measurement of items paid for on the basis of area of finished Work, the lengths and/or widths to be used in the calculations shall be the actual dimensions measured along the surface of the completed Work within the neat lines shown or designated. At intersections, the measurement used for length of side area will be measured from the outside edge of the width allowed along the main trench.

1.05 PAYMENT

Lump Sum Items:

Where payment for items is shown to be paid for on a lump sum basis, no separate payment will be made for any item of Work required to complete the lump sum item within the limits of Work shown or specified.

Unit Price Items:

Where payment for items is shown to be paid for on a unit price basis, separate payment will be made for the items of Work described herein and listed on the Bid Form. Any related Work not specifically listed, but required for satisfactory completion of the Work, shall be considered to be included in the scope of the appropriate listed Work items.

1.06 COSTS INCLUDED IN PAYMENT ITEMS

No separate payment will be made for the following items and the cost of such Work shall be included in the applicable pay items of Work.

Clearing and grubbing (including disposal of material).
Trench excavation, including necessary pavement removal and removal of vegetative surfaces.
Dewatering and disposal of surplus water.
Structural fill, backfill, and grading.
Replacement of unpaved roadways, grass and shrubbery plots.
Cleanup.
Foundation and borrow materials, except as hereinafter specified.
Testing and placing system in operation.
Any material and equipment required to be installed and utilized for tests.
Pipe, structures, pavement replacement, restoration and/or appurtenances included within the limits of lump sum Work, unless otherwise shown.
Maintaining or detouring of the traffic.
Appurtenant Work as required for a complete and operable system.
Surface restoration including removal and replacement of trees (under 4-inch diameter), shrubs, and sod disturbed by construction activities.
Relocation and/or replacement of irrigation systems disturbed by construction.
Relocation and/or replacement of mail boxes disturbed by construction.
Furnishing adequate sanitary facilities for workers.
Adjustment of valve boxes.
Supporting of existing utilities during construction

Cleanup:

CONTRACTOR's attention is called to the fact that cleanup is considered a part of the Work of construction. No payment will be made until cleanup is essentially complete.

At the end of each week of construction, the CONTRACTOR shall perform cleaning of the Work site, to the satisfaction of the Owner, before proceeding to the next week's scheduled Work.

Work Outside Authorized Limits:

No payment will be made for Work constructed outside the authorized limits of Work.

1.07 APPLICATIONS FOR PAYMENT

Applications for payment shall be prepared by the CONTRACTOR and submitted to the ENGINEER in accordance with the schedule established by the Conditions of the Contract and the Agreement. The applications for payment shall be submitted in the number and form established by the ENGINEER at the Preconstruction Conference. The form shall be completely filled out and executed by an authorized representative of the CONTRACTOR. Supporting data such as schedules of stored materials shall be attached to each copy of the application.

1.08 CHANGE ORDER PROCEDURE

As defined in the General Conditions, a Change Order is a written order to the CONTRACTOR signed by the OWNER authorizing an addition, deletion or revision in the Work, or an adjustment in the Contract Price or the Contract Time which is issued after the execution of the Agreement.

The following procedure shall be used in processing Change Orders:

For Additions to the Work:

The OWNER shall issue a written order to the CONTRACTOR directing him to accomplish the additional Work. The CONTRACTOR shall review the order and if he feels that the additional Work entitles him to additional payment or additional time, he may submit a claim as prescribed in the Conditions of the Contract.

For Deletions From the Work:

The OWNER shall issue a written order to the CONTRACTOR directing him to make the change. If the OWNER feels that the Contract price should be reduced as a result of the change, the OWNER shall make a claim for the reduction as provided in the Conditions of the Contract.

Cost of the changes in the Work shall be determined in accordance with the requirements spelled out in the Conditions of the Contract. Modifications to incorporate the changes in cost will be made as the amount of any change is determined.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

3.01 BID ITEMS

Bid Item No. 1 **Mobilization/Demobilization**

Definition. Mobilization shall be the preparatory Work and operations in mobilizing for beginning Work on the project, including, but not limited to, those operations necessary for the movement of personnel, equipment, supplies and incidentals to the project site, and for the establishment of temporary offices, buildings, safety equipment and first aid supplies, sanitary and other facilities, as required by the Contract Documents and applicable laws and

regulations. The cost of bonds, required insurance, permits and any other preconstruction expense necessary for the start of Work, excluding the cost of construction materials, shall also be included in this item. Demobilization shall be the Work of removing temporary facilities from the site.

Payment. Partial payments for this item will be made in accordance with the following schedule:

Percent of Original Contract Amount Earned	Allowable Percent of the Lump Sum Price for the Item
Contract Approval	25
10	50
25	75
50	100

These payments will be subject to the standard retainage provided in the agreement. Payment of the retainage will be made after successful completion of the Work and demobilization.

Bid Item No. 2 **General Conditions**

Payment for General Conditions shall be made at the Contract lump sum price and shall include the CONTRACTOR's overhead costs related specifically to this Contract.

Bid Item No. 3 **Indemnification**

Payment for Indemnification shall be made at the Contract lump sum price and shall be full compensation for providing indemnification in accordance with Article 5, Paragraph 5.4 and Article 6, Paragraph 6.15 and 6.16 of Section 00700 - General Conditions of the Construction Contract.

Bid Item No. 4 **Demolition**

Payment for Demolition shall be made at the Contract lump sum price, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes demolition and removal from the site of all material required to complete the Work and site clean-up. No extra payment will be allowed for demolition greater than that necessary to complete the Work, unless directed by the OWNER or OWNER's representative.

Bid Item No. 5 **Installation of electrical equipment to be furnished by FP&L**

Payment for Installation of electrical equipment to be furnished by FP&L shall be made at the Contract lump sum price placed and accepted, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes installing FP&L furnished equipment including but not limited to; FP&L high voltage hand holes, FP&L concrete pads for high voltage transformers and switches, and FP&L high voltage conduit unless covered in other Bid Items. No extra payment will be allowed for repair and/or replacement of damaged and/or defective parts or pieces, or for

adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

Bid Item No. 6 **Electric service conversions**

Payment for Electric service conversions shall be made at the Contract lump sum price placed and accepted, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes installation of customer owned electric services, cut-over from overhead to underground, and removal of all abandoned electrical equipment and wiring unless covered in other Bid Items. No extra payment will be allowed for repair and/or replacement of damaged and/or defective parts or pieces, or for adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

Bid Item No. 7 **Undergrounding street light circuits**

Payment for Undergrounding street light circuits shall be made at the Contract lump sum price placed and accepted, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes installation of underground street light circuits, cut-over from overhead to underground, and removal of all abandoned electrical equipment and wiring unless covered in other Bid Items. No extra payment will be allowed for repair and/or replacement of damaged and/or defective parts or pieces, or for adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

Bid Item No. 8 **Median islands power and irrigation control conduit**

Payment for Median islands power and irrigation control conduit shall be made at the Contract lump sum price placed and accepted, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes furnishing and installation of conduit and wiring for East Granada Boulevard median islands power and empty conduit for irrigation control wiring unless covered in other Bid Items. No extra payment will be allowed for repair and/or replacement of damaged and/or defective parts or pieces, or for adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

Bid Item No. 9 **Site work**

Payment for Site work shall be made at the Contract lump sum price as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes clearing, grubbing, excavation, trenching, and site restorations unless covered in other Bid Items. No extra payment will be allowed for

repair and/or replacement of damaged and/or defective parts or pieces, or for adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

Bid Item No. 10 **Patching, painting, and miscellaneous building repairs**

Payment for Patching, painting, and miscellaneous building repairs shall be made at the Contract lump sum price placed and accepted, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes furnishing and installing all materials required to patch and paint all building surfaces altered during construction, and to restore all disturbed building components to match existing conditions as required unless covered in other Bid Items. No extra payment will be allowed for repair and/or replacement of damaged and/or defective parts or pieces, or for adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

Bid Item No. 11 **Permit Fee and Miscellaneous Allowance**

An allowance is established to reimburse costs associated with fees, inspections, and related expenses for the Downtown – East Granada Utilities Undergrounding Project. This will be paid at actual cost. Allowance can also be used to fund Owner approved items at actual cost plus 10%. Allowances shall only be used based upon prior, written approval from the Owner and Engineer.

Deductive Alternate Bid No. 1 **Convert MacDonald House Electric from 3 phase WYE to 3 phase Delta and Delete FP&L WYE Transformer Installation and Wiring**

Payment for Convert MacDonald House Electric from 3 phase WYE to 3 phase Delta and Delete FP&L WYE Transformer Installation and Wiring shall be deducted from the Total Base Bid placed and accepted, as specified in the Contract Documents, and shall be full compensation for all labor, material and equipment required to do the Work. Payment includes furnishing and installing all materials required to convert the MacDonald House electric services, panels, and all electrical equipment from 3 phase, 120/208 volt wye electric supply to 3 phase, 120/240 volt delta electric service and eliminate installation and wiring of the FP&L 3 phase wye transformer as required unless covered in other Bid Items. No extra payment will be allowed for repair and/or replacement of damaged and/or defective parts or pieces, or for adjustments, disassembly, and/or reassembly required to achieve an acceptable final product as determined by the manufacturer's requirements and project manual unless directed by the OWNER or OWNER's representative.

END OF SECTION

SECTION 01027
APPLICATIONS FOR PAYMENT

PART 1 – GENERAL

1.01 FORMAT AND DATA REQUIRED

A. Coordinate the Schedule of Values and Applications for Payment with the CONTRACTOR'S Construction Schedule, Submittal Schedule, and List of Subcontracts.

B. Schedule of Values: Coordinate preparation of the Schedule of Values with preparation of the CONTRACTOR'S Construction Schedule.

C. Correlate line items in the Schedule of Values with other required administrative schedules and forms, including:

1. CONTRACTOR'S Construction Schedule.
2. Application for Payment forms, including Continuation Sheets.
3. List of subcontractors.
4. List of products.
5. List of principal suppliers and fabricators.
6. Schedule of submittals.

D. Submit the Schedule of Values at the earliest possible date but no later than 7 days before the date scheduled for submittal of the initial Applications for Payment.

E. Format and Content: Use the Project Manual table of contents as a guide to establish the format for the Schedule of Values. Provide at least one line item for each Specification Section.

F. Include the following Project identification:

1. Project name and location.
2. Name of ENGINEER.
3. Project number.
4. CONTRACTOR'S name and address.
5. Date of submittal.

G. Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:

1. Related Specification Section or Division.
2. Description of Work.
3. Name of subcontractor.

4. Change Orders (numbers) that affect value.
5. Dollar value.
6. Percentage of Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.

H. Provide a breakdown of the Contract Sum in sufficient detail to facilitate evaluation of Applications for Payment. Break subcontract amounts down into several line items. Round amounts to nearest whole dollar; the total shall equal the Contract Sum.

I. Update and resubmit the Schedule of Values when Change Orders or Construction Change Directives change the Contract Sum.

J. Applications for Payment shall be consistent with previous applications and payments as certified by the ENGINEER and paid for by the OWNER.

K. Payment Application Times: Payment dates are indicated in the Agreement. The period covered by each application is the period indicated in the Agreement.

L. Payment Application Forms: Use AIA Document G702 and Continuation Sheets G703 as the form for Applications for Payment.

M. Application Preparation: Complete every entry, including notarization and execution by a person authorized to sign on behalf of the CONTRACTOR. The ENGINEER will return incomplete applications without action.

1. Entries shall match data on the Schedule of Values and the Contractor's Construction Schedule. Use updated schedules if revisions were made.

2. Include amounts of Change Orders and Construction Change Directives issued prior to the last day of the construction period covered by the application.

N. Transmittal: Submit 3 executed original copies of each Application for Payment to the ENGINEER within 24 hours. One copy shall be complete, including waivers of lien and similar attachments.

1. Transmit each copy with a transmittal listing attachments and recording appropriate information related to the application.

O. Waivers of Mechanics Lien: With each Application for Payment, submit waivers of lien from every entity who may file a lien arising out of the Contract and related to the Work covered by the previous payment.

1.02 INITIAL APPLICATION FOR PAYMENT

A. Administrative actions and submittals that must precede or coincide with submittal of the first Application for Payment include the following:

1. List of subcontractors.
2. List of principal suppliers and fabricators.
3. Schedule of Values.
4. CONTRACTOR'S Construction Schedule (preliminary if not final).
5. Submittal Schedule (preliminary if not final).
6. List of CONTRACTOR'S staff assignments.
7. Copies of building permits.
8. Copies of licenses from governing authorities.
9. Certificates of insurance and insurance policies.
10. Performance and payment bonds.

1.03 SUBSTANTIATING DATA FOR PROGRESS PAYMENTS

A. When the OWNER requires substantiating data, CONTRACTOR shall submit suitable information, with a cover letter identifying:

1. Project.
2. Application number and date.
3. Detailed list of enclosures.
4. For stored products:
   a. Item number and identification as shown on application.
   b. Description of specific material.

B. Submit one (1) copy of data and cover letter for each copy of application.

C. Submit requisite number of photographs with each application.

D. List the name and address of all Subcontractors and Suppliers who have performed work or provided supplies or material for each application.

E. Submit certified payroll sheets for CONTRACTOR’S forces and all Subcontractors for the month preceding the submitted application.

F. Submit revised monthly progress schedules with each month’s Application for Payment, including cash flow projections.

G. The CONTRACTOR is to maintain an updated set of drawings to be used as record drawings in accordance with the Contract Documents. AS A PREREQUISITE FOR PAYMENT OF MONTHLY PROGRESS PAYMENTS, THE CONTRACTOR IS TO EXHIBIT THE UPDATED RECORD DRAWINGS FOR REVIEW BY THE OWNER.

1.04 APPLICATION FOR PAYMENT AT SUBSTANTIAL COMPLETION

A. Following issuance of the Certificate of Substantial Completion, submit an Application for Payment. This application shall reflect Certificates of Partial Substantial Completion issued previously for OWNER occupancy of designated portions of the Work.

B. Administrative actions and submittals that shall precede or coincide with this application include the following:

1. Occupancy permits.
2. Warranties and maintenance agreements.
3. Test/adjust/balance records.
4. Maintenance instructions.
5. Meter readings.
6. Changeover information related to OWNER'S occupancy.
7. Final cleaning.
8. Application for reduction of retainage and consent of surety.

1.05 FINAL PAYMENT APPLICATION

A. Administrative actions and submittals that must precede or coincide with submittal of the final Application for Payment include the following:

1. Completion of Project closeout requirements and submittals including As-Built Survey.
2. Completion of items specified for completion after Substantial Completion.
3. Transmittal of Project construction records to the OWNER.
4. Certified property survey.
5. Proof that taxes, fees, and similar obligations were paid.
6. Removal of temporary facilities and services.
7. Change of door locks to OWNER'S access.

PART 2 – PRODUCTS

(Not Applicable)

PART 3 – EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01040
COORDINATION

PART 1 - GENERAL

1.01 PROJECT COORDINATION

A. The Contractor shall provide for the complete coordination of the construction efforts. This shall include, but not necessarily be limited to, coordination of the following:

1. the work of subcontractors
2. the flow of material and equipment from suppliers
3. the interrelated work with public utilities companies
4. the interrelated work with the Owner where tie-ins to existing facilities are required
5. the effort of independent testing agencies.

B. The Contractor will be allowed the widest practicable latitude in establishing his work plan. Contractor shall submit a plan of work to Owner and Engineer.

1.02 CUTTING AND PATCHING

A. The Contractor shall do all cutting, fitting and patching of his work that may be required to make its several parts come together properly and integrate with such other work. The Contractor shall not endanger any work of others by cutting, excavating or otherwise altering their work and will only cut or alter their work with the written consent of the Engineer and the others whose work will be affected.

PART 2 - MATERIALS AND EQUIPMENT

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01050
FIELD ENGINEERING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

The Contractor shall provide and pay for field engineering service required for the project. Such work shall include survey work to establish lines and levels and to locate and lay out site improvements, structures, and controlling lines and levels required for the construction of the work. Also included are such Engineering services as are specified or required to execute the Contractor's construction methods. Engineers and Surveyors shall be licensed professionals under the laws of the state where the project is located.

1.02 GRADES, LINES AND LEVELS

Existing basic horizontal and vertical control points for the project are those designated on the Drawings. The Contractor shall locate and protect control points prior to starting site work and shall preserve all permanent reference points prior to starting site work and shall preserve all permanent reference points during construction. In working near any permanent property corners or reference markers, the Contractor shall use care not to remove or disturb any such markers. In the event that markers must be removed or are disturbed due to the proximity of the construction work, the Contractor shall have them referenced and reset by a Land Surveyor qualified under the laws of the state of the project.

1.03 LAYOUT DATA

The Contractor shall lay out the work at the location and to the lines and grades shown on the Drawings. Survey notes indicating the information and measurements used in establishing locations and grades shall be kept and furnished with the record drawings for the project.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01200
PROJECT MEETINGS

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

Project meetings shall be scheduled as needed throughout the progress of the work. Those responsible for scheduling the meetings shall prepare the agenda, distribute written notice of each meeting not less than four days in advance of the meeting date, make physical arrangements for the meeting, preside at the meeting, record the minutes (include all significant proceedings and decisions), and reproduce and distribute copies of the minutes to all participants, all parties affected by decisions made, and the Engineer.

Representatives attending the meetings shall be qualified and authorized to act on behalf of the entities they represent.

1.02 PRE CONSTRUCTION CONFERENCE

Before the Contractor starts the work at the site, the Engineer will schedule a preconstruction conference which will be held for review and acceptance of the schedules referred to in Section 01300, to establish procedures for handling shop drawings and other submittals and for processing Applications for Payment, and to establish a working understanding among the parties as to the work.

The date for the start of construction shall be established at this conference.

PART 2 - PRODUCTS
(Not Applicable)

PART 3 - EXECUTION
(Not Applicable)

END OF SECTION

SECTION 01300
SUBMITTALS

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

The type of submittal requirements specified in this section include the following:

Progress Schedules and Reports
Product Data
Shop Drawings
Manufacturer's Data
Miscellaneous

Submittals shall be clear and legible, printed or typed. Submittals received that are not so, shall be returned to be resubmitted when in legible form.

1.02 PROGRESS SCHEDULES AND REPORTS

Within 10 days after the effective date of the Agreement, the Contractor shall submit to the Engineer for review and acceptance an estimated progress schedule indicating the starting and completion dates of the various stages of the work, a preliminary schedule of shop drawing submissions, and a preliminary schedule of values of the work. Include subschedules of related activities which are essential to its progress.

Revised schedules shall be submitted periodically as changes become apparent.

Unless other format or use of a network analysis system is required, schedules shall be prepared in the form of a horizontal bar chart. A separate horizontal bar shall be provided for each trade or operation. The first work day of each week shall be identified on the horizontal time scale. Scale and spacing will be such as to allow space for notations and revisions.

Schedules shall show the complete sequence of construction by activity with dates for the beginning and completion of each major element of construction. Projected percentage of completion for each item as of the first day of each month shall be shown.

Progress Reports:

The Contractor shall prepare and submit a monthly progress report. The report shall indicate the progress at the date of submission of each activity shown on his progress schedule. It shall show changes occurring since previous submissions, activities modified since previous submissions, and revised projections of progress and completion. The submittal shall include a narrative report to define: problem areas, anticipated delays, and the impact on the schedule, and corrective action recommended and its effect.

1.03 PRODUCT DATA (Shop Drawings and Manufacturer's Data)

The Contractor shall prepare and submit to the Engineer a schedule of the shop drawings, product data and samples which are required for the work together with anticipated submittal time. Any drawings which require critical timing for maintaining delivery or construction schedules shall be so noted. Shop drawing submittal schedule shall be coordinated with the requirements of construction progress schedules.

Those submittals required under various sections of the specifications, but not listed on the Contract Submittal List shall be submitted as "RECORD SUBMITTALS" and given to the Engineer along with the Record Drawings as specified in Section 01700 - Contract Closeout.

Product data submitted for substitutions shall be handled as specified in Section 01630 - Substitutions and Product Options.

Definitions:

Work-related submittals of this section are categorized for convenience as follows:

> Shop drawings include specially-prepared technical data for this project, including drawings, diagrams, performance curves, data sheets, schedules, templates, patterns, reports, calculations, instructions, measurements and similar information not in standard printed form for general application to several projects.
>
> Product data include standard printed information on materials, products and systems; not specially-prepared for this project, other than the designation of selections from among available choices printed in the information.
>
> Miscellaneous submittals related directly to the work (non-administrative) include warranties, maintenance agreements, workmanship bonds, project photographs, survey data and reports, physical work records, quality testing and certifying reports, copies of industry standard, record drawings, field measurement data, operating and maintenance materials, overrun stock, and similar information, devices and materials applicable to the work and not processed as shop drawings, product data or samples.

1.04 GENERAL SUBMITTAL REQUIREMENTS

After checking and verifying all field measurements, the Contractor shall submit to the Engineer for review and approval, in accordance with the accepted schedule of shop drawing submissions, five copies of all shop drawings, which shall have been checked by and stamped with the approval of the Contractor and identified as the Engineer may require. The data shown on the shop drawings will be complete with respect to dimensions, design criteria, materials of construction and like information to enable the Engineer to review the information as required.

The Contractor shall also submit to the Engineer for review and approval with such promptness as to cause no delay in work, all samples required by the Contract Documents. All samples will have

been checked by and stamped with the approval of the Contractor, identified clearly as to material, manufacturer, and pertinent catalog numbers and the use for which intended. At the time of each submission, the Contractor shall, in writing, call the Engineer's attention to any deviations that the shop drawings or samples may have from the requirements of the Contract Documents.

The Engineer will review and approve with reasonable promptness shop drawings and samples, but the Engineer's review and approval shall be only for conformance with the design concept of the project and for compliance with the information given in the Contract Documents and shall not extend to means, methods, sequences, techniques or procedures of construction or to safety precautions or programs incident to the work. The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions. The Contractor shall make any corrections required by the Engineer and shall return the required number of corrected copies of shop drawings and resubmit new samples for review and approval. The Contractor shall direct specific attention, in writing, to revisions other than the corrections called for by the Engineer on previous submittals. The Contractor's stamp of approval on any shop drawing or sample shall constitute a representation to the Owner and the Engineer that the Contractor has either determined and verified all quantities, dimension, field construction criteria, materials, catalog numbers, and similar data or assumes full responsibility for doing so, and that the Contractor has reviewed or coordinated each shop drawing or sample with the requirements of the work and the Contract Documents.

Where a shop drawing or sample is required by the Specifications, no related work shall be commenced until the submittal has been reviewed and approved by the Engineer.

The Engineer's review and approval of shop drawings or samples shall not relieve the Contractor from responsibility for any deviations from the Contract Documents unless the Contractor has in writing called the Engineer's attention to such deviations at the time of submission and the Engineer has given written concurrence and approval to the specific deviation, nor shall any concurrence or approval by the Engineer relieve the Contractor from responsibility for errors or omissions in the shop drawings.

Systems to be submitted in the shop drawing submittal shall include but not necessarily be limited to:

1. Each item of equipment and/or materials listed in the project equipment and material schedules;

Certifications:

Whenever a standard of quality is established by a reference specification, the Contractor shall submit a certificate by the manufacturer that the material supplied meets the requirements of both the project and reference specification.

Schedule of Values:

At least 10 days prior to submitting the first Application for a progress payment, the Contractor shall submit to the Engineer a schedule of values of the work. This schedule shall be satisfactory in form and substance to the Engineer. The schedule of values shall include quantities and unit prices

aggregating the contract price, and shall subdivide the work into component parts in sufficient detail to serve as the basis for progress payments during construction. Upon acceptance of the schedule of values by the Engineer, it shall be incorporated into a form of Application for Payment acceptable to the Engineer.

Where estimated quantities and unit prices are shown in the Bid Form as the basis of payment, the quantities shown in the Bid Form are approximate and are given only as a basis of calculation upon which the award of the contract is to be made. The Owner or Engineer do not assume any responsibility that the final quantities will remain in accordance with estimated quantities, nor shall the Contractor claim misunderstanding or deception because of such estimate of quantities. Final payment will be made on the basis of the actual completed quantities of each item.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01301
LOCATION, SCOPE AND SPECIAL REQUIREMENTS

PART 1 - GENERAL

1.01 The Contractor shall not have any right in property in any materials taken from any excavation and shall not remove any earth, sand or other material from the lines of the work before the excavation is refilled except upon direction of the Engineer. The provisions of this paragraph shall not be construed as relieving the Contractor of any kin of his obligations to remove and dispose of any of the material excavated, with or without rehandling, at his cost and expense as provided in these specifications.

1.02 From investigations, including surveys made at the site, it is assumed that physical conditions are approximately as indicated on the drawings, but the nature of the materials below the surface, the depth to satisfactory foundations, or the stability of beds or banks or quantity of groundwater are not guaranteed.

1.03 Where reference is made within these documents to government specifications, or those of well known organizations such as ASTM, ASA, ASME, etc., the latest editions shall be used, any or all references in these documents to earlier stated additions not withstanding.

1.04 The Contractor shall take all necessary precautions to prevent damage to existing City utilities which are to remain in service during any of the construction operations. Should such utilities be damaged by the Contractor, he shall be required to replace, or repair same, to the satisfaction of the Engineer, at no additional cost to the Owner.

1.05 Certain information regarding the reputed presence, size, character, and location of existing underground structure, pipes and conduits has been shown on the contract drawings. The location of underground structures shown may be inaccurate and other obstructions than those shown may be encountered. The Contractor distinctly agrees that the Engineer and the Owner are not responsible for the correctness or sufficiency of the information given; that in no event is this information to be considered as a part of the Contract; that he shall have no claim for delay or extra compensation on account of incorrectness of information given; or claim for delay or extra compensation on account of incorrectness of information given; or on account of insufficiency or absence of information regarding obstructions either revealed or not revealed by the drawings; and that he shall have no claim for relief from any obligation or responsibility under this contract, in case the location, size or character of any pipe or other underground structure is encountered that is not shown on the drawings.

1.06 The City shall provide reference points as shown on the plans. Contractor shall be responsible for having a land surveyor registered in the State of Florida and approved by the Engineer lay out the work. Shall protect and preserve the established reference points and shall make no changes or relocations without the prior written approval of the Engineer, Contractor shall report to Engineer whenever such reference point is lost or destroyed or required location because of necessary changes in grades or locations. And the Contractor shall be responsible for replacement or relocation of such reference points by

professionally qualified personnel. Registered in the State of Florida and approved by the Engineer.

1.07 All dewatering and by pass pumping necessary to accomplish the work of this Contract shall be performed by the Contractor at no extra or additional cost to the Owner. Any permits required shall be the responsibility of the Contractor.

1.08 Examination of Contract Documents and Site. Before submitting a bid each Contractor must (a) examine the Contract Documents thoroughly. (b) visit the site to familiarize himself with local conditions that may in any manner affect cost, progress or performance of the work, (c) familiarize himself with federal, state and local laws, ordinances, rules and regulations that may in any manner affect cost, progress or performance of the work, and (d) study and carefully correlate Bidder's observations with the Contract Documents.

1.09 The Contractor will be required to maintain the flow of sewage at all times during the construction of the work of this Contract at no extra or additional cost to the Owner.

1.10 All unit pricing shall remain valid for the duration of the contract.

1.11 Florida Sales Tax on materials, as well as all other customary taxes on construction activities, shall be paid for by the Contractor at no additional expense to the Owner.

1.12 No thrust blocking shall be used unless specifically authorized by the Engineer. Restrained joint pipe fittings and joints shall be utilized unless otherwise shown.

1.13 Limitations on the Engineer's Responsibilities:

A. Neither the Engineer's authority to act under this Paragraph nor any decision made by him in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of the Engineer to the Contractor, any Subcontractor, any of their agents or employees or any other person performing any of the work.

B. The Engineer will not be responsible for the construction means, methods, techniques, sequences or procedures, or the safety precautions and programs incident thereto, and he will not be responsible for the Contractor's failure to perform the work in accordance with the Contract Documents.

C. The Engineer will not be responsible for the acts or omissions of the Contractor, any subcontractors, or any of his or their agents or employees, or any other persons performing any of the work.

1.14 A construction trailer is not required for this project. The Contractor shall provide secure material storage for each site.

END OF SECTION

SECTION 01340
SHOP DRAWINGS

PART 1 -GENERAL

1.01 REQUIREMENTS INCLUDED

A. The Contractor shall submit to the Engineer for review and approval, such working drawings, shop drawings, test reports and data on materials and equipment, and certificates and affidavits as are required for the proper control of work, including but not limited to those working drawings, shop drawings, data and samples for materials and equipment specified elsewhere in the Specifications and in the Contract Drawings.

B. Within twenty (20) calendar days after the effective date of the agreement, The Contractor shall submit to the Engineer a complete materials list of preliminary data on items for which shop drawings are to be submitted. Included in this materials list shall be the names of all proposed manufacturers furnishing specified items. Review of this list by the Engineer shall in no way be expressed or implied relief to the Contractor from submitting complete shop drawings and providing material, equipment, etc., fully in accordance with the specifications. This procedure is required in order to expedite final review of shop drawings.

C. The Contractor shall maintain an accurate updated submittal log and will bring this log to each scheduled progress meeting with the Owner and the Engineer. This log shall include the following items:

1. Submittal – Description and Number assigned.
2. Date to Engineer
3. Date returned to Contractor (from Engineer).
4. Status of Submittal (Approved, Approved as Noted, Not Approved/Resubmit).
5. Date of resubmittal and return (as applicable).
6. Date material release (for fabrication).
7. Projected date of fabrication.
8. Projected date of delivery to site.
9. Status of O&M manuals submitted.
10. Specification Section.
11. Drawings Sheet Number.

1.02 CONTRACTOR'S RESPONSIBILITY

A. It is the duty of the Contractor to check all drawings, data and samples prepared by or for him before submitting them to the Engineer for review. Each and every copy of the drawings and data shall bear Contractor's stamp and signature showing that they have been so checked. Shop drawings submitted to the Engineer without the Contractor's stamp and signature will be returned to the Contractor for conformance with this requirement. Shop drawings shall indicate any deviations in the submittal from requirements of the Contract Documents. If the Contractor takes exception to the specifications, the Contractor shall note the exception in the letter of transmittal to the Engineer. Shop drawings submittals shall not be used as a vehicle for requesting approval of substitute or alternative equipment and materials. Substitution requests will be considered only when submitted in accordance with the applicable provisions of Section 01600.

B. Determine and Verify:

1. Field measurements

2. Field construction criteria

3. Catalog numbers and similar data

4. Conformance with Specifications

C. The Contractor shall furnish the Engineer a schedule of Shop Drawing submittals fixing the respective dates for the submission of shop and working drawings, the beginning of manufacture, testing and installation of materials, supplies and equipment. This schedule shall indicate those that are critical to the progress schedule.

D. The Contractor shall not begin any of the work covered by a drawing, data, or a sample returned for correction until a revision or correction thereof has been reviewed and returned to him, by the Engineer, with approval.

E. The Contractor shall submit to the Engineer all drawings and schedules sufficiently in advance of construction requirements to provide no less than thirty (30) calendar days for checking and appropriate action from the time the Engineer receives them.

F. All submittals shall be accompanied by a transmittal letter prepared in duplicate containing the following information:

1. Date

2. Project title and number

3. Contractor's name and address

4. The number of each shop drawing, product data, and sample submitted

5. Notification of deviations from contract documents

6. Submittal log number conforming to specification section numbers.

G. The Contractor shall submit four (4) copies of descriptive or product data submittals to complete shop drawings for the Engineer plus the number of copies which the Contractor requires returned. The Engineer will retain four (4) sets.

H. The Contractor shall be responsible for and bear all costs of damages which may result from the ordering of any material or from proceeding with any part of work prior to the completion of the review by Engineer of the necessary shop drawings.

I. The Contractor shall be fully responsible for observing the need for and making any changes in the arrangement of piping, connections, wiring, manner of installation, etc., which may be required by the materials/equipment he proposed to supply both as pertaining to his own work and any work affected under other parts, headings, or divisions of Drawings and Specifications.

1.03 ENGINEER'S REVIEW OF SHOP DRAWINGS

A. The Engineer's review of drawings, data and samples submitted by the Contractor will cover only general conformity to the specifications, external connections, and dimensions which affect the installation. The Engineer's review and exceptions, if any, will not constitute an approval of dimensions, quantities, and details of the material, equipment, device or item shown.

B. The review of drawings and schedules will be general, and shall not be construed:

1. as permitting any departure from the Contract requirements;

2. as relieving the Contractor of responsibility of any errors, including details, dimensions and materials;

3. As approving departures from details furnished by the Engineer, except as otherwise provided herein.

C. If the drawings or schedules as submitted describe variations and show a departure from the contract requirements which Engineer finds to be in the interest of the Owner and to be so minor as not to involve a change in contract price or time for performance, the Engineer may return the reviewed drawings without noting an exception.

D. When reviewed by the Engineer, each of the shop drawings will be identified as having received such review being so stamped and dated. Shop drawings stamped "NOT APPROVED/RESUBMIT" and with required corrections shown will be returned to the Contractor for correction and resubmittal.

E. Resubmittals will be handled in the same manner as first submittals. On resubmittals the Contractor shall direct specific attention, in writing or on resubmitted shop drawings, to revisions other than the corrections requested by the Engineer on previous submissions. The Contractor shall make any corrections required by the Engineer.

F. If the Contractor considers any correction indicated on the drawings to constitute a change to the contract drawings or specifications, the Contractor shall give written notice thereof to the Engineer.

G. Shop drawings and submittal data shall be reviewed by the Engineer for each original submittal and first resubmittal; thereafter review time for subsequent resubmittals shall be charged to the Contractor in accordance with the terms of the Engineer's agreement with the Owner.

H. When the shop drawings have been completed to the satisfaction of the Engineer, the Contractor shall carry out the construction in accordance therewith and shall make not further changes therein except upon written instructions from the Engineer.

I. No partial submittals will be reviewed. Submittals not complete will be returned to the Contractor for resubmittal. Unless otherwise specifically permitted by the Engineer, make all submittals in groups containing all associated items for:

1. Systems

2. Processes

3. As indicated in the specifications sections. All drawings, schematics, manufacturer's product data, certifications and other shop drawing submittals required by a system specification shall be submitted at one time as a package to facilitate interface checking.

1.04 SHOP DRAWINGS

A. When used in the Contract Documents, the term "shop drawings" shall be considered to mean Contractor's plans for materials and equipment which become an integral part of the project. These drawings shall be completed and detailed. Shop drawings shall consist of fabrication, erection and setting drawings and schedule drawings, manufacturer's scale drawing, and wiring and control diagrams. Cuts, catalogs, pamphlets, descriptive literature, and performance and test data, shall be considered only as supportive to required shop drawings as defined above. As used herein, the term "manufactured" applied to standard units usually mass produced; and "fabricate" means items specifically assembled or made out of selected materials to meet individual design requirements.

B. Manufacturer's catalog sheets, brochures, diagrams, illustrations and other standard descriptive data shall be clearly marked to identify pertinent materials, product or models. Delete information which is not applicable to the work by striking or cross-hatching.

C. Drawings and schedules shall be checked and coordinated with the work of all trades involved, before they are submitted for review by the Engineer and shall bear the Contractor's stamp of approval as evidence of such checking and coordination. Drawings or schedules submitted without this stamp of approval shall be returned to the Contractor for resubmission.

D. Each shop drawing shall have a blank area located adjacent to the title block. The title block shall display the following:

1. Project title and number

2. Name of project building or structure

3. Number and title of the shop drawing

4. Date of shop drawing or revision

5. Name of Contractor and subcontractor submitting drawing

6. Supplier/manufacturer

7. Separate detailer when pertinent

8. Specification section

10. Drawing number

E. If drawings show variations from contract requirements because of standard shop practice or for other reasons, the Contractor shall describe such variations in his letter of transmittal. If acceptable, proper adjustment in the contract shall be implemented where appropriate. If the Contractor fails to describe such variations, he shall not be relieved of the responsibility for executing the work in accordance with the contract, even though such drawings have been reviewed.

F. Data on materials and equipment include, without limitation, materials and equipment lists, catalog data sheets, cuts, performance curves, diagrams materials of construction and similar descriptive material. Materials and equipment lists shall give, for each item thereon, the name and location of the supplier or manufacturer, trade name, catalog reference, size, finish and all other pertinent data.

G. For all mechanical and electrical equipment furnished, the Contractor shall provide a list including the equipment name, and address and telephone number of the manufacturer's representative and service company so that service and/or spare parts can be readily obtained.

H. All manufacturers or equipment suppliers who are proposed to furnish equipment or products shall submit an installation list to the Engineer along with the required shop drawings. The installation list shall include at least five (5) installations where identical equipment has been installed and has been in operation for a period of at least (1) year.

I. Only the Engineer will utilize the color "red" in marking shop drawing submittals.

J. Final, approved shop drawings shall be provided in pdf format.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION

SECTION 01380
CONSTRUCTION PHOTOGRAPHS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Scope of Work: The Contractor shall employ a competent photographer to take construction record photographs and video recording prior to start of work and periodically during the course of the Work.

B. Related Requirements Described Elsewhere:

1. Project Requirements: Section 01000
2. Summary of Work: Section 01010
3. Location, Scope and Special Requirements: Section 01300
4. Project Record Documents: Section 01720

1.02 PHOTOGRAPHY REQUIRED

A. Digital photographs shall be taken in conformance with this Section shall be furnished to the Engineer with each pay request. Failure to comply will result in rejection of pay request.

B. Digital photographs shall be taken at each of the major stages of construction and as directed by the Engineer.

C. Digital photographs may be taken by the Contractor's personnel but must be of professional quality as herein specified. Photographs which are deemed unsatisfactory will be rejected and retakes will be required.

D. Views and Quantities Required:

1. Contractor shall supply Digital pictures on a minimum 4 GB USB Flash Drive. One (1) view of each activity, as directed by the Resident Project Representative, up to a limit of ten activities photographed per month.

2. One (1) Digital picture of five (5) views of overall Project site monthly including any change of condition, any structural changes, relocation, and all conflicts with utilities, as directed by the Resident Project Representative.

E. Digital pictures shall contain and comply with the following:

1. The Contractor shall maintain all Digital copies of photos for the entire Project and then shall convey the disks to the Owner at the completion of the Project.

2. All disks shall be properly labeled with project name, project number, project start and end dates, Contractor's name, and Owner's name for which work was completed.

3. The photographer shall agree to furnish additional disks to Owner and the Engineer at commercial rates applicable at time of purchase.

1.03 COST OF PHOTOGRAPHY

A. The Contractor shall pay costs for specified Digital photography and any required prints.

PART 2 - PRODUCTS

2.01 DIGITAL PHOTOGRAPH AND/OR PRINTS

A. Type of Print (if required):

1. Paper: Single weight, color print paper.
2. Finish: Smooth surface, glossy.

Size: 4 inch x 6 inch for construction photos.

B. Identify each photograph with the following (each print shall have information listed on back of each photograph and digital pictures shall have coordinating log sheet with information):

1. Name of project
2. Orientation of view
3. Date and time of exposure
4. Name and address of photographer
5. Each photograph shall be numbered in consecutive order.

Note: Digital prints shall be used to clarify as-builts.

PART 3 - EXECUTION

3.01 TECHNIQUE

A. Factual Presentation.
B. Correct exposure and focus.

1. High resolution and sharpness (minimum 800 DPI)
2. Maximum depth-of-field
3. Minimum distortion

3.02 VIEWS REQUIRED

A. Digital photographs shall adequately illustrate condition of construction and state of progress.

1. At successive periods of photography, take at least one digital photograph from the same overall view as previously photographed.

2. Consult with the Engineer at each period of digital photography for instructions concerning views required.

3.03 DELIVERY OF PRINTS

A. Deliver photographs, on USB Flash Drive with coordinating log, to the Engineer as attachment to Application for Payment. (Flash Drive will become property of Engineer and/or client)

B. Distribution of construction photographs, as soon as processed, is anticipated to be as follows:

1. Engineer one (1) set.

2. Project record file one (1) set to be stored by Contractor until the end of the project which shall be delivered with Project Record Documents as specified in Section 01720).

3. Contractor one (1) set.

PART 4 – CONSTRUCTION VIDEO RECORDING

4.01 SCOPE OF WORK

A. Furnish all labor, materials and equipment to furnish color audio video recording of the project site as specified herein.

B. Furnish to the Engineer an original and one copy of a continuous color audio video recording on DVD around the entire project site. The recording shall be taken prior to any construction activity.

C. The Engineer reserves the right to reject the audio video recording because of poor quality, unintelligible audio or uncontrolled pan or zoom. Any DVD rejected by the Engineer shall be redone at no cost to the Owner. Under no circumstances shall

construction begin until the Engineer has received and accepted the audio video DVD(s).

D. The recording shall be performed by a qualified, established audio video recording firm, knowledgeable in construction practices which have a minimum of one (1) year experience in the implementation of established inspection procedures.

4.02 COLOR AUDIO VIDEO SURVEY

A. Complete coverage shall include all surface features located within the project site, easement areas, and adjacent private properties covering the extent of the project site to be utilized by the Contractor and will be supported by appropriate audio description made simultaneously with video coverage. Such coverage shall include, but not be limited to, all existing driveways, sidewalks, curbs, ditches, roadways including viaducts, landscaping, trees, culverts, headwalls, and retaining walls, and buildings located within the area. Video coverage shall extend to the maximum height of all structures within this zone.

B. All recording shall be done during times of good visibility. No recording shall be done during periods of visible precipitation, or when more than ten percent of the ground area is covered with standing water, unless otherwise authorized by Owner.

4.03 AUDIO AND VIDEO

A. Contractor shall furnish continuous color, audio-video DVD(s) of professional quality.

B. Pre and post construction recording should be recorded on a DVD –R disk, 4.7 gigabits, recorded in SP mode (120 mins) or better (HQ,HSP), disk must be finalized with no editing of information and must be properly marked with date, location, contractors name, job site, and name of Videographer. The date and time stamp must be visible at all times on image and disk must be stored in an individual sleeve.

C. Each DVD shall begin with the Owner’s name, Contract name and number, Contractor’s name, date and location information such as street name, direction of travel, viewing side, etc.

D. Information appearing on the DVD must be continuous and run simultaneously by computer generated transparent digital information. No editing or overlaying of information at a later date will be acceptable.

E. Digital information will be as follows:

1. Upper left corner

a) Name of Contractor
b) Day, date and time
c) Name of project

2. Lower left corner

a) Route of travel
b) Viewing side
c) Direction of travel
d) Stationing

F. Time must be accurate and continuously generated.

G. Engineering station numbers must be continuous, be accurate and correspond to project stationing. The symbols should be the standard engineering symbols (i.e. 16+64).

H. Written documentation must coincide with the information on the DVD so as to make easy retrieval of location sought for at a later date.

I. The video system shall have the capability to transfer individual frames of video electronically into hard copy prints or photography negatives.

J. Audio shall be recorded at the same time as the video recording and shall have the same information as on the viewing screen. Special commentary will be given for unusual conditions of buildings, sidewalks and curbing, foundations, trees and shrubbery, etc.

K. All DVDs and boxes shall bare labels with the following information:

1. Recording Number
2. Owner's Name
3. Date of Recording
4. Project Name and Number
5. Location and Standing Limit of DVD

L. Prior to commencement of audio video recording, the contractor shall notify the Engineer in writing when and where the audio video recording will begin. The Engineer may provide a designated representative to accompany and oversee coverage of all recording operations. Audio video recording completed without an Engineer representative present will be unacceptable unless specifically authorized by the Engineer.

END OF SECTION

SECTION 01400
QUALITY CONTROL

PART 1 - GENERAL

1.01 TESTING LABORATORY SERVICES

Arrangements for testing laboratory services will be made by the Owner. Payment for testing to show compliance with specified requirements will be paid for by the Owner. The cost for tests, when materials and workmanship fail to meet specified requirements (failed tests), will be billed directly to the Contractor by the soils testing laboratory, or deducted from monies due the Contractor.

1.02 INSPECTION SERVICES

The authorized representative of all applicable Federal and/or State agencies, including Environmental Protection Agency, Corps of Engineers and Department of Environmental Regulation, shall be permitted to inspect all work, materials, payrolls, records of personnel, invoice of materials, and other relevant data and records. The Owner and his authorized representatives shall be permitted free access and every reasonable facility for the inspection of all work and materials, including the removal or uncovering of such portions of the finished work as may be directed. The Owner and his authorized representative shall also be permitted to inspect payrolls, invoices of materials and other relevant data and records.

1.03 INSPECTION OF WORK AWAY FROM SITE

If work to be done away from the construction site is to be inspected on behalf of the Owner during its fabrication, manufacture or testing or before shipment, the Contractor shall give notice to the Engineer of the time and place where such fabrication, manufacturing, testing or shipping is to be done. Such notice shall be in writing and delivered to the Engineer in ample time so that the necessary arrangements for the inspection can be made.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01500
TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

This section specifies the minimum requirements for temporary facilities, utilities to be brought to the site, refuse/waste collection and control required to enable the construction of the project to progress adequately. The providing of adequate facilities at every stage of performing the work is the Contractor's sole responsibility, and is not limited by the requirement of this section.

Except as otherwise indicated, the Contractor may, at his option, provide stand-alone utility plants to provide needed services, in lieu of connected services from available public utilities, provided such stand-along plant facilities comply with governing regulations. Prior to availability of temporary utility services, provide trucked-in/trucked-out containerized or unitized services for startup of construction operations at the site.

Except as otherwise indicated, the costs of providing and using temporary utility services are included in the Contract Sum.

1.02 TEMPORARY FACILITIES

The types of utility services required for general temporary use at the project site include the following (other specific services may be required for specific construction methods or operations):

Electrical Power Service
Water Service (potable for certain uses)
Sanitary
Storm Sewer or Open Drainage/Run-off Control
Refuse/Waste Collection

Temporary Electricity:

The Contractor shall make necessary applications and arrangements and pay all fees and charges for electrical energy for power and light necessary for proper completion of the work and during its entire progress up to time of final acceptance by the Owner. The Contractor shall provide and pay for all temporary switches, connections and meters.

Temporary Water:

The Contractor shall make all necessary application and arrangements, and pay all fees and charges for water necessary for the proper completion of the project up to the time of final acceptance. The Contractor shall provide and pay for any temporary piping and connections.

Temporary Sanitary Facilities:

The Contractor shall provide adequate sanitary facilities for the use of those employed on the work. Such facilities shall be made available when the first employees arrive on the site of the work, shall be properly secluded from public observation, and shall be constructed and maintained during the progress of the work in suitable numbers and at such points and in such manner as may be required or approved.

The Contractor shall provide these portable sanitary facilities "on-site" for use by workers. Transporting workers to the nearest "public" sanitary facility will not be considered an acceptable alternative to these requirements.

The Contractor shall maintain the sanitary facilities in a satisfactory and sanitary condition at all times and shall enforce their use. He shall rigorously prohibit the committing of nuisances on the site of the work, on the lands of the Owner, or on adjacent property. The cost of providing these sanitary facilities shall be included in the Contractor's applicable pay items of work and no separate payment shall be made thereof.

Temporary Refuse/Waste Collection

The Contractor shall provide for adequate refuse/waste collection and disposal. City Ordinance requires that all rental open-top rolloff container units or rental cubic-yard container units must be procured from one of the City's franchised construction and demolition debris providers. For a list of the City's current Franchised Providers, please call Public Works at 386-676-3220.

It will be the Contractor's responsibility to make all necessary arrangements for refuse/waste collection and disposal. The cost of providing for such refuse/waste collection and disposal shall be included in the Contractor's applicable pay items of work and no separate payment shall be made thereof.

Termination and Removal:

At the time the need for temporary utility service or a substantial portion thereof has ended, or when its service has been replaced by use of permanent services, or not later than the time of substantial completion, promptly remove the installation unless requested by the Engineer to retain it for a longer period. Complete and restore work which may have been delayed or affected by the installation and use of the temporary utility, including repairs to construction and grades and restoration and cleaning of exposed surfaces. Replace work damaged beyond acceptable restoration.

1.03 TEMPORARY CONTROLS

Noise Control:

The Contractor shall provide adequate protection against objectionable noise levels caused by the operation of construction equipment.

Dust Control:

The Contractor shall provide for adequate protection against raising objectionable dust clouds caused by moving construction equipment, high winds or any other cause.

Water Control:

The Contractor shall provide for satisfactory disposal of surplus water and shall submit a plan to the Engineer for his review prior to initiation and implementation of the plan. Prior approval shall be obtained from the proper authorities for the use of public or private lands or facilities for such disposal.

Pollution Control:

The Contractor shall provide for adequate protection against polluting any public or private lands, lakes, ponds, rivers, streams, creeks, and other such areas, by the disposal of surplus material in the form of solids, liquids, or gases or from any other cause. The Contractor shall provide for adequate refuse/waste collection and disposal as described in Part 1, paragraph 1.02 of this Section.

The Contractor shall evaluate and assess the impact of any adverse effects on the natural environment which may result from construction operations and shall operate to minimize pollution of air, ground or surface waters vegetation, and afford the neighboring community the maximum protection during and up to completion of the construction project.

The Contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or otherwise prevent pollution of siltation of streams, lakes and reservoirs and to avoid interference with movement of migratory fish.

All chemicals used during project construction or furnished for project operation, whether herbicide, pesticide, disinfectant, polymer, reactant or of other classification, must show approval of either EPA or USDA. Use of all such chemicals and disposal of residues shall be in strict conformance with instructions.

Erosion Control:

The Contractor shall not expose, by construction operations, a larger area of erosive land at any one time than the minimum necessary for efficient construction operations, and the duration of exposure of the uncompleted construction to the elements shall be as short as practicable.

Erosion control features shall be constructed concurrently with other work and at the earliest practicable time.

1.04 STORAGE FACILITIES

All products, materials and equipment shall be stored in accordance with the manufacturer's instructions, with seals and labels intact and legible. Products subject to damage by the elements shall be stored in weathertight enclosures. Temperature and humidity shall be maintained within the ranges required by the manufacturer's instructions. Fabricated products shall be stored above the

ground on blocking or skids. Products which are subject to deterioration shall be covered with impervious coatings with adequate ventilation to avoid condensation. Loose granular materials shall be stored in a well-drained area on solid surfaces to prevent mixing with foreign matter. Any products which will come in contact with potable water shall be stored off the ground so as to prevent contamination.

Storage shall be arranged in such a manner to provide easy access for inspection. Periodic inspections shall be made of all stored products to assure that they are maintained under specified conditions, and free from damage or deterioration.
After installation, Contractor shall provide substantial coverings as necessary to installed products to protect from damage from traffic and subsequent construction operations. Coverings shall be removed when no longer needed.

1.05 PRESERVATION OF PROPERTY

Preserve from damage all property along the line of the work, or which is in the vicinity of or in any wise affected by the work, the removal or destruction of which is not called for by the plans. Wherever such property is damaged due to the activities of the Contractor, it shall be immediately restored to its original condition by the Contractor at no cost to the Owner.

In case of failure on the part of the Contractor to restore such property, or make good such damage or injury, the Owner may, after 48 hours notice to the Contractor, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and the cost thereof will be deducted from any monies due or which may become due the Contractor under this Contract.

The Contractor shall be responsible for the protection of property, in the areas in the vicinity of the project; and for the protection of his equipment, supplies, materials and work, against any damage resulting from the elements, such as flooding, by rainstorm, wind damage, or other elemental cause resulting from the project configuration. The Contractor shall take all precautions against any such damage occurrence, and shall be responsible for damage resulting from same. The Contractor shall provide adequate drainage facilities, tie-downs, or other protection, throughout the Contract period, for the protection of his, the Owner's, and other properties from such damage.

1.06 TRAFFIC REGULATION

Signs, marking barricades and procedures shall conform to the requirements of the Florida Department of Transportation Manual on Traffic Controls and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations.

The Contractor shall maintain one-lane, two-way traffic at all times and maintain customer access to local businesses at all times throughout the course of the work.

The Contractor shall provide and maintain adequate barricades, construction signs, torches, flashers, guards and flagmen as required in pedestrian and vehicular traffic areas. Regulations of local authorities shall be complied with.

The contractor shall provide suitable crossings at street intersections and driveways, and supply such aid as may be required for pedestrians and motorists, including delivery vehicles, to safely negotiate the construction areas.

The Contractor shall carry on the work in a manner that will cause the least interruption in traffic. Closing to through travel of more than two consecutive blocks, including the cross streets intersected will not be permitted without specific authorization from the local authorities. Where traffic must cross open trenches, the Contractor shall provide suitable bridges at street intersections and driveways and provide adequate ingress and egress to dwellings, business facilities, utilities and services. At any time the streets are required to be closed, the Contractor shall notify, in writing, law enforcement agencies, fire departments, and parties operating emergency vehicles before the street is closed and again as soon as it is opened. Access to fire hydrants and other fire extinguishing equipment shall be provided and maintained at all times. Refer to Section 01010 of these Specifications for "Notification of Construction" and "Notification of Street Closure" requirements.

On completion of work, the Contractor shall remove all debris, excess materials, barricades and temporary work leaving walkways and road clear of obstructions.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01600
MATERIALS AND EQUIPMENT

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

Materials and equipment furnished by CONTRACTOR shall be new and shall not have been in service at any other installation unless otherwise provided. Materials and equipment shall conform to applicable specifications and standards and comply with the size, make, type and quality specified, or as specifically approved in writing by ENGINEER.

Manufactured and fabricated items shall be designed, fabricated and assembled in accordance with the best engineering and shop practices. Like parts of duplicate units shall be manufactured to standard sizes and gauges to be interchangeable.

Two or more things of the same kind shall be identical, by the same manufacturer.

Materials and equipment shall be suitable for service conditions shown or specified.

Equipment which requires auxiliary devices or equipment in order to operate properly shall have such auxiliary devices or equipment included as a part of its system.

Equipment sizes, capacities and dimensions shown or specified shall be adhered to unless variations are specifically approved in writing.

Materials and equipment shall not be used for any purpose other than that for which it is designed or is specified.

Where existing materials or equipment is specifically shown or specified to be reused in the work, special care shall be used in removal, handling, storage, and reinstallation, to assure proper function in the completed work.

CONTRACTOR shall arrange for transportation, storage and handling of products which require off-site storage, restoration or renovation.

Salvaged Materials. In the absence of special provisions to the contrary, salvaged materials, equipment or supplies are the property of OWNER and shall be cleaned and stored as directed by ENGINEER.

Manufacturer's Instructions. The installation of all work shall comply with manufacturer's written instructions. CONTRACTOR shall obtain and distribute copies of such instructions to parties involved in the installation including two copies to ENGINEER. One complete set of instructions shall be maintained at the job site during installation and until completion All products and equipment shall be handled, installed, connected, cleaned, conditioned and adjusted in accordance with the manufacturers instructions and specified requirements. Should job

conditions or specified requirements conflict with manufacturers instructions, such conflicts shall be called to ENGINEER'S attention for resolution and revised instructions.

Equipment Guarantee. All mechanical and electrical equipment, together with devices of whatever nature and all components, which are furnished and/or installed by CONTRACTOR shall be guaranteed. The guarantee shall be against manufacturing and/or design inadequacies, materials and workmanship, improper assembly, hidden damage, failure of devices and/or components, excessive leakage or other circumstances which would cause the equipment to fail under normal design and/or specific operating conditions for a period of one year or such longer period as may be shown and/or specified from and after the date of acceptance of the equipment by OWNER. Each piece of equipment, device or component which shall fail within the above specified term shall be replaced with reasonable promptness by CONTRACTOR without cost to OWNER.

Operating Characteristics. Rotating machinery shall be designed and fabricated to provide satisfactory operation without excessive wear and without excessive maintenance during its operating life. Rotating parts shall be statically and dynamically balanced and shall operate without excessive vibration.

Lubrication System. The minimum design criteria for lubrication of moving parts of the equipment shall include one week of continuous operation during which no lubricants shall be added to the system. The system shall also be designed to receive lubricants whether in operation or shut down, and shall not leak or waste lubricants under either condition. The manufacturer's recommendations of grade and quality and a supply of the lubricants so recommended in quantities sufficient to conduct startup and testing operations shall be furnished with the equipment.

Safety Requirements. Screens, guards or cages shall be provided for all exposed, rotating or moving parts in accordance with accepted practices of applicable governmental agencies.

Nameplates. Each major component of equipment shall have the manufacturers name, catalog and/or model number, serial number and applicable performance requirements and characteristics embossed, stamped, or engraved on a stainless steel plate securely attached to the item of equipment.

Anchor Bolts. The manufacturer shall provide stainless steel anchor bolts for each piece of equipment furnished.

1.02 TRANSPORTATION AND HANDLING

Materials and equipment shall be loaded and unloaded by methods affording adequate protection against damage. Every precaution shall be taken to prevent injury to the materials or equipment during transportation and handling. Suitable power equipment will be used and the materials or equipment shall be under control at all times. Under no condition shall the materials or equipment be dropped, bumped or dragged. When a crane is used, a suitable hook or lift sling shall be used. The crane shall be so placed that all lifting is done in a vertical plane. Materials or equipment skid loaded, palletized or handled on skidways shall not be skidded or rolled against materials or equipment already unloaded.

Materials and equipment shall be delivered to the job site by means that will adequately support it and not subject it to undue stresses. Contractor shall promptly inspect the products for damage and defects and conformance with the specification. Materials and equipment damaged or injured in the process of transportation, unloading or handling will be rejected and shall be immediately removed from the site.

1.03 STORAGE AND PROTECTION

All materials and equipment shall be stored in accordance with the manufacturer's instructions, with seals and labels intact and legible. Items subject to damage by the elements shall be stored in weathertight enclosures. Temperature and humidity shall be maintained within the ranges required by the manufacturers instructions. Fabricated items shall be stored above the ground on blocking or skids. Items which are subject to deterioration shall be covered with impervious coatings with adequate ventilation to avoid condensation. Loose granular materials shall be stored in a well-drained area on solid surfaces to prevent mixing with foreign matter. Any items which will come in contact with potable water shall be stored off the ground so as to prevent contamination.

Storage shall be arranged in such a manner to provide easy access for inspection. Periodic inspections shall be made of all stored items to assure that they are maintained under specified conditions, and free from damage or deterioration.

After installation, CONTRACTOR shall provide substantial coverings as necessary to protect installed items from damage, from traffic, and subsequent construction operations. Coverings shall be removed when no longer needed.

PART 2 - MATERIALS AND EQUIPMENT

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01630
SUBSTITUTIONS AND PRODUCT OPTIONS

PART 1 - GENERAL

1.01 REQUESTS FOR REVIEW

A. Requests to review substitute items of material and equipment will not be accepted by the Engineer from anyone other than the Contractor. If the Contractor wishes to furnish or use a substitute or equivalent item of material or equipment, the Contractor shall make written application to the Engineer for acceptance, certifying that the proposed substitute will perform adequately the functions called for by the general design, be similar and of equivalent substance to that specified and be suited to the same use and capable of performing the same function as that specified. The application will state whether or not acceptance of the substitute for use in the work will require a change in Drawings or Specifications to adapt the design to the substitute and whether or not incorporation or use of the substitute in connection with the work is subject to payment of any license fee or royalty. All variations of the proposed substitute from that specified shall be identified in the application and available maintenance, repair and replacement service will be indicated. The application will also contain an itemized estimate of all costs that will result directly or indirectly from acceptance of such substitute, including costs of redesign and claims of other contractors affected by the resulting change, all of which shall be considered by the Engineer in evaluating the proposed substitute. The Engineer may require the Contractor to furnish at the Contractor's expense additional data about the proposed substitute. The Engineer will be the sole judge of acceptability, and no substitute will be ordered or installed without the Engineer's prior written acceptance. The Owner may require the Contractor to furnish at the Contractor's expense, a special performance guarantee or other surety with respect to any substitute.

1.02 SUBSTITUTION AFTER EXECUTION OF AGREEMENT

A. After execution of the Agreement, substitution of materials or equipment supplied by manufacturers or suppliers other than those listed, will be considered only if it is demonstrated by the Contractor that:

1. The material or equipment proposed for substitution is superior in design, construction and/or efficiency to that of the listed manufacturer or supplier;

2. The material proposed for substitution is in every way equal to that of the listed supplier, and that availability and/or delivery of listed materials within the time frame scheduled cannot be met; or

3. The material proposed for substitution is in every way equal to that of the listed

supplier and is available at a lower cost. In the event such a substitution is allowed, the Contractor shall accept and execute a Change Order reducing the Contract Price by an amount equal to the cost differential.

1.03 EQUIVALENT MATERIALS AND EQUIPMENT

A. Whenever materials or equipment are specified or described in the Drawings or Specifications by using the name of a proprietary item or the name of a particular manufacturer, fabricator, supplier or distributor, the naming of the item is intended to establish the type, function, and quality required. Unless the name is followed by words indicating that no substitution is permitted, materials or equipment of other manufacturers, fabricators, suppliers or distributors may be accepted by the Engineer to determine that the material or equipment proposed is equivalent to that named.

B. It is not the intent of the Contract Documents to function as proprietary specifications. Where a particular manufacturer make and model are cited and specifically required for interchangeability of parts and/or match existing equipment, this has been so stated in the Specifications.

C. The standard products of manufacturers other than those specified may be considered when it is demonstrated to the ENGINEER that they are equal in quality, composition, durability, usefulness and convenience for the purpose intended. Requests for substitutions will only be considered, provided the following minimum conditions are met:

1. The proposed coating system shall use an equal or greater number of separate coats to achieve the required dry film thickness.

2. The proposed coating system shall use coatings of the same generic type.

3. All requests for substitutions shall have the directions for application and descriptive literature which includes generic type, nonvolatile content by volume and information confirming that the substitution is equal to the specified coating system.

4. The CONTRACTOR shall provide Certified Laboratory Data Sheets showing the results of complete spectrographic and durability tests performed on the proposed substitute. Tests shall be performed by a laboratory which conforms to the provisions of the American Society for Testing and Materials (ASTM E329) and which is a member of the American Council of Independent Laboratories. Costs incurred in the testing program shall be borne by the CONTRACTOR.

5. The cost of all testing and analyzing of the proposed substitute materials that may be required by the ENGINEER, shall be paid by the CONTRACTOR. If the proposed substitution requires changes in the contract work, the CONTRACTOR shall bear all such costs involved and the costs of allied trades affected by the substitution.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01670
OPERATING AND MAINTENANCE DATA

PART 1 - GENERAL

1.01 REQUIREMENTS INCLUDED

A. Scope of Requirements:

1. Compile product data and related information appropriate for Owner's maintenance and operation of products furnished under Contract.

2. Prepare operating and maintenance data as specified in this Section and as referenced in other pertinent sections of the Specifications.

3. Instruct Owner's personnel in maintenance of products and in operation of equipment and systems.

1.02 QUALITY ASSURANCE

A. Preparation of data shall be done by personnel:

1. Trained and experienced in maintenance and operation of described products.

2. Familiar with requirements of this Section.

3. Skilled as a technical writer to the extent required to communicate essential data.

4. Skilled as draftsman competent to prepare required drawings.

1.03 FORMAT OF SUBMITTALS

A. Prepare data in form of an instructional manual for use by Owner's personnel.

B. Format:

1. Size: 8 1/2 inches x 11 inches

2. Paper: 20 pound minimum, white, for typed pages.

3. Text: Manufacturer's printed data, or neatly typewritten.

4. Drawings:

a. Provide reinforced punched binder tab, bind in with text.

b. Reduce larger drawings and fold to size of text pages but not larger than 14 inches x 17 inches.

5. Provide fly-leaf for each separate product, or operating equipment.

   a. Provide typed description of products and major component parts of equipment.

   b. Provide indexed tabs.

6. Cover: Identify each volume with typed or printed title **"OPERATING AND MAINTENANCE INSTRUCTIONS"**.
   List:

   a. Title of project

   b. Identity of separate structure as applicable.

   c. Identity of general subject matter covered in the manual.

C. Binders:

1. Commercial quality three-post binders with durable and cleanable plastic covers.

2. Maximum post width: 2 inches.

3. When multiple binders are used, correlate the data into related consistent groupings.

1.04 CONTENT OF MANUAL

A. Neatly typewritten table of contents for each volume, arranged in systematic order.

1. Contractor, name of responsible principal, address and telephone number.

2. A list of each product required to be included, indexed to content of the volume.

3. List, with each product, name, address and telephone number of:

   a. Subcontractor or installer

   b. A list of each product required to be included, indexed to content of the volume.

   c. Identify area of responsibility of each SubContractor/Installer.

d. Local source of supply for parts and replacement

4. Identify each product by product name and other identifying symbols as set forth in Contract Documents.

B. Product Data:

1. Include only those sheets which are pertinent to the specified product.

2. Annotate each sheet to:

a. Clearly identify specific product or part installed

b. Clearly identify data applicable to installation

c. Delete references to inapplicable information.

C. Drawings:

1. Supplement product data with drawings as necessary to clearly illustrate:

a. Relations of component parts of equipment and systems

b. Control and flow diagrams.

2. Coordinate drawings with information in Project Record Documents to assure correct illustration of completed installation.

3. Do not use Project Record Documents as maintenance drawings.

D. Written text, as required to supplement product data for the particular installation:

1. Organize in consistent format under separate headings for different procedures.

2. Provide logical sequence of instructions of each procedure.

E. Copy of each warranty, bond and service contract issued.

1. Provide information sheet for Owner's personnel, give:

a. Proper procedures in event of failure

b. Instances which might affect validity of warranties or bonds.

1.05 MANUAL FOR EQUIPMENT AND SYSTEMS

A. Submit four copies of complete manual in final form.

B. Content, for each unit of equipment and system, as appropriate:

1. Description of unit and component parts.

    a. Function, normal operating characteristics, and limiting conditions.

    b. Performance curves, engineering data and tests.

    c. Complete nomenclature and commercial number of replaceable parts.

2. Operation procedures:

    a. Start-up, break-in, routine and normal operating instructions.

    b. Regulation, control, stopping, shut-down and emergency instructions.

    c. Summer and winter operating instructions.

    d. Special operating instructions.

3. Maintenance procedures:

    a. Routine operations

    b. Guide to "trouble-shooting"

    c. Disassembly, repair and reassembly

    d. Alignment, adjusting and checking.

4. Servicing and lubrication required:

    a. Complete lubrications schedule.

    b. List of all lubricants required and acceptable products from three manufacturers for each lubricant.

5. Manufacturer's printed operating and maintenance instructions.

6. Description of sequence of operation by control manufacturer.

7. Original manufacturer's parts list, illustrations, assembly drawing and diagrams required for maintenance.

    a. Predicted life of parts subject to wear.

    b. Items recommended to be stocked as spare parts.

8. As installed control diagrams by controls manufacturer.

9. Each Contractor's coordination drawings.

10. List of original manufacturer's spare parts, manufacturer's current prices and recommended quantities to be maintained in storage.

11. Other data as required under pertinent sections of specifications.

C. Content, for each electric and electronic system, as appropriate:

1. Description of system and component parts.

    a. Function, normal operating characteristics, and limiting conditions.

    b. Performance curves, engineering data and tests.

    c. Complete nomenclature and commercial number of replaceable parts.

2. Circuit directories and panel boards.

    a. Electrical service

    b. Controls

    c. Communications.

3. As installed color coded wiring diagrams.

4. Operating procedures:

    a. Routine and normal operating instructions

    b. Sequences required

    c. Special operating instructions.

5. Maintenance procedures:

a. Routine operations

b. Guide to "trouble-shooting"

c. Disassembly, repair and reassembly

d. Adjustment and checking.

6. Manufacturer's printed operating and maintenance instructions.

7. List of original manufacturer's spare parts, manufacturer's current prices, and recommended quantities to be maintained in storage.

8. Other data as required under pertinent sections of the Specifications.

D. Prepare and include additional data when the need for such data becomes apparent during instruction of Owner's personnel.

E. Additional requirements for operating and maintenance data: Respective sections of Specifications.

1.06 SUBMITTAL SCHEDULE

A. Submit two copies of preliminary draft of proposed formats and outlines of contents of Operation and Maintenance Manuals within 90 days after Notice to Proceed.

1. Engineer will review the preliminary draft and return one copy with comments.

B. Submit two copies of completed data in final form no later than 30 days following Engineer's review of the last shop drawing and/or other submittal specified in Section 01300. One copy will be returned with comments to be incorporated into final copies.

C. Submit four (4) copies of approved manual in final form directly to the offices of the Owner within 30 calendar days of product shipment to the project site and preferably within 30 days after the reviewed copy is received.

D. Provide four (4) copies of addenda to the operation and maintenance manuals as applicable and certificates as specified within 30 days after final inspection.

1.07 INSTRUCTION OF OWNER'S PERSONNEL

A. Prior to demonstration test, fully instruct Owner's designated operating and maintenance personnel in operation, adjustment and maintenance of products, equipment and systems.

B. Operating and maintenance manual shall constitute the basis of instruction. Review contents of manual with personnel in full detail to explain all aspects of operations and maintenance.

C. Instructors shall be fully qualified personnel as outlined within the individual equipment specifications. If so specific training specifications are listed with the equipment, the Contractor shall provide the instruction with qualified Contractor personnel.

D. The instructors shall provide for and prepare lessons scopes and handouts for up to five individual designated by the Owner that outline the items to be covered. Separate sessions for operation and maintenance instruction shall be provided consecutively. Handouts shall be submitted to the Owner with at least one week's notice prior to the training session.

PART 2 - PRODUCTS

(NOT USED)

PART 3 - EXECUTION

(NOT USED)

END OF SECTION

SECTION 01700
CONTRACT CLOSEOUT

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

Definition:

Closeout is defined to include general requirements near end of Contract Time, in preparation for final acceptance, final payment, normal termination of contract, occupancy by OWNER and similar actions evidencing completion of the work. Specific requirements for individual units of work are specified in sections of Division 2 through 16. Time of closeout is directly related to "Substantial Completion", and therefore may be either a single time period for entire work or a series of time periods for individual parts of the work which have been certified as substantially complete at different dates. That time variation (if any) shall be applicable to other provisions of this section.

1.02 PREREQUISITES TO SUBSTANTIAL COMPLETION

When the CONTRACTOR considers the work to be substantially complete, he shall submit to the ENGINEER: a written notice that the work, or designated portion thereof, is substantially complete; and a list of items to be completed or corrected.

Within a reasonable time after receipt of such notice, the ENGINEER will make an inspection to determine the status of completion.

Should the ENGINEER determine that the work is not substantially complete, the ENGINEER will promptly notify the CONTRACTOR, in writing, giving the reasons. The CONTRACTOR shall remedy the deficiencies in the work and send a second written notice of substantial completion to the ENGINEER. The ENGINEER will reinspect the work.

When the ENGINEER finds that the work is substantially complete, he will prepare and deliver to the OWNER a tentative Certificate of Substantial Completion with a tentative list of items to be completed or corrected before final payment. After consideration of any objections made by the OWNER as provided in Conditions of the objections made by the OWNER as provided in Conditions of the Contract, and when the ENGINEER considers the work substantially complete, he will execute and deliver to the OWNER and the CONTRACTOR a definite Certificate of Substantial Completion with a revised tentative list of items to be completed or corrected.

When the CONTRACTOR considers the work complete, he shall submit written certification that the Contract Documents have been reviewed, the work has been inspected for compliance with the Contract Documents, the work has been completed in accordance with the Contract Documents, equipment and systems have been tested in the presence of the OWNER's representative and are operational, and the work is completed and ready for final inspection.

With reasonable promptness after receipt of such certification, the ENGINEER will make an inspection to verify the status of completion. Should the ENGINEER consider that the work is incomplete or defective, he will promptly notify the CONTRACTOR, in writing, listing the incomplete or defective work. The CONTRACTOR shall take immediate steps to remedy the stated deficiencies and send a second written certification to the ENGINEER that the work is complete. The ENGINEER will reinspect the work.

Should the ENGINEER perform reinspections due to failure of the Work to comply with the claims of status of completion made by the CONTRACTOR, the OWNER will compensate the ENGINEER for such additional services and the OWNER will compensate the ENGINEER for such additional services and the OWNER will deduct the amount of such compensation from the final payment to the CONTRACTOR.

1.03 CLOSEOUT SUBMITTALS

When the ENGINEER finds that the work is acceptable under the Contract Documents, he shall request the CONTRACTOR to make closeout submittals.

The CONTRACTOR's closeout submittals shall include:

1. Evidence of compliance with requirements of governing authorities.
2. Project Record Documents.
3. Evidence of Payment and Release of Liens.
4. Certificate of Insurance for Products and Completed Operations.
5. Warranties and Bonds.

1.04 ADDITIONAL CLOSEOUT REQUIREMENTS

Project Record Documents:

The CONTRACTOR shall keep one Record copy of all specifications, drawings, addenda, modifications, shop drawings, field test records, and samples at the site in good order and annotated in red to show all changes made during the construction process. These shall be available to the ENGINEER for examination and shall be delivered to the ENGINEER for the OWNER upon completion of the work.

Documents and samples shall be stored in the CONTRACTOR's field office apart from documents used for construction. The CONTRACTOR shall provide files and racks for storage of documents, and a locked cabinet or secure storage space for storage of samples. Documents shall be maintained in a clean, dry, legible condition and in good order.

Record Documents shall not be used for construction purposes.

Each Document shall be labeled "PROJECT RECORD" in neat, large printed letters.

Information shall be recorded by the CONTRACTOR, on a daily basis, concurrently with construction progress. No work shall be concealed until required information is recorded on the CONTRACTOR's Record Drawings.

Drawings shall be legibly marked to record actual construction information on: depths of various elements of foundation in relation to finish first floor datum; horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements; location of internal utilities and appurtenances concealed in the construction, referenced to visible and accessible features of the structure; field changes of dimension and detail; changes made by Field Order or by Change Order; and details not on original contract drawings.

Specifications and Addenda shall have each section legibly marked to record: manufacturer, trade name, catalog number, and supplier of each product and item of equipment actually installed; and changes made by Field Order or by Change Order.

At contract closeout Record Documents shall be delivered to the ENGINEER for the OWNER. The submittal shall be accompanied with a transmittal letter in duplicate, containing:

1. Date
2. Project title and number
3. CONTRACTOR's name and address
4. Title and number of each Record Document
5. Signature of CONTRACTOR or his authorized representative

As-Built Survey Requirements:

Not Applicable

Operating and Maintenance Data:

The CONTRACTOR shall compile product data and related information appropriate for OWNER's maintenance and operation of products furnished under the Contract.
The submittals shall include but not necessarily be limited to:

Manufacturer's specifications.

Directions and instructions relating to assembly, installation, operation and maintenance.

Parts list with catalog numbers and other data necessary for ordering replacements.

1.05 WARRANTIES AND BONDS

The CONTRACTOR shall compile and submit to the ENGINEER in duplicate, for review and transmittal to the OWNER, warranties, bonds, service and maintenance contracts as specified in the

respective sections of Specifications. Submittal shall be made within ten days after Substantial Completion and prior to final request for payment.

1.06 FINAL STATEMENT OF ACCOUNTING

The CONTRACTOR shall submit a final statement of accounting to the ENGINEER. The statement shall reflect all adjustments to the Contract Sum:

1. The original Contract Sum

2. Additions and deductions resulting from:

   Previous Change Orders
   Deductions for uncorrected work
   Deductions for liquidated damages
   Deductions for reinspection payments
   Other adjustments

3. Total Contract Sum, as adjusted

4. Previous payments

5. Sum remaining due

1.07 FINAL CHANGE ORDER

The ENGINEER will prepare a final Change Order, if required, reflecting approved adjustments to the Contract Sum which were not previously made by Change Orders.

1.08 FINAL APPLICATION FOR PAYMENT

The CONTRACTOR shall submit the final Application for Payment in accordance with procedures and requirements stated in the Conditions of the Contract.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 01710
FINAL CLEANING

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

The CONTRACTOR shall execute cleaning, during progress of the work, and at the completion of the work, as required by General Conditions.

Cleaning and disposal operations shall comply with all applicable codes, ordinances, regulations, and anti-pollution laws.

Refer to Section 01500 - Temporary Facilities And Controls for additional requirements.

PART 2 - MATERIALS

The CONTRACTOR shall:

Use only those materials which will not create hazards to health or property and which will not damage surfaces.

Use only those cleaning materials and methods recommended by manufacturer of the surfaces to be cleaned.

Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

PART 3 - EXECUTION

3.01 CLEANING DURING CONSTRUCTION

The CONTRACTOR shall:

Execute periodic cleaning to keep the work, the site and adjacent properties free from accumulations of waste materials, rubbish and windblown debris, resulting from construction operations.

Provide on-site containers for the collection of waste materials, debris and rubbish. Rental of refuse/waste containers must fully comply with the requirements of Section 01500 - Temporary Facilities And Controls.

Remove waste materials, debris and rubbish from the site at least once a week and dispose of at legal disposal areas away from the site.

Prior to final completion, CONTRACTOR shall conduct an inspection of work areas, to verify that the entire work is clean.

3.02 FINAL CLEANING

The CONTRACTOR shall:

Employ skilled workmen for final cleaning.

Remove grease, mastic, adhesives, dust, dirt, stains, and other foreign materials from sight-exposed surfaces.

Broom clean exterior paved surface; rake clean other surfaces of the grounds.

Except as otherwise indicated or requested by the ENGINEER, remove temporary protection devices and facilities which were installed during the course of the work to protect previously completed work during the remainder of the construction project.

Prior to final completion, CONTRACTOR shall conduct an inspection of work areas, to verify that the entire work is clean.

Where extra materials of value remaining after completion of the associated work have become the OWNER's property, dispose or store at the site, as directed by the ENGINEER.

END OF SECTION

SECTION 01740
WARRANTIES

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

All work performed under this contract shall be warranted for labor and materials for a minimum period of one year after date of completion and acceptance of the project. Specific warranties are noted in specific sections.

Standard product warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.

Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

1. Refer to the General Conditions for terms of the Contractor's period for correction of the work.

Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products. Manufacturer's disclaimers and limitations on product warranties do not relieve suppliers, manufacturers and subcontractors required to countersign special warranties with the Contractor.

Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.

Reinstatement of Warranty: When work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.

Replacement Cost: Upon determination that work covered by a warranty has failed, replace or rebuild the work to an acceptable condition complying with the requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective work regardless of whether the owner has benefited from use of the work through a portion of its anticipated useful service life.

Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights or remedies.

1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.

2. Where the Contract Documents require a special warranty, or similar commitment, the Owner reserves the right to refuse to accept the work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

Submit written warranties to the Engineer prior to the date certified for Substantial Completion. If the Engineer's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion, submit written warranties upon request of the Engineer.

END OF SECTION

SECTION 02050
DEMOLITION

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. The work includes, but is not limited to, demolition and removal of the top slabs for lift station valve vaults and wet wells, removal of concrete pavement, removal of pumps, piping, electrical controls, wiring and lighting within grassed and landscaped dedicated easements as shown on the drawings.

1.02 QUALITY ASSURANCE

A. Accomplish all demolition work so there is no injury to any persons and no damage to adjacent structures or property. All demolition methods shall be in full compliance with municipal, county, state, and federal ordinances. Demolition work shall comply with the requirements of the Occupational Safety and Health Administration (OSHA).

B. The Contractor shall comply with all municipal, county, state, and federal ordinances regarding the disposal of rubble, scrap metal, and refuse.

C. Demolition procedures shall provide for safe conduct of the work, protection of property which is to remain undisturbed, and coordination with other work in progress.

1.03 JOB CONDITIONS

A. General:

1. It shall be the responsibility of the Contractor to visit the site and inspect the nature and condition of the items to be removed and salvaged before submitting his bid.

B. Dust Control:

1. Control the amount of dust resulting from demolition to prevent the spread of dust to occupied portions of buildings and to avoid creation of a nuisance in the surrounding area. Do not use water when it will result in, or create, hazardous or objectionable conditions such as flooding and pollution.

C. Protection of Existing Work:

1. Protect existing work. Work damaged by the Contractor shall be repaired to match existing work.

1.04 PERMITS AND NOTICES

A. Permits and Licenses: Contractor shall obtain all necessary permits and licenses for

performing the work and shall furnish a copy of same to the Engineer prior to commencing the work. The contractor shall comply with the requirements of the permits.

B. Notices: Contractor shall issue written notices of planned demolition to Owner, Engineer and businesses or local residents located in the vicinity of the project site. Notices shall be received at least 48 hours in advance of the planned demolition activity.

C. Utility Services: Contractor shall notify utility companies or local authorities furnishing gas, sewer, water, electrical or telephone to remove any equipment owned by them in structures to be demolished and to remove, disconnect, cap or plug their services to facilitate demolition.

1.05 TRAFFIC AND ACCESS

A. Conduct demolition and modification operation, and removal of piping and debris to ensure minimum interference with roads, streets and sidewalks both onsite and off site and to ensure minimum interference with occupied or used facilities.

B. Contractor shall at all times maintain safe and convenient access to the existing site.

C. Do not close or obstruct streets or walks without permission from the Owner and Engineer. Provide alternate traffic routes around closed or obstructed access ways.

1.06 UTILITIES

A. Existing utilities to remain in service and protected against damage during demolition operations. This may include the installation/construction of bypass piping where necessary.

B. Do not interrupt existing utilities serving occupied or used facilities, except when authorized by the Owner and Engineer. Provide temporary services during interruption to existing utilities as required by the Owner.

C. The Contractor shall cooperate with the Owner to shut off utilities serving the existing facilities as required by demolition operations. If service must be cut off to existing customers, the Owner must have at least three (3) days notice to make necessary preparations.

D. The Contractor shall be solely responsible for making all necessary arrangements and for performing any necessary work involved in connection with the discontinuance or interruption of all public and private utilities or services under this jurisdiction of utility companies.

1.07 POLLUTION CONTROL

A. For pollution control, use water sprinkling, temporary enclosures and other suitable methods as necessary to limit the amount of dust and dirt rising and scattering in the air to the lowest level of air pollution practical for the conditions or work. Comply with the governing regulations.

B. Clean structures and improvements of all dust, dirt and debris caused by demolition operations as directed by the Engineer. Return areas to conditions existing prior to the start of work.

1.08 QUALITY CONTROL

A. Protect all existing materials and equipment to be salvaged or reused from damage.

B. Cap or plug all lines to be abandoned.

C. Leave all exposed ends of all pipe covered and safe.

PART 2 - PRODUCTS

NONE

PART 3 - EXECUTION

3.01 DISPOSAL

A. Equipment, piping, and materials which are designated to remain the property of the Owner shall be moved to a location designated by the Owner.

B. All removed materials not specifically designated to remain the property of the Owner shall become the property of the Contractor and shall be removed from the site and disposed of in a lawful manner.

C. Do not allow debris and rubbish to accumulate on the site. Remove debris and rubbish from the site.

3.02 CLEAN-UP

A. Clean-up in areas where other work is to be done following demolition shall be as specified in the applicable Sections.

B. Clean-up the job site in areas where no other work is to be done under this Contract following demolition. Remove all debris and rubbish, temporary facilities, and equipment. Level surface irregularities to eliminate depressions. Leave the work in a neat and presentable condition.

END OF SECTION

SECTION 02100
CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. The work consists of clearing and grubbing, within the limits of construction shown on the drawings. Included is the removal and disposal of all trees, stumps, roots and other such protruding objects necessary to prepare the area for the proposed construction and landscaping.

B. The removal and disposal of all, structures, appurtenances, existing pavement and other facilities is described in Section 02050, Demolition.

1.02 PROTECTION OF PROPERTY REMAINING IN PLACE

A. Property obstructions which are to remain in place, such as buildings, sewers, drains, water or gas pipes, conduits, poles, walls, posts, bridges, and similar items are to be carefully protected from injury and are not to be displaced. Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

B. Protection of Existing Trees and Vegetation:

1. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip lines, excess foot or vehicular traffic, or parking of vehicles within drip line.

2. When ground is to be excavated under the drip line of any existing protected tree (as defined in the City of Ormond Beach Land Development Code), roots shall be pruned at the juncture of the grade excavation to reduce tree root shock and dieback. The depth of the pruning shall be equal to the depth of the excavation. The location of root pruning shall be marked with two (2)-inch by four (4)-inch fencing. The City of Ormond Beach Parks Department shall supervise all root pruning activities.

3. Provide temporary guards to protect trees and vegetation to be left standing.

4. Contractor shall water trees and other vegetation remaining within the limits of the Contract work as required to maintain their health during the course of construction operations.

5. Provide protection for roots over 1/2-inch diameter cut during construction operations. Coat the cut faces with an emulsified asphalt, or other acceptable coating, formulated for use on damaged plant tissues. Temporarily cover exposed roots with wet burlap to prevent roots from drying out; cover with earth as soon as possible.

6. Repair or replace trees and vegetation damaged by construction operations, in a manner acceptable to the Engineer. Repair tree damage with the services of a qualified tree surgeon.

7. Replace trees which cannot be repaired and restored to full-growth status, as determined by the tree surgeon.

C. Improvements on Adjoining Property:

1. Authority for performing removal and alteration work on property adjoining the Owner's property will be obtained by the Owner prior to award of Contract.

D. Salvageable Improvements:

1. Carefully remove items indicated to be salvaged, and store on the Owner's premises where indicated, unless otherwise directed.

1.03 OWNERSHIP OF MATERIALS

A. Except as may be otherwise called for on the drawings or elsewhere in the specifications, all materials removed by the Contractor shall become the property of the Contractor and shall be disposed of in a lawful manner.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

3.01 STANDARD CLEARING AND GRUBBING

A. Standard clearing and grubbing shall consist of the complete removal and disposal of all timber, brush, stumps, roots, rubbish and debris and all other obstructions resting on or protruding through the surface of the existing ground and the surface of excavated areas, and of all other obstructions necessary to be removed and for which the removal is not specified to be done under other items of the contract, including pipes and demolition.

B. Unless otherwise shown on the drawings, standard clearing and grubbing shall be done within the following areas:

1. All areas where retention areas will be modified or constructed.

2. Any other areas specifically called for on the drawings to have standard clearing and grubbing.

C. In all areas where excavation is to be done, roots and other debris shall be removed to a depth of at least one-foot below the finished ground surface. The surface shall then be plowed to

a depth of at least 6-inches and all roots thereby exposed shall be removed to a depth of at least one-foot. All stumps within the area of standard clearing and grubbing shall be completely removed and disposed of by the Contractor.

D. Where excavation is done within the standard clearing and grubbing area and where excavation for structures is done, all roots and similar items, protruding through or appearing on the surface of the completed excavation shall be removed to a depth of at least one-foot below the excavation surface.

E. Within all other areas where standard clearing and grubbing is to be done, roots and other debris, projecting through or appearing on the surface of the original ground, shall be removed to a depth of one-foot below the surface, but no plowing and harrowing will be required in these areas.

F. As an exception to the above provisions where so directed by the Engineer, desirable trees within the clearing and grubbing area shall be trimmed, protected and left standing. Trees shown on the drawings to be relocated shall be relocated to a location identified by the Engineer.

G. Any boulders encountered in the site excavation or found on the surface of the ground, shall be removed and placed in neat piles at a location approved by the Engineer.

H. For pipeline construction the Contractor shall only remove trees, shrubs and grass which interfere with the construction. All other vegetation shall be protected, preserved and/or replaced.

3.02 DISPOSAL OF MATERIALS

A. General Disposal:

1. Timber, stumps, brush, roots, rubbish, and other objectionable material resulting from clearing and grubbing shall be disposed of by the Contractor in locations and by methods approved by the Engineer.

2. In some instances, materials may be disposed of on the Owner's property at a location and by a method approved by the Engineer, but only with advance written permission of the Owner.

B. Burning Debris:

1. In some instances, burning may be permitted on the Owner's property at a location and by a method approved by the Engineer, but only with advance written permission of the Owner.

2. Where burning of such material is permitted all such burning shall be subject to applicable laws, ordinances and regulations and shall be done at locations where trees and shrubs adjacent to the cleared area will not be harmed.

3. Where burning is prohibited by law, ordinance, or regulation, the Contractor shall dispose of the materials within areas provided by him and approved by the Engineer.

C. Disposal in areas Adjacent to Project:

1. Materials may be disposed of on private property, provided the Engineer is furnished with a written statement from the owner of the property giving permission for the disposal of the materials on his property. All disposal areas for materials resulting from clearing and grubbing, both on private property and on property owned by the Contractor, shall be in areas out of sight of the project and at least 300 feet from the nearest right-of-way line of the project, unless such materials are buried, in which case the requirement that the areas be 300 feet distant will be waived.

END OF SECTION

SECTION 02140
DEWATERING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Scope: In general, the work specified in this section of the specifications shall consist of supplying labor, materials, and plant, and performing all work necessary to lower and control the groundwater levels and hydrostatic pressures to permit all excavations and construction specified under this Contract to be performed in the dry.

B. Examination of Site: The Contractor shall take all steps that he considers necessary to familiarize himself with the site conditions, the ground conditions and the groundwater conditions. It is expressly understood that neither the Owner nor the Engineer will be held responsible for any interpretations or conclusions drawn by the Contractor.

PART 2 - PRODUCT

2.01 METHOD AND EQUIPMENT

A. The Contractor may use any dewatering method he deems feasible so long as it results in working in the dry and in stable soil conditions. It is the intent of these specifications that an adequate dewatering system be installed to lower and control the groundwater in order to permit excavation, construction of the structures, construction of pipelines, and the placement of the fill materials, all to be performed under dry conditions. The dewatering system shall be adequate to pre-drain the water-bearing strata above and below the bottom of the foundations, the drains, the sewers and all other excavations. An adequate weight of fill material shall be in place prior to discontinuing operation of dewatering to prevent buoyancy of the structure.

PART 3 - EXECUTION

3.01 GENERAL

A. The Contractor shall be solely responsible for the arrangement, location and depths of the dewatering system necessary to accomplish the work described under this section of the specifications. The dewatering shall be accomplished in a manner that will reduce the hydrostatic head below any excavation to the extent that the water level and piezometric water levels in the construction area are below the prevailing excavation surface; will prevent the loss of fines, seepage, boils, quick conditions, or softening of the foundation strata; will maintain stability of the sides and bottom of the excavation; and will result in all construction operations being performed in the dry.

B. Disposal of Water: The Contractor shall promptly dispose of all water removed from the excavations in such a manner as will not endanger public health, damage public or private property, or affect adversely any portion of the work under construction or completed by him or any other Contractor. Contractor shall obtain written permission from the Owner of any property involved before digging ditches or constructing water courses for the removal of water.

C. Siltation and Erosion:

1. The Contractor shall take steps and make suitable provisions to minimize siltation and erosion which may result from, or as a result of, his operations during the course of construction of this project.

2. The methods and provisions utilized by the Contractor to minimize siltation and erosion shall be approved by the Engineer and shall be in conformance with current Florida Department of Environmental Protection and St. Johns River Water Management District practices and regulations.

D. Inadequate System: If the dewatering requirements are not satisfied due to inadequacy or failure of the dewatering system, then loosening of the foundation strata, or instability of the slopes, or damage to the foundations or structures may occur. The supply of all labor, materials, and plant, and the performance of all work necessary to carry out additional work for reinstatement of the structures of foundation soil resulting from such inadequacy or failure shall be undertaken by the Contractor to the approval of the Engineer, and at no additional expense to the Owner.

END OF SECTION

SECTION 02200
EARTHWORK

PART 1 - GENERAL

1. 01 DESCRIPTION OF WORK

A. The extent of earthwork is shown on the drawings.

B. Related Work Specified Elsewhere:

Section 02222 - Trenching, Backfilling and Compacting.

1. 02 QUALITY ASSURANCE

A. Codes and Standards:

1. Perform earthwork in compliance with applicable requirements of governing authorities having jurisdiction.

B. Testing and Inspection Service:

1. The Owner will engage a testing and inspection service, to include testing soil materials proposed for use in the work and field facilities for quality control testing during earthwork operations.

2. Soil survey for satisfactory soil materials and samples of soil materials shall be furnished to the testing service by the Contractor.

3. All test reports must be signed by a licensed engineer.

1. 03 JOB CONDITIONS

A. Existing Utilities:

1. Locate existing underground utilities in the areas of work before starting earthwork operations. Where utilities are to remain in place, provide adequate means of protection during earthwork operations.

2. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult the utility owner immediately for directions. Cooperate with the Owner and public and private utility companies in keeping their respective services and facilities in operation. Repair damaged utilities to the satisfaction of the utility owner.

3. Do not interrupt existing utilities serving facilities occupied and used by the Owner or others, except when permitted in writing by the Engineer and then only after acceptable

temporary utility services have been provided.

4. Demolish and completely remove from the site underground utilities indicated to be removed. Coordinate with local utility companies for shut-off of services if lines are active.

B. Use of Explosives:

1. The use of explosives is not permitted.

C. Temporary Protection:

1. Barricade open excavations made as a part of earthwork operations and post with warning lights. Operate warning lights as recommended by authorities having jurisdiction.

2. Protect structures, utilities, sidewalks, pavements, and other facilities from damages caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.

PART 2 - PRODUCTS

2. 01 SOIL MATERIALS

A. Backfill and Fill Materials:

1. Soil materials for use as backfill and fill shall be free of rock or gravel larger than 2-inches in any dimension, debris, waste, vegetable, and other deleterious matter.

2. Use excavated or borrows material that has been sampled, tested and certified as satisfactory soil material.

B. Subbase Material:

1. Properly graded mixture of natural and crushed gravel, crushed stone, crushed slag, natural or processed sand that will readily compact to the required density.

2. Use material complying with AASHTO M147, Grade A, unless otherwise indicated or acceptable to the Engineer.

PART 3 - EXECUTION

3. 01 INSPECTION

A. Examine the areas and conditions under which earthwork is to be performed and notify the Engineer in writing of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

3. 02 EXCAVATION

A. Excavation consists of the removal and disposal of materials encountered when establishing the required grade elevations.

1. Where it is necessary to cut roots projecting into an excavation or to trim branches for equipment clearance, all severed root ends or cuts to branches over 1/2-inch diameter shall be treated with an asphalt base pruning paint. Backfill over exposed roots as soon as possible.

B. Excavation Classifications:

1. The following classifications of excavation will be made when unanticipated rock excavation is encountered in the work. Do not perform such work until material to be excavated has been cross-sectioned and classified by the Engineer. Such excavation will be paid for under the appropriate bid item in the Bid Proposal.

a. Earth excavation includes the removal and disposal of pavements and other obstructions visible on the ground surface, underground structures and utilities indicated to be demolished and removed, material of any classification indicated in data on subsurface conditions, and all other materials encountered that are not classified as rock excavation or unauthorized excavation.

b. Rock excavation consists of the removal and disposal of materials encountered that cannot be excavated with a 3/4 cubic yard capacity power shovel without drilling and blasting, or continuous use of a ripper or other special equipment, except such materials that are classified as earth excavation. Typical of materials classified as rock are boulders 1/2 cu. yd. or more in volume, solid rock, rock in ledges, and rock-hard cementitious aggregate deposits.

c. Intermittent drilling that may be performed to increase production and is not necessary to permit excavation of the material encountered will be classified as earth excavation.

C. Rock shall be removed to the following limits:

1. Two feet outside of concrete work for which forms are required, except footings. One foot outside the perimeters of footings.

2. In pipe trenches, a minimum of 4-inches below invert elevation of pipe and 2-feet wider than the inside diameter of pipe, but not less than 3-foot minimum trench width.

3. Neat outside dimensions of concrete work where no forms are required.

4. Under slabs on grade, 6-inches below bottoms of concrete slab.

D. Unauthorized excavation consists of removal of materials beyond indicated elevations without the specific direction of the Engineer. Replace unauthorized excavation by backfilling and compacting as specified for authorized excavations of the same classification, unless otherwise directed by the Engineer.

E. Additional Excavation:

1. When excavation has reached required subgrade elevations, notify the Engineer who will make an inspection of conditions.

2. If unsuitable materials are encountered at the required subgrade elevations, carry excavations deeper and replace the excavated material as directed by the Engineer.

3. Removal of unsuitable material and its replacement as directed will be paid for under the appropriate bid item in the Bid Proposal.

F. Dewatering:

1. Prevent surface water and subsurface or groundwater from flowing into excavations, and flooding the project site and surrounding area.

2. Do not allow water to accumulate in excavations. Remove water from excavations to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to the stability of subgrades and foundations. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey the water away from the site.

3. Convey water removed from excavations and rainwater to collecting or run-off areas. Do not use trench excavations for site utilities as temporary drainage ditches.

4. Contractor shall be required to obtain any demolition permits as may be required due to dewatering volume requirements set by local and state agencies.

G. Material Storage:

1. Stockpile excavated materials classified as satisfactory soil material where directed, until required for fill. Place, grade, and shape stockpiles for proper drainage.

2. Dispose of excess unsatisfactory soil material, trash and debris, as specified.

3. 03 BACKFILL AND FILL

A. Ground Surface Preparation:

1. Remove vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to placement of fills. Plow, strip, or break-up sloped

surfaces steeper than one vertical to four horizontal so that fill material will bond with existing surface.

2. When the existing ground surface has a density less than that specified under "Compaction" for the particular area classification, break-up the ground surface, pulverize, moisture-condition to the optimum moisture content, and compact to the required depth and percentage of maximum density.

B. Placement and Compaction:

1. Place backfill and fill materials in layers not more than 8-inches in loose depth for material compacted by heavy compaction equipment, and not more than 4-inches loose depth for material compacted by hand-operated equipment.

2. Before compaction, moisten or aerate each layer as necessary to provide the optimum moisture content of the soil material. Compact each layer to the required percentage of maximum dry density or relative dry density for each area classification. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.

a. Backfill excavations as promptly as the work permits, but not until completion of inspection, testing, approval, and recording location of underground utilities, as required.

3. 04 COMPACTION

A. General:

1. Control soil compaction during construction, providing the minimum percentage of density specified for each area classification.

2. Percentage of Maximum Density Requirement:

a. Lawn Areas: Compact each layer of backfill or fill material at 85% maximum density (optimum moisture).

b. Walkways: Compact top 6-inches of subgrade and each layer of backfill or fill material at 95% maximum density (optimum moisture).

B. Moisture Control:

1. Where the subgrade or layer of soil materials must be moisture conditioned before compaction, uniformly apply water to the surface of subgrade, or layer of soil material, to prevent free water appearing on the surface during or subsequent to compaction operations. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.

2. Soil material that has been removed because it is too wet to permit compaction may be stockpiled or spread and allowed to dry. Assist drying by disking, harrowing or pulverizing, until the moisture content is reduced to a satisfactory value.

3. 05 FIELD QUALITY CONTROL

A. Quality Control Testing During Construction:

1. Testing service must inspect and approve subgrades and fill layers before further construction work is performed thereon.

2. Secure representative samples of the fill material and determine the Standard Density and required moisture content to be maintained by the Moisture-Density Relation Test ASTM D-1557.

3. Make in-place soil density tests during compaction operations in accordance with ASTM D-1556.

4. If, in the opinion of the Engineer, based on reports of the testing service and inspection, the subgrade or fills which have been placed are below the specified density, additional compaction and testing will be required until satisfactory results are obtained.

a. The results of density tests of soil-in-place will be considered satisfactory if the average of any four consecutive density tests which may be selected are in each instance equal to or greater than the specified density, and if not more than one density test out of five has a value more than 2% below the required density.

3. 06 MAINTENANCE

A. Reconditioning Compacted Areas:

1. Where completed compacted areas are disturbed by subsequent construction operations or adverse weather, scarify the surface, re-shape, and compact to the required density prior to further construction.

3. 07 DISPOSAL OF EXCESS AND WASTE MATERIALS

A. Removal from Owner's Property:

1. Remove waste materials, including excavated material classified as unsatisfactory soil material, trash and debris, and dispose of it off the Owner's property in a lawful manner.

END OF SECTION

SECTION 02222
TRENCHING, BACKFILLING AND COMPACTING

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. The extent of trenching, backfilling and compacting is shown on the drawings.

B. This section includes furnishing equipment, labor and materials, and performing all operations necessary and incidental to perform the required work.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

3.01 CLEARING OF THE SITE

A. The site of the work shall be cleared of all trees, shrubs, paving and objectionable material which interfere with the prosecution of the proposed work. Trees and shrubs which will not interfere with construction shall be protected from damage. Clearing shall be considered as an incidental item of excavation.

3.02 EXCAVATION

A. General:

1. Perform excavation described of whatever substance encountered to the dimensions and depths specified or shown on the drawings. Undercutting will not be permitted, except when ordered by the ENGINEER. Material suitable for backfill shall be stockpiled near the site. Rock or other material undesirable for backfill shall be spoiled outside the area in a neat manner, as directed by the ENGINEER. Where it is necessary to cut roots projecting into an excavation or where it is necessary to trim branches for equipment clearance, all severed root ends or cuts to branches over 1/2-inch diameter shall be treated with an asphalt base pruning paint. Backfill over exposed roots as soon as possible.

B. Rock:

1. Where encountered in the trench bed, rock shall be excavated to a depth of 1/4 of the pipe diameter below the bottom of the pipe but in no case less than 4-inches. All undercut trench excavation shall be backfilled and tamped with materials as specified in the following paragraphs under Unstable Subgrade.

C. Unstable Subgrade:

1. In the event that unsuitable material is encountered at or below the excavation depth specified or shown on the drawings, the ENGINEER shall be notified. Such material shall be removed and replaced with suitable material. Methods and materials used for replacement shall be one of the following as directed by the ENGINEER in writing.

a. Suitable earth or sand, compacted in the trench. Materials shall be furnished as a part of the Bid Proposal item covering excavation and backfill.

b. Gravel or crushed limerock, compacted in the trench and paid for under the appropriate item.

c. Existing materials, stabilized after removal and then replaced and compacted in the trench at no additional cost to the OWNER.

2. The ENGINEER shall determine the methods and materials to be used, based upon the condition of the excavation, the pipe structure to be supported, and the availability and character of stabilizing materials.

D. Trenches:

1. Keep pipe laying operation as close to the excavation operation as possible during the prosecution of the work. The ENGINEER reserves the right to stop the excavation at any time when, in his opinion, the excavation is opened too far in advance of the pipe laying.

2. Pipe trenches shall be only of sufficient width to provide a free working space on each side of the pipe. To prevent excess pressure on the pipe, the maximum width of trench at the top of the pipe and at the bottom of the trench shall not be greater than 2-feet more than the greatest exterior diameter of the pipe. If this maximum width is exceeded, it shall be the CONTRACTOR's responsibility to provide, at no additional cost to the OWNER, such additional bedding or select backfill materials as the ENGINEER may require. The excavation below the spring line shall be made to conform as near as possible to the shape of the lower third of the pipe. To protect the pipe lines from unusual stresses, all work shall be done in open trenches. Excavation shall be made for bells of all pipes and of sufficient depth to permit access to the joint for construction and inspections. In no case will the bells be used to support the body of the pipe.

3. In order to avoid existing utilities, at times it may be necessary for the pipe to be laid deeper than the minimum cover specified in the preceding paragraph. At such time the CONTRACTOR will not be allowed extra compensation for additional excavation involved.

4. In case excavation has been made deeper than necessary, a layer of concrete, fine gravel or other material satisfactory to the ENGINEER shall be placed, at no extra cost, to secure a firm foundation for the lower third of each pipe. Where possible, excavated material shall be placed so as not to interfere with public travel. Bridging shall be

provided to afford necessary access to public or private premises. Bridging shall be considered as part of the excavation operation and shall be supplied at no additional cost to the OWNER.

E. Structural: (For inlets, manholes, and similar structures)

1. Remove sufficient material to allow proper space for erecting and removing forms. The elevations of the bottoms of footings, if shown on the drawings, shall be considered as approximate only, and the ENGINEER may order, in writing, such changes in dimensions or elevations of footings as may be deemed necessary to secure a satisfactory foundation. Excavation for structures shall be sufficient to leave at least 12-inches in the clear between their outer surfaces and the embankment or timber that may be used to protect them. Backfill of earth under structures will not be permitted. Excess excavation for structures shall be filled with thoroughly compacted sand, gravel, or concrete at the expense of the CONTRACTOR.

2. After excavation for a structure is completed, the CONTRACTOR shall notify the ENGINEER to that effect. No concrete or reinforcing steel shall be placed until the ENGINEER has approved the depth of the excavation and the character of the foundation material.

F. Sheeting and Shoring:

1. The CONTRACTOR shall provide all trench and structural bracing, sheeting or shoring necessary to construct and protect the excavation, existing utilities, structures and private property of all types and as required for the safety of the employees. Sheeting shall be removed or cut off by the CONTRACTOR during backfilling operations as directed by the ENGINEER. Removal of shoring for structures shall be done in such a manner as not to disturb or mar finished masonry or concrete surfaces.

3.03 DRAINAGE

A. Grading shall be controlled in the vicinity of excavations so that the surface of the ground will be properly sloped to prevent water from running into trenches or other excavated areas. Any water which accumulates in the excavations shall be removed promptly by well point or by other means satisfactory to the ENGINEER in such a manner as to not create a nuisance to adjacent property or public thoroughfare. Trenches shall be kept dry while pipe is being laid. Bridging of dewatering pipe shall be provided where necessary. Pumps and engines for well point systems shall be operated with mufflers, and at a minimum noise level suitable to a residential area. The CONTRACTOR will not be allowed to discharge water into the OWNER's storm drainage system without the written approval of the ENGINEER. Approval will be subject to the condition that the storm sewer be returned to its original condition.

B. The CONTRACTOR is responsible for carrying the water to the nearest ditch or body of water and for obtaining the necessary permission to use same. The CONTRACTOR shall be financially responsible for any nuisance created due to carrying off water from his drainage system.

3.04 BACKFILL

A. Trenches:

1. Trenches shall be backfilled immediately after the pipe is laid unless other protection for the pipe line is provided. Clean earth, sand, crushed limerock or other material approved by the ENGINEER shall be used for backfill. Backfill material shall be selected, deposited and compacted (simultaneously on both sides of the pipe) so as to eliminate the possibility of lateral displacement of the pipe. Backfill material shall be solidly tamped around the pipes in layers to a level at least 1-foot above the top of the pipe. Each layer shall be compacted to a maximum thickness of 6-inches.

2. In unpaved areas, the remainder of the backfill shall be deposited and then compacted by puddling, water flooding or mechanical tampers. Mechanical tamping of layers in unpaved areas shall be to a maximum thickness of 12-inches. In areas to be paved or repaved, the entire depth of backfill shall be deposited in layers and compacted by hand or mechanical tampers to a maximum thickness of 6-inches. Compaction shall be carried out to achieve a density of at least 98% of the maximum density as determined by AASHTO, Method T-180. Under areas to be paved, puddling may be used for backfill consolidation after tamping to 1-foot over the pipe, as specified, provided the method is first approved by the ENGINEER and the density requirements are met.

3. In areas to be paved, density tests for determination of the specified compaction shall be made by a testing laboratory and spaced one in every 300-feet of trench cut. It is the intent of this specification to secure a condition where no further settlement of trenches will occur. When backfilling is completed, the roadway base for pavement replacement may be placed immediately. It will be the responsibility of the CONTRACTOR to restore the surface to the original grade wherever settlement occurs.

B. Structural:

1. After completion of foundation footings and walls and other construction below the elevation of the final grades, and prior to backfilling, forms shall be removed and the excavation shall be cleared of all trash and debris. Material for backfilling shall consist of the excavation, borrow sand or other approved materials, and shall be free of trash, lumber or other debris. Backfill shall be placed in horizontal layers not in excess of 9-inches in thickness, and have a moisture content such that a density may be obtained to prevent excessive settlement or shrinkage. Each layer shall be compacted by hand or approved machine tampers with extreme care being exerted not to damage pipe or structures. Backfill shall be placed and compacted evenly against the exposed surfaces to prevent undue stress on any surface.

3.05 RESTORATION OF SURFACE IMPROVEMENTS

A. Roadways, including shoulders, alleys and driveways of shell, limerock, stabilized soil or gravel, grass plots, sod, shrubbery, ornamental trees, signs, fences, or other surface improvements on public or private property which have been damaged or removed in

excavating, shall be restored to conditions equal to or better than conditions existing prior to beginning work. Restoration of shoulders shall consist of sodding, seeding and mulching, or stabilizing with limerock as selected by the ENGINEER. The cost of doing this work shall be included in the cost of the various applicable items.

B. Materials for unpaved roadways, road shoulders, alleys, or drive-ways, shall be compacted to a minimum of 98% of the maximum density as determined by AASHTO, Method T-180. The cost of this work and furnishing new materials shall be included in the cost of the applicable items of work as no separate payment will be made, unless a separate bid item is provided.

3.06 FINE GRADING

A. Finished areas around structures shall be graded smooth and hand raked and shall meet the elevations and contours shown on the drawings. Lumber, earth clods, rocks and other undesirable materials shall be removed from the site.

3.07 DISPOSAL OF MATERIAL

A. Such portions of the excavated materials as needed and as suitable, shall be used for backfilling and grading about the completed work to the elevations as shown on the drawings or as directed. Excavated material in excess of the quantity required for this purpose shall be disposed of by the CONTRACTOR. The CONTRACTOR shall leave the earth over the trenches or other excavations in a neat and uniform condition acceptable to the OWNER.

3.08 TESTS

A. The CONTRACTOR shall furnish facilities for making all density tests and make such restorations as may be necessary due to test operations. All density tests on backfill or base replacement will be made by a commercial testing laboratory employed by the OWNER and at such locations as may be recommended by the ENGINEER. The CONTRACTOR shall pay for all tests where the densities, as determined by the specified tests, fall below the required minimums (failed tests).

END OF SECTION

SECTION 02500
PAVING

PART 1 - GENERAL

1.01 DESCRIPTION

This Section provides paving requirements (by reference) and base and curbing requirements for the roadway resurfacing project.

1.02 QUALITY ASSURANCE

CONTRACTOR shall be responsible for employing an independent testing laboratory to prepare required design mixes and to monitor his quality control procedures. CONTRACTOR shall be responsible for all asphalt plant testing.

CONTRACTOR shall provide a certificate that all materials and workmanship provided by him conform to Contract Requirements.

OWNER will retain an independent testing laboratory to field verify quality of materials used in paving work.

Where the "Standard Specifications" require that materials be from a source approved by the Department of Transportation, CONTRACTOR may provide proof of such source approval or he may employ an independent testing laboratory to perform necessary sampling and testing and to certify that all source meets requirements for Department approval.

1.03 REFERENCE STANDARDS

The "Standard Specifications" referred to in this Section are the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction. The most current edition shall be used unless a specific edition is referred to. Those paragraphs in the "Standard Specifications" referring to Measurement and Payment are not applicable to work under this contract.

References to AASHTO shall mean the American Association of State Highway and Transportation Officials.

1.04 SUBMITTALS

Submit Certificate of Compliance with specified requirements in duplicate for OWNER's and ENGINEER's file.
Design mixes, complete with back-up data, shall be submitted before paving begins in quadruplicate for use by OWNER, ENGINEER, Quality Control Laboratory and field inspector.

1.05 JOB CONDITIONS

Alignment and Elevations. Establish and maintain alignment and elevations as shown or specified.

Weather Limitations. Conform to weather limitations specified for each component of the paving system.

PART 2 - MATERIALS AND EQUIPMENT

2.01 STABILIZED SUBGRADE

Materials for use in constructing the stabilized subgrade shall conform to the requirements of Section 160 of the "Standard Specifications".

2.02 MATERIALS FOR CRUSHED CONCRETE BASE COURSE

The minimum percentage of carbonate of calcium and magnesium in the crushed concrete material shall be 60. The maximum percentage of water-sensitive clay mineral shall be 3. Determination shall be at the option of the ENGINEER.

Crushed concrete material shall not contain cherty or other extremely hard pieces, or lumps, balls, or pockets of sand or clay size material in sufficient quantity as to be deleterious to the proper bonding, finishing, or strength of the crushed concrete base.

2.03 MATERIALS FOR ASPHALTIC CONCRETE MIXTURES

Materials for use in asphaltic concrete mixtures shall conform to the requirements listed in "Standard Specifications", of Florida Department of Transportation.

The use of recycled asphaltic concrete may be allowed, given that the mix design submitted by the Contractor which is intended to be used on this project, conform to the technical provisions (based on Florida Department of Transportation, unless stated otherwise) for the type of mix specified in the drawings, bid or other sections of the specifications.

CONTRACTOR shall employ an independent testing laboratory to test materials and prepare a design mix for the type of mix to be used on the project and to monitor plant asphalt production for quality control, as specified by OWNER.

The asphaltic concrete manufacturing plant, used for the asphaltic concrete mixture, shall be a maximum of fifty (50) miles from the project site.

2.04 MATERIALS FOR PRIME AND TACK COATS FOR BASE COURSES

Materials used for prime and tack coats shall conform to the requirements of Section 300 of the "Standard Specifications", Latest Edition.

2.05 CONCRETE CURB AND CURB AND GUTTER

Concrete for use in concrete curb and curb and gutter shall be non structural concrete conforming to the requirements of Section 520 of the "Standard Specifications".

PART 3 - EXECUTION

3.01 INSPECTION

Examine areas where pavements are to be constructed. Ensure that clearing and grubbing has been satisfactorily completed. Verify that subgrade has been constructed to proper elevations and that fill in embankment has been properly compacted.

3.02 STABILIZED SUBGRADE

The stabilized subgrade shall be constructed in accordance with the requirements of Section 160 of the "Standard Specifications", Latest Edition, for a Type B Stabilized Subgrade.

At least 3-inches (loose measurement) of a suitable commercial or local stabilizing material, as described in the "Standard Specifications", Section 914, shall be mixed into the subgrade for stabilization in accordance with the "Standard Specifications", Sections 160-1, 3 and 8. The Limerock Bearing Ratio (LBR) shall be 40. Density tests will be paid for by the OWNER except that all retests required due to failure to meet specifications shall be paid for by the CONTRACTOR.

After the subgrade has been prepared, it shall be kept free from ruts, depressions and any damage resulting from the hauling or handling of tools and equipment.

3.03 CRUSHED CONCRETE BASE COURSE

Samples of base course material shall be supplied by the CONTRACTOR at his expense, and all materials shall be approved by the ENGINEER prior to use in the work. Additional samples of base course materials shall be furnished during construction as required by the ENGINEER.

The material shall be transported to the point where it is to be used, over material previously placed, and dumped on the end of the preceding spread. No hauling shall be done over the subgrade.

At least 97% (by weight) of the material shall pass a 3 ½-inch sieve and the material shall be graded uniformly down to dust. The fine materials shall consist entirely of dust or fracture. All crushing or breaking-up which might be necessary in order to meet such size requirements shall be done before the material is placed on the road. The base shall be bladed and shaped to conform to the typical sections shown on the Drawings. The base shall then be compacted by rolling with a combination of steel wheel and rubber tired rollers until an average density of 98%

of the maximum density obtainable under AASHTO Method T-180 is reached. The base shall have an average LBR of not less than 100. The LBR value of material produced at a particular source shall be determined in accordance with an approved quality control procedure.

3.04 ASPHALTIC CONCRETE PAVING

Asphaltic concrete mixtures for use in leveling and surface courses shall be prepared, placed, compacted and finished in compliance with "Standard Specifications", Latest Edition.

3.05 PRIME AND TACK COATS

Equipment for application, preparation of surfaces, weather limitations, methods and rates of application shall conform to the requirements of section 300-3 through 300-7 of the "Standard Specifications", Latest Edition.

3.07 CONCRETE CURB AND CURB AND GUTTER

Concrete curb and curb and gutter shall be constructed in compliance with the requirements of Section 520 of the "Standard Specifications", Latest Edition.

3.08 STREET RECONSTRUCTION

Where street reconstruction is indicated on the Drawings it shall require complete removal of street surface and base and replacement with materials to the limits shown on the Drawings. If existing base and surface contain strips of concrete or asphaltic base used in prior street repairs these materials shall be completely removed and disposed of by the CONTRACTOR. Where curb and gutter removal is called for on the Drawings, complete removal and disposal shall be accomplished by the CONTRACTOR.

After removal of base material the subgrade shall be tested for bearing value as specified. If the subgrade does not have adequate bearing value it shall be stabilized in accordance with Section 160 of the "Standard Specifications" Latest Edition. Materials removed from existing base may be used in stabilizing subgrade with the approval of the ENGINEER. No separate payment will be made for stabilizing the subgrade.

END OF SECTION

SECTION 02531
HORIZONTAL DIRECTIONAL DRILLING

PART 1-GENERAL

1.01 DESCRIPTION

A. SCOPE OF WORK: The work specified in this section consists of furnishing and installing underground utilities using the horizontal directional drilling (HDD) method of installation, also commonly referred to as directional boring or guided horizontal boring. This work shall include all services, equipment, materials, and labor for the complete and proper installation, testing, restoration of underground utilities and environmental protection and restoration.

1.02 QUALITY ASSURANCE

A. The requirements set forth in this specification specify a wide range of procedural precautions necessary to ensure that the very basic, essential aspects of a proper directional bore installation are adequately controlled. Strict adherence shall be required under specifically covered conditions outlined in this specification. Adherence to the specifications contained herein, or the Engineer's approval of any aspect of any directional bore operation covered by this specification, shall in no way relieve the Contractor of their ultimate responsibility for the satisfactory completion of the work authorized under the Contract.

1.03 SUBMITTALS

A. WORK PLAN: Prior to beginning work, the Contractor must submit to the Engineer a work plan detailing the procedure and schedule to be used to execute the project. The work plan should include a description of all equipment to be used, down-hole tools, a list of personnel and their qualifications and experience (including back-up personnel in the event that an individual is unavailable), list of subcontractors, a schedule of work activity, a safety plan (including MSDS of any potentially hazardous substances to be used), traffic control plan (if applicable), an environmental protection plan and contingency plans for possible problems. Work plan should be comprehensive, realistic and based on actual working conditions for this particular project. Plan should document the thoughtful planning required to successfully complete the project.

B. EQUIPMENT: Contractor will submit specifications on directional drilling equipment to be used to ensure that the equipment will be adequate to complete the project.

Equipment shall include but not be limited to: drilling rig, mud system, mud motors (if applicable), down-hole tools, guidance system, rig safety systems. Calibration records for guidance equipment shall be included. Specifications for any drilling fluid additives that Contractor intends to use or might use will be submitted.

C. MATERIAL: Specifications on material to be used shall be submitted to Engineer. Material shall include the pipe, fittings, drilling mud, drilling additives and any other item which is to be an installed component of the project or used during construction.

D. All submittals shall be in conformance with Section 01300.

PART 2 - PRODUCTS

2.01 GENERAL

A. Directional drilling equipment shall consist of a directional drilling rig of sufficient capacity to perform the bore and pullback the pipe, a drilling fluid mixing, delivery system of sufficient capacity to successfully complete the crossing. a guidance system to accurately guide boring operations and trained and competent personnel to operate the system. All equipment shall be in good, safe operating condition with sufficient supplies, materials and spare parts on hand to maintain the system in good working order for the duration of this project.

2.02 HDPE PIPE

A. The pipe shall be high density polyethylene (HDPE) AWWA C906 DR11 with standard ductile iron pipe outer diameters for water mains and SDR 13.5 for force mains. Where fittings are required, a stainless-steel stiffener shall be inserted in the end of the pipe for support. Stiffeners shall be so manufactured by Smith-Blair, Inc. ROMAC, JCM Industries or approved equal. Stiffeners shall be one piece with a tapered insert and a 90^{o} 1/8-inch flared end to secure the stiffener to the end of the pipe. Stiffeners shall be constructed of a minimum 17-gauge stainless steel type 304 or 316 material for pipe sizes up to 22-inches. Stiffeners for pipe sizes greater than 22-inches shall be a minimum 12 gauge. The minimum stiffener width shall be 12-inches. HDPE pipe shall be as manufactured by Plexco, Driscopipe, or approved equal. Pipe shall be color coded for the type of utility service.

2.03 DRILLING SYSTEM

A. DRILLING RIG: The directional drilling machine shall consist of a hydraulically powered system to rotate, push and pull hollow drill pipe into the ground at a variable angle while delivering a pressurized fluid mixture to a guidable drill (bore) head. The machine shall be anchored to the ground to withstand the pulling, pushing and

rotating pressure required to complete the crossing. The hydraulic power system shall be self-contained with sufficient pressure and volume to power drilling operations. Hydraulic system shall be free of leaks. Rig shall have a system to monitor and record maximum pull-back pressure during pull-back operations. The rig shall be grounded during drilling and pull-back operations. There shall be a system to detect electrical current from the drill string and an audible alarm which automatically sounds when an electrical current is detected.

B. DRILL HEAD: The drill head shall be steerable by changing its rotation and shall provide the necessary cutting surfaces and drilling fluid jets.

C. MUD MOTORS (if required): Mud motors shall be of adequate power to turn the required drilling tools.

D. DRILL PIPE: Shall be constructed of high quality 4130 seamless tubing, grade D or better, with threaded box and pins. Tool joints should be hardened to 32-36 RC.

2.04 GUIDANCE SYSTEM

A. A conventional electromagnetic sond walkover system, Magnetic Guidance System (MGS) probe or proven gyroscopic probe and interface shall be used to provide a continuous and accurate determination of the location of the drill head during the drilling operation. The guidance shall be capable of tracking at the maximum depth required and in any soil condition, including hard rock. It shall enable the driller to guide the drill head by providing immediate information on the tool face, azimuth (horizontal direction), and inclination (vertical direction). The guidance system shall be accurate to +/-2% of the vertical depth of the borehole at sensing position at depths up to one hundred feet and accurate within 1.5 meters horizontally.

The Guidance System shall be of a proven type and shall be setup and operated by personnel trained and experienced with this system. The Operator shall be aware of any geo-magnetic anomalies and shall consider such influences in the operation of the guidance system if using a magnetic system.

2.05 DRILLING FLUID (MUD) SYSTEM

A. MIXING SYSTEM: A self-contained, closed, drilling fluid mixing system shall be of sufficient size to mix and deliver drilling fluid composed of bentonite clay, potable water and appropriate additives. Mixing system shall be able to molecularly shear' individual bentonite particles from the dry powder to avoid clumping and ensure thorough mixing. The drilling fluid reservoir tank shall be a minimum of 500 gallons. Mixing system shall continually agitate the drilling fluid during drilling operations.

B. DRILLING FLUIDS: Drilling fluid shall be composed of clean water and bentonite clay. Water shall be from an authorized source with a pH of 8.5 - 10. Water of a lower pH or with excessive calcium shall be treated with the appropriate amount of sodium carbonate or equal. The water and bentonite clay shall be mixed thoroughly and be absent of any clumps or clods. No additional material may be used in drilling fluid without prior approval from Engineer. Contractor is responsible for provisions to obtain clean water for the fluid.

The Bentonite mixture used shall have the minimum viscosities as measured by a March Funnel:

Rock, Clay - 60 sec.
Hard Clay - 40 sec.
Soft Clay - 45 sec.
Sandy Clay - 90 sec.
Stable Sand - 80 sec.
Loose Sand - 110 sec.
Wet Sand - 110 sec.

These viscosities may be varied to best fit the soil conditions encountered, as approved by the Engineer.

C. ADDITIVES: Additives to drilling fluid such as drill soap, polymers, etc. shall be environmentally safe and be approved for such usage. No diesel fuel will be used.

D. DELIVERY SYSTEM: The mud pumping system shall have a minimum capacity of 50 GPM and be capable of delivering the drilling fluid at a constant minimum pressure of 1000 psi. The delivery system shall have filters in-line to prevent solids from being pumped into the drill pipe. Connections between the pump and drill pipe shall be relatively leak-free. Used drilling fluid and drilling fluid spilled during drilling operations shall be contained and properly disposed of. A berm, minimum of 12" high, shall be maintained around drill rigs, drilling fluid mixing system, entry and exit pits and drilling fluid recycling system to prevent spills into the surrounding environment. Pumps and or vacuum truck(s) of sufficient size shall be in place to convey excess drilling fluid from containment areas to storage and facilities.

2.06 OTHER EQUIPMENT:

A. PIPE ROLLERS: Pipe rollers shall be of sufficient size to fully support the weight of the pipe while being hydro-tested and during pull-back operations. Sufficient number of rollers shall used to prevent excess sagging of pipe. Rollers shall be used as necessary to assist in pull back operations and in layout/fusing of material.

B. PIPE RAMMERS: Hydraulic or pneumatic pipe rammers may only be used if

necessary and with the authorization of Engineer.

C. RESTRICTIONS: Other devices or utility placement systems for providing horizontal thrust other than those previously defined in the preceding sections shall not be used unless approved by the Engineer prior to commencement of the work. Consideration for approval will be made on an individual basis for each specified location. The proposed device or system will be evaluated prior to approval or rejection on its potential ability to complete the utility placement satisfactorily without undue stoppage and to maintain line and grade within the tolerances prescribed by the particular conditions of the project.

PART 3 - EXECUTION

3.01 GENERAL

A. The Engineer must be notified 48 hours in advance of starting work. The Directional Bore shall not begin until the Engineer is present at the job site and agrees that proper preparations for the operation have been made. The Engineer approval for beginning the installation shall in no way relieve the Contractor of the ultimate responsibility for the satisfactory completion of the work as authorized under the Contract.

B. EXISTING UTILITIES: The drawings show existing utilities that are believed to be near the directional drill alignment. There is no guarantee that these utilities are located as shown or that other utilities may not be present. The Contractor is to field locate existing utilities in advance of the work so as not to delay work and avoid conflict and disruption of utility services.

3.02 PERSONNEL REQUIREMENTS:

A. All personnel shall be fully trained in their respective duties as part of the directional drilling crew and in safety. Each person must have at least two years directional drilling experience. A competent and experienced supervisor representing the Contractor and Drilling Subcontractor shall be present at all times during the actual drilling operations. A responsible representative who is thoroughly familiar with the equipment and type work to be performed, must be in direct charge and control of the operation at all times. In all cases the supervisor must be continually present at the job site during the actual Directional Bore operation. The Contractor and Subcontractor shall have a sufficient number of competent workers on the job at all times to insure the Directional Bore is made in a timely and satisfactory manner.

Personnel who are unqualified, incompetent or otherwise not suitable for the performance of this project shall be removed from the jobsite and replaced with a suitable person.

3.03 DRILLING PROCEDURE

A. SITE PREPARATION: Prior to any alterations to work-site, contractor shall photograph or video tape entire work area, including entry and exit points. One copy of which shall be given to Engineer and one copy to remain with contractor for a period of one year following the completion of the project.

Work site as indicated on drawings, within right-of-way, shall be graded or filled to provide a level working area. No alterations beyond what is required for operations are to be made. Contractor shall confine all activities to designated work areas.

B. DRILL PATH SURVEY: Entire drill path shall be accurately surveyed with entry and exit stakes placed in the appropriate locations within the areas indicated on drawings. If contractor is using a magnetic guidance system, drill path will be surveyed for any surface geo-magnetic variations or anomalies.

C. ENVIRONMENTAL PROTECTION: Contractor shall place silt fence between all drilling operations and any drainage, wetland, waterway or other area designated for such protection by contract documents, state, federal and local regulations. Additional environmental protection necessary to contain any hydraulic or drilling fluid spills shall be put in place, including berms, liners, turbidity curtains and other measures. Contractor shall adhere to all applicable environmental regulations. Fuel or oil may not be stored in bulk containers within 200' of any water-body or wetland.

D. SAFETY: Contractor shall adhere to all applicable state, federal and local safety regulations and all operations shall be conducted in a safe manner. Safety meetings shall be conducted at least weekly with a written record of attendance and topic submitted to Engineer.

E. PIPE: Pipe shall be welded/fused together in one length, if space permits. Steel pipe welds will be X-rayed prior to being placed in bore hole. Pipe will be placed on pipe rollers before pulling into bore hole with rollers spaced close enough to prevent excessive sagging of pipe.

F. PILOT HOLE: Pilot hole shall be drilled on bore path with no deviations greater than 5% of depth over a length of 100'. In the event that pilot does deviate from bore path more than 5% of depth in 100', contractor will notify Engineer and Engineer may require contractor to pull-back and re-drill from the location along bore path before the deviation.

In the event that a drilling fluid fracture, inadvertent returns or returns loss occurs during pilot hole drilling operations, Contractor will cease operations and will discuss corrective options and with the Engineer and/or maintaining agency, then work will

then proceed accordingly.

G. REAMING: Upon successful completion of pilot hole, contractor will ream bore hole to a minimum of 25% greater than outside diameter of pipe using the appropriate tools. Contractor will not attempt to ream at one time more than the drilling equipment and mud system are designed to safely handle.

H. PULL-BACK: After successfully reaming bore hole to the required diameter, contractor will pull the pipe through the bore hole. In front of the pipe will be a swivel. Once pull-back operations have commenced, operations must continue without interruption until pipe is completely pulled into bore hole. During pull-back operations contractor will not apply more than the maximum safe pipe pull pressure at any time.

In the event that pipe becomes stuck, contractor will notify Engineer. Engineer, contractor, and/or the maintaining agency will discuss options and then work will proceed accordingly.

3.04 PIPE TESTING

A. Following successful pull-back of pipe, contractor will hydro-test pipe as required in Section 01660.

3.05 SITE RESTORATION

A. Following drilling operations, contractor will de-mobilize equipment and restore the work-site to original condition. Any noticeable surface defects due to the drilling operation shall be repaired by Contractor.

3.06 RECORD KEEPING

A. AS-BUILTS: Contractor shall maintain a daily project log of drilling operations and a guidance system log with a copy given to Engineer at completion of boring. As-built drawings shall be certified as to accuracy by contractor as required in Section 01700.

END OF SECTION

SECTION 02801
RESTORATION OF SURFACE IMPROVEMENTS

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

The work includes the restoration of driveways, lawn areas, trees and plants, roadways, sprinkler systems, walks and any other existing improvement affected by the proposed work.

This section includes furnishing equipment, labor and materials, and performing all necessary and incidental operations to perform the required work.

1.02 QUALITY ASSURANCE

Standards. Florida Grades and Standards for Nursery Plants, Part 1:

Irrigation Contractor Qualifications. Irrigation Competency Card is required for contractor or sub-contractor doing any irrigation repair, including relocation of heads, lines or valves, or any new irrigation work.

PART 2 - MATERIALS AND EQUIPMENT

2.01 SOD

Sod used for restoration shall match the existing sod in the area. St. Augustine sod shall be replaced with St. Augustine Floratam. In areas without irrigation, Argentina Bahia sod shall be used, unless otherwise directed by the Engineer/Landscape Architect.

Sod shall have well matted roots.

The sod shall be sufficiently thick to secure a dense stand of live grass, with a minimum thickness of two-inches. The sod shall be live, fresh and uninjured at the time of planting. It shall be planted as soon as possible after being dug and shall be shaded and kept moist from the time it is dug until it is planted.

The sod shall be commercial size rectangles measuring 12-inches by 24-inches or larger, except where 6-inch strip sodding is called for on the drawings.

Sod shall be planted as soon as possible after being harvested and shall be shaded and kept moist from the time of harvesting until it is planted.

The source of the sod may be inspected and approved by the Engineer/Architect prior to construction.

2.02 PLANTS

Existing damaged plants shall be replaced by plants of equal type, quality and size whenever possible. All new plants shall be sound, healthy, vigorous and free from defects, decay, disfiguring, bark abrasions, plant diseases, insect pests, their eggs or larvae. The new plants shall be approved by the Engineer/Landscape Architect before placing.

Existing plants may be removed, preserved, and replaced at the Contractors option, in which case, the plants shall be handled and maintained by approved nursery staff.

Plants shall be watered and cared for until new growth appears. Dead and dying plants shall be immediately replaced.

Plants used shall be in accordance with the standards for Florida No. 1 or better, as given in the current "Grades and Standards for Nursery Plants," State of Florida, Department of Agriculture, or their equal as approved by the Engineer/Landscape Architect.

Plants shall conform to the sizes indicated by the Owner.

2.03 MULCH

Mulch for all planter areas shall be shredded cypress or eucalyptus, clean, bright and free from weeds, moss, sticks, and other debris.

2.04 WATER

The water used in the performance of this Contract shall be of drinking water quality, clean and free from injurious amounts of oil, acid, alkali, organic matter, or any substance which might be harmful to plant growth or obnoxious to traffic.

2.05 PLANTING MIXTURE

The planting mixture, when required, shall consist of a thorough mixture of 40% peat and 60% sand. The peat shall be Florihome peat or equivalent and the sand shall be clean and free from debris of any kind.

2.06 FERTILIZER

Fertilizer shall be granular 8-8-8, or equivalent.

Commercial fertilizers shall comply with the State fertilizer laws.

Fertilizer may, at the discretion of the Engineer/Architect, upon satisfactory evidence of its feasibility from the manufacturer, be applied in liquid form.

2.07 ASPHALTIC CONCRETE

Asphaltic concrete for surface and base course applications shall be Type S-9.5 as specified in the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction and shall be in accordance with the project specifications and plans.

2.08 PORTLAND CEMENT CONCRETE

Portland cement concrete used in the performance of this Contract shall have a compressive strength of 3000 psi at 28 days and shall conform to the requirements of Section 03300.

PART 3 - EXECUTION

3.01 LANDSCAPING RESTORATION

All grass areas disturbed by construction shall be restored with the same type of sod as was existing prior to disturbance.

Lawn Areas. Any lawn area affected by the required work shall be restored to a condition equal or better than the conditions existing before the commencement of work.

Balled Plants. Plants where required shall be adequately balled with firm natural balls of soil, sized as set forth in "Grades and Standards". Balls shall be firmly wrapped with burlap or equally approved strong cloth. No balled plant will be planted if the ball is cracked or broken before or during the process of planting.

Option. Plants may be furnished as container grown instead of balled if all other requirements are met.

Preparation of Plant Pits. All plant pits shall be circular in outline and have vertical sides. Tree pits shall be two feet wider than the width of the ball and one foot deeper than the depth of the ball. Shrubs that are either B&B or in 3 gallon and under containers shall have pits that are one foot wider than the width of the plant ball and 6-inches deeper than the depth of the ball.

Setting Plants. All plants except as otherwise specified, shall be centered in pits. Deep planting shall be avoided and unless otherwise specified, plants shall be set at such a level that after settlement they will bear the same relation to the required grade as they have to the natural grade before being transplanted.

Balled and burlapped plants and palms shall be placed on 6-inches to 12-inches of tamped planting mixture and adjusted so as to be at the proper level. The rope and burlap shall be cut away and the burlap folded down to the bottom of the pit. Very large B&B plants shall remain wrapped until fully backfilled and then just the upper portion of the burlap shall be removed. Backfill of planting mix shall be placed halfway up the pit and then water tamped. After this water has drained away, backfill around the edge of the pit to form a saucer and fill area three times with water.

Water. Water to be used initially during plant installation shall be furnished by the Contractor. The existing irrigation system, where damaged, shall be promptly repaired after the installation of the plants.

Sod Placement. The provisions for the preparation of the area to be sodded shall include scarifying and loosening the soil and application of fertilizer.
Sodding shall not be performed when weather and soil conditions are, in the Engineer's opinion, unsuitable for proper results.

The sod shall be placed on the prepared surface with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools.

Where sodding is used in drainage ditches or ponds, the setting of the pieces shall be staggered, such as to avoid a continuous seam along the line of flow. Along the edges of such staggered areas, the offsets of individual strips shall not exceed 6-inches.

In order to prevent erosion caused by vertical edges at the outer limits, the outer pieces of sod shall be tamped so as to produce a featheredge effect.

On areas where the sod may slide, due to height and slopes, it shall be pegged, with pegs driven through the sod blocks into firm soil and at intervals as shown on the drawings or as directed by the Engineer/Architect.

Any pieces of sod which, after placing, show appearance of extreme dryness shall be removed from the work.

The sod shall be kept in a moist condition after planting and for the duration of the Contract.

Maintenance. Contractor shall maintain the planted areas in a satisfactory condition until final acceptance of the project. Such maintenance shall include mowing, edging, weed control, watering, filling, leveling and repairing of any washed or eroded areas as may be necessary.

3.02 PAVEMENT REPLACEMENT

Asphalt pavement shall be removed by saw cutting on a straight line with edges as vertical as possible. Concrete pavement or asphalt surfaced concrete shall be removed by cutting with a concrete saw in as straight a line and vertically as possible.

Prior to replacing concrete or asphalt pavement replacement, a limerock base shall be laid. The base for concrete pavement shall be six (6) inches of compacted thickness, and that for asphalt pavement shall be twelve (12) inches of compacted thickness for City roadways. The base course for each shall be compacted in two equal layers to a minimum of 98% of the maximum density as determined by AASHTO, Method T-180. The Owner will have tests made by an independent testing laboratory to verify compaction results.

Non-asphalt pavement replacement shall be replaced of like material and thickness. Asphalt or built-up asphalt pavement replacement shall be replaced with like material or concrete as directed by the Engineer/Architect. Where asphalt or built-up asphalt pavement is replaced by concrete,

the concrete shall have a minimum of six (6) inches in thickness and be reinforced with 6 by 6 No. 6 gage welded wire fabric. Where the pavement replacement is of like material, it shall be replaced in thickness equal to or better than that existing at the time of removal.

Unless the base is sealed or other temporary paving applied over driveway areas to be repaved, pavement shall be replaced not later than three weeks after completion of backfill.

3.03 CURB REMOVAL AND REPLACEMENT

Curb removal and replacement required in the construction of this work shall be done by the Contractor. Reasonable care shall be exercised in removing the curb, and the Contractor shall either stockpile or dispose of this material as directed by the Engineer/Architect. Curb shall be replaced of like material in a manner and condition equal to or better than that existing at the time of removal.

3.04 TESTS

The Contractor shall furnish facilities for making all density tests and make such restorations as may be necessary due to test operations. All density tests on backfill or base replacement will be made by a commercial testing laboratory employed by the Owner and at such locations as may be recommended by the Engineer/Architect. If the densities as determined by the specified tests fall below the required minimums, the Contractor shall pay for all retests.

END OF SECTION

SECTION 03300
CONCRETE

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Work consists of the forming, mixing, placing and curing concrete for use in small structures, sidewalk, and curb replacement.

1.02 QUALITY ASSURANCE

A. Concrete may be standard design and product of commercial ready-mix or transit-mix supplier conforming to the following requirements:

Class	Cement Content per cubic yard	Minimum 28-day Strength (lb. per sq. in.)
Structural	6.25 bags or 600 pounds	4000
Non-Structural	5.75 bags or 560 pounds	3000

B. Job mixes of small quantities shall conform to the same requirements.

1.03 SUBMITTALS

A. Compressive strength tests, when required by the Engineer, shall be made by breaking standard 6-inch diameter by 12-inch high test specimens prepared, cured and broken in accordance with the ASTM C31 and C39. Three specimen test cylinders shall be taken from each concrete pour of three cubic yards. One additional test cylinder shall be taken for quantities up to one truck load. Test specimens shall be taken in the presence of the Engineer. One cylinder from each pour shall be broken at seven days, the remainder at twenty-eight days. Additional test cylinders may be ordered for determining the characteristics of a new design mix or changes in equipment or methods, and under adverse weather or curing conditions.

B. Slump test shall be made in accordance with ASTM C143, and shall be made whenever directed by the Engineer.

C. Responsibility for Tests and Reports:

1. The Contractor shall supply all cylinder molds, slump cones, tools and labor for preparing specimens, and shall provide clean, moist sand or burlap for curing. Cylinders shall be shipped to the testing laboratory until the third day following preparation, and shall be protected from accidental damage at all times.

2. The test cylinders shall be tested in a recognized commercial testing laboratory.

1.04 DELIVERY AND STORAGE

A. Ready-mixed concrete delivered shall be accompanied by delivery tickets showing the following:

Date and time leaving plant
Type of cement and weight
Quantity of water and time added
Additive (if any).

B. Bulk or bagged cement or bagged concrete mix shall be stored off the ground in a sheltered area.

PART 2 - PRODUCTS

2.01 CEMENT

A. Portland cement shall conform to the latest revision of Federal and/or ASTM Specifications enumerated below:

1. For general concrete construction, ASTM C150, Type I.

2. Type II (meeting ASTM C150) cement shall be used in all areas where the concrete will be subjected to a hydrogen sulfide environment (i.e., direct contact with groundwater).

2.02 AGGREGATES

A. Fine Aggregate:

1. Fine aggregate shall be clean, hard, strong, durable, uncoated particles of natural sand.

2. The fine aggregate shall be reasonably well graded from coarse to fine.

B. Coarse Aggregate:

1. Coarse aggregate shall be washed and consist of hard, tough, durable components, free from adherent coatings, salt, alkali, vegetable matter, and shall no contain an excessive number of soft, friable, thin or elongated particles. Coarse aggregate shall be properly grades from fine to coarse to produce concrete of the desired strength, density, and workability.

2. Where the cover over reinforcing is two inches or more, the maximum size of aggregate shall be 1-1/2 inches. Where the cover over reinforcing is less than two inches, the maximum size of aggregate shall be 3/4-inch. The maximum size of aggregate shall not exceed one-fifth of the narrowest dimension between forms nor three-fourths of the minimum clear spacing between reinforcing bars.

2.03 BAGGED CONCRETE MIX

A. For very small amounts of concrete a premixed sand, gravel and cement in 40 lb. (1/3 cu. ft.) or 80 lb. (2/3 cu. ft.) bags may be used. The Engineer must give approval for its use.

2.04 ADMIXTURES

A. The design mix may be based upon the use of such admixtures as the designer may select to improve the workability, plasticity or rate of curing of the concrete.

2.05 MIXING WATER

A. The water used in mixing concrete shall be fresh, clean and free from injurious amounts of oil, acid, alkali, or organic matter.

B. Water from any source other than a municipal water supply shall be shown by test to comply with Florida State Department of Transportation requirements for mixing water.

2.06 STEEL BAR AND WIRE FABRIC REINFORCEMENT

A. The reinforcing shall be fabricated to the proper shapes and dimensions. Before placing, all reinforcements shall be thoroughly cleaned of rust, mill scale and/or coatings.

B. Reinforcing bars shall conform to the requirements of ASTM A615, Grade 60 including hoops and stirrups.

C. Reinforcing steel shall be detailed, fabricated and placed according to the methods and standards recommended in the "Manual of Standard Practice for Detailing Reinforced Concrete Structures" of the American Concrete Institute.

D. Splices in reinforcing mats shall be staggered. Horizontal mats shall be supported on metal chairs with all sills or pads below subgrade. Spacers shall be provided for wall and column steel and shall be removed as the concrete is placed.

E. Wire fabric, unless otherwise shown or specified, shall be 6-inches by 6-inches by W1.4 x W1.4 woven or electrically welded wire fabric conforming to the requirements of ASTM A185.

PART 3 - EXECUTION

3.01 FORMS

A. Material:

1. Forms shall be of wood, metal, or other approved materials, shall be built true to line and grade, mortar-tight, adequately braced and supported, and sufficiently rigid to prevent

displacement or sagging. Metal forms shall be of a type and manufacture acceptable to the Engineer. Plywood, fiberboard, or absorptive type form linings may be used where appropriate.

2. Form work shall be constructed conforming to AC1 347 Chapter 2. Joints of sectional forms shall be located in a modular manner with as few fillers as possible. Voids in plywood and joints between form modules used for concrete exposed to view or hydraulic action shall be filled with silicone sealant and shall be tool smooth. Profile items such reglets and anchors shall be securely fastened with flush mechanical fasteners.

3. Pours shall not be scheduled until all erection and bracing of form work has been completed.

3.02 CONCRETE PLACING

A. Concrete shall not be placed until forms and reinforcing have been inspected.

B. Concrete shall be placed with the aid of mechanical vibrating equipment supplemented by hand forking or spading. Vibration shall be transmitted directly to the concrete and not through the forms. The duration of vibration at any location in the forms shall be held to the minimum necessary to produce through consolidation.

C. Concrete shall be compacted and worked in an approved manner into all corners and angles of the forms and around reinforcement and embedded fixtures in such a manner as to prevent segregation of the coarse aggregate.

D. Before depositing new concrete on or against concrete which has set, the existing surfaces shall be cleaned of all laitance, foreign matter and loose particles, and slushed with a neat cement grout. Grout for horizontal construction joints shall be of cement and fine aggregate in the same proportions as in the concrete to be placed, and shall be from 1/2- to 1-inch thickness.

E. The concrete shall be placed by suitable equipment as nearly as possible to its final location and without any segregation of the aggregate. Free vertical drop shall not exceed three feet.

3.03 CONCRETE CURING

A. Water for curing shall be clear and entirely free from any elements which might cause staining or discoloration.

B. Concrete shall be kept wet by covering with water, water saturated covering, or by alternate methods which will keep all surfaces continuously wet, for a period of seven days.

C. Where wood forms are left in place during curing, they shall be kept wet at all times.

3.04 WEATHER PROTECTION

A. No concrete shall be mixed or placed when the air temperature in the shade and away

from artificial heat is as low as 40 degrees F., and falling. Concrete may be mixed and placed when the air temperature in the shade and away from artificial heat is 35 degrees Fahrenheit, and rising.

B. Fresh concrete shall be protected from rain, flowing water and mechanical injury.

3.05 CONCRETE FINISHING

A. Slabs, Walks and Pavements shall be brought to a true and even finish by power or hand-floating. The surface shall be floated to a true, smooth finish. Troweling shall be the minimum to obtain a smooth, dense surface and shall not be done until the mortar has hardened sufficiently to prevent excess fine material from being worked to the surface. All walk and pavement surfaces, shall, immediately after troweling, be lightly broomed. The brooming shall be sufficient to mark the surface without appreciably disturbing the troweled finish.

END OF SECTION

SECTION 16010
GENERAL PROVISIONS

PART 1- GENERAL

1.01 DESCRIPTION

A. Refer to Mechanical Drawings to coordinate materials and equipment locations.

B. All articles either shown on the drawings or mentioned in the specifications, together with all items necessary for or incidental to the completion of the work, shall be furnished and installed by Division 16, unless otherwise stated. All adjustments shall be made and the systems turned over to the Owner in working order.

1.02 QUALITY ASSURANCE

A. Drawings: Civil and mechanical drawings and existing conditions take precedence over Electrical drawings with reference to structure and site construction. Electrical drawings are diagrammatic and indicate the general arrangement and extent of work. Civil and mechanical drawings indicate more exactly the desired items. Exact locations and arrangements of materials and equipment shall be determined, with the concurrence of the Engineer or Owner, as work progresses, to conform in the best possible manner with the surroundings and with the adjoining work of other trades.

B. Materials and Equipment: Refer to Section 16050, "Basic Material, Installation & Wiring Methods."

C. Installation: Refer to Section 16050, "Basic Materials Installation & Wiring Methods".

D. Corrosion Protection: Refer to Section 16050, "Basic Material, Installation & Wiring Methods."

1.03 REFERENCES

A. Refer to Section 16025, "Codes, Fees and Standards".

1.04 SCOPE OF WORK

A. The Contractor shall provide electrical upgrades as shown on the drawings to permit improvements to sewage lift stations and irrigation pumps.

B. The work of Division 16 includes all labor, materials, tools, transportation, equipment, insurance, temporary protection, permits, taxes and all other necessary and related items required to provide the various systems shown and described, complete and in excellent operating condition.

C. Any systems or additions to existing systems, indicated or specified, shall mean all necessary work to provide complete functioning systems.

D. Rough in and make final connections, provision for connections to future installation by others, or complete installation to equipment furnished by others, as shown or specified.

E. Work under Division 16 includes, but is not necessarily limited to the following:

1. Excavation: Do all excavation required for the installation of work in this Contract. Excavation shall provide sufficient clearance for safe installation of work and to be kept free of water.

2. Backfilling: Backfill immediately after inspections have received approval of local authorities and Engineer or Owner.

1.05 DEFINITIONS

A. The words "supply", "supply and install", "provide", "install", "furnish", "furnish and install" or "complete" as used in this Division, means a complete and properly working electrical installation.

1.06 RELATIONSHIP TO OWNER'S FACILITY

A. Facility shall remain operational at all times unless otherwise permitted by Owner.

B. All required power interruptions shall be scheduled with the Owner and Utility Company.

1.07 CODES, STANDARDS AND FEES

A. Refer to Section 16025, "Codes, Fees and Standards."

1.08 TESTS

A. Refer to Section 16070, "Testing, Certification and Acceptance".

1.09 SUBMITTALS

A. All equipment and materials furnished and installed by this Contractor shall be submitted for review. The Contractor shall furnish the Engineer with five (5)

copies of all contract submittals, schedules and complete descriptive and technical data on all items, including detailed manufacturers installation instructions.

B. As soon as practicable and within thirty (30) days after the date of award of contract and before placing any equipment orders or installing any equipment or materials, a complete schedule including complete descriptive and technical literature shall be submitted to the Engineer for review. No consideration shall be given to partial lists submitted from time to time.

C. The work described in any submission shall be carefully checked by this Contractor for all clearances, field conditions, maintenance of Architectural conditions and proper coordination with all trades of the job. Each submittal shall include a certificate by the Contractor that all related conditions on the project have been checked and that no conflict exists.

D. The review of any submitted data or contractor submittals for materials, equipment, apparatus, devices, arrangements and/or layouts shall not relieve the Contractor from the responsibility of furnishing same of proper dimensions, capacities, sizes, quantity, quality and installation details to efficiently perform the requirements and intent of the Contract. Such review shall not relieve the Contractor from responsibility for errors of any sort on the submittal data or contractor submittals.

1.10 REMOVALS, RELOCATIONS AND REARRANGEMENTS

A. Refer to Section 16011

1.11 EXAMINATION OF PREMISES

A. Before submitting bid proposal, examine all existing conditions affecting compliance with Division 16 and drawings by visiting site and/or building. Ascertain access to site, available storage space and delivery facilities.

B. Tender of bid proposal confirms agreement to all items and conditions referred to herein and/or indicated on accompanying drawings. No consideration will be granted for alleged misunderstandings.

1.12 CUTTING AND PATCHING

A. Refer to Section 16050 “Basic Materials, Installation & Wiring Methods."

END OF SECTION

SECTION 16011
REMOVALS, RELOCATIONS AND REARRANGEMENTS

PART 1 - GENERAL

1.01 DESCRIPTION

A. The drawings indicate the renovated areas and identify those portions of the existing installation where renovation work shall be done. These identified areas of the existing installation show new electrical work that shall be furnished and installed as shown.

B. The demolition drawings included in the contract documents are not to be considered complete or accurate, and are only included to provide the contractor with the general scope and extent of removals, relocations and rearrangements. It shall be the contractors' responsibility to visit the site prior to submitting the bid, and verify existing conditions, in order to more accurately establish all removals, relocations and rearrangements required for the project.

C. Examine the existing installation for the work of any and all trades which will influence the cost of the work on this project. The work shall include removals, relocations and rearrangements as follows:

1. Relating directly or incidental to the work of Division 16.

2. The work of other Divisions which may interfere with, disturb or complicate the performance of the work of Division 16.

3. Involving systems and/or equipment and related service lines which shall continue to be used or operated as part of the finished project.

D. Lamps and ballasts shall be disposed of in an approved manner. Pay all fees and other costs necessary for proper disposal.

1.02 EXISTING CONDITIONS

A. Generally, in all indicated areas scheduled for demolition and remodeling, remove all electrical devices such as branch and control circuits wiring and conduits, panelboards, lighting fixtures, wiring devices, boxes, etc., which are to be demolished. Maintain the continuity of existing power circuits feeding devices that are to remain.

B. All exposed power feeders and branch circuit conduits and wiring and all exposed signal systems feeders and signal circuits conduit and wiring including all signal wiring not in conduit, which is rendered inoperable due to removals, relocations and rearrangements, shall be disconnected and removed by this contractor. Re-circuit and reconnect all devices to remain in operation.

C. In such cases where new circuit breakers are to be added to existing panelboards, switchboards, etc., they shall be of the same manufacturer, type and AIC rating as the existing breakers, and shall be of the sizes as indicated on the drawings. Wherever necessary, be responsible for rearranging any and all existing circuit breakers within the existing equipment, to accommodate the new circuit breakers being added. Provide additional bolts and hardware, directory modifications, etc., required to accomplish these modifications.

D. Wherever the drawings show the elimination of, addition to, or structural changes in walls, floors, ceilings, duct and pipe chases, etc., remove, relocate and rearrange as required, all existing services provided under Division 16, such that portions of systems to remain shall continue to function.

END OF SECTION

SECTION 16020
WORK INCLUDED

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Description of Work. Extent of electrical connections (EICn) for equipment is indicated by drawings and schedules. Electric connections are hereby defined to include, but not necessarily limited to, connections for providing electrical power to equipment.

B. The work required under this Division shall include all materials, labor and auxiliaries required to install a complete and properly operating electrical system. The electrical system required under this Division consists basically of, but is not limited to the following:

1. Underground feeders to panel boards, control panels and disconnect switches including necessary risers, etc.

2. Final connections to equipment as noted or required.

3. Painting. (Of special equipment).

4. Electrical specialties.

5. Concrete work for pad mounted equipment, encased raceways.

6. Furnishing and installing all necessary access panels.

7. Grounding system.

8. A complete conduit and wire schedule.

C. Extent of electrical related work required by this section is indicated on drawings and schedules, and/or specified in other sections.

1. Types of electrical related work specified in this section include the following:

a. Access to Electrical Work

b. Excavating for Electrical Work

c. Underground electrical wiring

d. Concrete for Electrical Work

e. Electrical equipment foundations and mounting pads

f. Patching concrete which has been cut to accommodate electrical work

D. Painting and Electrical Work:

1. Ferrous metal surfaces (does not include stainless steel) Exterior cast-iron handhold and manhole covers and similar units are excluded from work to be painted.

2. Aluminum, which is not specifically anodized as final finish, and so indicated.

3. Concealed work is excluded from painting, except for interior work in "high humidity" areas.

PART 2 - MATERIALS AND EQUIPMENT

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 16025
CODES, FEES, AND STANDARDS

PART 1 - GENERAL

1.01 CODES AND FEES

A. Install in accordance with latest edition of the National Electric Code and the regulations of governing local, State, County, and other codes. Pay for all required licenses, fees, and inspections.

1.02 STANDARDS

A. All materials shall be new and free of defects, and shall be U.L. listed, bear the U.L. label or be labeled or listed with an approved, nationally recognized Electrical Testing agency. Where no labeling or listing service is available for certain types of equipment, test data shall be submitted to prove to the Engineer that equipment meets or exceeds available standards.

PART 2 - MATERIALS AND EQUIPMENT

(Not Applicable)

PART 3 - EXECUTION

(Not Applicable)

END OF SECTION

SECTION 16040
ELECTRICAL IDENTIFICATION

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Extent of electrical identification work is indicated in the drawings and schedules.

B. Types of electrical identification work specified in this section include the following:

1. Electrical Power
2. Control and Communication Conductors
3. Danger Signs

C. Refer to appropriate sections on “system identification” for equipment and system nameplates and performance data information not covered in this section.

PART 2 - MATERIALS AND EQUIPMENT

2.01 GENERAL

A. Acceptable Manufacturers. Subject to compliance with requirements, provide electrical identification products from one of the following (for each type of marker):

1. W. H. Brady Co.
2. Ideal Industries, Inc.

B. Cable/Conductor Identification Bands

General. Provide manufacturer's standard vinyl-cloth, self-adhesive cable conductor markers of wrap-around type, either pre-numbers plastic coated type, or write-on type with clear plastic self-adhesive cover flap; numbered to show circuit identification.

PART 3 EXECUTION

3.01 EQUIPMENT/SYSTEM IDENTIFICATION

A. General. Install engraved plastic-laminate sign on each major unit of electrical equipment in building; including central or master unit of each electrical system including communication/control/sign systems, unless unit is specified, with its

own identification. Provide single line text, 1/2" high lettering on 1-1/2" high sign, with white lettering in a black field. Provide text matching the terminology and numbering of the contract documents and shop drawings. Provide signs for each unit of the following categories of electrical work:

1. Panelboards, electrical cabinets and enclosures.
2. Access panels and doors to electrical facilities.
3. Major electrical switch gear, transformers and control panels.

B. Install signs at locations indicated. Where not otherwise indicated, install at location for best viewing without interference with the operation and maintenance of the equipment. Secure signs to substrate with fasteners. Use adhesive where fasteners cannot or should not penetrate the substrate.

END OF SECTION

SECTION 16050
BASIC MATERIALS, INSTALLATION AND WIRING METHODS

PART 1 – GENERAL

1.01 MATERIALS AND EQUIPMENT

A. Materials and equipment shall be new and in mint condition and shall bear the Underwriters' UL label, when under their jurisdiction, unless specifically permitted otherwise. Materials and products shall conform in all respects to the quality and features indicated by specifications and drawings and shall be the best materials and finishes available. Where material or product is indicated or necessary, but not specifically described in specifications or drawings, such material or product shall conform to the quality and features of similar items described or otherwise indicated. All materials and equipment shall be the standard products of manufacturers regularly engaged in the manufacture of the products. All materials and equipment shall be labeled Made in America and labeling shall be in accordance with the requirements of the Federal Trade Commission.

1.02 INSTALLATION

A. In general, the "Standard of Installation" published by the National Electric Contractors Association (NECA) shall set the standard for installation of equipment and for workmanship. Where specific methods of installation are indicated by specifications or drawings, the methods so established shall be used unless otherwise permitted by the Engineer. Install materials and equipment in a neat and orderly manner. Secure cabinets, boxes, wiring, conduits and other equipment rigidly to structure. Cover conduits, boxes, cabinets and other enclosures with plastic covers or caps to prevent entrance of plaster, concrete or other debris when work is not being done therein. Materials and equipment shall be installed using tools and equipment designed for the particular application.

1.03 CORROSION PROTECTION

A. Special precautions shall be taken to protect materials and equipment from corrosion during construction. Materials or equipment damaged from corrosion or other causes will be rejected and shall be removed from the project site immediately.

1.04 REQUIREMENTS

A. Refer to Section 16134, "Outlet, Boxes, Cabinets and Structural Supports", for additional installation requirements.

B. Refer to Section 16025, "Codes, Fees and Standards," for references.

C. Systems shall be properly grounded and continuously polarized throughout following the color coding specified.

D. All feeder connections shall be made to equipment using solderless connections of the compression type.

E. In general, conductors shall be the same size from the last protective device to the load.

F. The use of lubricating materials to help install non- lead conductors is to be avoided. Where absolutely necessary, Ideal-Aqua-Gel, Polywater, or Yellow 77 shall be used. Any other lubricants shall be approved by the Engineer prior to use.

G. Non-metallic sheathed cable shall not be used.

H. "MC" cable shall not be used.

I. Aluminum wire and cable shall not be used.

J. Conduit runs are shown diagrammatically and may be modified to meet field conditions, but the general arrangement shall be as shown.

K. Deviations from the arrangement shown must have the approval of the Engineer.

L. Become familiar with the general construction of the building and place all sleeves, inserts, etc., as required. Support all conduit with suitable fixtures and hangers.

M. All conduit shall be arranged in a neat manner for access to other work installed by other trades.

N. All exposed conduit runs shall be installed parallel or perpendicular to floors, walls and ceilings.

O. Clean all equipment before leaving the job.

P. Repair, refinish or touch up all damaged surfaces.

Q. No materials except those specified shall be kept on the project site.

1.05 IDENTIFICATION

A. Clearly and permanently label in a neat and orderly manner all devices, Disconnect Switches, and Transformers. Locate nameplates for easiest reading.

B. Nameplate shall provide the following information: Equipment name/designation, operating voltage and phases, feeder panelboard and circuit.

C. Nameplates: Lamacoid type with 1/4" high white letters on black background machine engraved. Nameplates shall have strong adhesive backing for attaching to equipment.

1.06 OBSTACLES, INTERFERENCE AND COORDINATION

A. Provide fittings, elbows, pullboxes, etc., as required to effect necessary changes in direction, offsets, transitions, etc.

B. Coordinate the work with the other trades, determining exact routes and locations of raceways, equipment, etc., prior to fabrication and installation. Install the work to permit removal of the parts of other trade requiring periodic maintenance or replacement without damage. Allow for proper operation of swinging or overhead doors, access panels, control components, etc.

C. Prior to roughing-in for equipment furnished by others, obtain approved roughing in drawings indicating exact location of services for each item of equipment. Relocation of any services incorrectly roughed-in shall be without extra compensation.

D. Directories: Use card provided by equipment manufacture. Provide new card for each existing panel being altered. Typewrite identification of function and location for each circuit using final room names and/or numbers as selected by Owner. Permanently fasten in place and protect behind glass or heavy gauge non- yellowing plastic cover.

1.07 CHANGEOVERS, RELOCATIONS AND REWORK OF UTILITIES

A. Make all changeovers, tie-ins, removals, etc., that affect the continuity of present building services or operation, at times selected to avoid interference with building activities. Set up special schedules and secure approval before proceeding.

B. Do as much work as possible prior to any shut-down to minimize the down time. Make temporary connections as necessary to maintain approved schedules, at no increase in cost to the Owner.

END OF SECTION

SECTION 16070

TESTING, CERTIFICATION AND ACCEPTANCE

PART 1 - GENERAL

1.01 DESCRIPTION

A. Listing of systems and equipment requiring testing, certification, and acceptance requirements for final approval by the Engineer for occupancy. Required for project completion.

1.02 QUALITY ASSURANCE

B. The Owner will assume no liability or responsibility for any portions of the installation under Division 16 until they are finally tested and accepted in writing. Final inspections and tests will be made only after the Engineer is satisfied that the work shown on the contract drawings and in the specifications has been completed in accordance with the intent of the drawings and specifications.

C. After a system or piece of equipment is complete, and when directed by Engineer, run a test in the presence of the Engineer, during which the total system or piece of equipment operation shall be demonstrated and final adjustments made. If any system or piece of equipment within a system fails to function properly, rectify such defects or inadequacies and make a final test run as directed by the Engineer.

D. All tests shall be scheduled at the convenience of the Owner and the Engineer and in no case shall be scheduled without at least 48 hours written notice.

E. Conduct tests to verify all systems and equipment are energized and operating properly. Systems or equipment not operating properly shall be promptly corrected and/or replaced without cost to the Owner.

F. Include in the Bid, all charges or fees including the cost of any special test equipment, factory engineers, fuel, etc., necessary for the proper performance of the tests.

G. The listing is partial. Any system or piece of equipment not listed in this section or other sections of the specification does not relieve the contractor from accomplishing the requirements of this specification, in complete conformance with all applicable codes and standards.

1.03 PROJECT COMPLETION

A. At the time of request for final on site review, submit to the Engineer, the following material:

1. Letters of certification from all systems manufacturers, certifying that all tests and inspections required have been completed and approved, and the systems are 100% functional.

2. Signed affidavits that the Owner's representative has received the required system's operational instructions and demonstrations.

3. Certificate of Approval from the State Board of Fire Underwriters and/or local authority having jurisdiction.

B. Upon completion of the work and before request for final payment, deliver to the Engineer for transmittal to the Owner, two sets of hard backed, 3-ring binders each containing the following material:

1. One (1) copy of each final shop drawing, wiring diagram, operating manual, maintenance manual, spare parts list and fixture brochure, test reports and guarantees. Standard printed information shall be edited for the specific equipment furnished by neatly lining out non-applicable items, noting options furnished and printing in items specific to the equipment furnished.

2. Project Record Drawings

1.04 GUARANTEES

A. Furnish written guarantees commencing on the date of final acceptance, that any and all defects in material, operation and workmanship appearing within one (1) year shall be repaired or replaced without cost to the Owner. Include all other work which may be damaged during correction of defects. Guarantee shall be signed by a properly authorized officer of the firm. Extend the period for equipment and systems where longer guarantees are specified in other sections.

1.05 INSTRUCTIONS AND SERVICE

A. Supplement Section 01730 by all articles and sub-articles within Division 16.

B. Refer to section 16060, "Codes, Standards and Fees."

C. Comparable system shall have been supplied with maintained engineering and service departments capable of designing and maintaining the equipment in operation. Make available to Owner, a local service department of a duly authorized distributor of the equipment, which is to stock the manufacture's standard parts. On- the -premises repair is to be provided during normal working hours at no cost to the Owner for a period of 12 months from the date of

acceptance of the installation by the Engineer, unless damage is caused by misuse, abuse or accident.

1.06 LOOSE EQUIPMENT

A. Upon completion of the work and before request for final payment, deliver to the Owner's representative the following:

1. Keys for every different pieces of electrical equipment furnished under this Contract which is equipped with a lock.

2. All loose equipment specified and/or supplied for use with the respective system.

B. Obtain a receipt, in duplicate, for this equipment, and deliver one (1) copy to the Engineer.

1.07 PROJECT RECORD DOCUMENTS

A. Refer to Section 01720

B. Furnish marked drawings showing the exact locations of all buried conduits, and, all addendum and field changes made to the final contract drawings.

1.08 CLEANING

A. Prior to final acceptance, clean all fixtures, lenses, panelboards, and switchboards, device plates, and signal and communication equipment. Remove all debris, surplus equipment, raceway, wire and cable, insulation, cartons, etc., resulting from the work of this trade.

1.09 LISTING OF SYSTEMS AND EQUIPMENT - TEST REPORTS

A. Building Grounding

PART 2 - REQUIREMENTS

2.01 GENERAL

A. Test requirements and procedures have been defined for the systems and equipment listed herein.

B. The test requirements and procedures are general in nature and may not completely define all the requirements and procedures necessary to comply with the applicable codes. This does not relieve the contractor from accomplishing all the tests, and to comply with the applicable code requirements.

2.02 EQUIPMENT AND APPARATUS FACTORY TESTS

A. Manufacturer's normal quality control tests are acceptable, unless specific factory witnessed tests are specified in other Sections.

B. Submit copies of factory test reports.

2.03 BUILDING GROUNDING

A. Verify the ground resistance, as measured by a suitable ground resistance test set operated in strict accordance with the manufacturer's instructions, of each low voltage service, does not exceed 5 Ohms.

B. Test results of grounding electrodes tests shall be available at the final inspection. Test equipment shall be available to verify the results in sample locations.

2.04 APPROVAL FOR OCCUPANCY

A. Prior to occupancy of any building, portion thereof, or major department, the area in question must have a final acceptance in regard to electrical construction, and the area accepted for occupancy by the Engineer. Prior to acceptance, all work must be completed including all items of the general requirements. Division 16 shall be deemed to be delaying the Owner when the Owner requests occupancy and the work is not in sufficient compliance with the Contract requirements to warrant acceptance for occupancy by the Engineer.

END OF SECTION

SECTION 16111
CONDUIT, RACEWAY AND TUBING

PART 1 - GENERAL

1.01 QUALITY ASSURANCE

A. Acceptable Manufacturers

1. All materials for and manufacturers of conduit, raceways and tubing shall be as specified and listed herein or approved equal.

2. Steel conduits and fittings shall be manufactured in accordance with the Buy American provisions of 23 CFR 635.410 as amended.

3. Non-metallic conduit shall be manufactured by Carlon Products Corp.

4. Watertight seals between conduit and sleeves shall be Thunderline Corp. (Link Seal).

B. Design Criteria

1. All conduits, raceways and tubing shall be:

   a. Cut square, free of burrs due to field cutting or manufacture, and be bushed where necessary or specified.

   b. Minimum 3/4"

   c. Run with couplings approved for the conduit being used. Running threads and close nipples will not be accepted in runs of threaded conduit.

2. Exposed Conduit When Shown or Specified Shall Be:

   a. Securely attached to masonry or structural steel with hangers, straps, clamps or screws as required by NEC. Conduit shall not be attached or supported by wooden plug anchors or other mechanical work such as ducts, piping, etc.

3. Couplings and connectors for EMT shall be made of steel, and shall be set screw type, with connectors being nylon insulated.

4. Leave a 1/16" diameter nylon pullstring in all empty conduits and raceways.

5. The following conduit material, for system raceways as herein indicated, are acceptable:

    a. Rigid Steel

    b. Electrical Metallic Tubing (EMT).

    c. Liquid-Tight Flexible Steel (LTFS).

    d. Heavy Wall Non-Metallic (PVC)

6. Rigid Steel Conduit

    a. When used, shall be acceptable for interior use and exterior use above ground.

    b. May be used for all power raceway systems.

    c. Compliance: ANSI C80.1, UL6.

7. Electric Metallic Tubing (EMT)

    a. When used, shall be acceptable only in the interior of the building.

    b. May be used for all power raceway systems.

    c. Compliance: C80.3, UL797.

    d. All connections to movable or vibrating equipment shall be liquid tight flexible steel conduit.

8. Heavy-Wall Non-metallic Conduit (PVC)

    a. When used, can be installed only embedded in concrete, or only in direct contact with the earth.

    b. When installed embedded in concrete, or in direct contact with the earth, for power feeders only, the elbows for vertical rise through the ground shall be rigid steel, galvanized after fabrication. Conduits shall be below rough grade when installed in concrete slabs on grade.

    c. May be used for all power raceway systems.

    d. Parallel conduits below grade must be adequately separated.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Steel Conduits

1. Hot Dipped Galvanized for Rigid.

2. Electro-Galvanized for EMT.

B. Flexible Metal Conduits

1. One continuous length of UL approved electrogalvanized spirally wound steel strip with interlocking convolutions, and interior surfaces free from burrs and sharp edges.

C. Liquid Tight Flexible Steel Conduits (LTFS)

1. One continuous length of UL approved hot dipped galvanized spirally wound steel strip, with interlocking convolutions, continuous length copper grounding strip, and outer extruded polyvinylchloride jacket. Interior surfaces free of burrs and sharp edges.

D. Schedule 40 polyvinylchloride; NEMA designation EPC-40-PVC; Compliance: NEMA TC-2, UL 651.

E. Fittings

1. Rigid and intermediate Steel Conduit Fittings: Zinc coated steel or cadmium coated, malleable iron for steel conduit. Compliance: NEMA FB-1, UL 514.

2. EMT Fittings: Zinc coated steel. Concrete tight, set screw type. Compliance: NEMA FB-1.

3. Liquid Tight Flexible Conduit Fittings: Steel alloy, zinc coated with molded nylon compression ring and insulated throat. Liquid tight beveled thread, gland nut design with ground cone and sealing ring. T&B 5300 series or approved equal.

4. Flexible Metal Conduit Fittings: shall be made of either steel or malleable iron only, shall have insulated throats, and shall be of one of the following types:

a. Wedge and screw type having an angular wedge fitting between the convolutions of the conduit.

b. Squeeze-on clamp type having a bearing surface contoured to wrap around the conduit, and clamped by one or more screws.

c. Steel, multiple-point type, for threading into internal wall of the conduit convolutions.

5. Die-cast, zinc-alloy fittings made of inferior metals, such as "pot metal", shall not be used on any type of rigid or flexible conduit or EMT.

E. Expansion Joint Fittings

1. Fittings in conduit shall be "O-Z", AX, DX or EX series with bonding jumpers as required.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Refer to Section 16050, "Basic Materials, Installation and Wiring Methods".

B. Conduit, Raceway and Tubing:

1. Installed to provide adequate grounding between all outlets and the established electrical system ground.

2. Installed to prevent water pockets.

3. Minimum Spacing: 3 inches between raceways and water or waste piping, and 6 inches between raceways and generator exhaust, steam or condensate lines.

4. Installed with not more than three 90 degree bends. Hydraulic, electric or ratchet benders shall be used on rigid steel conduit 1" or larger and EMT conduit 1-1/4” or larger.

5. Size as required by the National Electrical Code with oversize conduits as indicated.

6. Connections between rigid conduit and sheet steel boxes and enclosures shall be made with bushings and double lock-nuts. Bushings shall be screwed up tightly against ends before locknuts are set up.

7. Conduits encased or buried shall be made watertight with approved compound as indicated herein. Maintain spacing required by code times 150%.

8. Installed with condulets, unilets or similar approved fittings where direction changes and/or bends are not suitable.

9. Group exposed parallel conduits where possible with spaces between adjacent conduits kept to a minimum. Support individual conduits with standard conduit straps. Where conduits are not adjacent to structure, support by adjustable galvanized steel pipe hangers or trapeze hangers. Perforated strap hangers or tie wire will not be permitted. All conduit fittings shall be properly installed and made up mechanically and electrically tight.

10. Field cuts, threads and tool marks in rigid steel conduit shall be treated to prevent rusting by appropriate application of zinc base protective coating

C. Raceway Preparation: All conduits 1 inch or larger, particularly underground conduits shall be cleaned and dried out before installing wires or cables.

END OF SECTION

SECTION 16120
LOW VOLTAGE WIRE AND CABLE

PART 1 - GENERAL

1.01 QUALITY ASSURANCE

A. Acceptable Manufacturers

1. Wire and Cable (0-600 volt)

a. Shall be manufactured by Pirelli Cable Corp., Southwire, General Cable, Anaconda, Rome, Cerro, Okonite, Triangle or approved equal.

B. Design Criteria

1. Wire and Cable (0-600 volt)

a. Shall be labeled with UL approval and be marked with the size, type and year of manufacture. Wire and cable more than 1 yr. old at the time of installation will not be accepted.

b. Shall have each reel or carton clearly labeled with the month and year of manufacture. Reels and carton dated more than 1 yr. prior to Contract award date are prohibited.

c. Shall be copper, with heat and moisture resistant, thermal plastic insulated.

d. Branded and labeled per National Electrical Code requirements.

1.02 SUBMITTALS

A. Contractor submittals

1. Include evidence of UL listing and furnish names of cable manufacturers being used.

PART 2 - PRODUCTS

2.01 MATERIAL

A. Wire and Cable

1. Insulation Types Shall be Applied as Follows:

a. Type THW, THWN or THHN - For General Use - #10 and smaller

b. Type THHN, THWN - For General Use and Panel Feeders - #8 and larger.

c. Type THWN - For all panel feeders underground or as indicated

d. Special Types - As shown or specified herein.

2. Conductor Color Coding Shall Be As Follows:

a. Green - All ground conductors and these only.

b. 208 volt: AØ – Black, BØ – Red, CØ – Blue, Neutral – White.

PART 3 – EXECUTION

3.01 GENERAL

A. Refer to Section 16050, "Basic Materials, Installation and Wiring Methods".

END OF SECTION

SECTION 16130
ELECTRICAL BOXES AND FITTINGS

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Extent of electrical box and electrical fittings work is indicated by drawings and schedules.

Types of electrical boxes and fittings in this section include the following:

Junction Boxes
Pull Boxes
Conduit Bodies
Bushings
Knockout Closures

PART 2 - MATERIALS AND EQUIPMENT

2.01 NEC COMPLIANCE

A. Comply with NEC as applicable for construction and installation of electrical wiring boxes and fittings.

B. UL Compliance. Provide electrical boxes and fittings which have been UL listed and labeled.

C. ANSI/NEMA Standards Compliance. Comply with ANSI 134.1 (NEMA Standards PUB No. OS 1) as applicable to sheet-steel outlet boxes, device boxes, covers, and box supports.

2.02 FABRICATED MATERIALS

A. Junction and Pull Boxes. Provide galvanized code-gauge sheet junction and pull boxes, with screw-on covers; of types, shapes, and sizes, to suite each respective location and installation; with welded seams and equipped with stainless steel nuts, bolts, screws and washers.

1. Manufacturer. Subject to compliance with requirements, provide junction and pull boxes of one of the following:

Adelet-PLM Div., Scott Fetzer Co.
Appelton Electric Co.

Bell Electric/Square D Co.
Spring City Elec. Mfg. Co.

D. Conduit Bodies: Provide galvanized cast-metal conduit bodies, of types, shapes, and sizes to suite respective location, construct with thread-conduit-entrance ends, removable covers and corrosion-resistant screws.

1. Manufacturer. Subject to compliance with requirements, provide conduit bodies of one of the following:

Appelton Electric Co.
Killark Electric Mfg. Co.
O-Z/Gedney Co.

E. Bushings, Knockout Closures and Locknuts. Provide corrosion-resistant punched-steel box knockout closures, conduit locknuts and malleable iron conduit bushings, offset connectors, of types and sizes, to suite respective uses and installations.

PART 3 - EXECUTION

3.01 INSTALLATION OF ELECTRICAL BOXES AND FITTINGS

A. General. Install electrical boxes and fittings where indicated, complying with manufacturer's written instruction, applicable requirements of NEC and NECA's "Standard of Installation", and in compliance with recognized industry practices to ensure that products fulfill requirements.

B. Coordinate installation of electrical boxes and fittings with wire/cable and raceway installation work.

C. Provide knockout closure to cap unused knockout holes where blanks have been removed.

D. Install boxes and conduit bodies in those locations to ensure ready accessibility of electrical wiring.

E. Avoid using round boxes where conduit must enter box through side of box, which would result in difficult and insecure connections when fastened with locknut or bushing on rounded surface.

F. Fasten boxes rigidly to substrates or structural to which attached, or solidly embedded electrical boxes in concrete or masonry.

G. Provide electrical connections for installation boxes.

END OF SECTION

SECTION 16134

OUTLET, BOXES, CABINETS AND STRUCTURAL SUPPORTS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Requirements

1. Furnish and install boxes to permit installation of wiring and raceway systems. Boxes shall include:

   a. Junction
   b. Pull

2. Furnish and install cabinets to house terminal strips and equipment at locations indicated on the drawings and as required by the wiring and raceway systems.

3. Generally, all boxes and structural support systems, installed in spaces with no ceilings, will be painted-in with the space. Painting done by the painting contractor. Rust and corrosion protection by this division contractor.

1.02 QUALITY ASSURANCE

A. Acceptable Manufacturers

1. Metal outlet boxes, fittings and covers: Thomas & Betts, Steel City, Appleton, Hubbell, Raco or approved equal.

2. Cabinets: Same manufacturer as panelboards.

3. Structural support systems: Thomas & Betts, Steel City "KINDORF" or approved equal.

PART 2 - PRODUCTS

2.01 BOXES

A. General

1. Metal, fabricated from galvanized sheet steel or cadmium plated pressed sheet steel, with device covers, extension, etc. as required by the installation.

2. Where exposed to moisture or weather, cadmium cast alloy iron or malleable iron complete with gasketed screw-fastened covers. Hinged covers will not be accepted unless otherwise specified.

B. Junction Boxes shall be:

1. 4" square by 1-1/2" depth minimum, without clamps for either conduit or tubing.

2. 4-11/16" square by 1-1/2" depth minimum, without clamps, for either conduit or tubing.

C. Pullboxes shall be:

1. NEMA 1, 3, or 4 as required by area. Provide partitions to separate multiple boxes at same location. Minimum #14 gauge. Construct from galvanized sheet steel. Solder or braze all seams, roll edges at openings. Provide matching cover. Finish box in primer for field painting.

2.02 CABINETS

A. General

1. Depth as noted or 4" minimum.

2.03 STRUCTURAL SUPPORTS

A. Steel solid base channels, 1 5/8" by 1 5/8", 12 gauge, with all required channel fasteners, pipe hangers, threaded rods, channel joints, beam flange clips, miscellaneous fittings, etc.

B. Electro-plated zinc plus zinc dichromate.

C. Kindorf "Superstrut", or approved equal.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Junction Boxes

1. Support securely from building construction, not from raceway. Where installed in exposed block or structural glazed tile walls, locate at center of block joint. Locate raceway as required to meet block conditions, coordinating with the work of other trades.

2. Securely fastened in place using same types and methods as for conduit. Wooden supports in other than wood construction are not permitted.

B. Pull Boxes

1. Installation in finished rooms is prohibited, except where specifically shown and noted on drawings. All boxes are to be concealed and accessible after completion of building. Support independent of raceway. Use same types and methods as for conduit. Support directly from building construction. Close off all unused openings with proper fittings.

C. Cabinets

1. Install flush in wall except where specifically noted surface mounted. Support securely from building construction and align with adjacent panelboards. Maximum height of top to be less than 6'-6", provide "structural" support where equipment is installed therein. Extend support from floor to structure above.

D. Structural supports (steel channels) shall be utilized for suspending junction boxes as indicated on the drawings, and generally as supports for miscellaneous equipment, outlets, etc.

END OF SECTION

SECTION 16180

DISCONNECT SWITCHES

PART 1 - GENERAL

1.01 DESCRIPTION

A. Related Work Specified Elsewhere

1. Section 16181 – Fuses

B. Requirements

1. Individually mounted disconnect switches for protection of feeders and branch circuits.

1.02 QUALITY ASSURANCE

A. Acceptable manufacturers - General Electric, Cutler-Hammer, Square-D and Siemens.

B. Requirements of Regulatory Agencies

1. Compliance with the following nationally recognized standards:

a. NEMA KS-1 - Enclosed Switches

b. Federal Specification WSS-865C.

1.03 SUBMITTALS

A. Contractor submittals

1. Include evidence of UL listing for each assembly with contractor submittals.

PART 2 - PRODUCTS

2.01 DISCONNECT SWITCHES

A. General

1. Switches shall be three-pole, three-pole double throw heavy duty industrial type rated for the voltage at which they are applied. Provide an insulated solid neutral bar and a ground bar for switches in 4-wire circuits.

2. All switches shall have switch blades which are fully visible in the "off" position, when the door is open.

3. Switches shall have a quick make and quick break operating feature and mechanism, and shall produce a true interlock to prevent opening the switch cabinet while the switch handle is in the "on" position. The switch handle shall have provision for padlock.

4. Lugs shall be UL listed for copper and/or aluminum cables and front removable.

5. Switches shall be fusible or non-fusible as indicated on the drawings.

6. For fused switches, the fuses shall be the cartridge type, as specified elsewhere. The fuse sizes shall be as indicated on the drawings or as required for the application.

7. Enclosures shall be suitable for the wiring methods of the area involved. Outdoor switches shall have a minimum of NEMA 3R enclosures.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Install individually mounted and enclosed, and fused/non-fused safety switches at approximate locations indicated on drawings in a readily accessible location with proper work space per NEC. Locate top of box at approximately 60" above finished floor unless otherwise noted. Arrangements resulting in top of handle at or above 6'-5" AFF are prohibited. Provide enclosures as appropriate for the location. Provide structural channel supports on masonry construction maintaining air space from wall/structure where exposed to moisture.

END OF SECTION

SECTION 16181

FUSES

PART 1 - GENERAL

1.01 DESCRIPTION

A. Related Work Specified Elsewhere

1. Section 16180 – Disconnect Switches

B. Requirements

1. Low voltage fuses: 600 volts and less, for use with switches.

1.02 QUALITY ASSURANCE

A. Acceptable manufacturers

1. Low voltage fuses: Bussmann, Gould Shawmut, or Economy.

PART 2 - PRODUCTS

2.01 GENERAL

A. Fuses shall be rated for the voltage at which they are applied.

B. Fuses shall be dual element.

C. Fuses shall have minimum interrupting ratings required for the location where they are applied.

2.02 SERVICE ENTRANCE MAINS, FEEDERS AND BRANCH CIRCUITS

A. Circuits 600 Amps or less shall be protected by current-limiting fuses. Fuses shall hold 500% of rated current for a minimum of 10 seconds and shall be UL listed and CSA certified with an interrupting of 200,000 rms symmetrical amperes. Gould Shawmut AJT or equal.

B. Motor and Motor Controller Protection – All individual motor circuits shall be protected by Class J or Class L time delay fuse as follows:

Class J – AJT
Class L – A4BQ, A4BY, A4BT

C. Circuit breakers and Circuit Breaker Panels shall be protected by Class J or Class L fuses sized in accordance with Tested UL. Series rated combination published in the UL Recognized Component Directory. Fuses shall be as follows:

Class J – AJT
Class L – A4BQ, A4By, A4BT

D. Control Circuits shall be protected by Class CC time delay. Class CC – ATDR, ATQR.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Install quantity and type as required for device requiring fuses.

B. Replace all fuses, which fail or are found to be defective during an inspection of all fuses.

C. Supply one set of spare fuses for each fuse type and rating used on the project. The spare fuses shall be installed in a wall mounted cabinet neatly arranged in clips or holders. Mark the cabinet "Disconnect Switch Fuses", engraved in a plastic laminated nameplate.

END OF SECTION

SECTION 16182

CIRCUIT BREAKERS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Related Work Specified Elsewhere

1. Refer to the Contract Drawings, and Power Distribution Diagrams.

B. Requirements

1. Circuit breakers for protection of feeders and branch circuits both individually mounted and assembled in equipment assemblies.

1.02 QUALITY ASSURANCE

A. Acceptable manufacturers - General Electric, Cutler-Hammer, Square-D and Siemens.

B. Design criteria referred to herein are those of the acceptable manufacturers listed herein, and constitutes the type, quality and function of the equipment specified.

C. Requirements of Regulatory Agencies

1. UL 489

1.03 SUBMITTALS

A. Contractor submittals shall include the following information:

1. Label with UL listing for each device.
2. Label with "AIC" rating for each device.
3. Label with frame size and trip rating for each device.

PART 2 - PRODUCTS

2.01 MOLDED CASE CIRCUIT BREAKERS

A. All circuit breakers shall be of the same manufacturer.

B. All circuit breakers shall be fully rated. Series rated circuit breakers are not acceptable.

C. All circuit breakers shall:

1. Have an inverse time delay thermal magnetic element and an instantaneous magnetic trip element, in each phase, set to operate at 7 to 10 times the long-time trip setting. Breakers shall be tungsten rated where used for incandescent loads.

2. Be trip-free and meet UL requirements for non-interchangeability of ratings.

3. Be provided with common trip feature for multiple breakers. No single pole breakers with handle ties will be accepted. All poles shall be mechanically interlocked to cause operation of all poles by any single pole unit.

4. Have terminal lugs suitable and UL listed for the type of cable they feed.

5. Have quick-make, quick-break over center switching mechanism. Automatically tripped units shall be self-indicating by a distinctive handle position.

6. Have current rating label visible when breaker is installed.

7. Have frame size, continuous current rating of trip unit, symmetrical short circuit current rating, poles, voltage rating, cable size, and accessories as indicated on Contract Drawings.

8. Have the proper voltage rating for the application.

9. Have interrupting ratings as indicated. Minimum shall be:
   a. 120-208-240 volts: 10,000 amps RMS symm.

D. Circuit breakers for 100 ampere through 225 ampere branch circuit panelboards, for lighting and miscellaneous power, shall be thermal magnetic bolt-on or plug-in type.

E. Circuit breakers for 225 ampere and larger power distribution panelboards and switchboards, shall be thermal magnetic bolt-on type.

F. Standard Frame Industrial and High Interrupting Frame Industrial.

1. Molded case industrial line, single, two or three pole, with thermal-magnetic trip in each phase, and with or without interchangeable trips as indicated.

G. Current Limiting Frame

1. Two or three pole, with thermal-magnetic trip in each pole, and with coordinated current limiter in each phase to clear only high fault currents exceeding the capacity of the instantaneous unit. Blown limiter shall cause breaker to trip and prevent resetting until limiter is replaced. Limiter shall be self-indicating.

2.02 GROUND FAULT PROTECTION

A. Provide ground fault protection for the main protective and distribution devices, as indicated in the panel schedules on the drawings and as per NEC 230.95.

B. Circuit breakers shall be provided with static sensors and trip devices, with ground fault protection being an integral part of the static sensor and trip device.

C. Ground fault protection shall be "ZERO" sequence sensing, utilizing separate C.T.'s (or current sensors) in each ungrounded phase conductor.

D. Trip Settings: Ground fault protective devices shall have adjustable trip setting for adjusting the trip level over a minimum ratio of 2:1. Trip levels shall be set as low as practicable, however, no lower than 25% of the circuit breaker over-current trip setting and not to exceed 1200 amperes. The ground fault trip level shall be adjustable with a current range of 25% to 50% of circuit breaker over-current trip setting, and not to exceed 1200 amperes.

E. Time relay: Ground fault protective devices shall have adjustable time delay, with three (3) time delay bands.

F. Ground fault protection shall be factory assembled within the equipment being protected.

2.03 SEPARATELY MOUNTED CIRCUIT BREAKERS

A. Circuit breakers shall be in an enclosure type to suit the wiring methods used in the areas involved. Outside mounted enclosed circuit breakers shall have NEMA 4 enclosures.

B. Circuit breakers shall be of the amperage rating indicated on the Contract Drawings, with number of poles to suit the load being fed or controlled.

C. Circuit breaker interrupting rating shall conform to the requirements for molded case circuit breakers specified herein, and shall be as indicated on the Contract Drawings. Voltage ratings shall suit the requirements of the circuit involved.

D. Each breaker enclosure shall be equipped with a ground wire lug of suitable size brazed to the enclosure. Unless otherwise specified, the neutral bar (if required) shall be ungrounded.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Install circuit breakers in assemblies as indicated.

B. Install circuit breaker individually mounted and enclosed at approximate locations indicated on the Contract Drawings.

C. Installation shall be in a readily accessible location with proper workspace per NEC code requirements. Locate top of box at approximately 60" above floor unless otherwise noted. Arrangements resulting in top of handle at or above 6'-5" AFF are prohibited.

D. Provide structural supports independent of stud partitions. Provide structural channel supports on masonry construction maintaining air space from wall/structure.

END OF SECTION

SECTION 16451

BUILDING GROUNDING

1 - GENERAL

1.1 DESCRIPTION

A. Requirements

1. Provide Neutral and Equipment Grounding
2. Provide Building Grounding

1.2 QUALITY ASSURANCE

A. Acceptable Manufacturers

1. Molded Fusion Welding Process - Cadweld
2. Ground-Rods - Copperweld
3. Pipe Clamps - Thomas and Betts, Burndy

B. Requirements of Regulatory Agencies

1. Lightning Protection Code - NFPA 780
2. National Electrical Code - NFPA 70

1.3 SUBMITTALS

A. Contractor submittals

1. Required for all Materials

2 - MATERIAL

2.1 GROUNDING MATERIAL

A. Ground-Rods - 3/4" dia., 10'-0" long.

B. Ground Conductor - Size as per NEC requirements, bare stranded, soft drawn or soft annealed, copper wire.

C. Joints and Connections - Molded fusion welding process using proper mold and the number, size and type cartridge for the joint or connection.

3 - EXECUTION

3.1 GENERAL

A. All equipment, whether furnished by this Division or by others, shall be grounded.

B. Provide building grounding as indicated.

C. Provide ground connection for electric service.

D. Provide ground connection for telephone service.

E. All transformer enclosures and secondary neutrals shall be grounded to an approved building ground. Refer to "single line diagram" and standard details.

3.2 INSTALLATION

A. Where driven ground rods are indicated drive top of ground rods to 18" below finished grade.

B. Make fusion welds in strict accordance with supplier's instructions. Clamp cables securely in place, independent of mold. Clean and inspect all welds. Provide corrosion protection in acid soils.

C. Ground conductors shall be bonded to building steel for all new construction (at every other column at its base) (As indicated on the drawings).

D. All connections below grade shall be made with non- mechanical means.

E. At least one connection shall be made between the building ground, the electrical service ground for the building, and a cold water pipe, if metal.

F. Ground conductors shall be connected copper to copper, using a ground bus when more than three conductors are to interconnected. A sheet metal enclosure shall never be used to carry ground current between two cables or conduit and cable.

G. Drive the ground rods to a minimum depth of ten feet, or more if necessary to reach permanent moisture. Ground rods shall be driven at least two feet away from the footing.

3.3 TESTS

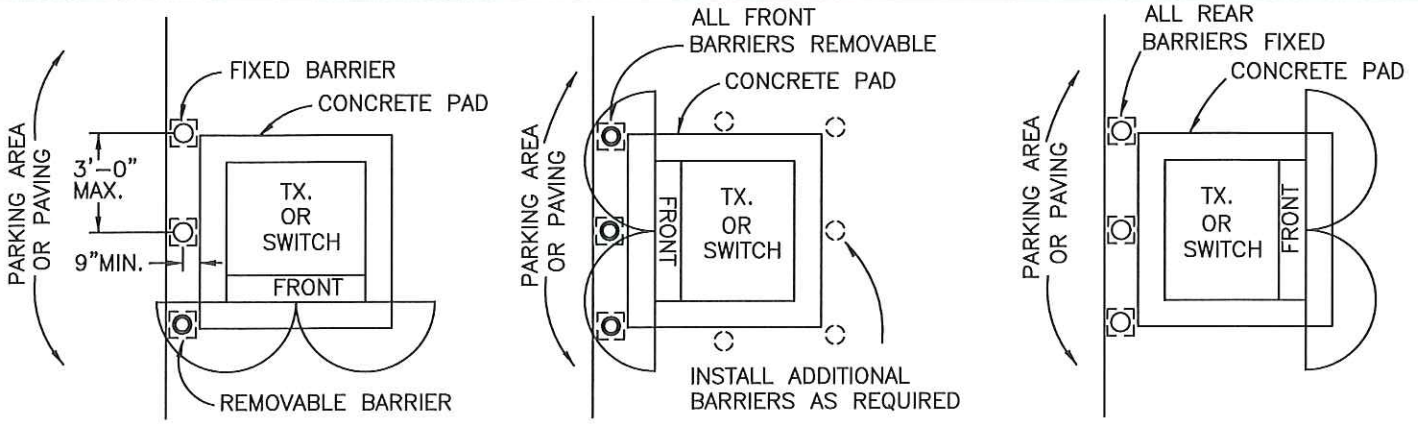
A. Refer to Section 16070 "Testing, Certification and Acceptance".

END OF SECTION

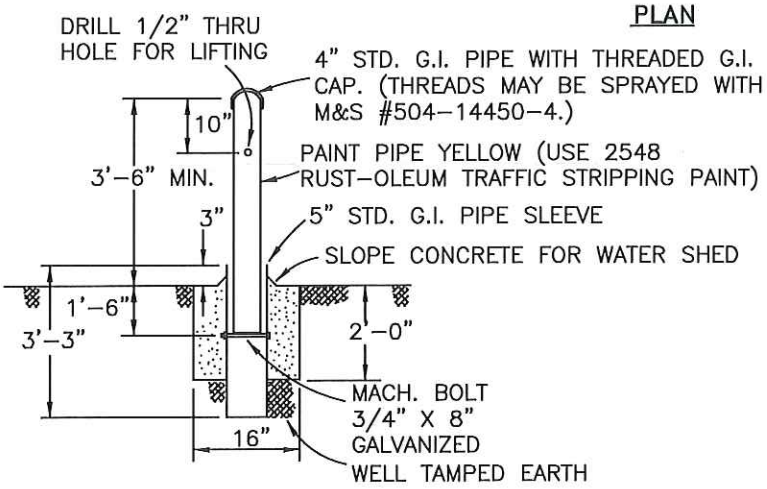
Appendix A

FP&L Details

UN-21.0.0 PROTECTIVE BARRIER AND PLANTING CLEARANCES FOR PAD MOUNT TRANSFORMERS AND SWITCHES UN-21.0.0

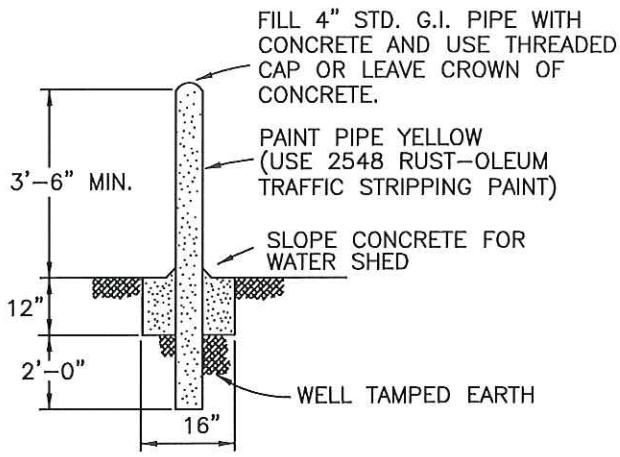


PLAN

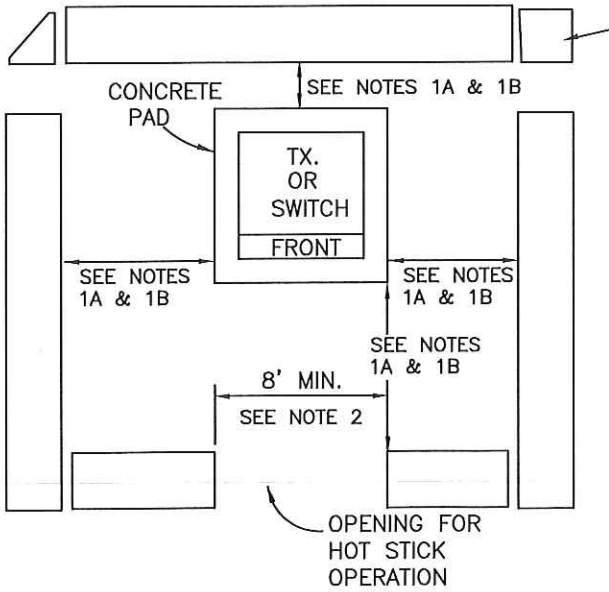


REMOVABLE BARRIER

SECTION



FIXED BARRIER



PLAN

NOTES:

1A. PADMOUNTED SWITCH CABINETS, SRAM PADMOUNTED SWITCHES AND CAPACITOR BANKS REQUIRE 8' MINIMUM CLEARANCE ON ALL SIDES

1B. PADMOUNTED TRANSFORMERS REQUIRE 3' MIN. CLEARANCE ON EACH SIDE AND BACK AND 8' CLEARANCE IN THE FRONT.

2. FRONT ACCESS CLEARANCE SHOULD BE 8' FOR ALL EQUIPMENT

3. "ELECTRIC EQUIPMENT – KEEP OUT" DECAL THAT SHOWS THE MINIMUM SEPARATION DISTANCES FOR BUSHES FROM TRANSFORMERS IS M&S #548-560-101.

4. 4" GALVANIZED IRON PIPE M&S# 530-149-003 WITH THREADED 4" CAP M&S# 564-458-009.
5" GALVANIZED IRON SLEEVE M&S# 530-150-001

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
9	12/28/20	UPDATE FIXED BARRIER NOTE	ARR	GXS	RDH
8	11/2/20	UPDATE NOTES	ARR	GXS	RDH
7	10/7/20	ADD NOTE 4	ARR	GXS	RDH
6	7/9/19	UPDATE NOTE 1A	ARR	ELS	RDH
5	3/3/17	UPDATE DRAWING (NOTES)	ARR	ELS	RDH
4	9/13/16	UPDATE DRAWING (NOTES)	ARR	ELS	RDH

FPL

OH & UG DISTRIBUTION SYSTEM STANDARDS

ORIGINATOR: CJM DRAWN BY: PTH

DATE: 9/30/94 APPROVED: R.J. SALESKY NO SCALE

DIRECTOR, DISTRIBUTION ENGINEERING AND OPERATIONS SERVICES

UN

V. REQUIREMENTS FOR TRANSFORMERS SITUATED ON CUSTOMER PROPERTY

A. Padmounted Transformer Requirements

Complete requirements are contained in FPL specifications given to Customers for individual projects. Typical pad mounted transformer requirements include, but are not limited to the following:

The Customer Will:

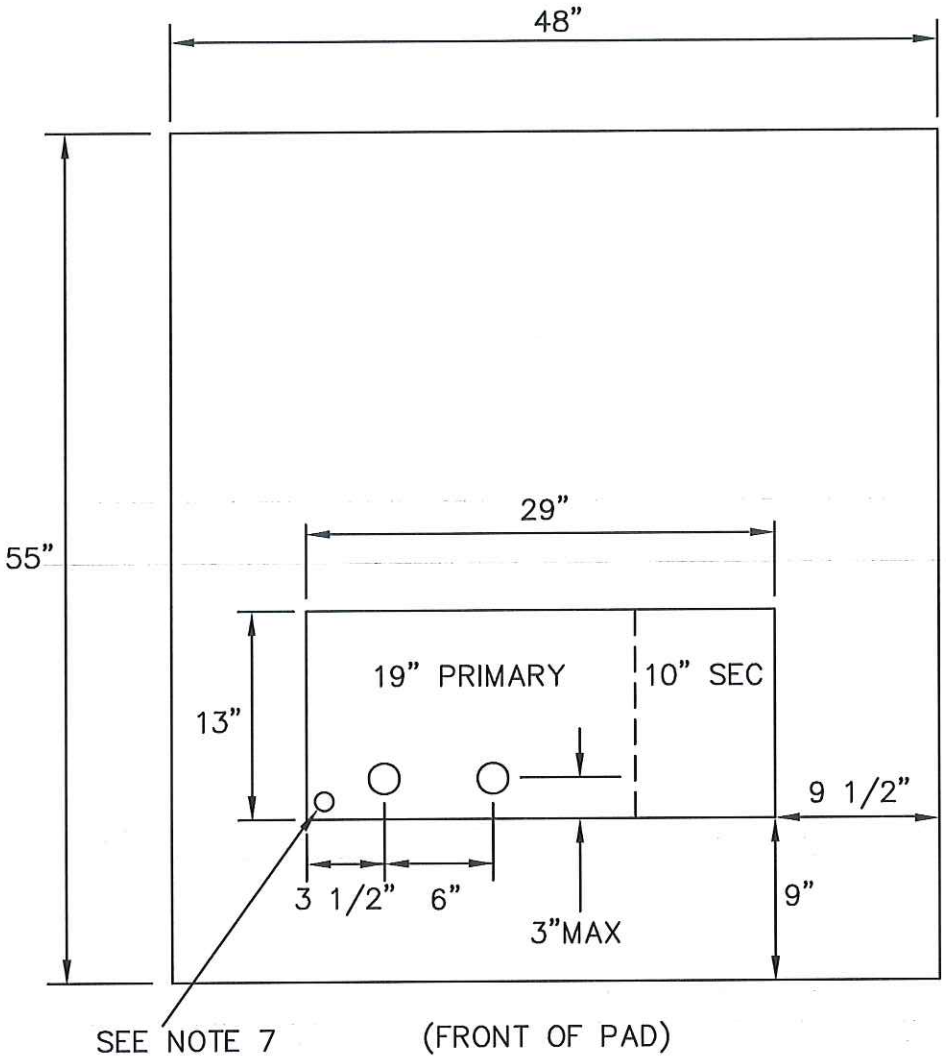
- provide a transformer pad location per FPL specifications. Transformers should be installed at least 15 feet from doors and windows. If this is unachievable, the absolute minimum distance is 5 feet. Transformer installations between 5 and 15 feet must be approved by FPL Design and Standards;
- pour and cure the concrete pad according to FPL specifications, or install the FPL supplied pre-cast pad, for transformers sized 750 KVA and larger;
- bring the service entrance conductors out to the transformer, installed in accordance with National Electrical Code requirements, leaving adequate cable, as determined by FPL, for FPL to make connections in the transformer, the number of cables limited as shown below:

Transformer KVA	Secondary Voltage	Max. Number of Conductors	Max. Conductor Size	Max. Number of Conduits & Sizes
25 – 100 (Low Style)	120/240V	8 sets	4/0	8 – 2" Max
50 – 167 (High Style)	120/240V	8 sets	500 KCMIL	8 – 2" Max 6 – 3.5" Max 4 – 4" Max
150 – 500	120/208V 277/480V	8 sets <750 KCMIL or 8 sets 750 KCMIL AL or 6 sets 750 KCMIL CU*	750 KCMIL	8 – 4" Max
750	277/480V	8 sets <750 KCMIL or 8 sets 750 KCMIL AL or 6 sets 750 KCMIL CU*	750 KCMIL	8 – 5" Max
750	120/208 V	12 sets < 750 KCMIL* or 8 sets 750 KCMIL AL* or 6 sets 750 KCMIL CU*	750 KCMIL	12 – 5" Max
1000	277/480V	12 sets < 750 KCMIL* or 8 sets 750 KCMIL AL* or 6 sets 750 KCMIL CU*	750 KCMIL	12 – 5" Max
1000	120/208V	12 sets < 750 KCMIL* or 8 sets 750 KCMIL AL* or 6 sets 750 KCMIL CU*	750 KCMIL	12 – 5" Max
1500 - 2000	277/480V	12 sets < 750 KCMIL* or 8 sets 750 KCMIL AL* or 6 sets 750 KCMIL CU*	750 KCMIL	12 – 5" Max
1500 - 2000	277/480V	14 sets*	500 KCMIL	14 – 5" Max
2500	277/480V	12 sets < 750 KCMIL* or 8 sets 750 KCMIL AL* or 6 sets 750 KCMIL CU*	750 KCMIL	12 – 5" Max
2500	277/480V	16 sets*	500 KCMIL	16 – 5" Max

*An FPL provided secondary connection cabinet is recommended for new installations with more than 8 sets of 750 KCMIL AL, more than 6 sets of 750 KCMIL CU, or more than 12 sets of a smaller size

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UX-117.0.2	CONDUIT LOCATIONS FOR SINGLE PHASE REGULAR STYLE PAD MOUNTED TRANSFORMERS	UX-117.0.2



NOTES:

1. REFERENCE I-62.0.0 OF THE DCS.
2. PAD M&S #162-248-004.
3. ALL CONDUITS TO EXTEND 3" MAX ABOVE GROUND LEVEL.
4. ALL SECONDARY/CUSTOMER CONDUITS MUST FIT WITHIN THE 10"X13" AREA INDICATED.
5. ALL CONDUIT RELATED DIMENSIONS ARE TO THE CENTER OF THE DUCT.
6. MAINTAIN 8' CLEARANCE FROM FRONT AND 3' CLEARANCE FROM SIDES AND BACK OF TRANSFORMER PAD.
7. INSTALL 2" SLEEVE FOR GROUND ROD, 48" LONG.
8. CABLES REQUIRING CT METERING INSIDE THE TRANSFORMER MUST BE PLACED TOWARDS THE FRONT OPENING OF THE TX PAD AND IN FRONT OF ANY OTHER CABLES WHICH ARE NOT CT METERED INSIDE THE TRANSFORMER. THIS IS TO AVOID CABLE TRAINING ISSUES.

F P L

OH & UG DISTRIBUTION SYSTEM STANDARDS

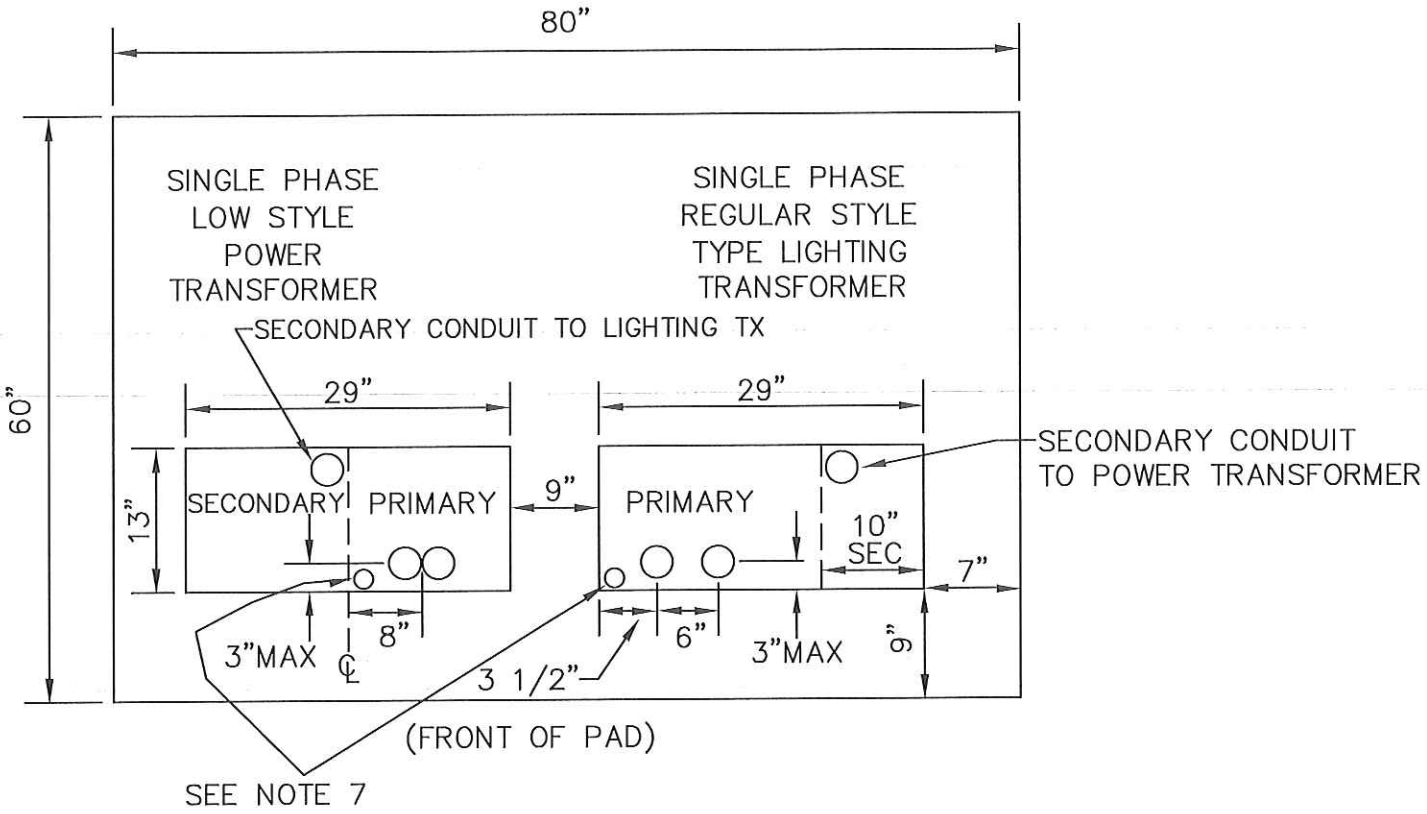
NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
2	1/28/16	UPDATE NOTES	ARR	ELS	RDH
1	5/7/15	UPDATE DRAWING	ARR	ELS	RDH

ORIGINATOR: SMS DRAWN BY: BILL

DATE: APPROVED: J.J McEVOY NO SCALE

SUPERVISOR, OH/UG PRODUCT SUPPORT SERVICES

UX-115.0.1	CONDUIT LOCATIONS FOR OPEN WYE-OPEN DELTA USING A SINGLE PHASE LOW STYLE PAD MOUNTED TRANSFORMER AND A 1ø REGULAR STYLE PAD MOUNTED TRANSFORMER	UX-115.0.1



NOTES:

1. REFERENCE I-68.0.2 OF THE DCS.
2. PAD M&S #162-246-001.
3. ALL CONDUITS TO EXTEND 3" MAX ABOVE GROUND LEVEL.
4. ALL SECONDARY / CUSTOMER CONDUITS MUST FIT WITHIN THE 10"X13" AREA INDICATED.
5. ALL CONDUIT RELATED DIMENSIONS ARE TO THE CENTER OF THE DUCT UNLESS OTHERWISE INDICATED.
6. MAINTAIN 8' CLEARANCE FROM FRONT AND 3' CLEARANCE FROM SIDES AND BACK OF TRANSFORMER PAD.
7. INSTALL 2" SLEEVE FOR GROUND ROD, 48" LONG.
8. CABLES REQUIRING CT METERING INSIDE THE TRANSFORMER MUST BE PLACED TOWARDS THE FRONT OPENING OF THE TX PAD AND IN FRONT OF ANY OTHER CABLES WHICH ARE NOT CT METERED INSIDE THE TRANSFORMER. THIS IS TO AVOID CABLE TRAINING ISSUES.

F P L

OH & UG DISTRIBUTION SYSTEM STANDARDS

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
3	1/28/16	UPDATE NOTE	ARR	ELS	RDH
2	5/7/15	UPDATE DRAWING	ARR	ELS	RDH
1	3/25/8	UPDATE DIMENSIONS	GAP	ELS	JJM

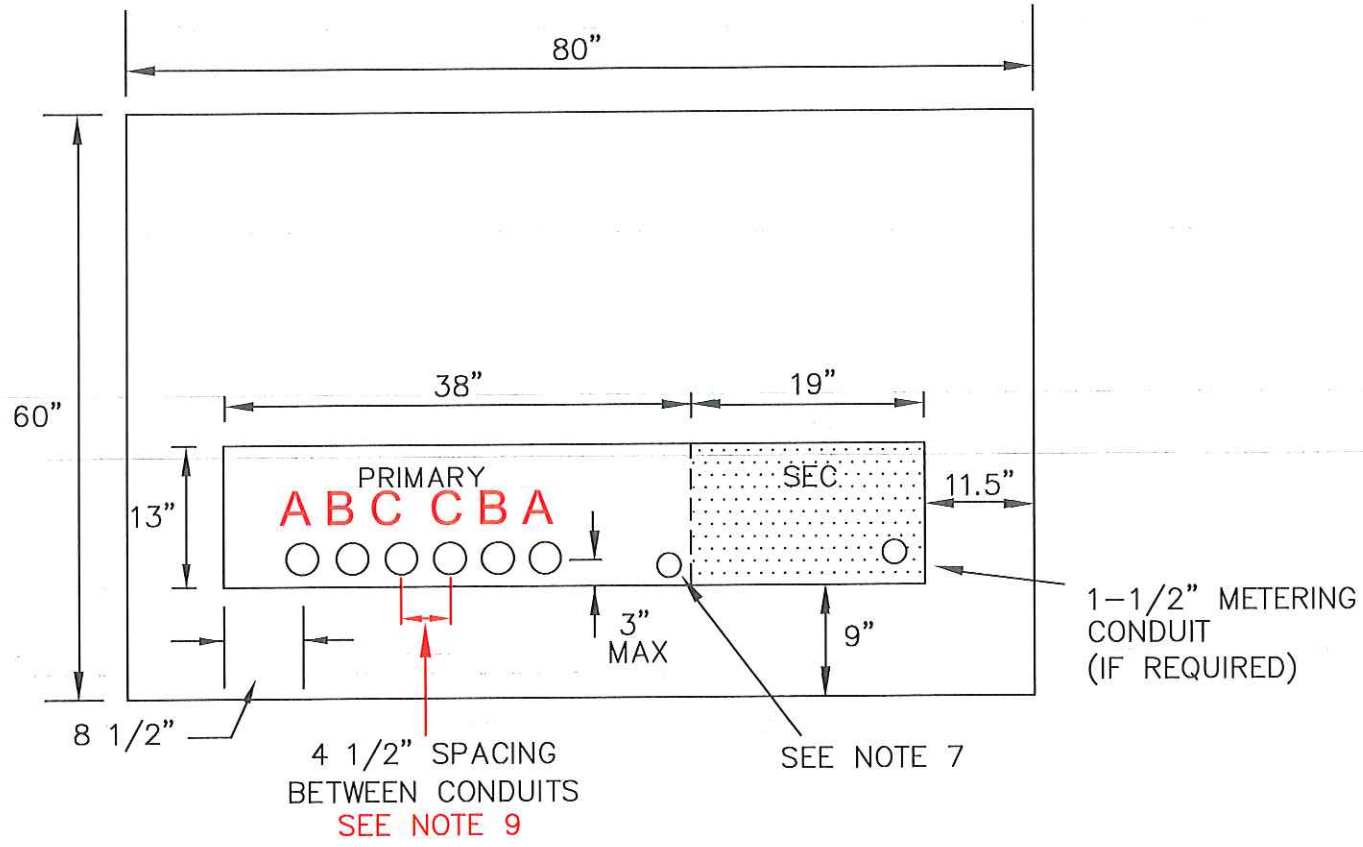
ORIGINATOR: SMS DRAWN BY: BILL

DATE: 7/21/14 APPROVED: J.J McEVOY NO SCALE

SUPERVISOR, OH/UG PRODUCT SUPPORT SERVICES

UX-114.0.2	CONDUIT LOCATIONS FOR 3 PHASE DEAD FRONT PAD MOUNTED TRANSFORMERS WITH SECTIONALIZING (CABLE THRU) UP TO 500KVA USING 6-2" DUCTS FOR PRIMARY CABLE	UX-114.0.2

ALTERNATIVE 1



NOTES:

1. REFERNECE I-70.0.1 OF THE DCS
2. PAD M&S 162-246-800
3. ALL CONDUITS TO EXTEND 3" MAX ABOVE GROUND LEVEL.
4. ALL SECONDARY / CUSTOMER CONDUITS MUST FIT WITHIN THE 19"X13" SHADED AREA INDICATED. WILL HOLD 8-4" CONDUIT MAX.
5. ALL CONDUIT RELATED DIMENSIONS ARE TO BE CENTER OF THE DUCT
6. MAINTAIN 8' CLEARANCE FROM FRONT AND 3' CLEARANCE FROM SIDES AND BACK OF TRANSFORMER PAD.
7. INSTALL 2" SLEEVE FOR GROUND ROD, 48" LONG.
8. CABLES REQUIRING CT METERING INSIDE THE TRANSFORMER MUST BE PLACED TOWARDS THE FRONT OPENING OF THE TX PAD AND IN FRONT OF ANY OTHER CABLES WHICH ARE NOT CT METERED INSIDE THE TRANSFORMER. THIS IS TO AVOID CABLE TRAINING ISSUES.
9. THE MEASUREMENTS ARE FROM THE CENTERLINE OF THE CONDUITS, NOT THE OUTER EDGES.

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
5	8/9/18	ADD NOTE 9 AND UPDATE DWG	ARR	ELS	RDH
4	1/15/16	UPDATE NOTES	ARR	ELS	RDH
3	2/27/15	UPDATE DRAWING & NOTE	ARR	ELS	RDH
2	9/2/09	UPDATE DRAWING NOTE	GAP	ELS	AEL
1	05/29/02	UPDATE DRAWING (NOTE 4)	RAP	JES	JJM

F P L

OH & UG DISTRIBUTION SYSTEM STANDARDS

ORIGINATOR: SMS

DRAWN BY: BILL

DATE:

APPROVED: J.J. MCEVOY
SUPERVISOR, OH/UG PRODUCT SUPPORT SERVICES

NO SCALE

DDB Coordinate	3-7710-0918-0-4	Address	58 E GRANADA#REAR	Device Type	OH Transformer	Total Customers	13

Phase	A	C
KVA	50	25

Records that colored blue and are bolded are customers that have been reassociated in AMS but have not yet been updated in the CIS system.

Address	City	Meter Number	How Served	Premise Number	Account Number	Current			Individual			Summer Peak			Winter Peak		
						KWH	KWD	Date	KWH	KWD	Date	KWH	KWD	Date	KWH	KWD	Date
46 E GRANADA BLVD # ST LT	ORMOND BEACH	AC99382	65	3165480	768505646	182	3.2	11/27/2021	1105	8.7	12/28/2005	129	2.6	08/18/2021	266	4	02/24/2010
42 E GRANADA BLVD	ORMOND BEACH	ACD0772	65	94788	3721370462	282	4.1	11/27/2021	641	6.5	03/01/2010	219	3.5	08/18/2021	603	6.2	02/24/2010
44 E GRANADA BLVD	ORMOND BEACH	ACD0426	65	94789	8322583348	1708	10.9	11/27/2021	3504	13.9	08/29/2016	2649	12.1	08/18/2021	1093	8.6	02/24/2010
46 E GRANADA BLVD	ORMOND BEACH	ACD0425	65	94790	4437694112	3356	15.5	11/27/2021	3453	15.7	03/29/2021	4142	15.1	08/18/2021	403	5	02/24/2010
48 E GRANADA BLVD	ORMOND BEACH	ACD0771	65	94791	279284111	2132	12.2	11/27/2021	4476	18	12/29/2015	3763	14.4	08/18/2021	505	5.7	02/24/2010
50 E GRANADA BLVD	ORMOND BEACH	ACD0423	65	94792	4043704297	549	5.9	11/27/2021	2013	10.5	08/28/2017	1150	8	08/18/2021	343	4.6	02/24/2010
52 E GRANADA BLVD	ORMOND BEACH	ACD0424	65	94793	248595068	934	7.9	11/27/2021	1579	10.5	12/29/2015	1351	8.6	08/18/2021	868	7.6	02/24/2010
54 E GRANADA BLVD	ORMOND BEACH	KJ34179	65	94794	38677449	0	3	11/27/2021	2397	11.5	07/26/2004	0	3	08/18/2021	0	8	02/24/2010
58 E GRANADA BLVD	ORMOND BEACH	ACD1977	65	94795	3056783313	73	1.8	11/27/2021	784	7.2	12/27/2004	80	2.1	08/18/2021	411	5.1	02/24/2010
58 E GRANADA BLVD STE A	ORMOND BEACH	KJ34180	65	94796	679004218	0	24	11/27/2021	0	51	08/25/2006	0	33	08/18/2021	0	34	02/24/2010
8 S HALIFAX DR	ORMOND BEACH	ACD0407	65	94797	8850227052	2272	12.7	11/27/2021	4025	14.9	07/28/2020	3801	14.5	08/18/2021	0	0	02/24/2010
62 E GRANADA BLVD	ORMOND BEACH	KJ34425	65	94798	4450160033	0	7	11/27/2021	0	15	01/27/2016	0	7	08/18/2021	14	0.5	02/24/2010
60 E GRANADA BLVD	ORMOND BEACH	KCD6231	65	94799	1075724219	0	15	11/27/2021	11414	25	09/26/2005	0	16	08/18/2021	0	18	02/24/2010

DDB Coordinate	3-7710-0818-0-9	Address	8 S HALIFAX DR#200W	Device Type	OH Transformer	Total Customers	2

Phase	A	B	C
KVA	37.5	37.5	37.5

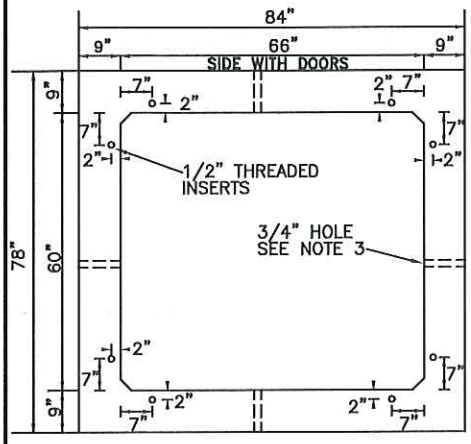
Records that colored blue and are bolded are customers that have been reassociated in AMS but have not yet been updated in the CIS system.

Address	City	Meter Number	How Served	Premise Number	Account Number	Current			Individual			Summer Peak			Winter Peak		
						KWH	KWD	Date	KWH	KWD	Date	KWH	KWD	Date	KWH	KWD	Date
38 E GRANADA BLVD # HSE	ORMOND BEACH	KLJ0044	65	94787	957304009	0	6	11/27/2021	0	67	06/27/2007	0	7	08/18/2021	0	58	02/24/2010
38 E GRANADA BLVD # COURT	ORMOND BEACH	KLJ0043	64	904359812	6910103479	0	40	11/27/2021	0	54	10/27/2021	0	6	08/18/2021			

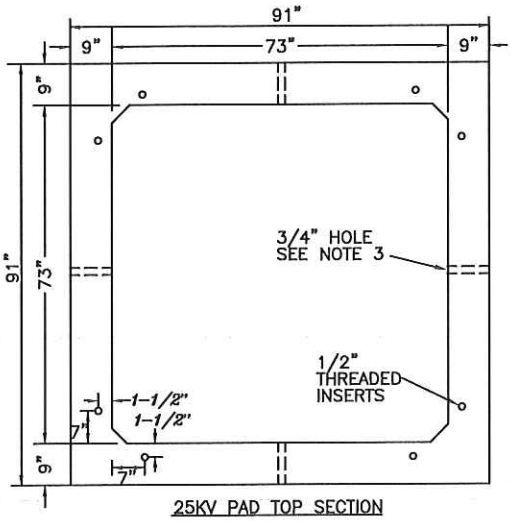
UX–122.0.0

CONCRETE FOUNDATION FOR DEADFRONT THREE PHASE PAD MOUNTED SWITCHES 15 AND 25KV

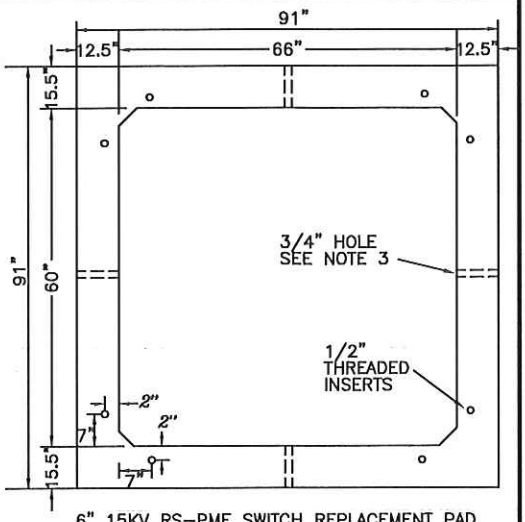
UX–122.0.0



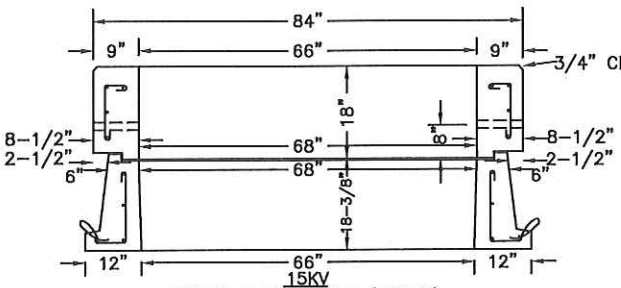
SIDE WITH DOORS
15KV PAD TOP SECTION



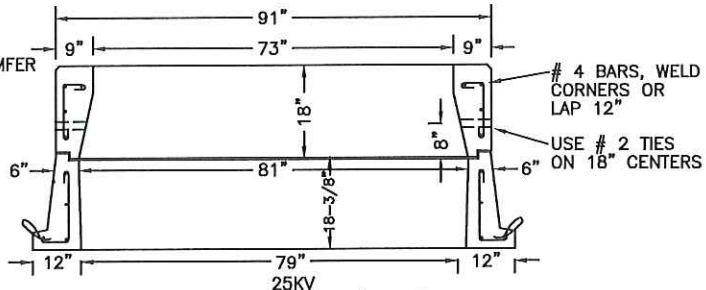
25KV PAD TOP SECTION



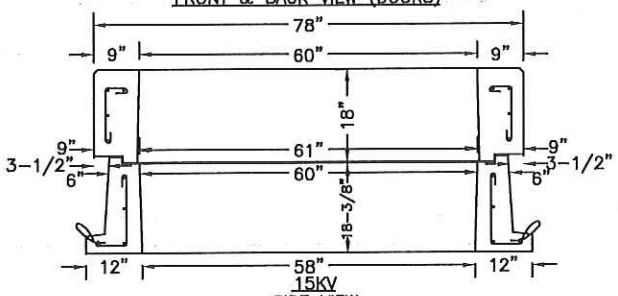
6" 15KV RS–PME SWITCH REPLACEMENT PAD TOP SECTION



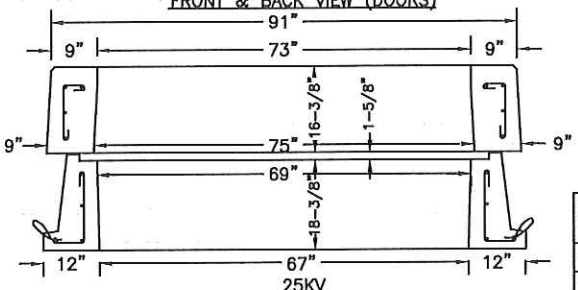
15KV
FRONT & BACK VIEW (DOORS)



25KV
FRONT & BACK VIEW (DOORS)



15KV
SIDE VIEW



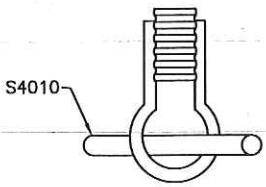
25KV
SIDE VIEW

NOTES

1. INSIDE EDGE OF INSERT TO BE MINIMUM OF 2" FROM EDGE OF CONCRETE.
2. LIFTING RINGS TO BE GALV. WIRE ATTACHED TO #4 REINFORCING ROD AND HAVE ADEQUATE LIFTING STRENGTH. (TOTAL 4)
3. 3/4" ø HOLE FOR LIFTING BOLT TO EXTEND THROUGH THE WALL. SUPPLIED WITH SEALING CAP PLUG. (TOTAL 4)
4. TOP SURFACE SHALL BE SMOOTH PLANE. THE MAXIMUM ALLOWABLE VARIATION IN HEIGHT BETWEEN ANY TWO POINTS ON THIS SURFACE IS 0.125 INCHES.
5. SUPERIOR THREADED INSERTS, 1/2" WITH PLUG, ELECTRO–GALV., 8 REQUIRED. (SEE DETAIL A).
6. #2 AND #4 REINFORCING RODS. 4000 LBS. TEST CONCRETE. 8. MANUFACTURERS IDENTIFICATION, YEAR OF MANUFACTURE, AND FPL CO. M&S NUMBER TO BE CAST IN TOP SURFACE OF PAD NEAR CENTER OF PAD AND IN FOOTING OF CHAMBER NEAR CENTER OF FOOTING. (THIS REQUIRED WHEN PRECAST).
7. THE SWITCH REPLACEMENT 6" PAD IS ONLY TO BE USED WHEN A 15KV REMOTE SUPERVISORY PME (AFS RS–PME) UNIT WILL REPLACE A 25KV MANUAL PME UNIT IN A 13KV APPLICATION.

DEADFRONT PAD AND CABLE CHAMBER	
DESCRIPTION	M&S NUMBER
15KV TOP PAD ONLY	162–12203–5
15KV TOP PAD AND BOTTOM CHAMBER	162–12201–9
25KV TOP PAD ONLY	162–12205–1
25KV TOP PAD AND BOTTOM CHAMBER	162–12202–7
6" 15KV RS–PME SWITCHGEARPAD FOR USE OVER 25KV CHAMBERS	162–122–028

APPROXIMATE WEIGHT (POUNDS)	
15KV PAD	3500
15KV CHAMBER	3250
25KV PAD	3900
25KV CHAMBER	4140
6" 15KV RS–PME REPLACEMENT PAD	2325



DETAIL "A"

F P L

OH & UG DISTRIBUTION SYSTEM STANDARDS

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
5	10/7/20	UPDATE PAD WEIGHT CHART	ARR	GXS	RDH
4	8/20/20	ADD SWITCH PAD	ARR	GXS	RDH
3	10/19/00	UPDATE DIMENSIONS	RAP	JES	JJM
2	10/10/96	UPDATE FOUNDATION	BS	BILL	BS

ORIGINATOR: SMS

DRAWN BY: BILL

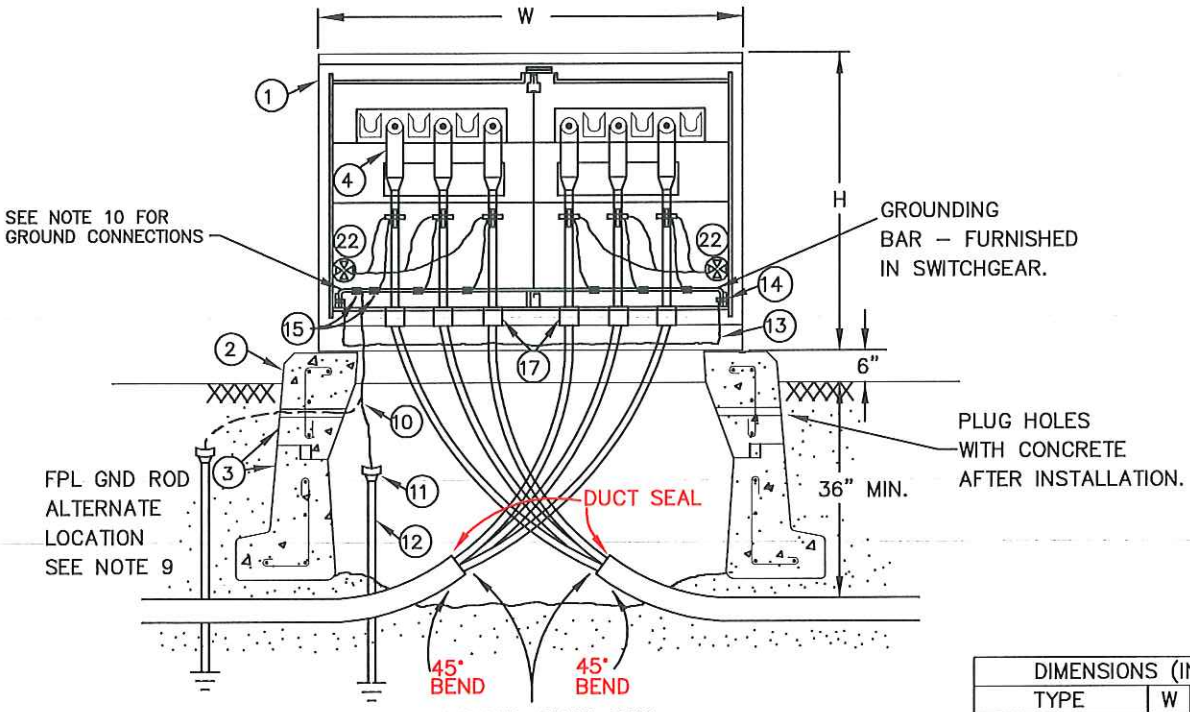
DATE:

APPROVED: J.J. MCEVOY
SUPERVISOR, OH/UG PRODUCT SUPPORT SERVICES

NO SCALE

TYPICAL INSTALLATION OF 15 OR 25KV S&C TYPE PME DEAD FRONT THREE PHASE PAD MOUNTED SWITCHGEAR

C-32.0.2

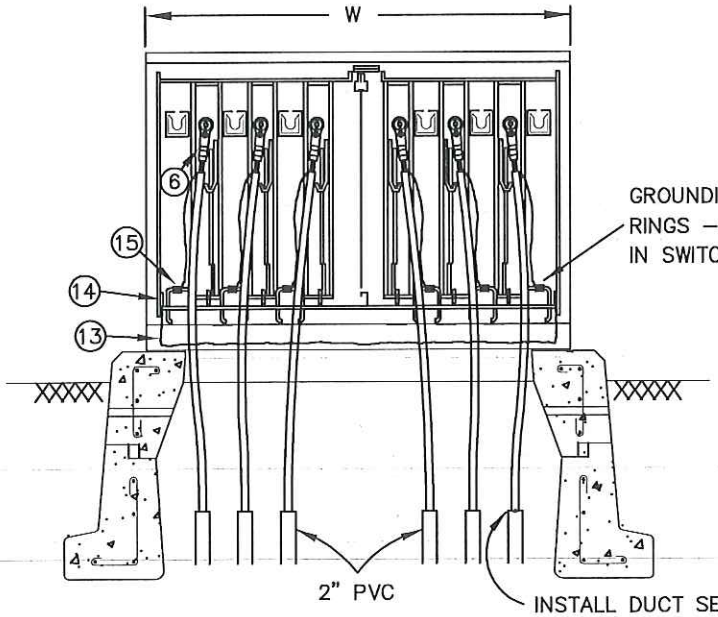


INSTALL DUCT SEAL PER UN-29.0.0.

600 AMP FEEDER SIDE
SECTION A-A

DIMENSIONS (INCHES)					WEIGHT IN LBS.*
TYPE		W	D	H	
15 KV	PME-9	75	67	50	2092
	PME-11	75	73	50	2230
	PME-10	75	73	50	2292
25 KV	PME-9	84	82	56	2592
	PME-11	84	88 1/2	56	2875
	PME-10	84	88 1/2	56	2950

* ADD 150 LBS. FOR STAINLESS STEEL.



FUSE SIDE (PME-9 SHOWN)
SECTION B-B

NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
5	12/13/21	UPDATE DUCT RADIUS	ARR	GXN	EMA
4	8/1/16	UPDATE TABLE	AGR	ELS	RDH
3	10/22/09	ADD NOTE	CEA	ELS	AEL
2	7/21/01	UPDATE DRAWING ADDED PME-10 AND CHANGED SOME TEXT	RAP	JES	JJM
1	9/30/94	ADDED ARROW TO INCLUDE TOP CHAMBER SECTION (3)	RJO	BAQ	RJS

FPL

OH & UG DISTRIBUTION SYSTEM STANDARDS

ORIGINATOR: RWS DRAWN BY: JRG

DATE: 6/30/93 APPROVED: R.J. SALESKY NO SCALE

DIRECTOR, DISTRIBUTION ENGINEERING AND OPERATIONS SERVICES

City of Ormond Beach
E. Granada Blvd. Utility Undergrounding

Cost Estimate

	Description	Est. Qty.	Unit	Unit Price	Amount
PART A - General					
1.	Mobilization/Demobilization	1	LS	$ 16,000.00	$ 16,000.00
2.	Permits	1	LS	$ 3,000.00	$ 3,000.00
General Subtotal (Item Nos. 1-2)					**$ 19,000.00**
PART B - FPL Conduit/Structures					
3.	Directional Bore Setup & Take Down	24	LF	$ 750.00	$ 18,000.00
	Directional Bore 2" HDPE Conduit	2,000	LF	$ 60.00	$ 120,000.00
	Directional Bore 6" HDPE Conduit	200	LF	$ 108.00	$ 21,600.00
4.	Install Hand Holes Supplied by FPL	3	EA	$ 750.00	$ 2,250.00
5.	Install Concrete Pads Supplied by FPL	4	EA	$ 250.00	$ 1,000.00
FPL Conduit/Structures Subtotal (Item Nos. 3-5)					**$ 162,850.00**
PART C - FPL Service Conversion					
6.	E101 - 38 Granada Blvd.				
	a. Demolition	1	LOT	$ 3,200.00	$ 3,200.00
	b. 36" Deep Trench/Backfill	60	LF	$ 14.00	$ 840.00
	c. 100A Feeder	60	LF	$ 26.75	$ 1,605.00
	d. 400A feeder	60	LF	$ 101.50	$ 6,090.00
7.	E102 - 42, 44, 46, 48, 50 & 52 E. Granada Blvd.				
	a. Demolition	1	LOT	$ 4,000.00	$ 4,000.00
	b. 36" Deep Trench/Backfill	100	LF	$ 14.00	$ 1,400.00
	c. 200A Feeder	240	LF	$ 50.50	$ 12,120.00
	d. 800A Feeder	125	LF	$ 222.50	$ 27,812.50
	e. 800A Meter Center w/ (2) 3-Pos. Stacks	1	EA	$ 12,200.00	$ 12,200.00
	f. Install Fence Gate	1	EA	$ 1,000.00	$ 1,000.00
	g. 20' Ground Rod and Gnd Wire	1	EA	$ 300.00	$ 300.00
	h. Nema 3R Wire Trough	1	EA	$ 522.00	$ 522.00
8.	E103 - 54 Granada Blvd				
	a. Demolition	1	LOT	$ 1,000.00	$ 1,000.00
	b. 36" Deep Trench/Backfill	120	LF	$ 14.00	$ 1,680.00
	c. 200A Feeder	120	LF	$ 50.50	$ 6,060.00
	d. 20' Ground Rod and Gnd Wire	1	EA	$ 300.00	$ 300.00
	e. Meter Can	1	EA	$ 300.00	$ 300.00
9.	E104 - 58 E. Granada Blvd				
	a. Demolition	1	LOT	$ 1,000.00	$ 1,000.00
	b. 36" Deep Trench/Backfill	150	LF	$ 14.00	$ 2,100.00
	c. 225A Feeder	160	LF	$ 60.00	$ 9,600.00
	d. 100A Feeder	10	LF	$ 26.75	$ 267.50
	e. 20' Ground Rod and Gnd Wire	2	EA	$ 300.00	$ 600.00
	f. Nema 3R Wire Trough	1	EA	$ 522.00	$ 522.00
	g. Meter Can	2	EA	$ 300.00	$ 600.00

City of Ormond Beach
E. Granada Blvd. Utility Undergrounding

10.	E105 - 62 E. Granada Blvd.				
	a. Demolition	1	LOT	$ 1,000.00	$ 1,000.00
	b. 36" Deep Trench/Backfill	125	LF	$ 14.00	$ 1,750.00
	c. 400A Feeder	125	LF	$ 101.50	$ 12,687.50
	d. 200A Feeder	400	LF	$ 50.50	$ 20,200.00
	e. 3-Position Meter Enclosure	1	EA	$ 6,100.00	$ 6,100.00
	f. 20' Ground Rod and Gnd Wire	1	EA	$ 300.00	$ 300.00
11.	E106 - Street Lighting				
	a. Demolition	1	LOT	$ 1,000.00	$ 1,000.00
	b. 36" Deep Trench/Backfill	150	LF	$ 14.00	$ 2,100.00
	c. 200A Feeder	150	LF	$ 50.50	$ 7,575.00
	d. 20' Ground Rod and Gnd Wire	2	EA	$ 300.00	$ 600.00
	e. Meter Can	1	EA	$ 300.00	$ 300.00
FPL Service Conversion Subtotal (Item Nos. 6-11)					**$ 148,731.50**
Total (Item Nos. 1-11)					**$ 330,581.50**
Overhead & Profit @10%					**$ 33,058.15**
TOTAL					**$ 363,639.65**

City of Ormond Beach
E. Granada Blvd. Median Power

Cost Estimate

	Description	Est. Qty.	Unit	Unit Price	Amount
PART A - General					
1.	Mobilization/Demobilization	1	LS	$ 16,000.00	$ 16,000.00
2.	Permits	1	LS	$ 3,000.00	$ 3,000.00
General Subtotal (Item Nos. 1-2)					**$ 19,000.00**
PART B - Conduit/Structures					
3.	Directional Bore Setup & Take Down	4	EA	$ 750.00	$ 3,000.00
4.	Directional Bore 2" HDPE Conduit	3,966	LF	$ 60.00	$ 237,960.00
5.	Install Hand Holes	8	EA	$ 750.00	$ 6,000.00
Conduit/Structures Subtotal (Item Nos. 3-5)					**$ 246,960.00**
PART C - Wire & Equipment					
6.	Sheets E107, E108, E109				
	a. #4 CONDUCTORS	3,056	LF	$ 13.47	$ 41,164.32
	b. 20' Ground Rod and Gnd Wire	1	EA	$ 300.00	$ 300.00
	c. Meter Can	1	EA	$ 300.00	$ 300.00
Wiring Subtotal (Item No. 6)					**$ 41,764.32**
Total (Item Nos. 1-6)					**$ 307,724.32**
Overhead & Profit @10%					**$ 30,772.43**
TOTAL					**$ 338,496.75**

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.J
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Quality of Life - Other		
Department :	Public Works - Engineering		
Subject:	Request for Proposals - Andy Romano Park Reconstruction Design		
Budget Impact:	The City will be responsible for 12.5%, approximately $47,250, of the cost to repair the seawall; Federal Emergency Management Agency and the State of Florida will reimburse the City for the remaining amount. The City funding will come from the General Fund Reserves.		
Summary:	This RFP seeks engineering services for the design and permitting for the reconstruction of Andy Romano Beachfront Park due to damage caused by Hurricanes Ian and Nicole. This proposal meets federal and state procurement requirements to allow for 87.5% reimbursement.		
Recommended Action:	Staff intends to publicly issue a RFP, unless otherwise directed by the City Commission.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	5/3/2023	
Claire Whitley, Assistant City Manager	5/4/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: May 16, 2023

Subject: Request for Proposals - Andy Romano Park Reconstruction Design

Commission Goal: Quality of Life - Other

Introduction

This disposition item provides public notice of the City Commission's intent to issue a Request for Proposals (RFP) to solicit proposal submittals for engineering services for the engineering design and required permitting for the reconstruction of the Andy Romano Beachfront Park following Hurricanes Ian & Nicole.

Background

In late 2022, Hurricanes Ian and Nicole battered Ormond Beach and the beachfront facilities. During Hurricane Ian, the stairs and handicap accessible ramp were washed into the ocean. Six weeks later, when Hurricane Nicole impacted Ormond Beach and the seawall was damaged. Subsequent inspections determined that the entire seawall requires replacement.

In order to secure federal and state reimbursement, continuing contracts for design are not allowed. This proposal meets federal and state procurement requirements to allow for 87.5% reimbursement. The construction of this design will likewise be competitively procured.

Discussion

The RFP calls for the design firm to submit their proposal demonstrating experience in the design of seawalls, ADA facilities, and native landscaping within a Public Park environment; proposals will be scored on concept plan, project team, and project approach and schedule. Work by the selected consultant will focus on three separate design tasks to address and repair damage to the park during hurricanes Ian and Nicole . These items specifically include:

- Design Task 1: Redesign of the ADA ramp and stairs from the park to the beach

- Damage to the existing wood stair and ramp, caused by Hurricane Ian limits access to the beach from the park. The proposed design will include replacement of the existing wood structures as well as the design of a concrete ramp to create a more hardened access that will be less susceptible to damage from wind storms and tide action.

- Design Task 2: Replacement of the existing seawall - Inspection of the seawall following Hurricane Nicole indicated damage to the northern fifty feet of the seawall; further inspection indicated structural deficiencies to the full length of the seawall. The selected consultant will design a cantilever seawall to provide protection for the park on the seaward side of the property.
- Design Task 3: Landscape Design - Resulting from the hurricanes, a number of landscape elements were damaged or destroyed. The selected consultant will provide a design utilizing native, salt tolerant plantings to replace those lost during the hurricanes and tie the seawall and ramps designs into the existing park elements.

Budget Impact

The City will be responsible for 12.5%, approximately $47,250, of the cost to repair the seawall; Federal Emergency Management Agency and the State of Florida will reimburse the City for the remaining amount. The City funding will come from the General Fund Reserves.

Citizen Impact

As a heavily utilized City Park that serves many populations, an expeditious and well thought out design is crucial to minimize park impacts.

Recommendation

Staff intends to publicly issue a RFP, unless otherwise directed by the City Commission.

Attachments:

1. RFP-ARBFP Reconstruction

Approvals:

Kelly A. McGuire

Date: May 03, 2023

Kelly McGuire, Finance Director



Claire Whitley, Assistant City Manager

Date: May 04, 2023



Joyce Shanahan, City Manager

Date: May 10, 2023

City of Ormond Beach

22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: **Andy Romano Park Reconstruction Design**
RFP NUMBER: **2023-30**
RFP DUE DATE & TIME: **Tuesday, June 20, 2023 at 2:00 PM**
RFP OPENING LOCATION: **City Hall Training Room at Ormond Beach City Hall**
PRE-PROPOSAL MEETING: **Tuesday, June 13, 2023 at 3:00 PM, City Hall Training Room**

Proposals Received After The Above Date And Time Will Not Be Accepted.

PROPOSER/FIRM NAME: _____

PROPOSER'S MAILING ADDRESS: _____

_____

CITY-STATE-ZIP: _____

F.E.I.N.: _____

PHONE NUMBER: _____

EMAIL: _____

If returning as a "No Proposal", please state reason (s):

_____

_____

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP RESPONSE FORM

The undersigned SUBMITTER agrees, if this Proposal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposals (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth therein.

SUBMITTER has examined all of the RFP Documents and of the following Addenda, receipt of which is hereby acknowledged.:

Addendum Date	Addendum Number
_____	_____
_____	_____
_____	_____

This Submittal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

FIRM NAME: _____

FIRM'S PROFESSIONAL LICENSE NUMBER: _____

SUBMITTER'S NAME: _____
(Typed or Printed)

TITLE: _____

AUTHORIZED SIGNATURE: I, _____ hereby declare that I have read and fully understand the RFP Documents, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Proposal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

OMISSION OF A SIGNATURE ON THIS PAGE
MAY RESULT IN REJECTION OF YOUR PROPOSAL.

GENERAL CONDITIONS

PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid or Proposal on a contract to provide any goods or services to a public entity, may not submit a Bid or Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids or Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

DISCRIMINATION: Pursuant to Section 287.134(2)(a), Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid or proposal on a contract to provide any goods or services to a public entity, may not submit a bid or proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bid or proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS/PUBLIC RECORDS: The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 30 days after bid/proposal opening, whichever occurs first. Section 119.071, F.S.

DISTRIBUTION OF BIDS AND RFP/RFQ: The City uses the services of DemandStar (www.demandstar.com) to distribute its bids and RFP/RFQ's on-line on the Internet. If you have received a copy of this RFP from any source other than DemandStar, please be aware that you may not have received the latest version of the RFP or any related addendums.

SUBMISSION OF PROPOSALS: All Proposals shall be submitted in a sealed envelope. The Request for Proposals (RFP) number, title, and opening date shall be clearly displayed on the outside of the sealed envelope. The delivery of said Proposal to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Proposer. Any Proposal received by the Purchasing Office after the specified date and time will not be accepted. Proposals must be submitted on forms provided by the City. No other forms will be accepted. No Proposal may be modified after opening. No Proposal may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

EXECUTION OF RFP: Proposal must contain a manual signature of authorized representative in the space(s) provided. Proposals must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by Proposer to any Proposal entry must be initialed. The company name and Federal Employer Identification Number (F.E.I.N.) shall appear in the space(s) provided.

RFP OPENING: Proposals shall be opened at the time, date and place specified in the RFP, and the name of the Proposer shall be read aloud publicly. No discussion of the submittals will occur.

RFP TABULATION: Any Proposer wishing to receive a copy of the RFP tabulation is required to enclose a stamped, self-addressed envelope with their Proposal. The RFP tabulation will be posted on DemandStar.com.

CLARIFICATION/CORRECTION OF RFP ENTRY: The City of Ormond Beach reserves the right to allow for the clarification of questionable entries and for the correction of obvious mistakes.

INTERPRETATION: Any questions concerning conditions and specifications shall be directed to the City's Purchasing Coordinator. Those interpretations which may affect the eventual outcome of this Proposal will be furnished in writing to all prospective Proposers. No interpretation shall be considered binding unless provided in writing by the City of Ormond Beach.

MINORITY POLICIES: The City of Ormond Beach, Florida, encourages the full participation of Disadvantaged and Women Business Enterprises (D&WBE) in the provision of goods and services.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Proposals containing any additional terms or conditions not specifically requested in the original conditions and specifications.

TAXES: The City of Ormond Beach is exempt from Federal Excise Taxes and all sales taxes.

ASSIGNMENT: Any purchase order or contract issued pursuant to an RFP and the monies which may become due thereunder are not assignable except with the prior written approval of the City Manager or City Commission, whichever authorized the purchase order or contract.

LIABILITY: The vendor shall hold and save the City of Ormond Beach, its officers, agents, and employees harmless against claims by third parties resulting from the vendor's or supplier's breach of contract or negligence, including all attorney's fees and costs, and shall pay any and all damages, fees, and costs assessed on behalf of the City. The City expressly reserves all rights, privileges and benefits of sovereign immunity.

AWARDS: The City reserves the right, in its sole discretion, as the best interest of the City may require, to make award(s) by individual item, group of items, all or none, or a

combination thereof; on a geographical basis and/or with one or more vendors or contractors; or to reject any and all Proposals or waive any minor irregularity or technicality in the Proposals received.

OTHER AGENCIES: All Bidder(s) awarded contracts from this bid or proposal may, permit any municipality or other government agency to participate in the contract under the same prices, terms, and conditions, if agreed to by both parties.

It is understood that at no time will any city, municipality, or other agency be obligated for placing an order for any other city, municipality, or agency: nor will any city, municipality, or agency be obligated for any bills incurred by any other city, municipality, or agency. Further, it is understood that each agency will issue its own purchase orders to the awarded bidder(s).

COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW:

Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING

TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32174
(386)676-0311
CITYCLERK@ORMONDBEACH.ORG
or online at
https://www.ormondbeach.org/prr

Ref: Fla. Stat. §119.0701(2016)

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES, AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

TERMS AND CONDITIONS

A. The City of Ormond Beach reserves the right without prejudice to reject any or all proposals, to request clarification of information submitted, and to request additional information of one or more proposers.

B. The City reserves the right to award the contract to the next most qualified firm if the successful firm fails to execute a contract within two weeks after the award of the contract by the City Commission.

C. In accordance with federal, State, and local regulations, the firm shall not discriminate under the contract against any person.

D. The firm shall not assign or transfer any interest in the contract without prior approval of the City Commission.

E. The City reserves the right to terminate the contract at any time due to the vendor's default under terms of agreement.

F. Submission of a proposal indicates acceptance by the firm of the conditions contained in this Request for Proposals unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Ormond Beach and the firm selected.

G. Submittals should include a copy of firm's insurance certificate, Conflict, Non-Conflict of Interest Statement/Litigation Statement, Drug Free Workplace Certificate and E-Verify Statement.

STATEMENT OF PURPOSE

The City of Ormond Beach, in compliance and in accordance with the provisions of the Consultants Competitive Negotiation Act, Section 287.055, Florida Statutes, and Section 287.057, Procurement of Contractual Services, Florida Statutes, is seeking qualified consultants to provide engineering design services for the reconstruction of the Andy Romano Beach Front Park Seawall and ADA Ramp located at, 839 S Atlantic Avenue.

Professional Qualifications: Any firm or individual licensed to perform professional engineering services in the State of Florida, having demonstrable professional experience in the project type.

SCOPE OF SERVICES

The City of Ormond Beach seeks a consultant qualified in engineering design services for the reconstruction of the Andy Romano Beach Front Park. Reconstruction is required due to damage from Hurricanes Ian and Nicole. The design efforts are partially funded through the Florida Department of Emergency management. As a result the work is to include 3 separate design efforts related to impacts by the separate hurricanes. The Hurricane Ian work is to include the redesign of the ADA Ramp and stairs. The Hurricane Nicole Design efforts are to include the replacement of the existing Seawall, and the final design effort is the landscaping plantings along the seawall.

DESIGN TEAM

The City envisions selecting a firm or individual with sufficient knowledge and experience preparing plans and specifications specializing in coastal/beachfront public parks and/or other coastal developments similar in nature. The firm should have also have sufficient knowledge and experience of coastal construction requirements, and associated environmental concerns, that would apply to this type of development for the issuance of construction permits (Federal, State and Local), and to receive competitive bids for construction. The qualified firm must also possess strong graphic and presentation skills as public meetings/presentations will be required.

At a minimum, the qualified design team should be comprised of the following professional disciplines:

- Civil Engineer
- Structural Engineer
- Landscape Architect

DESIGN ELEMENTS

Initial discussions envisioned the proposed project to include the following design elements, Relocating the ADA ramp from the center of the park to the North end of the park adjacent to the Milsap Rd vehicular ramp and making the ramp a concrete structure. Additionally, the seawall replacement envisions a new cantilever seawall oceanward of the exiting wall and tying the walls together. Finally, much of the landscaping at the park was lost due to the salt water and winds. The landscaping should include native salt tolerant plants.

SCHEDULE OF PROPOSAL

May 21, 2023	Advertisement
June 13, 2023 at 3:00 PM	Non-mandatory pre-proposal meeting City Hall Training Room, 22 South Beach Street
June 20, 2023, 2:00 PM	Proposals Due - one (1) signed original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive. Both versions must be in the sealed envelope. Submit proposals to the Purchasing Coordinator, Room 102, City Hall, 22 South Beach Street, Ormond Beach, FL 32174.
June 20 - 27, 2023	Proposal Rankings
July 18, 2023	City Commission Approval of contracts.

INFORMATION TO BE SUBMITTED:

Submit one (1) signed original of the complete proposal packet along with one (1) complete electronic copy in pdf format on either a CD or thumb drive which must include the following:

1. One unbound copy which includes the following information:

    a. Letter of interest.
    b. Proposer Acknowledgement form & RFP Response form (2 Pages), completed.
    c. Overview description of the firm and its ability to provide the professional services being applied for.
    d. Provide list of current continuing contracts and contact information for each.
    e. Whether or not the firm or individual is a certified Minority Business Enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985.
    f. Copy of firm's current Florida Professional License renewal.
    g. Copy of firm's certificate of insurance.
    h. Completed Conflict, Non-Conflict of Interest Statement/Litigation Statement.
    i. Completed Drug-Free Workplace Certification
    j. Verification of employment status using E-Verify Form

2. Completed one Standard Form (SF) 330. The following changes to the standard form shall be incorporated for this submittal.
    a. **Part I, Section E. Resumes** – Limit resumes for each individual to 1 page and provide a maximum of 5 Relevant Projects.
    b. **Part I, Section F. Example Projects** – Present a maximum of 5 projects.
    c. **Part II item 11a**- where requested to provide revenues for Federal Work, submitter shall provide revenues for Municipal contract work.

GENERAL INSTRUCTIONS

- Inquiries: Technical questions may arise as firms are preparing their proposals. The City will accept written inquiries regarding this RFP until seven (7) working days prior to the RFP due date. Questions received after that time will not be responded to. Answers to questions that warrant attention of all the potential proposers will be distributed in the form of an addendum. Please direct written inquiries to:

    Rob Hart
    Purchasing Coordinator
    22 South Beach Street
    Ormond Beach, Florida 32174
    Telephone: (386) 676-3223 e-mail: rob.hart@ormondbeach.org

    The last day to submit questions is June 15, 2021 at 5:00pm.

- Signature Requirements: Proposals must be signed by a duly authorized officer(s) of the proposing firm. Consortiums, joint ventures, or teams submitting proposals, although permitted and encouraged, will not be considered responsive unless it is established that all contractual responsibility rests solely with one firm or legal entity which shall not be a subsidiary or affiliate with limited resources. Each proposal shall indicate the entity responsible for execution on behalf of the proposal team.

- Proposal Delivery: Submit one (1) unbound original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive, no later than June 20, 2023, 2:00 PM. Submit proposals to the Purchasing Coordinator, Room 102, City Hall, 22 South Beach Street, Ormond Beach, FL 32174. Proposals shall be in a sealed envelope with the RFP title and number plainly marked on the outside of the delivery envelope or package. It is the sole responsibility of the submitter to ensure that the Proposal is delivered on or before the specified date and time. Late submittals will not be accepted.

- Addenda and Supplements to the Request for Proposals (RFP): In the event that it becomes necessary to revise any part of this RFP, or if additional information is

necessary to enable the proposing firm to make an adequate interpretation of the provisions of this RFP, a supplement to the RFP will be provided to each firm that has requested a copy of this document.

- Rejection Rights: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this RFP including, but not limited to, the deadlines for submission and submission requirements. The City further reserves the right to reject any or all submittals, to cancel or withdraw this RFP at any time and to negotiate with any party prior to or after submittal of proposals. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful proposers.

- Cost of Proposal Preparation: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the proposal or presentation.

- Proposals to be in Effect: Each proposal shall state that it is valid for a period of not less than 90 days from date of receipt.

SELECTION OF FIRM

Evaluation Criteria: Evaluation Criteria: The City will evaluate prospective candidates based upon the experience and past performance of the firm. Evaluation will also be based upon the abilities and accomplishments of the individuals to be assigned to the project and relevant project experience.

Scoring Parameters:
Qualifications of the Firm (20 points)
Project Team (20 points)
Relevant Project Experience (20 points)
Concept Plan (20 points)
Project Approach and Schedule (20 points)

Selection Process: The responses will be evaluated in accordance with Florida Statutes Section 287.055 known as the Consultants Competitive Negotiations Act.

A designated selection committee will review and evaluate responses to this RFP for each firm that submits and will rank the proposals based on the evaluation criteria. The Committee shall designate no less than two of the most qualified proposers based on rankings to be considered for continuing contracts. These proposers may be invited to

appear for interview by City staff or be asked to further demonstrate their qualifications. It is intended to select at least three firms for continuing contracts (assuming three or more proposals are received). Final contracts will then be negotiated and submitted to the City Manager for approval and recommendation to the City Commission.

TERM OF AGREEMENT

The contract shall be for the duration of this project.

Insurance Requirements: The Consultant shall purchase at his own expense and maintain throughout the duration of the contract the types and amounts of insurance in form and from companies satisfactory to the City and shall furnish proof of insurance prior to commencing work.
The Consultant shall indemnify and hold harmless the City and its employees from and against all claims, damages, losses, and expenses including, but not limited to, attorneys' fees arising out of or resulting from work provided that the claim, damages, loss and expense is caused in whole or in part.

The City reserves the following rights:

- Modify, extend, or cancel this RFP at any time to obtain additional proposals or for any other reason the City determines to be in its best interest;

- Issue a new RFP with terms and conditions that are the same, similar or substantially different as those set forth in this or a previous RFP in order to obtain additional proposals or for any other reason the City determines to be in its best interest;

- Conduct pre-award discussion and/or pre-award negotiations with any or all responsive and responsible proposer(s) who submit proposals determined to be reasonably acceptable of being selected for award; and, conduct personal interviews or require presentations of any or all proposer(s) prior to selection.

- Request that proposer(s) furnish additional information as the City may reasonably require.

- Accept or reject qualifications or proposals in part or whole, and/or waive any defect or deficiency in any proposal, if in the City's sole judgment, the defect or deficiency is not material in response to this RFP;

- Limit and/or determine the actual contract services to be included in a contract.

- Engage outside experts to assist staff in evaluating the merits and viability of each proposer.

- Obtain information for use in evaluating submittals from any source.

- Verify the information received in the proposal. If a proposer knowingly and willfully submits false information or data, the City of Ormond Beach reserves the right to reject that proposal. If it is determined that an Agreement was awarded as a result of false statements or other data submitted in response to this RFP, the City of Ormond Beach reserves the right to terminate the Agreement.

The City shall be the sole judge of the proposer's Proposals.

Risk Management and Insurance Requirements

A. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under the Contract Documents, whether such operations be by the Contractor, by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include and not limited to the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000 Each Accident Bodily Injury by Accident
$100,000 Each Employee Bodily Injury by Disease
$500,000 Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such

contractor be covered by workers' compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less and not limited to the following amounts:

Limits (not less than)

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance is required if an Automobile(s) is used in the performance of the contract. ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability

For contracts $250,000 or greater an Excess Liability Policy of at least but not limited to $1,000,000 in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention not to exceed $25,0000 per occurrence.

(e) Builder’s Risk

Contractor shall purchase Builder’s Risk Insurance for any contracts that are deemed to be vertical construction on an All-Risk policy, and shall also include coverage for wind, hail, and named storm. Limits of coverage shall be at least and not limited to the value of the project.

(f) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

B. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be

canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

2. New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

4. For Commercial General Liability coverage, the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

5. If the Contractor fails to obtain and maintain for the life of the Project the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City form the amount due the Contractor for the work covered by the Contract.

C. Policies of Insurance

1. Except as otherwise provided in this Exhibit, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-), in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carrier; written confirmation is required.

3. All policies of insurance or certificates thereof referred to in this Exhibit shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability including products and completed operations and Automobile Liability policies of insurance and certificates thereof.

VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Undersigned firm warrants it **IS** currently registered with the U.S. Department of Homeland Security's E-Verify system, **and** is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.

2. Undersigned firm warrants it **has not** had any contracts terminated as a result of violations of Sections 448.09 or 448.095, *Florida Statutes*, that prohibit it from contracting with a public agency.

3. Undersigned firm warrants that if it enters into an agreement with a subcontractor, an express provision shall be included in all of its subcontracts requiring subcontractors, who perform work or provide services pursuant to the contract, to use the E-Verify system to verify employment eligibility of all new employees hired by the subcontractor during the contract term.

4. Undersigned firm understands that any subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and the contractor understands it shall maintain any such affidavits for the duration of the contract, and the contract with the subcontractor must be immediately terminated if the City has a good faith belief that the subcontractor knowingly violated Section 448.09 (1), *Florida Statutes*.

5. Undersigned firm understands that in the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and the contractor may not be awarded a public contract for a period of at least one (1) year after the date of termination. The contractor may be held liable for any additional costs incurred by the City as a result of termination of the contract.

_____
COMPANY NAME

_____
AUTHORIZED SIGNATURE

_____
NAME

_____
TITLE

_____
DATE

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

City of Ormond Beach

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT LITIGATION STATEMENT

1.

[ ] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

2.

[ ] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

_____

COMPANY NAME

_____

AUTHORIZED SIGNATURE

_____

SIGNER'S NAME (PRINT OR TYPE)

_____

TITLE

_____

DATE

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

City of Ormond Beach
DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" PROPOSALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

Give each employee that engages in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).

In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

_____

Name

_____

Signature

_____

Title

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.K
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Quality of Life - Other		
Department :	Leisure Services		
Subject:	Auto Renewal - Fireworks by Santore		
Budget Impact:	The Fireworks by Santore, Inc. contract amount of $61,200 is included in the current Fiscal Year 2022-2023 budget.		
Summary:	This is a request for approval of the automatic renewal of the Fireworks by Santore, Inc. agreement for one additional year.		
Recommended Action:	Staff intends to auto-renew the Fireworks by Santore, Inc. agreement for one additional year, unless otherwise directed by the City Commission.		
Staff Contact:	Robert Carolin, Leisure Services Director, (386) 676-3279		

Approval:

Kelly McGuire, Finance Director	5/2/2023	
Claire Whitley, Assistant City Manager	5/2/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Robert Carolin, Leisure Services Director

Date: May 16, 2023

Subject: Auto Renewal - Fireworks by Santore

Commission Goal: Quality of Life - Other

Introduction

This item is notifying the City Commission of staff's intent to allow the Fireworks by Santore, Inc. (Fireworks by Santore) contract to automatically renew for one additional year.

Background

The Fireworks by Santore, Inc. contract has been in place since June 1, 2021, pursuant to Resolution No. 2021-93, which stipulated that after the initial two-year contract period, the agreement will be automatically renewed for three (3) additional one (1) year periods unless either party provides at least 30 days prior written notice of their intent not to renew. This will be the first auto-renewal for a one (1) year period on the contract.

Discussion

Fireworks by Santore, Inc. has continually provided exceptional professional services in conducting the Fourth of July aerial fireworks display and it is staff's intent is to let it auto-renew for 2023, which will be the first of three allowable years to renew, pursuant to the adopted resolution.

Per the current contract, a 10% increase is included this year for increased costs of the firework display and barge rental, for a total cost of $61,200.

Budget Impact

The Fireworks by Santore, Inc. contract amount of $61,200 is included in the current Fiscal Year 2022-2023 budget.

Citizen Impact

The fireworks display provides our citizens with an opportunity to celebrate Independence Day in their hometown. The event creates memories for the children and families who attend, while continuing to add to the quality of life the city's residents have come to expect.

Recommendation

Staff intends to auto-renew the Fireworks by Santore, Inc. agreement for one additional year, unless otherwise directed by the City Commission.

Attachments:

1. Ormond July 4th 2023 Quote

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 02, 2023

Claire Whitley, Assistant City Manager — Date: May 02, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

Fireworks By
SANTORE
INTO OUR THIRD SPECTACULAR CENTURY

SINCE 1890

Anthony Santore, Jr.
PRESIDENT

SPORTING EVENTS
Daytona International Speedway
Miami Homestead Speedway
World Golf Village
Jacksonville Jaguars
Jacksonville Suns
Citrus Bowl
Orange Bowl
Gator Bowl

CORPORATE EVENTS
Nationwide Insurance
Lincoln Mercury
Dunkin' Donuts
Applebee's
KFC
Sheraton
Pepsi
Jaguar Motors
Pontiac
Nabisco Foods
John Deere Corporation
Burger King
Winn Dixie
Mobile Oil
Aetna Insurance
Anheuser-Busch
Coors Brewery
Miller Brewing Company
IBM Company
General Electric
ITT Corporation
Texaco
Harley Davidson
Vitamin Shoppe

THEME PARKS
Sea World of Florida
Sea World of Texas
Busch Gardens Williamsburg
Busch Gardens Tampa
Walt Disney World
Sesame Place
Wild Adventures

SPECIAL EVENTS
Dr. Martin Luther King Day, Atlanta
Miss Universe Pageant, Inc.
Salute To Liberty
Bermuda Department of Tourism
Presidential Ball, Guyana
Las Fiesta De Quito, Quito, Ecuador

HOTELS
Ginn Development Company
Resorts International
Grand Hotel, Bahamas
Cable Beach Hotel, Bahamas
Marriot World Center
Hyatt Grand Cypress
Walt Disney World Dolphin
Boca Raton Hotel & Beach Club
Super Clubs, Jamaica, W.I.
El Conquistador, Puerto Rico
Grande Lakes Resort
Omni Resort, Champions Gate

CONCERTS
Jackson Victory Tour
Michael Jackson History Tour
Van Halen
KISS
Jacksonville Symphony Orchestra
Whitney Houston
Lynyrd Skynyrd
Luciano Pavarotti

April 18, 2023

Stefan Sibley
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Stefan,

Please find below the quote for the 2023 City of Ormond Beach July 4th Firework Display.

Mobro Marine Inc.
Tug & Barge rental June 30th – July 6th
Cost $26,000.00

20-minute fireworks display
July 4, 2023
Cost $35,200.00

Total display Cost
$61,200.00

Thanks for the opportunity. If you have any questions, please feel free to give me a call.

Eric Larsen
Fireworks By Santore

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.L
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Quality of Life - Other		
Department :	Leisure Services		
Subject:	Auto Renewal - Yellowstone Landscape Agreement for Grounds Maintenance		
Budget Impact:	Funding for this contract is provided from the General Fund (001), Community Redevelopment Fund (104), Water/Wastewater Operating Fund (401), Airport Fund (108), and Solid Waste Fund (460). The current budgeted contract price is $1,870,439.25.		
Summary:	Renewal of Yellowstone contract for grounds maintenance for one-year.		
Recommended Action:	Staff recommends that the Yellowstone contract for grounds maintenance be allowed to automatically renew for a one-year additional period on October 1, 2023.		
Staff Contact:	Robert Carolin, Leisure Services Director, (386) 676-3279		

Approval:

Kelly McGuire, Finance Director	5/3/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/8/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
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CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Robert Carolin, Leisure Services Director

Date: May 16, 2023

Subject: Auto Renewal - Yellowstone Landscape Agreement for Grounds Maintenance

Commission Goal: Quality of Life - Other

Introduction

This is notification of staff's intent to allow the Yellowstone Landscape (Yellowstone) Agreement for grounds maintenance services to auto-renew for one additional year.

Background

The City Commission authorized through Resolution No. 2012-89 the grounds maintenance contract with Yellowstone for an initial three-year term, which ended September 30, 2015. The contract has been allowed to auto-renew since that time. The contract states that if either party does not wish to renew the agreement they must provide at least ninety (90) day prior written notice to the other party. This notice date would be June 30, 2023.

On May 2, 2023, the Commission approved a $32,585 increase to the grounds maintenance contract with Yellowstone Landscape, totaling the current budgeted contract to $1,870,439.35. The auto renewal will not increase from the current amount.

Discussion

Yellowstone Landscaping provides high quality of work in performing the landscaping and grounds maintenance services for the City of Ormond Beach. Yellowstone is proactive when providing services, responsive to concerns, and willing to take on new projects.

Overview of services-
Yellowstone provides mowing and grounds maintenance services to over (375) sites within the City of Ormond Beach.

General tasks and responsibilities performed include: mowing, edging, string trimming, blowing-off of hard surfaces, debris pickup and removal, weed control (manual and chemical), fertilization (turf grasses, plant material and trees), irrigation services (testing, parts and repair), landscape detail services (shaping, pruning and trimming), palm tree pruning, mulch re-surfacing, and pest control and prevention.

Services are broken down into (2) large segments: Right-of-way mowing and Grounds Maintenance.

Right-of-way mowing: roadside mowing services for all state highways, most County roads and most City streets. These services are performed at various frequencies (11x, 16x and/or 29x per year) depending on the site's specific needs and locations.

Grounds maintenance services: all general tasks and responsibilities for all city facilities, parks and infrastructure sites. These services are performed at various frequencies (11x, 16x, 29x and/or 39x per year) depending on the site's specific needs and locations.

Specific alternates-
Monthly irrigation zone testing- 720 zones x 12 = 8,640 zones tested per year.

Annual Palm pruning - 1,250 different palm trees are pruned each year, 450 of those are Medjool palms that receive two prunings per year. A total of 1,700 palm trees pruned per year.

Annual Mulch re-surfacing - Four different types of mulch are used: hardwood, pine straw, pine bark and ADA hardwood mulch. Used to replenish landscape beds, tree rings, exercise stations and playgrounds. Total of 5,800 yards of mulch annually.

Budget Impact

Funding for this contract is provided from the General Fund (001), Community Redevelopment Fund (104), Water/Wastewater Operating Fund (401), Airport Fund (108), and Solid Waste Fund (460). The current budgeted contract price is $1,870,439.25.

Citizen Impact

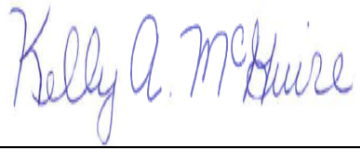
The auto-renewal of the grounds maintenance contract ensures that City grounds will be maintained in the appropriate manner and that our residents continue to enjoy a great quality of life.

Recommendation

Staff recommends that the Yellowstone contract for grounds maintenance be allowed to automatically renew for a one-year additional period on October 1, 2023.

Attachments:

Approvals:



Kelly McGuire, Finance Director — Date: May 03, 2023



Claire Whitley, Assistant City Manager — Date: May 08, 2023



Joyce Shanahan, City Manager — Date: May 10, 2023

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 8.M
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Governance - Other		
Department :	City Manager		
Subject:	City Manager Status Report, May 2023		
Budget Impact:			
Summary:	This item provides the City Commission monthly information regarding City activities.		
Recommended Action:	This report is for informational purposes and acceptance is recommended. Any additional information or clarification will be provided upon request, and staff will plan to proceed as directed.		
Staff Contact:	Joyce Shanahan, City Manager, (386) 676-3200		

Approval:

Kelly McGuire, Finance Director	5/2/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/5/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
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CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

From: Joyce Shanahan, City Manager

Date: May 16, 2023

Subject: City Manager Status Report, May 2023

Commission Goal: Governance - Other

Introduction

This item provides the City Commission monthly information regarding City activities.

Background

In order to keep the City Commission informed on a variety of issues in a comprehensive and timely manner, staff provides this report regarding the status of citywide activities. The purpose of the report is to highlight general information in the various areas of business such as financial, economic development, capital projects, planning and building activities.

Discussion

Reports
Please see the following reports attached to this staff report:

1. Building Permit Activity - April 2023
2. Capital Improvements Program (CIP) Status Report - April 2023
3. Planning Memorandum - April 25, 2023
4. Development Activity Report - April 2023
5. Financial Status Report - March 2023
6. Economic Development Report - April 2023

CIP Projects
Performing Arts Center Renovations
-Demolition commenced on April 24.

EDC Feature Exhibit Improvements
-Fish tank installation is underway.

WRF Clarifier Improvements
-Clarifier weir covers are being installed, work is anticipated to take 8 weeks.

Workshops

All dates and topics are tentative and subject to change. Some items might be presented as discussion items on the regular Commission agenda.

Date	Topic
June 6	Capital Improvements Program and Draft Budget
July 18	Operating Budget Workshop

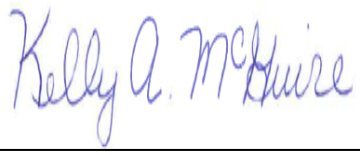
Recommendation

This report is for informational purposes and acceptance is recommended. Any additional information or clarification will be provided upon request, and staff will plan to proceed as directed.

Attachments:

1. Building Permit Activity - April 2023
2. Capital Improvements Program (CIP) Status Report - April 2023
3. Planning Memorandum - April 25, 2023
4. Development Activity Report - April 2023
5. Financial Status Report - March 2023
6. Economic Development Report - April 2023

Approvals:



Date: May 02, 2023

Kelly McGuire, Finance Director



Date: May 05, 2023

Claire Whitley, Assistant City Manager



Date: May 10, 2023

Joyce Shanahan, City Manager

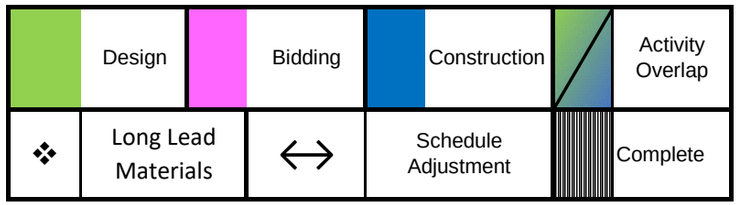
Monthly Building Permit Summary

April 1 to April 30, 2023 versus April 1 to April 30, 2022 and year to date:

Total Building Permits Issued, including	4/1 to 4/30/2023	4/1 to 4/30/2022	FY2022-23 year to date (4/30/23)	FY2021-22 year to date 4/30/22
Business Fire Inspection	2	5	31	30
Business Tax Receipt	9	5	31	30
Clearing, Tree Removal, Vegetation	17	26	106	133
Commercial Alterations	3	3	24	38
Commercial Buildings	3	0	7	5
Commercial Re-roof	3	1	35	15
Demolition	1	3	9	21
Dock	2	1	9	14
Door	19	16	145	153
Electrical (residential & commercial)	40	37	177	164
Fire Protection Systems	2	4	16	22
Garage or Carport	6	2	35	21
Garage sale	50	114	503	481
Gas	7	5	31	29
Generator	3	4	27	26
LDC (Driveways/Fences)	43	77	377	344
Mechanical (residential & commercial)	70	105	477	537
Mobile home set-up	7	2	34	12
Multi-Family Homes	0	12	0	54
Other categories (all other permits not listed)	24	19	198	212
Plumbing (residential & commercial)	13	15	104	80
Residential Remodel/Additions	6	7	54	60
Residential re-roof	126	135	975	843
Screen room/hard roof	0	1	3	16
Screen enclosure only	6	6	47	33
Shed	0	0	1	9
Signs	6	5	52	73
Single Family Homes	0	3	13	56
Site permit	0	1	13	7
Solar	6	10	75	70
Special Events	13	8	62	58
Swimming pool	5	8	47	54
Utility connection only	10	4	39	75
Windows	46	45	345	298
Total permits	548	689	4,102	4,073
Total Valuation	$8,767,353	$13,197,108	$115,326,355	$114,333,227
Total fees	$52,920	$67,563	$489,003	$563,187

CIP Schedule FY 2022/2023

As of May 1, 2023



			FY 21/22				FY 22/23				FY 23/24							Budget			
Project #	Project	Const Funding Approved by CC	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		Percent Complete	Date Complete	Budget Amount	Contract Amount	Amount Spent	Percent Spent
Fund 104 - Community Redevelopment																					
104056	Cassen Park Improvements														Design/Bidding	10%		$ 203,000	$ 202,155	$ 9,835	5%
															Construction	0%		$ 865,000			
															Total			$ 1,068,000	$ 202,155	$ 9,835	
104057	Downtown Upgrades/Improvements - City Hall Landscaping														Design/Bidding	10%			In-House		10%
															Construction	0%		$ 60,000			
															Total			$ 60,000	$ -	$ -	
104064	Downtown: Sidewalk Renovations/Banding	12/6/2022													Design/Bidding	100%	12/6/2022		In-House		100%
															Construction	0%		$ 1,400,000	$ 2,818,050	$ -	0%
															Total			$ 1,400,000	$ 2,818,050	$ -	
104076	Downtown - East Granada Utility Undergrounding														Design/Bidding	95%	2/15/2023	$ 20,000	$ 27,500	$ 20,700	75%
															Construction	0%		$ 100,000			
															Total			$ 120,000	$ 27,500	$ 20,700	
Fund 107 - Stormwater																					
107154	2023 Storm & Sewer Lining	3/21/2023													Design/Bidding	95%			In-House		
															Construction			$ 950,000			
															Total			$ 950,000	$ -	$ -	
107170	Stormwater Construction - Arbors Drive South														Design/Bidding	10%			In-House		
															Construction			$ 250,000			
															Total			$ 250,000	$ -	$ -	
Fund 110 - Economic Development																					
110012	Business Park Drive Ph II														Design/Bidding	93%		$ 195,000	$ 104,695	$ 96,902	93%
															Construction	0%		$ 1,112,000			
															Total			$ 1,307,000	$ 104,695	$ 96,902	

Project #	Project	Const Funding Approved by CC	FY 21/22 Q1	FY 21/22 Q2	FY 21/22 Q3	FY 21/22 Q4	FY 22/23 Q1	FY 22/23 Q2	FY 22/23 Q3	FY 22/23 Q4	FY 23/24 Q1	FY 23/24 Q2	FY 23/24 Q3	FY 23/24 Q4		Percent Complete	Date Complete	Budget Amount	Contract Amount	Amount Spent	Percent Spent
Fund 301 - General Fund																					
CDB22	CDBG South Washington Sidewalk Improvements	7/19/2022													Design/Bidding	100%			In-House		
															Construction	100%	1/31/2023	$ 114,611	$ 117,623	$ 117,623	100%
															Total			$ 114,611	$ 117,623	$ 117,623	
CDB22	CDBG North Ridgewood Sidewalk Improvements - East Side														Design/Bidding	95%			In-House		
															Construction	0%		$ 151,165			
															Total			$ 151,165	$ -	$ -	
116070	SONC Gym	8/4/2021													Design/Bidding	100%	8/4/2021	$ 65,000	$ 64,339	$ 63,988	99%
															Construction	100%	2/28/2023	$ 1,100,000	$ 1,079,880	$ 1,077,741	99.8%
															Total			$ 1,165,000	$ 1,144,219	$ 1,141,729	
301246	Facility Hardening	1/4/2022													Design/Bidding	100%	1/2/2022	$ 20,000	$ 20,140	$ 20,140	100%
															Construction	100%	2/28/2023	$ 1,000,000	$ 999,000	$ 999,000	100%
															Total			$ 1,020,000	$ 1,019,140	$ 1,019,140	
301258	PD HVAC Upgrades	7/19/2022													Design/Bidding	100%	7/19/2022	$ 37,000	$ 37,416	$ 32,016	86%
															Construction	26%		$ 225,000	$ 598,596	$ 154,583	26%
															Total			$ 262,000	$ 636,012	$ 186,599	
301261	PAC Renovations	3/21/2023													Design/Bidding	95%		$ 77,000	$ 76,536	$ 47,620	62%
															Construction	0%		$ 1,630,000			0%
															Total			$ 1,707,000	$ 76,536	$ 47,620	
301268	EDC Feature Display Improvements	1/24/2023													Design/Bidding	100%	1/24/2023		In-House		
															Construction	50%		$ 89,000	$ 88,732	$ -	0%
															Total			$ 89,000	$ 88,732	$ -	
Fund 308 - Transportation Fund																					
308225	2022 Roadway Resurfacing	10/5/2022													Design/Bidding	100%	10/5/2022		In-House		
															Construction	100%	2/28/2023	$ 750,000	$ 662,964	$ 589,639	89%
															Total		2/28/2023	$ 750,000	$ 662,964	$ 589,639	
308225	2023 Roadway Resurfacing														Design/Bidding	60%			In-House		
															Construction			$ 750,000			
															Total			$ 750,000	$ -	$ -	
308231	Doug Thomas Way Extension														Design/Bidding	72%		$ 90,000	$ 88,800	$ 63,880	72%
															Construction	0%		$ 792,000			
															Total	0%		$ 882,000	$ 88,800	$ 63,880	
308250	Sidewalk Repair/Replacement - Spring Meadows														Design/Bidding	95%			In-House		
															Construction	0%		$ 302,500			
															Total			$ 302,500	$ -	$ -	

Project #	Project	Const Funding Approved by CC	FY 21/22 Q1	FY 21/22 Q2	FY 21/22 Q3	FY 21/22 Q4	FY 22/23 Q1	FY 22/23 Q2	FY 22/23 Q3	FY 22/23 Q4	FY 23/24 Q1	FY 23/24 Q2	FY 23/24 Q3	FY 23/24 Q4		Percent Complete	Date Complete	Budget Amount	Contract Amount	Amount Spent	Percent Spent
Fund 317 - Facility R & R Fund																					
317502	Shell Parking														Design/Bidding	95%	2/15/2023		In-House		
															Construction	0%		$ 51,000			
															Total			$ 51,000			
317549	Outdoor Fitness Station-Nova Community Park									❖					Design/Bidding	95%			In-House		
															Construction	0%		$ 97,000			
															Total			$ 97,000	$ -	$ -	
317550	SONC Rental Pavilion Replacement														Design/Bidding	95%			In-House		
															Construction	0%		$ 65,000			
															Total			$ 65,000	$ -	$ -	
Fund 409 - Water/Wastewater System Improvements																					
409151	Shadow Crossings Reuse Pump Facility Upgrades														Design/Bidding	6%		$ 46,000	$ 46,390	$ 2,552	6%
															Construction	0%		$ 240,000			
															Total			$ 286,000	$ 46,390	$ 2,552	
409231	2023 Lift Stations 11M & OBSC3 Rehabilitation														Design/Bidding	95%			In-House		
															Construction	0%		$ 350,000			
															Total			$ 350,000	$ -	$ -	
409236	WTP Aeration, Clearwell & Splitter Box														Design/Bidding	95%	9/30/2022	$ 247,500	$ 189,266	$ 174,258	92%
															Construction	0%		$ 1,484,000			
															Total			$ 1,731,500	$ 189,266	$ 174,258	
409243	WRF Clarifier Improvements	8/16/2022													Design/Bidding	100%	8/16/2022	in WRF Upgrades Design			100%
															Construction	20%		$ 550,000	$ 546,700	$ 110,100	20%
															Total	20%		$ 550,000	$ 546,700	$ 110,100	
409243	WRF Upgrades										❖				Design/Bidding	87%		$ 136,000	$ 135,642	$ 117,767	87%
															Construction	0%		$ 2,000,000			
															Total			$ 2,136,000	$ 135,642	$ 117,767	
409271	2023 Lift Station 4P Rehabilitation														Design/Bidding	0%		$ 165,000	$ 164,612	$ -	0%
															Construction	0%		Construction deferred to FY 24/25			
															Total			$ 165,000	$ 164,612	$ -	
Fund 433 - Reuse Impact Fee Fund																					
433002	Airport Road Reclaimed Water Main PH 2														Design/Bidding	0%		$ 150,000			
															Construction	0%					
															Total	0%		$ 1,100,000			

Project #	Project	Const Funding Approved by CC	FY 21/22				FY 22/23				FY 23/24					Percent Complete	Date Complete	Budget			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				Budget Amount	Contract Amount	Amount Spent	Percent Spent
Fund 434 & 435 - Water/Wastewater Impact Fee Funds																					
434031	Hudson Wellfield Expansion														Design/Bidding	0%		$ 300,000	$ 292,964	$ 8,075	3%
															Construction	0%		$ 1,300,000			
															Total	0%		$ 1,600,000	$ 292,964	$ 8,075	
435045	Septic to Sewer - Oak, Magnolia & Bonita														Design/Bidding	0%		$ 160,000	$ 83,760	$ -	0%
															Construction	0%		$ 1,440,000			0%
															Total	0%		$ 1,600,000	$ 83,760	$ -	
435046	WRF Ultraviolet Disinfection Conversion														Design/Bidding	0%		$ 270,000	$ 272,800	$ -	0%
															Construction	0%		$ 2,430,000			0%
															Total	0%		$ 2,700,000	$ 272,800	$ -	
Hurricanes IAN & NICOLE - FEMA																					
IAN	Hurricane Ian - Tennis Center Fence Replacement	1/24/2023													Design/Bidding	100%	1/24/2023	$ -	In-House		
															Construction	0%		$ -	$ 68,350		
															Total			$ -	$ 68,350	$ -	
IAN	Hurricane Ian-Roof Replacements														Design/Bidding	0%					
															Construction	0%		$ -			
															Total			$ -	$ -	$ -	

CITY OF ORMOND BEACH
FLORIDA
P L A N N I N G M E M O R A N D U M

TO: City Commission
Joyce A. Shanahan, City Manager
Randy Hayes, City Attorney
Claire Whitley, Assistant City Manager
Susan Dauderis, City Clerk
Steve Johnson, GIS
Taylor Lochert, City Clerk office
Cassidi Ritz, Paralegal
Cindy Pinizzotto, Senior Paralegal

FROM: Steven Spraker, AICP, Planning Director

DATE: April 25, 2023

SUBJECT: Agendas for Upcoming Meetings

Listed below are the preliminary agenda items for upcoming meetings. This list is to help prepare you in advance to meet advertising, notice and report writing deadlines. Please let me know at your earliest convenience if there are any problems with these items.

<table>
<tr><th>MTG. DATE</th><th>MTG.</th><th>SUBMIT DEADLINE</th><th>ITEM</th></tr>
<tr><td>5/2</td><td>CC</td><td>4/5</td><td>
2nd reading
<table>
<tr><th>Item</th><th>Letter</th><th>To NJ</th><th>NJ Ad run</th><th>Post</th></tr>
<tr><td>Annexation, 1755 North US Highway 1</td><td>To VC(4/1)</td><td>4/18</td><td>4/25</td><td>NA</td></tr>
<tr><td>475 N. Tymber Creek, Zoning Map Amendment PRD to SR</td><td>4/4</td><td>4/17</td><td>4/21</td><td>NA</td></tr>
<tr><td>Land Development Code Amendment: Section 1-27, Impact fee credits</td><td>NA</td><td>4/17</td><td>4/21</td><td>NA</td></tr>
</table>
1st reading
<table>
<tr><th>Item</th><th>Letter</th><th>To NJ</th><th>NJ Ad run</th><th>Post</th></tr>
<tr><td>Annexation, 860 Hull Road</td><td>To VC (4/14)</td><td>4/25</td><td>5/2</td><td>NA</td></tr>
</table>
Consent Agenda
<table>
<tr><th>Item</th><th>Letter</th><th>To NJ</th><th>NJ Ad run</th><th>Post</th></tr>
<tr><td>313 North Tymber Creek Annexation Agreement</td><td>NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>2023 Floodplain Management Annual Progress Report</td><td>NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>FEMA Grant Mitigation Opportunities and Grant Compliance Services Discussion</td><td>NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
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<tr><td>5/3</td><td>BOAA</td><td></td><td>Cancelled</td></tr>
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<tr><td>5/11</td><td>PB</td><td></td><td>
<table>
<tr><th colspan="5">Planning Board</th></tr>
<tr><th>Item</th><th>Letter</th><th>To NJ</th><th>NJ Ad run</th><th>Post</th></tr>
<tr><td>204 Magnolia Drive, Land Use Map Amendment</td><td>4/27</td><td>4/19</td><td>4/25</td><td>NA</td></tr>
<tr><td>901 Airport Road, Land Use Map Amendment</td><td>4/27</td><td>4/19</td><td>4/25</td><td>NA</td></tr>
<tr><td>901 Airport Road 1, Zoning Map A Amendment</td><td>4/27</td><td>4/19</td><td>4/25</td><td>NA</td></tr>
<tr><td>LDC Amendment, Certificate of Use</td><td>NA</td><td>4/19</td><td>4/25</td><td>NA</td></tr>
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<tr><td>5/15</td><td>HLPB</td><td></td><td></td></tr>
<tr><td>5/16</td><td>CC</td><td></td><td>
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<tr><td>1755 North US Highway 1, Land Use</td><td>5/1</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>1755 North US Highway 1, Zoning – CAO note – applicant request to be heard with land use</td><td>5/1</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>LDC Amendment, T-2 standards</td><td>NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>Impact Fee Study Update, LDC</td><td>NA</td><td>5/1</td><td>5/5</td><td>NA</td></tr>
<tr><td>Impact Fee Study Update, COO</td><td>NA</td><td>5/1</td><td>5/5</td><td>NA</td></tr>
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<tr><td>Tymber Creek Apartments, Zoning Map Amendment</td><td>5/1</td><td>5/22</td><td>5/26</td><td>NA</td></tr>
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<tr><td>Harmony Road (portion) annexation</td><td>5/19 (VC)</td><td>6/27</td><td>7/4</td><td>NA</td></tr>
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<tr><td colspan="5">Resolution</td></tr>
<tr><th>Item</th><th>Letter</th><th>To NJ</th><th>NJ Ad run</th><th>Post</th></tr>
<tr><td>RidgeHaven, Preliminary Plat</td><td>NA</td><td>5/22</td><td>5/26</td><td>NA</td></tr>
<tr><td>RidgeHaven, partial plat vacation</td><td>NA</td><td>5/5 & 5/12</td><td>5/9 & 5/16</td><td>NA</td></tr>
<tr><td>Universal Work Authorization</td><td>NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
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<tr><td>6/7</td><td>BOAA</td><td></td><td></td></tr>
<tr><td>6/8</td><td>PB</td><td></td><td>Ormond Enclave (Courtyards)
[T] 121 East
860 Hull Road, Land Use Amendment
I-2 Zoning District, LDC Amendment</td></tr>
<tr><td>6/19</td><td>HLPB</td><td></td><td></td></tr>
<tr><td>7/5</td><td>BOAA</td><td></td><td></td></tr>
<tr><td>7/11</td><td>BFAB</td><td></td><td></td></tr>
<tr><td>7/13</td><td>PB</td><td></td><td></td></tr>
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MTG. DATE	MTG.	SUBMIT DEADLINE	ITEM
10/16	HLPB		
10/17	CC		
11/1	BOAA		
11/7	CC		
11/9	PB		
11/20	HLPB		
11/21	CC		
12/5	CC		
12/6	BOAA		
12/7	PB		
12/18	HLPB		

Planning related City Commission items to be advertised by City Clerk's office

May 2, 2023

#	Item	Ad to be sent	Type	Run Date
1.	Annexation, 1755 North US Highway 1 (letter to VC Manager on 4/1)	4/17	Display	4/21
2.	475 North Tymber Creek	4/17	Display	4/21
3.	Land Development Code Amendment, Section 1-27, Impact Fee Credit	4/17	Legal	4/21
4.	Annexation, 860 Hull Road	4/25	Display	5/2

May 16, 2023

#	Item	Ad to be sent	Type	Run Date
1.	Impact Fee Amendments, LDC	5/1	Display	5/5
2.	Impact Fee Amendments, COO	5/1	Display	5/5
3.	RidgeHaven, Zoning Map Amendment	5/1	Display	5/5
4.	RidgeHaven, Issuance of Development Order	5/1	Display	5/5
5.	Annexation, 860 Hull Road	5/2	Display	5/9
6.	Tymber Creek Apartments, Zoning Map Amendment	5/1	Display	5/5
7.	Tymber Creek Apartments, Issuance of Development Order	5/1	Display	5/5

June 6, 2023

#	Item	Ad to be sent	Type	Run Date
1.	Tymber Creek Apartments, Zoning Map Amendment (tentatively)	5/22	Display	5/26
2.	Tymber Creek Apartments, Issuance of Development Order (tentatively)	5/22	Display	5/26
3.	RidgeHaven, Zoning Map Amendment	5/22	Display	5/26
4.	RidgeHaven, Issuance of Development Order	5/22	Display	5/26
5.	1755 N US 1, FLUM	5/22	Legal	5/26
6.	1755 N US 1, ZMA	5/22	Legal	5/26
7.	LDC Amendment, T-2 standards	5/22	Display	5/26
8.	Impact Fee Amendments, LDC	5/22	Display	5/26
9.	Impact Fee Amendments, COO	5/22	Display	5/26
10.	RidgeHaven, partial plat vacation	5/5 & 5/12	Display	5/9 & 5/16
11.	RidgeHaven Preliminary Plat	5/22	Legal	5/26

Planning projects

	Activity in last 14 days		Item completed

#	Project	Status	Staff Contact
Studies			
1.	FDEP Resiliency Grant	Grant awarded. Present to CC for acceptance and approved on 10/18/22. Kickoff meeting occurred with ECFRPC and staff on Monday, 2/06/23. 06/28/23 Public meeting.	BW
2.	Impact Fee Update	1. Discussion item completed: 09/07/22 2. CC discussion item completed: 02/21/23 3. PB discussion completed: 03/09/23 4. Public meetings: 3/22 & 3/27 5. PB Ordinance review: 04/13/23 - approved 6. CC action – 5/16/23 and 6/6/23	SSS/BW
3.	Stormwater Master Plan implementation	Land Development and Comprehensive Plan amendments resulting from the adoption of the Stormwater Master Plan	DEA
4.	Former Riverbend Golf Course (Economic Development lead)	Provided comments on scope of services to Economic Development Director. Approved on 10/05/21 City Commission agenda.	ED
5.	Water Supply Work Program	Required by the state. Due August 2023.	Utilities/SSS
Downtown			
6.	Sidewalk banding	Approved at 12/06/22 City Commission meeting. Awaiting construction start date.	Engineering
7.	Cabinet Wraps	Awaiting on artist agreements.	BW
8.	Cassen Park (Engineering lead - design)	Engineering lead. Approved at 12/06/22 City Commission meeting.	Engineering
Development projects			
9.	RidgeHaven	ISBA – complete Annexation – completed 03/1/22 & 03/22/22 – CC Land Use – completed PRD – https://www.ormondbeach.org/1019/RidgeHaven Site plan reviewed and comments issued. Neighborhood meeting completed on 07/26/22. Planning Board - 04/13/23 – Approved City Commission – 5/16/23 & 6/6/23	SSS/SPRC
10.	Former Tomoka Golf course	Neighborhood meeting occurred on 02/08/2023. 2nd SPRC review comments issued. Awaiting SPRC resubmittal. Traffic analysis re-submitted. https://www.ormondbeach.org/1013/Tomoka-Reserve	SSS/SPRC
11.	Ormond Enclave (former Courtyards at Ormond Beach)	2nd Submittal – SPRC comments provided. Neighborhood meeting held on 01/17/23. Awaiting a re-submittal. https://www.ormondbeach.org/1029/Ormond-Enclave	SSS/SPRC
12.	860 Hull Road, Halifax Paving	Annexation: 05/02/23 & 05/26/23 City Commission Land Use: To be determined Zoning: To be determined	SSS

#	Project	Status	Staff Contact
13.	Tymber Creek Apartments	270 Apartment units. Planning Board: 12/08/22 (recommended denial). City Commission: 4/18/23 City Commission meeting continued to 5/16/2023. https://www.ormondbeach.org/1015/Tymber-Creek-Apartments	SSS/SPRC
14.	475 North Tymber Creek Road, The Enclave, Rezoning	Zoning Map Amendment from PRD to SR. Planning Board: 03/09/23 – Approved. City Commission: 04/18/23 (approved) and 05/02/23.	SSS
15.	1755 North U.S. Highway 1	Annexation, Land Use (LIC to LI/U), Zoning (B-7 to I-1). Annexation: 04/18/23 and 05/2/23. Land Use/Zoning, Planning Board: 04/13/23 – Approved. Land Use/Zoning, City Commission – 5/16/23 & 6/6/23.	SSS
16.	121 East	24 multi-family units – Special Exception. Neighborhood meeting held. Awaiting re-submittal. https://www.ormondbeach.org/1027/121-East	SSS
17.	Mister Car Wash, 49 South Yonge Street	Closed drive aisle, add vacuum cleaning stations along U.S. Highway 1 - Special Exception. Awaiting resubmittal. https://www.ormondbeach.org/247/Development-Projects	SSS
Permitting software			
18.	Tyler/Energov Upgrade	Go live undetermined. Creation of processes. Conversion of existing permitting software. Working on validation testing of applications, code enforcement module, and conversion of Naviline data.	CB/LM/RG/ SSS
Land Development Code/Zoning amendments			
19.	Business Tax Receipt process	Amend BTR process, create certificate of use. Planning Board – 05/11/23	RG
20.	Creation of I-2 zoning district	Would apply to existing Volusia County land area north of Hull Road. Planning Board 06/08/23	SSS
21.	901 Airport Road	Amend land use and zoning to reflect city/county/SJRWMD purchase of property for preservation/park land. Planning Board – 05/11/23	BW
22.	204 Magnolia Avenue	Amend land use from “Public Institutional”. Planning Board – 05/11/23	BW
23.	Setbacks for existing mobile homes in the T-2 Zoning district	Planning Board: 04/13/23 City Commission: 05/16/23 City Commission: 06/06/23	SSS
24.	860 Hull Road, Land Use and Zoning	Land Use: Planning Board 06/08/23 Zoning: Undetermined	SSS
25.	Harmony (partial) right-of-way annexation	City Commission: 06/08/23 and 07/18/23	SSS
Miscellaneous			
26.	State law changes	Implement changes based upon recent legislation. Include HB1059 and condo maintenance for multi-story buildings.	SSS/TG

#	Project	Status	Staff Contact
27.	MacDonald House renaming recommendation of HLPB	Discussion item prepared. No City Commission date determined.	BW
28.	SB102- Live Local Act	Pending state legislation regarding affordable housing and commercial, industrial, and mixed use zoning districts.	SSS
29.	Annual Floodplain Management Progress Report	Complete and provide as disposition item on 04/18/23 CC agenda.	BW
30.	Submission of flood related grants on private property	IN progress. Disposition update to CC on 5/16/23.	BW
Final Plats			
31.	Plantation Oaks, Unit 1A (Tiger Oaks)	Preliminary plat approved. Project under construction. Final plat comments provided. Approved on 06/07/22 & 07/19/22 City Commission meetings.	SSS
32.	Archer's Mill, Phase 3A (Plantation Oaks)	Preliminary plat approved. Project under construction. Final plat under review.	

Completed

#	Project	Status	Staff Contact
1.	1405 North US Highway 1	5.26 parcel annexation, approved at 9/21/22 and 10/05/22 City Commission meetings.	SSS
2.	Joint purchase of the Penland property – Volusia Forever	Joint purchase of a 19-acre parcel with St. Johns River Water Management District and Volusia County. Property would be under a conservation easement and would allow passive recreation for bike and walking trails. Discussion item occurred August 16, 2022. Joint Participation Agreement approved at 09/21/22 City Commission meeting. Closing date is January 2023.	SSS/BW
3.	North Interchange storage/warehouse	1. Approved by Planning Board (5-0) with some conditions. 2. Approved 10/18/22 & 11/01/22 CC. 3. https://www.ormondbeach.org/1021/North-Interchange	SSS/SPRC
4.	Non-RidgeHaven parcels	1. Zoning amendments for properties in 2nd ISBA amendment not owned by RidgeHaven. 2. Approved by Planning Board (5-0) on 09/08/22. 3. Approved 10/18/22 & scheduled for 11/01/22 CC.	BW
5.	Volusia County parkland	1. Amend land use and zoning to Special Environmental. 2. Approved by PB on 08/11/22. 3. Land use scheduled for 09/21/22 & 10/05/22 City Commission meetings. 4. Zoning - Approved 10/18/22 & 11/01/22 CC.	SSS

6.	NFIP Community Assistance Visit (Audit)	Florida Department of Emergency Management Office of Floodplain Management (OFM) found the City of Ormond Beach compliant with the floodplain management program and deemed eligible to continue participating in the National Flood Insurance Program (NFIP).	BW
7.	Tattersall at Tymber Creek	1. 129-unit subdivision and associated site improvements. 2. Neighborhood meeting on 08/23/22. 3. Planning Board approved 4-1 on 09/08/22. 4. Approved 10/18/22 & 11/01/22 CC. https://www.ormondbeach.org/1024/Tattersall-at-Tymber-Creek	SSS/SPRC
8.	CRS 5-year Cycle Visit (Audit)	Completed-City will improve CRS rating to a "5" effective October 1, 2023.	BW
9.	Paradise Pointe Wall Waiver	Denied at Planning Board (6-1). Approved at City Commission on 12/06/22.	SSS
10.	Expiration of variance	Allow 1-year extension. Approved at 10/13/22 at Planning Board. City Commission: 12/06/22 – Approved City Commission: 01/10/23 – Approved	SSS
11.	ISBA update	Approved at 10/13/22 at Planning Board. City Commission: 12/06/22 – Approved City Commission: 01/10/23 – Approved	SSS
12.	Pool screen enclosure setback	Review pool screen enclosure setbacks. Approved at 10/13/22 at Planning Board. City Commission: 12/06/22 – Approved City Commission: 01/10/23 – Approved	SSS
13.	Townhomes	Review existing standards. Approved at 10/13/22 at Planning Board. City Commission: 12/06/22 – Approved City Commission: 01/10/23 – Approved	SSS
14.	Easements, Flagler County	Celedine	SSS
15.	Archer's Mill Preliminary Plat	94 units. Recommended for approval at 12/05/22 Planning Board. Scheduled for 01/10/23 CC.	SSS
16.	251 South Atlantic Avenue, vacant lot – Ormond Holdings LLC	Neighborhood meeting held on 09/14/22. Recommended for approval at 12/05/22 Planning Board. Approved at 01/10/23 CC meeting & second reading on 01/24/23 CC. https://www.ormondbeach.org/1018/Ormond-Beach-Holdings-LLC	SSS/SPRC
17.	West Street partial ROW Vacation	Notice of Intent: City Commission: 12/06/22 – Approved Vacation Ordinance: Approved by City Commission: 01/10/23 & 01/24/23.	SSS
18.	Tides Edge Preliminary Plat	15 units. Preliminary Plat approved at 01/24/23 CC.	SSS/SPRC
19.	Ormond Central Self-Storage	Three story climate controlled self-storage facility that is a total of 106,140 square feet. Recommended for approval at 12/08/22 Planning Board. Approved on 02/07/23 by City Commission. https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage	SSS/SPRC

20.	Stor-It, North Ormond	Self-storage facility. Neighborhood meeting: 11/17/22 Planning Board: 12/08/22 (recommended approval) City Commission Approved**:** 01/24/23 & 02/07/23 https://www.ormondbeach.org/1026/Stor-It	SSS/SPRC
21.	RidgeHaven West	Land Use Amendment: Recommended for approval at 12/05/22 Planning Board. Land use amendment approved on 01/10/23 CC meeting & 01/24/23 CC meeting. Zoning Amendment: Recommended for approval at 12/05/22 Planning Board. Approved by City Commission on 02/07/23 and 02/21/23. https://www.ormondbeach.org/1033/RidgeHaven-West	SSS
22.	101 Fiesta Drive	Land Use Amendment: Recommended approval with conditions at 12/08/22 Planning Board. Land use approved 02/07/23. Zoning Amendment: Recommended approval with conditions at 12/8/22 Planning Board. Approved on 02/21/23. 2nd reading completed on 03/07/23 for City Commission. https://www.ormondbeach.org/1032/101-Fiesta-Drive	SSS
23.	Cupola Final Plat	City Commission review of Preliminary Plat on 01/18/22. Project under construction. Final plat approved on 01/24/23.	SSS/SPRC
24.	Meter fee update	Planning Board: 02/09/23 City Commission: 03/07/23 City Commission: 03/21/23	SSS
25.	Fence setback next to ROW	Planning Board: 02/09/23 City Commission: 03/07/23 City Commission: 03/21/23	SSS
26.	Neighborhood meeting update	Planning Board: 02/09/23 City Commission: 03/07/23 City Commission: 03/21/23	SSS
27.	Ormond Gateway Preliminary Plat	Revision to approved plat for an 8-lot commercial subdivision. Planning Board: 03/09/23 - Approved City Commission: 04/18/23	SSS

CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

	RESIDENTIAL PROJECTS
A	121 East
B	Archers Mill - Phase 3A
C	Bradford Lakes
D	Cupola at Oceanside
E	Enclave - Zoning Map Amendment
F	Ormond Enclave (FKA Courtyards)
G	Plantation Oaks - 1A (Tiger Oaks)
H	Plantation Oaks - 2B
I	Plantation Oaks - 2C
J	Plantation Oaks - 2D
K	Regal Multifamily
L	Ridgehaven
M	Stanton Grove
N	Tattersall at Tymber Creek
O	Tides Edge
P	Tomoka Reserve
Q	Tymber Creek Apartments
	COMMERCIAL PROJECTS
1	783 North US Hwy 1 - Campana
2	1755 North U.S. Highway 1
3	Beach House Graphics
4	Complete Cardiology Expansion
5	Culvers Restaurant
6	Georgian Inn Recreation
7	Halifax Paving Office
8	IHOP
9	Interchange Depot
10	Love Whole Food Expansion
11	McNamara Warehouse
12	MetroNet
13	Mister Car Wash
14	North Interchange Industrial Flex Space
15	North Interchange Self Storage
16	Ocean Club Ormond Beach
17	Ormond Beach Holdings LLC
18	Ormond Beach Self Storage
19	Ormond Central
20	Ormond Central Self Storage
21	Ormond Gateway Revision
22	Perrott Depot Revision
23	Public House Restaurant
24	Revella at Ormond Beach ALF
25	Riverbend Church School Expansion
26	Shoppes at Granada Pointe
27	Splash Car Wash
28	Stor - It
29	Valiant Diners Expansion - Phase 3
30	Walgreens/Commerical Area Improvements
31	Winkler Cabinetry
	ORMOND BEACH - UTILITY PROVIDER ONLY
32	101 Town and Country Lane
33	Celedine Subdivision (Flagler)
34	Corinthian Villas
35	Force Main Extension (Flagler)
36	Hunters Ridge Storage Site
37	Huntington Forcemain Extension (Flagler)
38	Iris Subdivision (Flagler)
39	Ocean Village Townhomes
40	Regency Plaza Condominium
41	Sands Point Condominium
42	Surf Style
43	Traders Inn Beach Club
44	Verona Oceanside

Legend

- Residential Sites
- Commercial Sites
- Utility Provider Only

Halifax River

Atlantic Ocean

Prepared By: City of Ormond Beach G.I.S. Department - May 1, 2023

City of Ormond Beach Commercial Development Report, as of May 1, 2023

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Change in project status | Project nearing completion | Projects reviewed this month

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neigh-borhood meeting	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construc tion	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
1	**783 N US HWY 1, CAMPANA** 783 North U.S. Highway 1 PZ# 2016-010	Construction of a 1,216 SF building for kayak rental & repair and associated site improvements on a 1.03 acre site.	11.06.15	11.20.15	02.03.16	03.11.16	05.20.16	Not applicable	Not applicable	Not applicable	05.24.16	Under Constr.		Issued 09.25.17	$80,000	Issued 05.27.16	$35,000	55%		E = Alann Engineering Group ARC/E: W.A. Cross O = Steven Campana
2	**1755 NORTH U.S. HIGHWAY 1** 1755 North U.S. Highway 1 PZ#2023-032	Annexation, land use and zoning map amendments. From "Low Intensity Commercial" land use to "Light Industrial/Utilities". From B-7 zoning designation to I-1.	02.21.23	NA					04.13.23 Approved	05.16.23 & 06.06.23				Not applied	Not applied	Not applied	Not applied			O = Wayne's Solar APP = The Hardy Group, Inc.
3	**BEACH HOUSE GRAPHICS** 9 East tower Circle PZ#23-027	Expansion on an existing site of 11,500 square feet and associated site improvements	02.15.23	02.23.23	04.06.23			Not applicable	Not applicable	Not applicable	04.17.23	04.17.25		Not applied	Not applied	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = Beach House Graphics ARC = BPF Design Inc.
4	**COMPLETE CARDIOLOGY EXPANSION** 1240 West Granada Boulevard PZ#2022-090	Enclosing of the former bank drive through with new building square footage totaling 4,326 square feet and associated site improvements. Total building square footage = 12,714.	07.29.22	08.14.22	11.21.22			Not applicable	Not applicable	Not applicable	12.13.23	12.13.25		Issued 04.01.23	$1,726,850	Issued 03.15.23	$58,000	15%		E = Zev Cohen & Associates, Inc. O = Complete Cardiology, LLC ARC = BPF Design Inc.
5	**CULVER'S RESTAURANT** 655 West Granada Boulevard PZ#2-23-008	Construction of a 4,460 square foot drive-thru restaurant on a vacant 3.04 acre parcel. Part of Granada Pointe PBD.	11.04.22	11.20.22	12.23.22	02.01.23	02.21.23	Not applicable	Not applicable	Not applicable	02.27.23	02.27.25		Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC APP = Jemini Investments, LLC
6	**GEORGIAN INN RECREATION** 749 South Atlantic Avenue PZ#2022-067	Construction of a 1,212 square foot recreation building and amenities for the Georgian Inn on a 0.72 acre parcel.	06.14.22	06.26.22	10.06.22			Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Georgian Inn Beach Club Association, Inc.
7	**HALIFAX PAVING OFFICE** 860 Hull Road PZ#2023-013	Construct a new 8,800 square foot office. Property currently in unincorporated Volusia County.	12.20.22	01.17.23	03.27.23	DUE 05.09.23		Not applicable	Not applicable	Not applicable				Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Halifax Paving
8	**IHOP** 675 West Granada Boulevard PZ#2023-023	IHOP restaurant consisting of 3,550 square feet on 1.52 acres.	02.05.23	02.17.23	03.30.23	DUE 05.04.23		Not applicable	Not applicable	Not applicable				Early Review	Not applicable	Not applied	Not applied			E = Newkirk Engineering, Inc. APP = Sunshine Restaurant Partners O = Granada Pointe Investors, LLC
9	**INTERCHANGE DEPOT** 295 Interchange Boulevard PZ# 2021-072	Three story storage facility of 111,825 square feet on a 2.94 acre parcel and associated site improvements	06.11.21	06.25.21	09.16.21			08.05.21	10.14.21 (Approved 7-0)	11.16.21 (Approved 5-0) & 12.07.21 (Approved 5-0)	12.08.21	Under Constr.		Issued 05.10.22	$12,619,451	Issued 03.02.22	$711,015	90%		E = Newkirk Engineering, Inc. O = Southwest I-95, LLC APP = 295 Interchange LLC
10	**LOVE WHOLE FOOD EXPANSION** 275 Williamson Boulevard PZ# 2021-096	Addition of a 4,765 square foot building at the existing Love Whole property and associated site improvements.	10.06.21	10.24.21	04.19.22	04.26.22		Not applicable	Not applicable	Not applicable	06.10.22; 12.19.22	Under Constr.		Issued 11.14.23	$985,000	Issued 11.14.23	$151,149	50%		E = Zev Cohen & Associates, Inc. O = Love Whole Foods
11	**McNAMARA WAREHOUSE** 460 Andalusia Avenue PZ# 2021-030	Construction of an 840 square foot warehouse and associated site improvements on a 0.10 acre property.	01.12.21	01.28.21	03.16.21			Not applicable	Not applicable	Not applicable	04.27.21	Under Constr.		Issued 09.01.21	$66,177	Issued	$2,000	90%		E = Parker Mynchenberg & Associates, Inc. O =McNamara Construction
12	**METRONET** 124 South Yonge Street PZ# 2023-002	Proposed 344 square foot concrete unmanned fiberoptic communication hut.	10.28.22	11.15.22	01.17.23			01.23.23	Not applicable	Not applicable	1.27.23			Issued 02.24.23	$180,000	Issued 02.02.23	$180,000	75%		E = Metro Fibernet LLC O = Coast to Coast Construction
13	**MISTER CAR WASH** 49 South Yonge Street PZ# 2023-045	Modifications to existing car wash. Close driveway entrance on US1, add vacuum stalls, add landscaping.	03.29.23	04.06.23				Not applicable	Required	Required				Not applied	Not applied	Not applied	Not applied			E - Caprine O = National Retail Properties, LP

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Change in project status | Project nearing completion | Projects reviewed this month

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14	**NORTH INTERCHANGE INDUSTRIAL FLEX SPACE** 520 Flagler Road PZ# 2022-076	Proposed two 11,999 square foot industrial flex space buildings on 2.34 acres and associated site improvements.	06.29.22	07.18.22	08.16.22	09.01.22		Not applicable	09.08.22, Recommended for Approval (5-0)	10.18.22 (Approved) & 11.01.22	11.17.22	11.17.24		Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
15	**NORTH INTERCHANGE SELF STORAGE** 540 Flagler Road PZ# 2022-075	Proposed 4-story self storage facility (110,900 square feet) with 28 RV and boat parking spaces on 3.40 acres and associated site improvements.	06.30.22	07.18.22	08.17.22	09.01.22		Not applicable	09.08.22, Recommended for Approval (5-0)	10.18.22 (Approved) & 11.01.22	11.22.22	11.22.24		Submitted	$10,000,000	Approved 01.27.23	$714,572			E = Newkirk Engineering, Inc. O = BHT Holdings, LLC
16	**OCEAN CLUB ORMOND BEACH** 88 South Atlantic Avenue PZ# 2019-026	Demolition of existing building (10,866 SF) and construction of a new retail shop (8,596 SF)and related site improvements.	01.15.19	01.31.19	06.06.19	06.03.21		06.19.19	07.11.19	08.20.19 & 11.05.19 - Approved	08.08.21	Under Constr.		Issued 11.03.22	$1,800,000	Issued 12.07.22	$549,000	40%		E = The Performance Group O = 88 South Atlantic, LLC
17	**ORMOND BEACH HOLDINGS LLC** 251 South Atlantic Avenue PZ #22-018(b)	Proposed five story, 95,700 square foot hotel with 137 rooms, associated driveways, parking (108 spaces east of SRA1A and 62 spaces west of SRA1A) stormwater, utilities, signage, lighting, landscaping, public sidewalk and ADA beach access, and hotel related beach access	03.09.22	04.04.22	06.13.22	08.24.22	09.07.22; 01.31.23	09.14.22	12.05.22 Approved 5-0	01.10.23 & 01.24.23 Approved				Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP/O = Ormond Beach Holdings, LLC
18	**ORMOND BEACH SELF STORAGE** 490 N. U.S. Highway 1 PZ #2023-021	Proposed 166,423 of storage square footage on 24.28 acres and associated site improvements.	01.27.23	02.20.23				Not applicable	Not applicable	Not applicable				Early Review	A =$9,039,174 B= $240,741 C= $665,681 D= $294,240 E= $294,240 F= $9,796,008 G= $1,035,710	Not applied	Not applied			E = Mark Dowst & Associates, Inc. O = TSO Ormond Beach, LP ARC = Smith Boland Architects, LLC
19	**ORMOND CENTRAL** 1 South Old Kings Road PZ# 2015-072	Proposed 4 unit, 8.73 acre commercial development. Project proposes site improvements to develop 4 pad ready sites.	04.09.16	04.26.16	11.16.16	02.01.17	08.02.17	08.30.17	10.12.17 Recom-mended Approval	11.21.17 & 12.05.17 Approved	12.08.17	Under Constr.		Not Applicable	Not Applicable	Issued 11.01.22	$907,057	30%		O = Ormond Central Investors, LLC E = Newkirk Engineering, Inc.
20	**ORMOND CENTRAL SELF STORAGE** 768 West Granada Boulevard PZ# 2022-092	Proposed three story building for a 106,140 square foot climate controlled self-storage facility. Overall building square footage allowed of 131,140 on 8.73 acres.	08.07.22	08.25.22	11.20.22	12.17.22		09.13.22 and 10.20.22	12.08.22 - Approved 5-0	01.24.23 (Approved) & 02.07.23	02.10.23	02.10.25		Early Review	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc. APP = Ormond Beach Dunamis Storage, LLC O = Ormond Central Investors, LLC
21	**ORMOND GATEWAY REVISION** 1670 North U.S. Highway 1 PZ# 2023-025	Development of an eight lot commercial subdivision and associated site improvements.	02.07.23	02.20.23				Not applicable	03.09.23 Approved	04.18.23 Approved				Not applied	Not applied	Not applied	Not applied			E = Zev Cohen & Associates, Inc. O = Destination Interchange, LLC
22	**PERROTT DEPOT REVISION** 29 North Perrott Drive PZ #2021-029	Add additional storage building of 4,972 square feet	01.18.23	02.07.23	DUE			02.17.21	Not applicable	Not applicable										E = Newkirk Engineering, Inc. O = Hand & Yonge, LLC ARC = BPF Design, Inc.
23	**PUBLIC HOUSE RESTAURANT** 1113 & 1117 North U.S. Highway 1 PZ#2023-048	Proposed 6,316 square foot restaurant and site improvements	04.26.23	DUE 05.10.23																E = Engineered Permits, Inc. O = Lee Munizzi
24	**REVELLA AT ORMOND BEACH ALF** 1211 West Granada Boulevard PZ# 2021-073	150 resident Assisted Living Facility, 120,501 SF on 5.54 acres and associated site improvements	05.29.21	06.27.21	08.31.21			06.28.21	Not applicable	Not applicable	09.28.21	Under Constr.		Issued 11.08.22	$29,723,266	Issued 04.26.22	$2,184,284	55%		E = Mark Dowst & Associates, Inc. O = 1245 Blvd. Investors, LLC APP = Ormond Beach Investments, LLC
25	**RIVERBEND CHURCH SCHOOL EXPANSION** 2080 West Granada Boulevard PZ# 2022-036	Special Exception amendment to increase number of allowed students from 200 to 600, including the construction of new classrooms totaling 13,327 square feet.	03.11.22	03.27.22	07.20.22			07.25.22	08.11.22 Approved	09.21.22	09.22.22	Under Constr.		Issued 07.22.222	$1,145,192	Issued 01.5.23	$115,000	85%		E = Mark Dowst & Associates, Inc. O = Riverbend Community Church, Inc.
26	**SHOPPES AT GRANADA POINTE** 550 West Granada Boulevard PZ# 2019-120	Construction of a 21,114 square foot building on 2.52 acres within the Granada Pointe development and associated site work.	10.17.19	11.04.19	12.02.19			Not applicable	Not applicable	Not applicable	12.14.19	Under Constr.	12.14.22	Not applied	Not applied	Issued 03.11.22	$486,082	0%		E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC ARC = BPF Design, Inc.

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27	**SPLASH CAR WASH** 55 North Nova Road PZ# 2022-041	Redevelopment of a 2.53 acre parcel of a vacant church for a full service car wash with a 9,956 square foot building.	04.27.22	05.11.22	06.06.22	07.29.22	08.10.22	Not applicable	06.09.22 Approved	07.19.22 & 08.03.22 Approved	09.21.22; 01.14.23	09.22.24		Early Review	Not applied	Not applied	Not applied			E = Upham Engineering O = Port Orange Investors, LLC APP = Ormond Car Wash Investments, LLC
28	**STOR-IT** 1405 North US Highway 1 PZ# 2022-096	Proposed indoor self-storage facility of 123,534 square feet (three stories) on 5.26 acres and associated site improvements.	08.11.22	08.29.22	11.09.22	03.21.23		11.17.22	12.08.22 Approve 5-0	01.24.23 (Approved) & 02.07.23	04.20.23	04.20.25		Not applied	Not applied	Not applied	Not applied			E = Parker Mynchenberg & Associates, Inc. O = Vanacore Commercial Property, Inc.
29	**VALIANT DINERS EXPASNION, PHASE 3** 15 West Tower Circle PZ# 2022-027	Expansion of existing facility with a 11,250 square foot building and associated site improvements	02.21.22	03.09.22	08.09.22	09.16.22	10.22.22	Not applicable	Not applicable	Not applicable	11.14.22	Under Constr.		Issued 11.16.22	$1,258,313	Issued 12.07.22	$240,000	80%		E = Zev Cohen & Associates O = Padwell Holdings, LLC
30	**WALGREENS/COMMERCIAL AREA IMPROVEMENTS** 2001 West Granada Boulevard PZ# 2022-038	Modifications to the access to West Granada Boulevard and stormwater improvements to Walgreens site	03.21.22	04.05.22	04.22.22	06.03.22	06.28.22	Not applicable	Not applicable	Not applicable	07.14.22	07.14.24		Not applied	Not applied	Not applied	Not applied			E = Newkirk Engineering, Inc.
31	**WINKLER CABINETRY** 1035 South Nova Road PZ#2023-029	Site improvements (parking and landscaping) associated with a change of use.	02.16.23	02.23.23				Not applicable	Not applicable	Not applicable	03.28.23			Not applied	Not applied	Not applied	Not applied	0%		E = Mark Dowst & Associates, Inc. O = Ormond Properties LLC

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Ormond Beach is Utility Provider Only																				
32	**101 TOWN & COUNTRY LANE** 101 Town & Country Lane PZ #2019-078	Utility connection for existing multi-family development.	05.07.19	06.10.19	07.07.19			Outside City	Outside City	Outside City	07.18.19	Under constr.	NA	Not applicable	Not applicable	Utilities only Issued 09.11.2019	$126,650	40%		E = Ultra Design Consultant, Inc.
33	**CELEDINE SUBDIVISION (FLAGLER)** PZ# 2021-069 Flagler County	Utility connection for 99 single-family homes. Flagler County (Hunter's Ridge).	05.12.21	06.07.21	08.30.21	10.19.21		Outside City	Outside City	Outside City	11.22.21	Under Constr.		Not applicable	Not applicable	Issued 06.24.22	$1,073,894 utilities only	75%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
34	**CORINTHIAN VILLAS** PZ# 2023-011 1926 Ocean Shore Boulevard	Utility connection for existing multi-family development.	11.29.22	12.06.22				Outside City	Outside City	Outside City				Not applicable	Not applicable	Not applied	Not applied			E = Clearwater Solutions, LLC O = Corinthian Villas
35	**FORCE MAIN EXTENSION (FLAGLER)** PZ# 2021-070 Airport Road right-of-way	Force main extension in Flagler County (Hunter's Ridge DRI) along Airport Road	05.12.21	06.07.21	08.30.21			Outside City	Outside City	Outside City	08.31.21	Under Constr.		Not applicable	Not applicable	Issued 06.20.22	$834,160 utilities only	98%		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
36	**HUNTER'S RIDGE STORAGE SITE** 2730 Airport Road PZ# 2022-100	Flagler County utility connection for self-storage facility. Building square footage = 102,214 on 10.44 acres	09.19.22	09.27.22				Outside City	Outside City	Outside City	12.20.22	12.20.24		Not applicable	Not applicable	Not applied	Not applied			E = Alann Engineering Group O = Preston Court II, LLC
37	**HUNTINGTON FORCE MAIN EXTENSION** Huntington subdivision PZ #-19-024(A)	Force main extension within the Huntington subdivision	08.19.19	09.10.19				Outside City	Outside City	Outside City	04.29.20	Under Constr.		Not applicable	Not applicable	Approved (21-7125) 09.27.21	$117,025	98%		E = Zev Cohen and Associates, Inc.
38	**IRIS SUBDIVISION (FLAGLER)** PZ# 2021-071 Flagler County	Utility connection for 76 single-family homes. Flagler County (Hunter's Ridge)	05.12.21	06.07.21	10.29.21			Outside City	Outside City	Outside City	01.10.22	01.10.24		Not applicable	Not applicable	Not applied	Not applied	80% forcemai n		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
39	**OCEAN VILLAGE TOWNHOMES** 90 Verona Vista Ct. PZ# 2020-056	19 unit townhome development on 3.75 in Volusia County.	05.21.20	06.03.20				Outside City	Outside City	Outside City	07.17.20	Under Constr.	NA	Not applicable	Not applicable	Issued 11.02.21	$139,028	95%		E = Alann Engineering Group, Inc. O = Cornelius Prior APP = John Wine
40	**REGENCY PLAZA CONDOMINIUM** 1415 Ocean Shore Boulevard PZ# 2022-104	Sewer connection for a 133 multi-family condominium.	09.13.22	09.27.22				Outside City	Outside City	Outside City	11.07.22	11.07.24		Not applicable	Not applicable	Not applied	Not applied			E = Saltus Engineering, Inc. O = Regency Plaza Condominium
41	**SANDS POINT CONDOMINIUM** 1167 Ocean Shore Boulevard PZ# 2022-103	Sewer connection for a 20 multi-family condominium.	10.03.22	10.22.22				Outside City	Outside City	Outside City	11.14.22	11.14.24		Not applicable	Not applicable	Not applied	Not applied			E = Robert Marshall. P.E. O = Sands Point Condominium
42	**SURF STYLE** 1054 Ocean Shore Boulevard PZ# 2022-006	Volusia County project. Development of a 10,890 building. SPRC review is for the utility connection.	11.16.21	11.29.21				Outside City	Outside City	Outside City	01.10.22	01.10.24		Not applicable	Not applicable	Not applied	Not applied			E = Zev Cohen and Associates, Inc. O = 1054 Ocean Shores Blvd, LLC
43	**TRADERS INN BEACH CLUB** 1355 Ocean Shore Boulevard PZ #2022-031	Connection to city sewer services, including lift station.	03.10.22	03.16.22				Outside City	Outside City	Outside City	04.08.22	Under Constr.		Not applicable	Not applicable	Issued 11.17.22	$145,475	95%		E - Mark Dowst & Associates O = Traders Inn Beach Club Association, Inc.
44	**VERONA OCEANSIDE** PZ #2020-011 2162 Ocean Shore Boulevard	Volusia County project. Replat of 3.50 acres into 5 single-family lots and 18 multi-family townhome lots.	12.08.19	12.27.19	06.08.20			Outside City	Outside City	Outside City	06.18.20	Under Constr.	NA	Not applicable	Not applicable	Utilities only Issued 05.19.21	$117,270	95%		O = MHK Of Volusia County E = Parker Mynchenberg & Associates

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

City of Ormond Beach Residential Development Report, as of May 1, 2023

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neigh-borhood meeting	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	Eng. Permit	Eng. Permit Constr. Value	Under construc-tion	E or Arc = Project Engineer or Architect **O = Owner** **A = Applicant**
A	**121 EAST** 121 East Granada Boulevard PZ #2022-098	. Proposed multi-story multi-family development of 24 units	08.12.22	09.01.22				03.14.23	Required	Required				Not applied	Not applied		E = Zev Cohen & Associates, Inc. O = Dime Rock Properties, LLC
B	**ARCHER'S MILL, PHASE 3A** Plantation Oaks Boulevard PZ #2022-091	94 single-family lots on 42.38 acres	08.01.22	08.22.22	10.18.22	01.10.23		Not Required	12,05.22 Approved	01.10.23 Approved	02.22.23	Under construction		Issued 02.22.23	$4,920,754.00	10%	E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
B	**ARCHER'S MILL, PHASE 3A FINAL PLAT** Plantation Oaks Boulevard	94 single-family lots on 42.38 acres	04.05.23	04.20.23				Not Required	Not Required	Required		Under construction		See Archer's Mill above	See Archer's Mill above		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
C	**BRADFORD LAKES** Plantation Oaks Boulevard PZ# 2023-042	80 single-family lots on 53.12 acres	03.23.23	DUE				Not Required	Required	Required							E = Parker Mynchenberg & Associates, Inc. O = Ridge Land Holdings, LLC
D	**CUPOLA AT OCEANSIDE** 100 North Halifax Drive PZ# 2021-068	12 two story townhomes - previously Halifax 100- and associated site improvements.	05.17.21	06.22.21				Completed	Approved	Approved	08.25.21	Under construction	Under construction	Issued 09.03.21	$548,099	90%	E - Newkirk Engineering O = Halifax Enterprises LLC APP = Halifax Enterprises LLC
E	**ENCLAVE, ZONING MAP AMENDMENT** 475 North Tymber Creek Road PZ#2023-019	Zoning map amendment for 26 acres from PRD, Planned Residential Development to SR, Suburban Residential	01.24.23	02.03.23				Not Required	03.09.23 Approved	04.18.23 Approved & 05.02.23				Not applicable	Not applicable		E = Zev Cohen & Associates, Inc. APP = Paylin Tymber 1 & 2 LLC
F	**ORMOND ENCLAVE (FKA COURTYARDS)** 135 North Yonge Street PZ# 2021-079	Construct 64 unit multi family apartment complex.	06.17.21	07.09.21	10.19.22	DUE 05.04.23		08.15.21; 01.17.23	Tentatively 06.08.23	Tentatively 07.18.23 & 08.01.23				Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = CST Holdings, LLC ARC = BPF Design
G	**PLANTATION OAKS, 1A (TIGER OAKS)** 1395 Fountain View Street PZ# 2020-029	Development of 121 lots on 100.91 acres. Preliminary plat. Single family homes.	02.06.20	03.01.20	04.09.21			Not Required	PB 05.13.21 Approved	CC 06.01.21 Approved	08.27.21	Under construction	Under construction	Issued 09.17.21	$3,400,200	90%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
H	**PLANTATION OAKS, 2B** 2389 Destrenan Drive PZ# 2020-024	Development of 125 lots on 89.16 acres. Manufactured home phase.	12.14.17	01.24.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 03.29.2021	$2,390,520	80%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
I	**PLANTATION OAKS, 2C** 2124 Esplanada Drive PZ# 2020-025	Development of 121 lots on 63.12 acres. Manufactured home phase.	12.14.17	2.07.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 09.17.21	$3,044,572	40%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
J	**PLANTATION OAKS, 2D** 2258 Chretien Drive PZ# 2020-026	Development of 84 units on 27.32 acres. Manufactured home phase.	12.14.17	02.12.18	08.24.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under construction	Under construction	Issued 09.17.21	$1,784,746	30%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
K	**REGAL MULTIFAMILY** 215 Williamson Boulevard PZ-22-047	Redevelopment of 310 multi-family units on 12 acres	04.22.22	05.11.22	07.20.22	09.21.22	10.19.22 11.20.22 12.11.22 02.02.23	Not Required	06.09.22 Approved	07.19.22 & 08.03.22 Approved	02.01.23	Under review	$28,712,895 $26,655,146 $1,323,736	Not applied	Not applied		O = Southwest I-95, LLC E = Newkirk Engineering APP = LIV Development

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

City of Ormond Beach Residential Development Report, as of May 1, 2023

L	**RIDGEHAVEN** Plantation Oaks Boulevard & Addison Drive PZ-22-061	96 duplex units and 202 single-family lots within a Planned Residential Development on 103.45 acres	05.23.22	06.13.22	10.14.22	12.20.22	02.03.23	07.26.22	04.13.23 Approved	05.16.23 & 06.06.23				Not applied	Not applied		O = Snilloc Family Limited Partnership E = Parker Mynchenberg & Associates, Inc. APP = RidgeHaven LLC
M	**STANTON GROVE** 183 South Orchard PZ-22-062	21 unit rental townhome project consisting of three buildings on 3.92 acres.	05.27.22	06.13.22	8.25.22	09.07.22	09.23.22	Not required	Not required	Not required	10.29.22	10.29.24	Not applied	Not applied	Not applied		E = Newkirk Engineering O = Stanton Grove, LLC
N	**TATTERSALL AT TYMBER CREEK** Tymber Creek Road and Airport Road PZ# 2023-041	Preliminary Plat for a 129 lot subdivision and associated site improvements.	03.14.23	DUE				Required	Required	Required				Not applied	Not applied		E = Zev Cohen & Associates, Inc. O = Tymber Sky, LLC & Enclave of Tymber Creek LLC APP = Paylin Tymber 1 and 2, LLC
O	**TIDES EDGE** 264 South Atlantic Avenue PZ# 2022-018	Preliminary plat for 15 single-family lots.	05.31.22	06.13.22	09.07.22	11.20.22		09.14.22	12,05.22	01.10.23 & 01.24.23	03.27.23			Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Memorial Health Systems, Inc. APP = Contender Development, Inc.
P	**TOMOKA RESERVE** 20 Tomoka Oaks Boulevard PZ#-2022-043	Establishment of a Development Order for the former Tomoka Oaks Golf Course property of 147.94 acres. The application seeks 300 residential units or 2.03 units per acre	04.20.22	05.03.22	02.21.23			02.08.23	Required	Required				Not applied	Not applied		O = Triumph Oaks of Ormond Beach I, LLC E - Zev Cohen & Associates, Inc. APP = Cobb Cole
Q	**TYMBER CREEK APARTMENTS** 2011 West Granada Boulevard PZ#2022-008	300 multi-family units and associated site improvements on a vacant 19.62 acre parcel.	12.07.21	12.27.21	04.28.22	06.23.22	8th DUE	06.08.22	12.08.22 Denial (5-0)	05.16.23 & 06.06.23				Not applied	Not applied		E - Newkirk Engineering O = VCP Ormond Beach, LLC ARC = English Associates, Inc.

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

Planning public hearing items

		City Commission items			
File Number	Item	Description	Planning Board	City Commission	City Commission
LDC-2021-019	Land Development Code amendment: Section 1-27, Impact fees	This is an administrative amendment to the Land Development Code (LDC), Chapter 1, General Administration, Article IV, Schedule of Development Review and Impact Fees, Section 1-27, Impact Fees, to update impact fee credits, including the deletion of the existing 10% annual reduction of impact fee credits.	Approval, 7-0	4/18/2023 Approved	**May 2, 2023**
AX-2023-031	1755 North U.S. Highway 1, Annexation	This is a voluntary request for an annexation submitted by the property owner, Wayne's Solar, Inc., for approximately 3.06 acres located at 1755 North U.S. Highway 1. The property is located within the original North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA).	NA	4/18/2023 Approved	**May 2, 2023**
ZMA-2023-019	475 North Tymber Creek Road, The Enclave, Zoning Map Amendment	This is a request from Paylin Tymber 1 & 2, LLC, with authorization from the property owner, Enclave of Timber Creek, LLC, for a Zoning Map Amendment for a 26+ acre parcel from expired PRD, Planned Residential Development to SR, Suburban Residential. The property is located at 475 North Tymber Creek Road.	Approval, 7-0	4/18/2023 Approved	**May 2, 2023**
NA	Annexation, 860 Hull Road and 1399 Hull Trail, Halifax Paving	This is a voluntary request for an annexation submitted by the property owner, Durrance Properties, LLC, for property located at 860 Hull Road, Volusia County parcel number 4238-01-14-0020 and 1399 Hull Trail, Volusia County parcel number 4238-01-16-0010 totaling approximately 52 acres.	NA	**May 2, 2023**	**May 16, 2023**
NA	313 N. Tymber Creek Annexation Agreement	This is a request to approve an annexation agreement for the property at 313 North Tymber Creek Road.	NA	**May 2, 2023**	NA
NA	2023 Floodplain Management Annual Progress Report	This disposition item provides public notice of the City's 2023 update to the Annual Floodplain Management Plan Progress Report.	NA	**May 2, 2023**	NA
PBD 2022-008(A)	Zoning Map Amendment, Tymber Creek Apartments	This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This staff report, item A, is for the zoning map amendment and the next agenda item, item B, is for the issuance of the development order.	Denial, 5-0	**May 16, 2023**	**June 6, 2023**
PBD 2022-008(B)	Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development	This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard.	Denial, 5-0	**May 16, 2023**	**June 6, 2023**
ZMA-2022-061(A)	RidgeHaven subdivision, Zoning Map Amendment	This is a request from RidgeHaven, LLC, with authorization of the property owner, owner Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050.	Approval, 5-1	**May 16, 2023**	**June 6, 2023**
DO-2022-061(B)	RidgeHaven subdivision, Issuance of a Development Order	This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.	Approval, 5-1	**May 16, 2023**	**June 6, 2023**
FLUM-2023-032	1755 North U.S. Highway 1, Future Land Use Map Amendment	This is a request from Wayne's Solar, Inc. for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities" for a 3.06 acre parcel located at 1755 North U.S. Highway 1.	Approval, 6-0	**May 16, 2023**	**June 6, 2023**
ZMA-2023-033	1755 North U.S. Highway 1, Zoning Map Amendment	This is a request from Wayne's Solar, Inc. for a Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06 acre parcel located at 1755 North U.S. Highway 1.	Approval, 6-0	**May 16, 2023**	**June 6, 2023**

City Commission items					
File Number	**Item**	**Description**	**Planning Board**	**City Commission**	**City Commission**
LDC-2023-043	Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards	This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes.	Approval, 6-0	**May 16, 2023**	**June 6, 2023**
LDC-2021-019	Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee amendments	This is an administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update, by amending (1) Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to implement the water and wastewater utility system connection fee study by creating the water and wastewater connection fee section, (2) Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to amend the person trip mobility fee per the municipal impact fee study, (3) Section 1-27, Impact fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to delete the stormwater impact fee, amend the local road impact fee, and create police and fire impact fee per the municipal impact fee study and police and fire impact fee study, (4) Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency management, of Chapter 1, General Administration, (5) Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (6) Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (7) Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (8) Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (9) Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, (10) Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.	Approval, 6-0	**May 16, 2023**	**June 6, 2023**
2021-019	Code of Ordinance Amendments, Connection, Mobility, and Impact Fees	This is an administrative amendment to the Code of Ordinances, to implement the recommendations of the impact fee study update, by amending (1) Section 22-2, Determination of equivalent living units, of Article I, Water, of Chapter 22, Water and Sewers, (2) Section 22-29, Special provisions for water for irrigation and swimming pools, of Article I, Water, of Chapter 22, Water and Sewers, (3) Section 22-115, Fee imposed, schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, (4) Section 22-118, Property subject to fee; method of payment, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, (5) Section 22-119, Impact fee financing, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, (6) Section 22-132, Legislative findings; purpose, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (7) Section 22-133, Service area, defined, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (8) Section 22-135, Rates for water and sewer services; impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (9) Section 22-140, Impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, (10) Section 22-162, Boundaries and purpose, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (11) Section 22-165, Impact Fees, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (12) Section 22-168, Outside city service, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (13) Section 22-169, Connections required, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, (14) Section 8-421, Purpose and intent, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, (15) Section 8-422, Fees Imposed, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, (16) Section 8-423, Impact Fee financing, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, (17) Section 8-10, Application processing fees, of Article I, In General, of Chapter 8, Buildings and Construction Regulations, to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.	Approval, 6-0	**May 16, 2023**	**June 6, 2023**

Note: City Commission items are based upon the best information available as of the publishing of this report. City Commission agendas are available at: https://ormondbeach.iqm2.com/citizens/default.aspx?. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.

Board of Adjustment and Appeals - May 3, 2023

Canceled

The Board of Adjustment and Appeals agenda is available at: https://www.ormondbeach.org/218/Board-of-Adjustment-Appeals. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.

Planning public hearing items

Planning Board - May 11, 2023		
LUPA 23-036	204 Magnolia Drive, Parcel ID 4214-20-02-0011 – Small-Scale Land Use Map Amendment	This is an administrative request for a Small-Scale Comprehensive Plan Land Use Map amendment for a ±0.241-acre property located at 204 Magnolia Drive, Volusia County Parcel ID 4214-20-02-0011 from City "Public/Institutional" (P/I) to City "Low Density Residential" (LDR). The request is to correct an inconsistency with the adopted Zoning District of R-3 (Single-Family Medium Density).
LUPA 2023-037	901 Airport Road – Volusia County Parcel ID: 4238-01-40-0010 - Small-Scale Future Land Use Map Amendment	This is a joint request from the City of Ormond Beach and the County of Volusia for an administrative Small-Scale Comprehensive Plan Land Use Map amendment for a portion of property (5.2± acre) located at 901 Airport Road (Volusia County parcel 4238-01-40-0010) from Ormond Beach "Light Industrial/Utilities" to Ormond Beach "Open Space/Conservation".
ZMA 2023-038	901 Airport Road – Volusia County Parcel ID: 4238-01-40-0010 - Zoning Map Amendment	This is a joint request from the City of Ormond Beach and the County of Volusia for an administrative Zoning Map amendment for an 18.6+ acre property located at 901 Airport Road, Volusia County parcels: 4238-01-40-0010, from Ormond Beach I-1 (Light Industrial) to Ormond Beach SE (Special Environmental).
LDC 2023-050	LDC amendment: Article I, Section 1-14, Development Orders and Building Permits and Section 1-19, Appeals	This is an administrative request to amend Chapter 1, General Administration, Article II, Administration and Enforcement, Section 1-14, Development Orders and Building Permits and Section 1-19, Appeals of the Land Development Code, to establish requirements for a Certificate of Use.
The Planning Board agenda is available at: https://www.ormondbeach.org/224/Planning-Board. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 676-3238.		

Monthly Financial Status Report
March 2023

This report provides the City Commission with an update of the financial status of the City's operating funds. The purpose of the report is to identify any significant variances from the adopted budget and to identify any adverse trends and their implications for the current and future years' budgets. Revenues at or above 50% benchmark is favorable, while expenses at or below the 50% benchmark is also favorable. The first table below provides a summary of the revenues and expenditures to date by fund. Additional detail by fund type is provided in subsequent tables.

Fund	Final Budget	YTD Actual Revenues	YTD %	YTD Actual Expenses	YTD %
001 - General Fund	41,522,489	23,453,622	56%	19,734,787	48%
104 - Community Redevelopment	1,437,353	1,108,276	77%	153,422	11%
106 - Ormond Crossing	296,171	218,681	74%	-	0%
107 - Stormwater	2,525,500	1,338,450	53%	896,223	35%
108 - Airport	288,998	635,422	220%	762,718	264%
109 - Local Law Enforcement Trust Fund	-	35,831	0%	11,850	0%
110 - Economic Development Fund	1,112,000	152,781	14%	2,838	0%
113 - Pension Contribution Pass Through	800,000	-	0%	-	0%
115 - Recreation Facility Fee	50,275	82,650	164%	-	0%
116 - Grant Fund	-	1,001	0%	131,056	0%
205 - Financing Debt Service	651,688	324,000	50%	339,976	52%
210 - Debt Service GOB 2003	118,674	20,480	17%	1,500	1%
211 - Debt Service 2005 CIP Note	162,202	78,498	48%	5,644	3%
220 - Debt Service GOB 2010	352,327	327,540	93%	43,239	12%
301 - General Capital Improvement	2,190,745	1,169,242	53%	792,669	36%
302 - General Equipment & Vehicle	347,000	200,592	58%	272,088	78%
305 - Public Safety Vehicle & Equip	934,000	595,063	64%	193,363	21%
308 - Transportation	2,262,489	890,744	39%	1,044,459	46%
310 - Recreation Impact Fee	215,000	22,374	10%	-	0%
316 - Local Roads Impact Fee	89,000	23,811	27%	-	0%
317 - Facilities Renewal & Replacement	506,470	471,801	93%	161,569	32%
318 - Stormwater Impact Fee	50,000	23,768	48%	-	0%
401 - Water/Wastewater Operating Fund	24,001,431	10,728,330	45%	11,311,478	47%
408 - Water/Wastewater E&V Fund	368,000	80,978	22%	-	0%
409 - Water/Wastewater Capital	9,494,412	1,950,412	21%	745,393	8%
414 - Water/Wastewater Consolidated Debt	4,753,500	2,371,752	50%	705,414	15%
433 - Reuse Impact Fee Fund	850,000	2,406	0%	9,950	1%
434 - Water Impact Fee	725,000	301,925	42%	8,075	1%
435 - Wastewater Impact Fee	4,300,000	325,413	8%	-	0%
460 - Solid Waste	9,827,200	5,313,314	54%	6,963,380	71%
502 - Workers Compensation	801,612	400,185	50%	454,283	57%
504 - General Liability	1,460,253	772,372	53%	1,314,310	90%
Total	**$ 112,493,789**	**$ 53,421,716**	**47%**	**$ 46,059,685**	**41%**

The airport fund has revenue and expense impacts from FAA grants.

General Fund Revenues

Ad valorem Taxes- Annual revenue is estimated at $14.5 million and is based on the taxable value ($4.6 billion) and the General Fund operating millage (3.761). Actuals to date are $13.2 or 91.7% of the budgeted amount.

Utility Taxes- The City levies a utility tax of 10% on electric and gas sales. To date, the City has collected $1.9 million.

Communication Taxes – Communication service taxes received to date are $574.859.

Business Tax –Business tax collections amounted to $56,631. The majority of business taxes are collected in the last quarter of the fiscal year.

Licenses, Permits and Franchise Fees – This revenue source includes building permits, plan review and franchise fees. The City has franchise fee agreements which require electric and natural gas providers to remit 6% of gross sales to the City. Payments made to the City for franchise fees often occur several months after they are collected by FPL and other providers. Collections through March 2023 are $1,469,840.

Intergovernmental – This revenue source includes municipal revenue sharing and sales tax both of which were expected to be negatively impact by the COVID pandemic. Through March 2023, the City received a total of $2.1 million in this category.

Charges for Services – This category includes the County library lease and Leisure Services user charges. Additional revenue from contracts for right of way mowing, traffic signal maintenance, and street lighting are included in this category. The City received a total of $602,512 in this category through March.

Fines and Forfeitures – Traffic, code enforcement, and court fines make up this revenue category. Revenues were $33,600.

Miscellaneous Revenue – Interest and internal service charges for Fleet and Engineering are included in this revenue category. Revenues collected were $987,386.

Transfers In –Transfers have been recorded in the amount of $2.4 million

General Fund Revenues - March 2023

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Property Tax	$ 14,504,485	$ 13,297,957	$ 1,206,528	91.7%	$ 12,182,843	$ 1,115,114	9.15%
Utility Taxes	4,260,000	1,935,748	2,324,252	45.4%	1,733,791	201,956	11.65%
Communication Tax Receipts	1,590,000	574,859	1,015,141	36.2%	536,858	38,002	7.08%
Business Tax	283,500	56,631	226,869	20.0%	54,167	2,464	4.55%
Licenses, Permits & Fees	4,654,350	1,469,840	3,184,510	31.6%	1,485,927	(16,087)	-1.08%
Intergovernmental	4,890,300	2,105,535	2,784,765	43.1%	1,910,283	195,252	10.22%
Charges for Services	968,000	602,512	365,488	62.2%	409,825	192,687	47.02%
Fines & Forfeitures	73,000	33,600	39,400	46.0%	22,642	10,958	48.40%
Miscellaneous Revenues	3,434,319	987,386	2,446,933	28.8%	904,262	83,124	9.19%
Transfers In	4,779,108	2,389,554	2,389,554	50.0%	2,334,846	54,708	2.34%
Use of Fund Balance	2,085,427	-	2,085,427	0.0%	-	-	0.00%
	$ 41,522,489	$ 23,453,622	$ 18,068,867	56.5%	$ 21,575,443	$ 1,878,179	8.71%

General Fund Reserve – This category includes commitments made by the City Commission by resolution or Commission comments at the City Commission meeting.

Purpose	Amount	CC Meeting Date	Approval Process
JPA Conversation Land	$158,000.00	8/16/2022	Discussion Item-Tentatively Approved
Fire Station 91 Generator	$80,942.00	1/24/2023	2023-39
SONC Backboards	$90,000.00	1/10/2023	2023-21
Police and Fire Impact Study	$31,500.00	10/5/2022	Resolution 2022-121
Performing Art Center Lobby	$407,000.00	3/21/2023	Resolution 2023-64

General Fund Expenditures

Personnel Services - This category includes wages and benefits paid by the City. Personnel services account for $26.5 million of the General Fund gross budget. Expenditures through March 2023 were $12.95 million or 48.9% of the budget amount.

Operating Expenditures - This category includes $12 million for maintenance contracts, utilities, tools, fuel, insurance, supplies and contracts for service with community agencies. Through March 2023, $5.5 million has been spent.

Grants and Aids - This category includes contributions made to not for profit organizations which were budgeted at $208,414. $102,261 has been expended year to date.

Transfers Out – The budget for transfers from the General Fund to other funds is $2.2 million with $1,123,164 made through March 2023.

General Fund Expenditures - March 2023

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
City Commission	$ 393,342	$ 222,874	$ 170,468	56.7%	$ 181,265	$ 41,609	22.95%
City Administration	750,099	359,739	390,360	48.0%	323,100	36,639	11.34%
Support Services	458,818	207,472	251,346	45.2%	245,595	(38,123)	-15.52%
City Attorney	861,962	398,843	463,119	46.3%	411,364	(12,522)	-3.04%
Legislation & Policy	2,464,221	1,188,928	1,275,293	48.2%	1,161,325	27,604	2.38%
Finance	1,081,904	506,473	575,431	46.8%	464,491	41,982	9.04%
Information Technology	1,140,518	565,903	574,615	49.6%	382,420	183,483	47.98%
Human Resources	505,117	309,107	196,010	61.2%	206,609	102,498	49.61%
Planning	711,727	340,082	371,645	47.8%	325,780	14,302	4.39%
Building Inspections	1,163,670	516,999	646,671	44.4%	490,828	26,171	5.33%
Police Administration	1,098,183	450,487	647,696	41.0%	409,748	40,739	9.94%
Police Operations	6,871,060	3,418,315	3,452,745	49.7%	2,871,899	546,416	19.03%
Community Outreach	587,579	255,696	331,883	43.5%	245,752	9,944	4.05%
Criminal Investigations	1,491,988	652,812	839,176	43.8%	587,284	65,528	11.16%
Community Services	438,297	213,982	224,315	48.8%	182,027	31,955	17.56%
Records	194,023	81,885	112,138	42.2%	82,045	(160)	-0.20%
Neighborhood Impr.	460,629	192,944	267,685	41.9%	194,565	(1,622)	-0.83%
Police	11,141,759	5,266,120	5,875,639	47.3%	4,573,320	692,800	15.15%
Fire	6,731,586	3,532,168	3,199,418	52.5%	3,424,465	107,704	3.15%
Streets	2,525,485	1,131,768	1,393,717	44.8%	1,074,860	56,908	5.29%
Engineering	1,201,983	568,431	633,552	47.3%	534,849	33,582	6.28%
Fleet	1,908,683	879,859	1,028,824	46.1%	757,830	122,029	16.10%
Public Works	5,636,151	2,580,058	3,056,093	45.8%	2,367,539	212,519	8.98%
Economic Development	400,799	210,148	190,651	52.4%	170,484	39,664	23.27%
Building Maintenance	928,047	522,185	405,862	56.3%	410,445	111,741	27.22%
Administration	795,835	330,471	465,364	41.5%	348,796	(18,325)	-5.25%
Nova Recreation	350,757	175,333	175,424	50.0%	148,310	27,023	18.22%
S. Ormond Neigh. Center	369,318	161,174	208,144	43.6%	107,784	53,390	49.53%
Athletic Fields Mnt.	1,586,785	685,211	901,574	43.2%	603,863	81,349	13.47%
Parks	2,445,146	1,169,510	1,275,636	47.8%	1,090,893	78,618	7.21%
Environmental Learning	176,349	79,092	97,257	44.8%	60,171	18,921	31.44%
The Casements	357,694	160,988	196,706	45.0%	132,878	28,111	21.16%
Performing Arts Center	301,196	137,021	164,175	45.5%	145,274	(8,253)	-5.68%
Senior Center	99,637	46,225	53,412	46.4%	32,106	14,119	43.98%
Community Events	252,034	80,200	171,834	31.8%	73,552	6,649	9.04%
Leisure Services	7,662,798	3,547,412	4,115,386	46.3%	3,154,071	393,340	12.47%
Grants & Aid*	91,528	48,224	43,305	52.7%	47,832	392	0.82%
Transfers	2,246,345	1,123,164	1,123,181	50.0%	1,430,670	(307,506)	-21.49%
Contingency	544,366	-	544,366	0.0%	-	-	0.00%
	$ 41,522,489	$ 19,734,787	$ 21,787,702	47.5%	$ 18,199,834	$ 1,534,953	8.43%

Downtown Redevelopment Trust

Revenues – Budgeted revenues are comprised of City, County, Hospital, and special district property taxes levied on property within the Downtown Redevelopment boundaries and amount to $911,308 with $822,397 collected year to date. The City's budgeted contribution is $525,545.

Expenditures – A total of $153,422 has been expended for capital projects and service contracts (Ormond Main Street and property improvement grants).

Downtown Redevelopment Fund Revenues - March 2023

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Grant	$ -	$ -	$ -	0.0%	$ -	$ -	0.0%
Local Units	911,308	822,397	88,911	90.2%	810,205	12,192	1.5%
Miscellaneous	500	23,109	(22,609)	4621.8%	30	23,079	76929.3%
Transfers In	525,545	262,770	262,775	50.0%	262,122	648	0.2%
Use of Fund Balance		-	-	0.0%	-	-	0.0%
	$ 1,437,353	$ 1,108,276	$ 329,077	77.1%	$ 1,072,357	$ 35,919	3.35%

Downtown Redevelopment Fund Expenditures

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Planning	$ 66,050	$ 35,350	$ 30,700	53.5%	$ 32,850	$ 2,500	7.6%
Public Works	148,961	31,363	117,598	21.1%	273	31,090	11388.2%
Grants	200,000	-	200,000	0.0%	-	-	0.0%
Leisure Services	184,500	86,709	97,791	47.0%	76,292	10,417	13.7%
Contingency	837,842	-	837,842	0.0%	-	-	0.0%
	$ 1,437,353	$ 153,422	$ 1,283,931	10.7%	$ 109,415	$ 44,007	40.22%

Stormwater Fund

Revenues – The primary revenue source is stormwater user fees. User fees were budgeted at $2.525 million with $1.3 million received through March 2023.

Expenditures – The budget for stormwater maintenance is $2.5 million with $785,403 spent to date. Transfers of $110,820 have also been made year to date.

Stormwater Fund Revenues - March 2023

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Grants	$ -	$ -	$ -	0.0%	$ -	$ -	0.00%
Stormwater Fees	2,525,000	1,295,015	1,229,985	51.3%	1,281,704	13,310	1.04%
Miscellaneous	500	43,435	(42,935)	8687.0%	89	43,346	48703.37%
Intergovernmental	-	-	-	0.0%	-	-	0.00%
Use of Fund Balance	-	-	-	0.0%	-	-	0.00%
	$ 2,525,500	$ 1,338,450	$ 1,187,050	53.0%	$ 1,281,793	$ 56,656	4.42%

Stormwater Fund Expenditures

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Maintenance	2,208,419	785,403	1,423,016	35.6%	567,003	218,400	38.52%
Engineering Support	$ 74,939	$ -	$ 74,939	0.0%	$ -	$ -	0.00%
Transfers Out	221,640	110,820	110,820	50.0%	98,652	12,168	12.33%
Contingency	20,502	-	20,502	0.0%	-	-	0.00%
	$ 2,525,500	$ 896,223	$ 1,629,277	35.5%	$ 665,655	$ 230,568	34.64%

Water and Wastewater Fund

Revenues – The primary revenue sources are water and sewer user fees. User fees were budgeted at $20.9 million with $10.48 million collected year to date. The budget also includes $212,946 in transfers.

Expenditures – Operating expenses for utility billing and water/wastewater public works services is budgeted in the amount of $12.7 million with $11.31 million expended to date. The budget also includes $11.4 million in transfers of which $5.7 million has been made through March 2023.

Water/Wastewater Fund Revenues - March 2023

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Water/Sewer Charges	$ 20,930,000	$ 10,486,606	$ 10,443,394	50.1%	$ 9,921,024	$ 565,582	5.70%
Miscellaneous	15,000	28,778	(13,778)	191.9%	2,240	26,538	1184.72%
Transfers In	425,887	212,946	212,941	50.0%	175,026	37,920	21.67%
Intergovernmental	-	-	-	0.0%	-	-	0.00%
Use of Fund Balance	2,630,544	-	2,630,544	0.0%	-	-	0.00%
	$ 24,001,431	$ 10,728,330	$ 13,273,101	44.7%	$ 10,098,290	$ 630,040	6.24%

Water/Wastewater Fund Expenditures

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Utility Billing	$ 2,467,103	$ 867,863	$ 1,599,240	35.2%	$ 720,133	$ 147,730	20.51%
Water Production	3,803,802	1,813,964	1,989,838	47.7%	1,493,010	320,954	21.50%
Water Distribution	1,431,645	727,327	704,318	50.8%	596,888	130,439	21.85%
Wastwater Treatment	3,352,389	1,532,400	1,819,989	45.7%	1,411,661	120,739	8.55%
Wastewater Collection	1,591,328	692,340	898,988	43.5%	662,660	29,680	4.48%
Transfers Out	11,355,164	5,677,584	5,677,580	50.0%	5,295,384	382,200	7.22%
Contingency	-	-	-	#DIV/0!	-	-	0.00%
	$ 24,001,431	$ 11,311,478	$ 12,689,953	47.1%	$ 10,179,736	$ 1,131,742	11.12%

Solid Waste Fund

Revenues – The primary revenue source is solid waste franchise and user fees. To date $972,279 in franchise fees and $4,339,218 in user fees have been collected.

Expenditures – Personnel, operating, capital expenses and transfers expended to date are $5.8 million. This has seen a tremendous increase over this time in prior year due to hurricane Ian. Hurricane Ian has accounted for $1.7 million within this fund thus far.

Solid Waste Fund Revenues - March 2023

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Franchise Fees	$ 1,648,000	$ 972,279	$ 675,722	59.0%	$ 797,238	$ 175,041	21.96%
User Fees	8,178,200	4,339,218	$ 3,838,982	53.1%	4,144,217	195,001	4.71%
Miscellaneous	1,000	1,817	$ (817)	181.7%	91	1,726	1896.90%
Intergovernmental	-	-	$ -	0.0%	-		0.00%
Use of Fund Balance	-	-	$ -	0.0%	-	-	0.00%
	$ 9,827,200	$ 5,313,314	$ 4,513,886	54.1%	$ 4,941,546	$ 371,768	7.52%

Solid Waste Fund Expenditures

	Final Budget	YTD FY 2022-23	$ Variance	% of Budget	YTD FY 2021-22	$ Variance	% Variance
Collection & Disposal	$ 7,306,235	$ 5,806,957	$ 1,499,278	79.5%	$ 3,744,631	$ 2,062,326	55.07%
Recycling	1,133,960	484,441	649,519	42.7%	570,740	(86,299)	-15.12%
Engineering		-	-	0.0%	-	-	0.00%
Transfers Out	1,343,962	671,982	671,980	50.0%	639,372	32,610	5.10%
Contingency	43,043	-	43,043	0.0%	-	-	0.00%
	$ 9,827,200	$ 6,963,380	$ 2,863,820	70.9%	$ 4,954,743	$ 2,008,637	40.54%

Economic Development Monthly Report

April, 2023

Ormond Beach March Employment

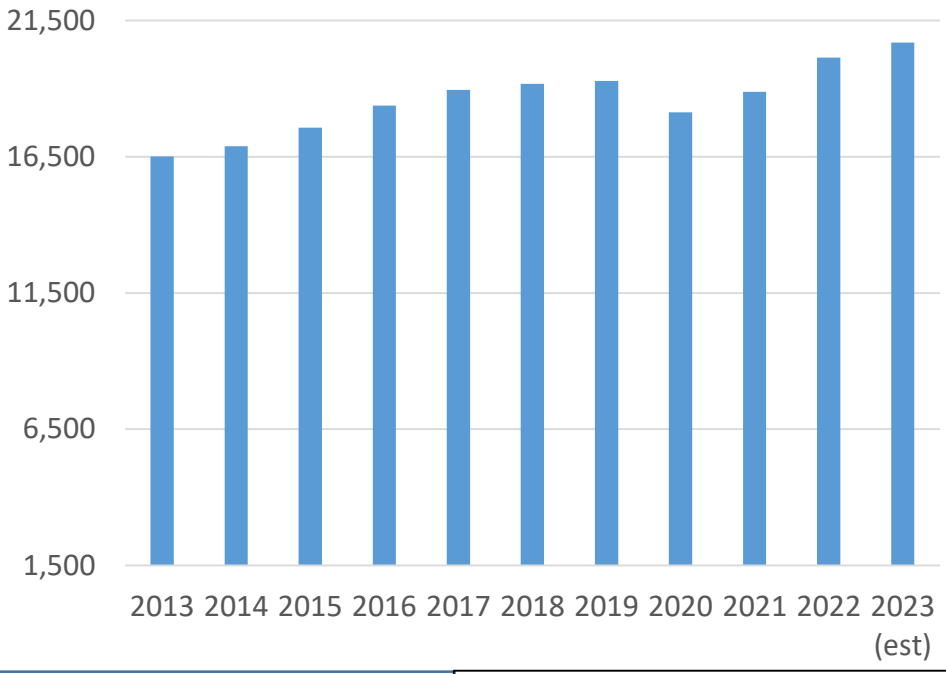
20,690

This is up 4.3% from last year

Ormond Beach Unemployment Rate

2.5%

Ormond Beach Employment Trend



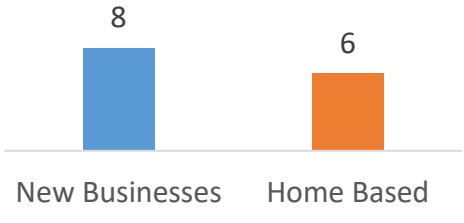
Total Permits Issued April

361

Permit Valuation for April

$2.3m

Total OB Business Tax Receipts in April



Commercial Real Estate Key Indicators

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate
Office	1,609,712	6.1%	$20.48	7.1%
Industrial	2,934,591	1.5%	$10.41	1.0%
Retail	4,114,636	3.2%	$17.14	3.4%

*RBA = Rentable Building Area The number shown is the total RBA for all buildings in that asset class in Ormond Beach.

This Month's Takeaways

April, 2023

Notes and Updates:

- **Employment for March** was 20,690 up 4.3% from the same month last year. The unemployment rate is 2.5% which is down from 2.6% this time last year. Since January 2023 employment was up 1.9% (397).

- **Permits and Business Tax Receipt** data for April. Total Permits issued since January is 1,948 with an associated construction value of $37.4 million. Business Tax Receipts to new commercial businesses in Ormond Beach since January is 75 for bricks and mortar locations and 37 for Home Based Businesses.

- **The commercial real estate market** remains competitive regionally. Vacancy is low among all the asset classes especially within industrial and retail. Vacancy rates continue to tighten as inventory among industrial space is harder to find. Rental rates continue to have year-over-year increases as supply is tighter demand increases. There has been high activity generally across the Volusia County area within commercial real estate.

- **Survey says Florida is** best state for startups. Edging out Texas in a new study from business credit card company Capital on Tap, Florida was ranked the best state to start a small business. Looking at eight factors – including number of entrepreneurs, number of jobs created by startups and corporate tax rate to name a few – the data was ranked, combined and then weighted depending on the importance of a factor. Florida, with a 5.5% corporate tax rate and most jobs created by startups, was the top-rated state. **Survey: Florida is best state for startups | Business Observer (businessobserverfl.com)**

- **The Department of Economic Opportunity** administers a new program called State Small Business Credit Initiative (SSBCI), which are five programs to serve small businesses access capital needed to grow their businesses, including very small businesses and businesses owned by socially and economically disadvantaged individuals. To learn more about the program please visit: **SSBCI - FloridaJobs.org**

- **Ormond Beach business in the tourism and retail industry** have an advantage with access to SizeUp Ormond Beach is a free tool available to Ormond Beach businesses that allows small businesses access to data and market research to rank their business performance to industry competitors. The tool can also be used to identify suppliers and Business to Business customers. It can be accessed at the following link: **https://sizeup.info/ormondbeach**

Thank you,
Brian Rademacher
Economic Development Director

Data Sources: Employment Data from FL DEO LAUS; Permit and BTR data from Dept. of Building 04/01-04/30 Real Estate data from CoStar provided by Adams Cameron Real Estate.

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.A
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-24
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	Annexation, 860 Hull Road and 1399 Hull Trail, Halifax Paving (SECOND READING)		
Budget Impact:	There is no budget impact associated with the requested annexation.		
Summary:	This is a voluntary request for an annexation submitted by the property owner, Durrance Properties, LLC, for property located at 860 Hull Road and 1399 Hull Trail totaling approximately 52 acres.		
Recommended Action:	It is recommended that the City Commission approve the annexation of approximately 52 acres located at 860 Hull Road, Volusia County parcel number 4238-01-14-0020 and 1399 Hull Trail, Volusia County parcel number 4238-01-16-0010, based on the following: 1. The subject property is located in unincorporated Volusia County and is not being served with utilities from another jurisdiction, is compact, and City of Ormond Beach is the utility provider for this area; 2. There is adequate city infrastructure to serve the subject property; 3. Annexation of the property is a voluntary annexation under the authority of Section 171.044, Florida Statutes; and 4. The subject property is contiguous to the city limits along the northwest and southeast property boundaries.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director 5/3/2023



Claire Whitley, Assistant City Manager	5/3/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: Annexation, 860 Hull Road and 1399 Hull Trail, Halifax Paving (SECOND READING)

Commission Goal: Transportation & Community Development - Other

Introduction

This is a voluntary request for an annexation submitted by the property owner, Durrance Properties, LLC, for property located at 860 Hull Road, Volusia County parcel number 4238-01-14-0020 and 1399 Hull Trail, Volusia County parcel number 4238-01-16-0010 totaling approximately 52 acres.

Background

The property located along Hull Road seeks a utility connection for a planned office building. The property has an existing “Industrial” land use and a Volusia County zoning of I-2, Heavy Industrial. The annexation transmittal letter states the property includes Halifax Paving’s office building, asphalt plant, construction yard, maintenance facility, and pasture.

Discussion

The property is part of an existing Volusia County enclave, surrounded by Ormond Crossings, the sports complex, and uses on Hull Road. Annexation is requested on the connection to utilities. The property owner has a site plan submittal for a building of approximately 10,300 square feet. City staff verified with Volusia County staff that the requested annexation was considered a reduction of an existing enclave. With annexation, the city will need to assign land use and zoning designations. There is an existing “Heavy Industrial” land use. An I-2, Heavy Industrial zoning designation will need to be created. There is an existing 12 inch water line and a 4 inch forcemain along Hull Road to provide utility service.

Budget Impact

There is no budget impact associated with the requested annexation.

Citizen Impact

There is no citizen impact anticipated with this annexation. The property will continue to operate as it has under Volusia County jurisdiction.

Recommendation

It is recommended that the City Commission approve the annexation of approximately 52 acres located at 860 Hull Road, Volusia County parcel number 4238-01-14-0020 and 1399 Hull Trail, Volusia County parcel number 4238-01-16-0010, based on the following:

1. The subject property is located in unincorporated Volusia County and is not being served with utilities from another jurisdiction, is compact, and City of Ormond Beach is the utility provider for this area;
2. There is adequate city infrastructure to serve the subject property;
3. Annexation of the property is a voluntary annexation under the authority of Section 171.044, Florida Statutes; and
4. The subject property is contiguous to the city limits along the northwest and southeast property boundaries.

Attachments:

1. 23-24 Annexation - 860 Hull Road & 1399 Hull Trail (P23-0069G)
2. Exhibit A, legal description, Halifax Paving, V2
3. Exhibit B, #01 - Petition-Consent for Annexation Application
4. 860 Hull Road, Halifax Paving, Map Series
5. #00 - Transmittal Letter.pdf V1, #00 03.20.2023

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 03, 2023

Claire Whitley, Assistant City Manager — Date: May 03, 2023



Date: May 10, 2023

Joyce Shanahan, City Manager

ORDINANCE NO. 2023-24

AN ORDINANCE ANNEXING TWO PARCELS OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY LOCATED AT 860 HULL ROAD (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-14-0020) AND 1399 HULL TRAIL (VOLUSIA COUNTY PARCEL NUMBER: 4238-01-16-0010); SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Durrance Properties, LLC, a Florida Limited Liability Company, is the owner of two parcels of real property in unincorporated Volusia County, Florida, described and depicted on Exhibit "A", attached hereto and incorporated herein by reference, (the "Property"); and

WHEREAS, the Property to be annexed consists of approximately 52 acres (Volusia County Parcel ID Nos.: 4238-01-14-0020 and 4238-01-16-0010) located at 860 Hull Road and 1399 Hull Trail, Ormond Beach, Florida; and

WHEREAS, Durrance Properties, LLC, has voluntarily petitioned or requested the City of Ormond Beach to annex the Property into the City of Ormond Beach, a copy of said petition or request attached hereto as Exhibit "B" and incorporated herein by reference; and

WHEREAS, City staff has determined that the annexation of the Property would reduce the size of an existing enclave, and the County of Volusia has concurred with said determination; and

WHEREAS, the annexation of the Property is a voluntary annexation under the authority of Section 171.044, *Florida Statutes*, as evidenced by a true copy of the annexation petition attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, annexation as a condition of municipal utility connection is authorized by Section 180.02(3), *Florida Statutes,* and the home rule constitutional and proprietary powers of the City; and

WHEREAS, Goal 5, Policy 5.1.4 of the Future Land Use Element of the City's *Comprehensive Land Use Plan* provides that the provision of utility service to property in the unincorporated County shall be conditioned upon the annexation of the property when it becomes contiguous to the City's boundaries; and

WHEREAS, consent to annexation by a connecting property owner is required for connections to City utilities by Chapter 3, Article V, Section 3-61(f) of the City's *Land Development Code* (formerly Ordinance 91-33 of the City of Ormond Beach, which was initially adopted and made effective on August 20, 1991); and

WHEREAS, the requirements of Section 171.044, *Florida Statutes*, have been satisfactorily met; and

WHEREAS, the City Commission of the City of Ormond Beach desires to exercise its statutory power to annex the Property; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission of the City of Ormond Beach makes the following findings:

(a) The annexation petition attached hereto as Exhibit "B" bears the signature of the owner of the Property to be annexed at the time the petition was submitted to the City;

(b) Durrance Properties, LLC, a Florida Limited Liability Company, is the owner of the Property listed in Exhibit "A" attached hereto;

(c) The annexation petition was submitted in accordance with the requirements of the City for utility extension pursuant to section 180.02(3), *Florida Statutes*, and Chapter 3, Article V, Section 3-61(f) of the City's *Land Development Code* (formerly Ordinance 91-33 of the City of Ormond Beach, initially adopted and made effective August 20, 1991);

(d) Connection of a property to City utilities constitutes implied consent by the property owner to the annexation of the property;

(e) The annexation of the Property complies with the requirements of the City for utility extension and connection pursuant to section 180.02(3), *Florida Statutes*; Goal 5, Policy 5.1.4 of the Future land Use Element of the City's Comprehensive Land Use Plan; and Chapter 3, Article V, Section 3-61(f) of the City's *Land Development Code* (formerly Ordinance 91-33 of the City of Ormond Beach, initially adopted and made effective August 20, 1991); and

(f) The Property is reasonably compact, does not create any enclaves of unincorporated territory in Volusia County, and reduces the size of an existing enclave.

SECTION TWO. The Property described and depicted in Exhibit "A" is hereby annexed into the City of Ormond Beach, Florida (the "City"), and the municipal boundary lines of the City are hereby changed to include the Property.

SECTION THREE. The Volusia County land use plan and zoning and subdivision regulations applicable to the aforedescribed real property are hereby continued as the same presently exist, until the City of Ormond Beach adopts a *Comprehensive Plan* amendment that includes the real property hereby annexed.

SECTION FOUR. Upon the effective date of the annexation of the Property, and except as may be otherwise provided by law, the Property shall be subject to all laws, ordinances and regulations of the City of Ormond Beach; shall be entitled to the same privileges and benefits as other lands in the City; and shall be subject to the taxes and debts of the City, including municipal ad valorem taxes as provided by Section 171.061(1), *Florida Statutes*.

SECTION FIVE. The boundary of City Commission Zone 1 is hereby redefined to include the Property.

SECTION SIX. The City Clerk is hereby authorized and directed to provide a certified copy of this Ordinance to the County Manager of Volusia County, the Clerk of Circuit Court in and for Volusia County, and the Department of State for the State of Florida, within seven (7) days of the adoption of this Ordinance as required by Section 171.044(3), *Florida Statutes*.

SECTION SEVEN. In the event any section or provision of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or invalid, such declaration shall not be deemed to affect the validity of this Ordinance as a whole or any other section or provision hereof.

SECTION EIGHT. This Ordinance shall take effect immediately upon adoption.

PASSED UPON at the first reading of the City Commission, this 2nd day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 16th day of May, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

Legal Description
from J.J. Matejka & Associates, Inc. Survey
field date September 22, 2022

PARCEL 3: A PORTION OF PARCEL "C" OF DEED RECORDED IN DEED BOOK 365, PAGE 146, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING A PART OF THE GEORGE ANDERSON GRANT, SECTION 37, TOWNSHIP 14 SOUTH, RANGE 31 EAST AND SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HULL ROAD, A 100 FOOT RIGHT OF WAY AS NOW LAID OUT WITH THE NORTHERLY RIGHT OF WAY LINE OF HARMONY AVENUE, AN 80 FOOT RIGHT OF WAY AS NOW LAID OUT; THENCE SOUTH 14° 28' 17" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE AND ACROSS SAID HARMONY AVENUE, 80.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID HARMONY AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 75° 43' 06" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1500.12 FEET TO A POINT IN THE WESTERLY LINE OF AFORESAID GEORGE ANDERSON GRANT; THENCE SOUTH 14° 28' 41" WEST ALONG SAID LINE, 299.96 FEET TO A POINT IN THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5979, PAGES 1995 THROUGH 1997, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 75° 43' 19" EAST ALONG SAID LINE, 1500.15 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF AFORESAID HULL ROAD; THENCE NORTH 14° 28' 17" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 299.87 FEET TO THE POINT OF BEGINNING. CONTAINING 10.33 ACRES MORE OR LESS.

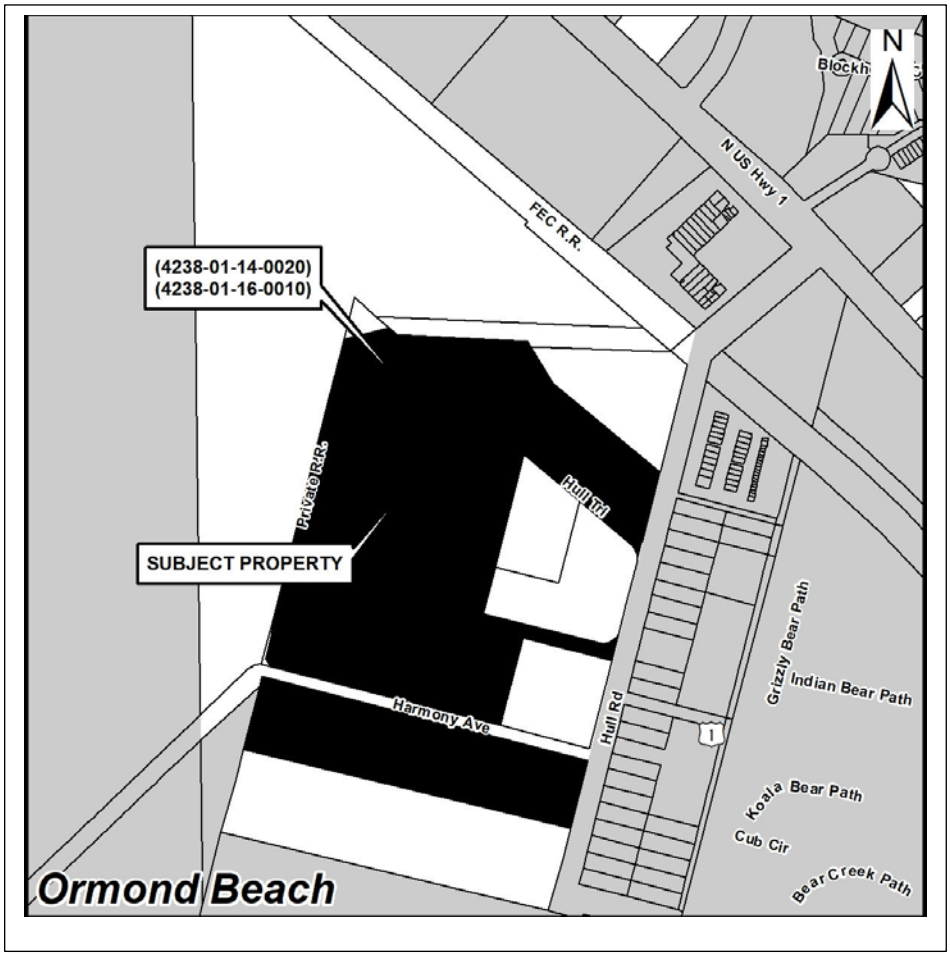
PARCEL 4: A PORTION OF PARCEL "C" OF DEED RECORDED IN DEED BOOK 365, PAGE 146, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING A PART OF THE GEORGE ANDERSON GRANT, SECTION 37, TOWNSHIP 14 SOUTH, RANGE 31 EAST AND SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HULL ROAD, A 100 FOOT RIGHT OF WAY AS NOW LAID OUT WITH THE NORTHERLY RIGHT OF WAY LINE OF HARMONY AVENUE, AN 80 FOOT RIGHT OF WAY AS NOW LAID OUT; THENCE NORTH 75° 31' 40" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING ALSO THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2492, PAGES 1679 THROUGH 1680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, 400.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14° 28' 17" EAST ALONG THE WESTERLY LINE OF SAID PROPERTY, 399.91 FEET THE NORTHWEST CORNER THEREOF; THENCE 75° 32' 03" EAST ALONG THE NORTHERLY LINE OF SAID PROPERTY , 400.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID HULL ROAD; THENCE NORTH 14° 28' 17" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 119.99 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET, SAID POINT BEING IN THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4394, PAGES 738 THROUGH 740, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE PERIMETER OF SAID PROPERTY AND/OR THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4177, PAGES 3435 THROUGH 3437, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 01' 23", FOR AN ARC DISTANCE OF 94.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59° 28' 59" WEST, 84.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 75° 30' 20" WEST, 557.04 FEET; THENCE NORTH 14° 28' 25" EAST, 715.21 FEET TO A POINT IN THE SOUTHERLY LINE OF HULL TRAIL, A 60 FOOT ACCESS AND UTILITY EASEMENT AS NOW LAID OUT; THENCE SOUTH 49° 55' 43" EAST ALONG SAID SOUTHERLY LINE, 646.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64° 24' 00", FOR AN ARC LENGTH OF 67.44 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF HULL ROAD, AFORESAID; THENCE DEPARTING SAID PERIMETER AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF HULL ROAD, NORTH 14° 28' 17" EAST, 104.32 FEET THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 49° 55'43" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "C", 1458. 51 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED AS PARCEL 2 WITHIN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6166, PAGES 3853 THROUGH 3855, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 74° 55' 51" WEST ALONG THE SOUTHERLY LINE OF SAID PROPERTY 212.18 FEET TO A POINT IN WESTERLY LINE OF AFORESAID GEORGE ANDERSON GRANT; THENCE SOUTH 14° 28' 41" WEST

ALONG SAID WESTERLY LINE, 1281.59 FEET TO THE MOST NORTHERLY CORNER OF THAT PROPERTY DESCRIBED AS PARCEL 1 WITHIN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6166, PAGES 3853 THROUGH 3855, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY PERIMETER OF SAID PROPERTY; THENCE SOUTH 10° 16' 39" EAST, 16.00 FEET; THENCE SOUTH 07° 43' 42" WEST, 52.58 FEET; THENCE SOUTH 13° 33' 35" WEST, 101.07 FEET; THENCE SOUTH 32° 13' 43" EAST, 39.72 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID HARMONY AVENUE; THENCE SOUTH 75° 47' 16" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1056.70 FEET TO THE POINT OF BEGINNING. CONTAINING 32.86 ACRES MORE OR LESS. SAID PROPERTY BEING SUBJECT TO A 60 FOOT ACCESS AND UTILITY EASEMENT LYING WITHIN THE NORTHERLY 60 FEET OF SAID PARCEL, NAMED HULL TRAIL, AS NOW LAID OUT.

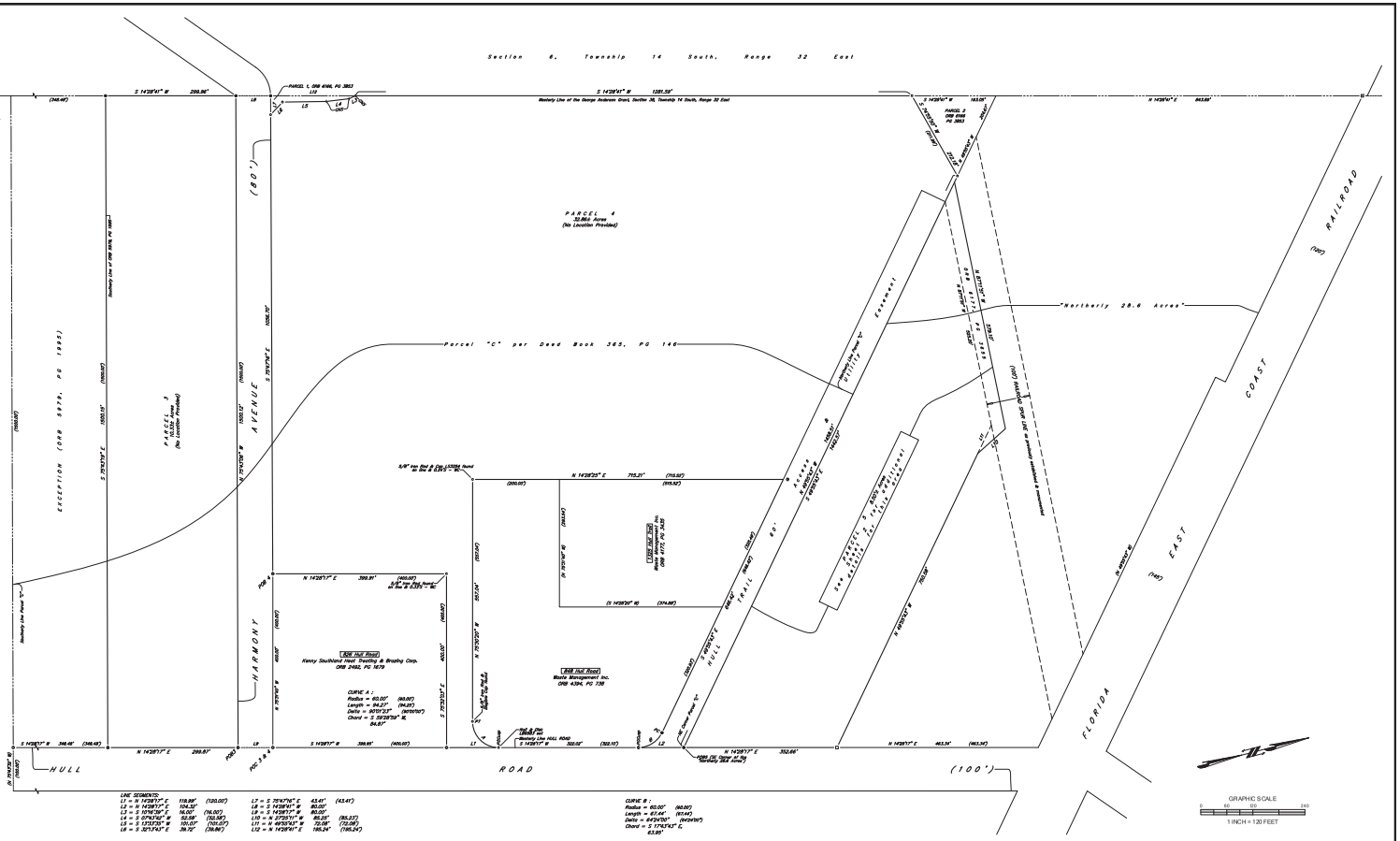
PARCEL 5:

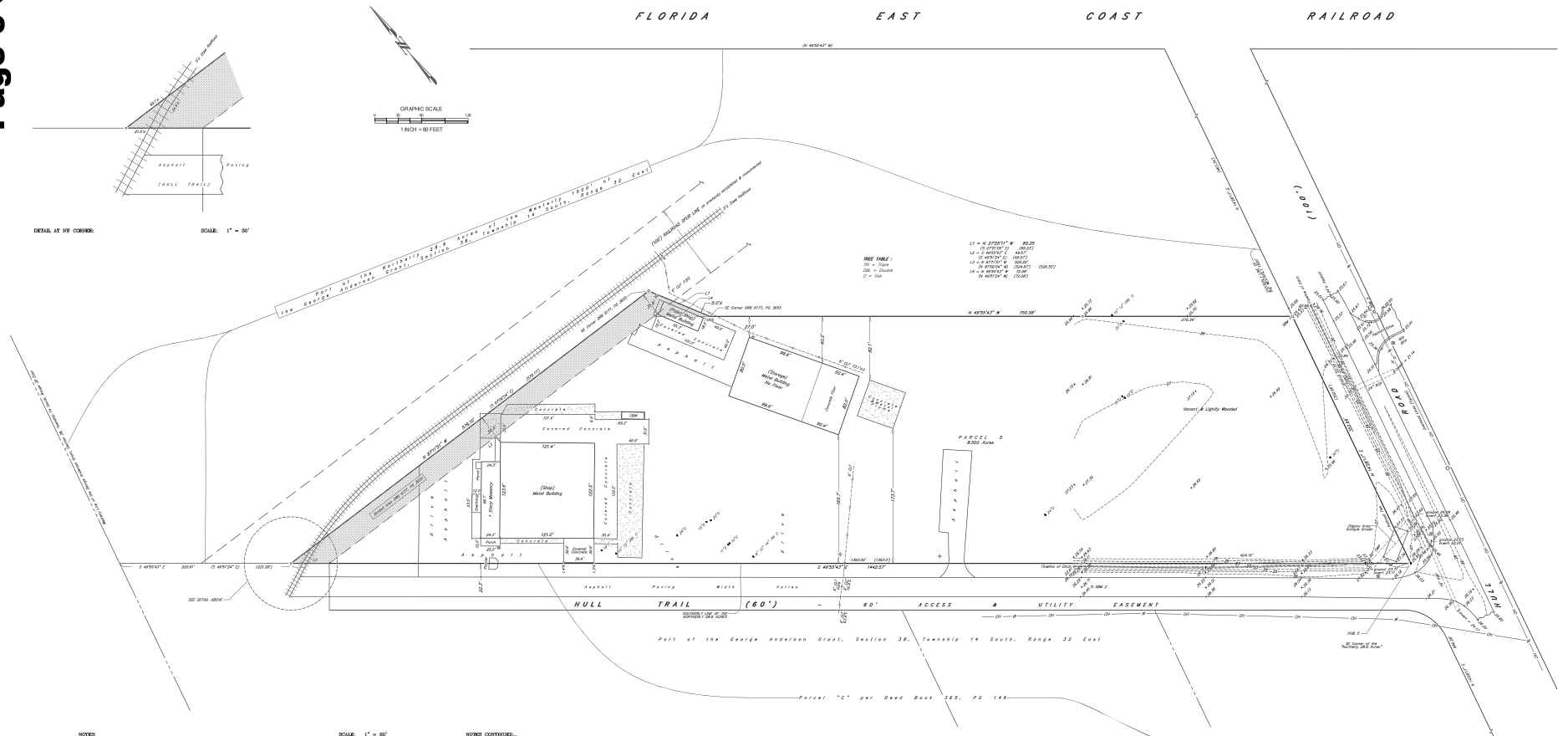
THAT PORTION OF THE NORTHERLY 28.6 ACRES OF THE WESTERLY 1500 FEET OF THAT PORTION OF THE GEORGE ANDERSON GRANT, BEING SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTHERLY OF THE FLORIDA EAST COAST RAIL ROAD RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN (POINT OF BEGINNING) AT THE SOUTHEAST CORNER OF SAID NORTHERLY 28.6 ACRES; THENCE NORTH 14° 28' 17" EAST, ALONG THE EASTERLY LINE OF SAID WESTERLY 1500 FEET AND ALONG THE WESTERLY LINE OF HULL ROAD, A 100 FOOT RIGHT OF WAY AS NOW LAID OUT (8–1–22), A DISTANCE OF 352.66 FEET; THENCE NORTH 49° 55' 43" WEST PARALLEL WITH THE FLORIDA EAST COAST RAILROAD, AFORESAID, 750.58 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, OF RECORD IN OFFICIAL RECORDS BOOK 6177, PAGES 3655–3657, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 27° 25' 11" WEST ALONG THE EASTERLY LINE OF SAID PROPERTY, 85.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 87° 11' 51" WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY, 579.10 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY, AND TO A POINT IN THE SOUTHERLY LINE OF SAID NORTHERLY 28.6 ACRES; THENCE SOUTH 49° 55' 43" EAST ALONG SAID SOUTHERLY LINE, 1442.57 FEET TO THE POINT OF BEGINNING. CONTAINING 8.50 ACRES MORE OR LESS.

Location map



APPLICANT: Durrance Properties, LLC, a Florida Limited Liability Company
OWNER: Durrance Properties, LLC, a Florida Limited Liability Company
ADDRESS: 860 Hull Road and 1399 Hull Trail, Ormond Beach, Florida
PARCEL ID# 4238-01-14-0020 and 4238-01-16-0010


Section 6, Township 14 South, Range 32 East
Section 38, Township 14 South, Range 32 East
PARCEL 1, ORB 6166, PG 3853
Westerly Line of the George Anderson Grant, Section 38, Township 14 South, Range 32 East
S 14°28'41" W 1281.59'
N 14°28'41" E 843.88'
PARCEL 2 ORB 6166 PG 3853
PARCEL 4 52.86± Acres (No Location Provided)
"Northerly 28.6 Acres"
Parcel "C" per Deed Book 365, PG 146
EXCEPTION (ORB 5979, PG 1995)
PARCEL 3 (No Location Provided)
HARMONY AVENUE (80')
HULL ROAD (100')
FLORIDA EAST COAST RAILROAD (100')
Harmony Line Pump
Northerly Line of ORB 5979, PG 1995
Southerly Line of ORB 5979, PG 1995
Northerly Line of Parcel "C"
Southerly Line of Parcel "C"
Southerly Line of Hull Trail
Southerly Line of Harmony Avenue
Northerly Line of Hull Road
Southerly Line of Hull Road
Southerly Line of Florida East Coast Railroad
Northerly Line of Florida East Coast Railroad
Centerline of Florida East Coast Railroad
Northerly Line of Parcel 4
Southerly Line of Parcel 4
Northerly Line of Parcel 3
Southerly Line of Parcel 3
Northerly Line of Parcel 1
Southerly Line of Parcel 1
Northerly Line of Parcel 2
Southerly Line of Parcel 2
Northerly Line of Parcel 5
Southerly Line of Parcel 5
Northerly Line of Parcel "C"
Southerly Line of Parcel "C"
Northerly Line of Harmony Avenue
Southerly Line of Harmony Avenue
Northerly Line of Hull Road
Southerly Line of Hull Road
Northerly Line of Florida East Coast Railroad
South


FLORIDA EAST COAST RAILROAD
(100')
HULL TRAIL (60') – 60' ACCESS & UTILITY EASEMENT
Part of the George Anderson Grant, Section 38, Township 14 South, Range 32 East
Parcel "C" per Deed Book 185, PG 146
Part of the George Anderson Grant, Section 38, Township 14 South, Range 32 East
Northerly 28.6 Acres of the Westerly 1500' of
N 49°50'43" W 750.58'
S 49°50'43" E 1442.57'
PARCEL 5
8.500± Acres
Vacant & Lightly Wooded
(Shop) Metal Building
(Storage) Metal Building No. Floor
Concrete
Covered Concrete
Asphalt
Asphalt Paving Widths Varies
Drive
Porch
Canopy
Overhang
Fence
Chain Link Fence
Wood Fence
Iron Fence
Wire Fence
Overhead Utility Lines
Power Pole
Guy Wire
Fire Hydrant
Water Valve
Water Meter
Sewer Valve
Flag Pole
Gas Line
Concrete Utility Pole
Wood Utility Pole
Concrete and/or Metal Light Pole
Corrugated Metal Pipe
Reinforced Concrete Pipe
Concrete Block Wall
Iron Rod & Cap
Nail and Washer
Concrete Monument
Point of Beginning
Point of Commencement
Edge of Pavement
Edge of Concrete
Edge of Gravel
Edge of Dirt
Top of Bank
Toe of Slope
Ditch
Culvert
Catch Basin
Manhole
Sign
Mailbox
Air Conditioner
Gate
Gate Post
Tree
Palm Tree
Bush
Shrub
Hedge
Vine
Stump
Brush
Grass
Sod
Shell
Gravel
Dirt
Sand
Rock
Boulder
Water
Wetland
Marsh
Swamp
Pond
Lake
Canal

Updated October 1, 2021

City of Ormond Beach
Public Hearing Application

Planning Department
22 South Beach Street, Room 104, Ormond Beach, FL 32174
(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

INSTRUCTIONS

Public hearing applications require City Commission action with many types being reviewed by the Planning Board to provide a recommendation. Some public hearing items require site plan review. Please complete the application and fee worksheet. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PROJECT INFORMATION

Project Type:*	Annexation *Complete fee sheet (page 3)		
Project Name:	HALIFAX PAVING OFFICE BUILDING		
Project Address:	860 Hull Rd, Ormond Beach, FL 32174		
Volusia County parcel number(s):	4238-01-14-0020, 4238-01-16-0010		
Description:	Annexation of approximately 52-acres of industrial property currently within unincorporated Volusia County.		
Pre-application date:		Pre-application waiver granted:	

PROJECT COORDINATOR

Name:	Parker Mynchenberg & Associates, Inc.
Address:	1729 Ridgewood Ave.
City, State, Zip code:	Holly Hill, FL 32117
Telephone:	386-677-6891
E-mail:	info@parkermynchenberg.com

APPLICANT INFORMATION

Same as project coordinator	☐	**Same as property owner**	☑
Name:			
Address:			
City, State, Zip code:			
Telephone:			
E-mail:			

PROPERTY OWNER			
Same as project coordinator	☐	**Same as property owner**	☐
Name:	Durrance Properties, LLC / Leonard Durrance, Manager		
Address:	1 John Anderson Drive, Apt. #719		
City, State, Zip code:	Ormond Beach, FL 32176		
Telephone:	386-676-0200		
E-mail:	joey@halifaxpaving.net		

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to project)

Name:		E-mail:	
Name:		E-mail:	
Name:		E-mail:	
Name:		E-mail:	

CERTIFICATION

By submitting this application, I hereby certify that the information provided is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and the review process for this application. I authorize Ormond Beach staff to access the subject property during typical business hours to review the public hearing application.

Signature: Leonard G Durrance

STATE OF FLORIDA

COUNTY OF VOLUSIA

The forgoing instrument was acknowledged before me this 4th day of AUGUST, 2022, by LEONARD DURRANCE as MANAGER (title*) for DURRANCE PROPERTIES LLC (name of corporation*), who ( ) provided _____ as identification, or (✓) who is personally known to me.

SHERRI M. KUNEMAN
MY COMMISSION # GG 366385
EXPIRES: August 15, 2023
Bonded Thru Notary Public Underwriters

Sherri M Kuneman
Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

Updated October 1, 2021

City of Ormond Beach
Public Hearing Application Fees

Planning Department
22 South Beach Street, Room 104, Ormond Beach, FL 32174
(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

INSTRUCTIONS

Site plan submittals require the submittal of applications per Ordinance 2021-30, codified in Section 8-10, Application processing fees, of the Code of Ordinances. All applications shall calculate the fees which shall be verified by city staff. **Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.**

PUBLIC HEARING FEES (Ordinance 2021-30 - Section 8-10 of Code of Ordinances)

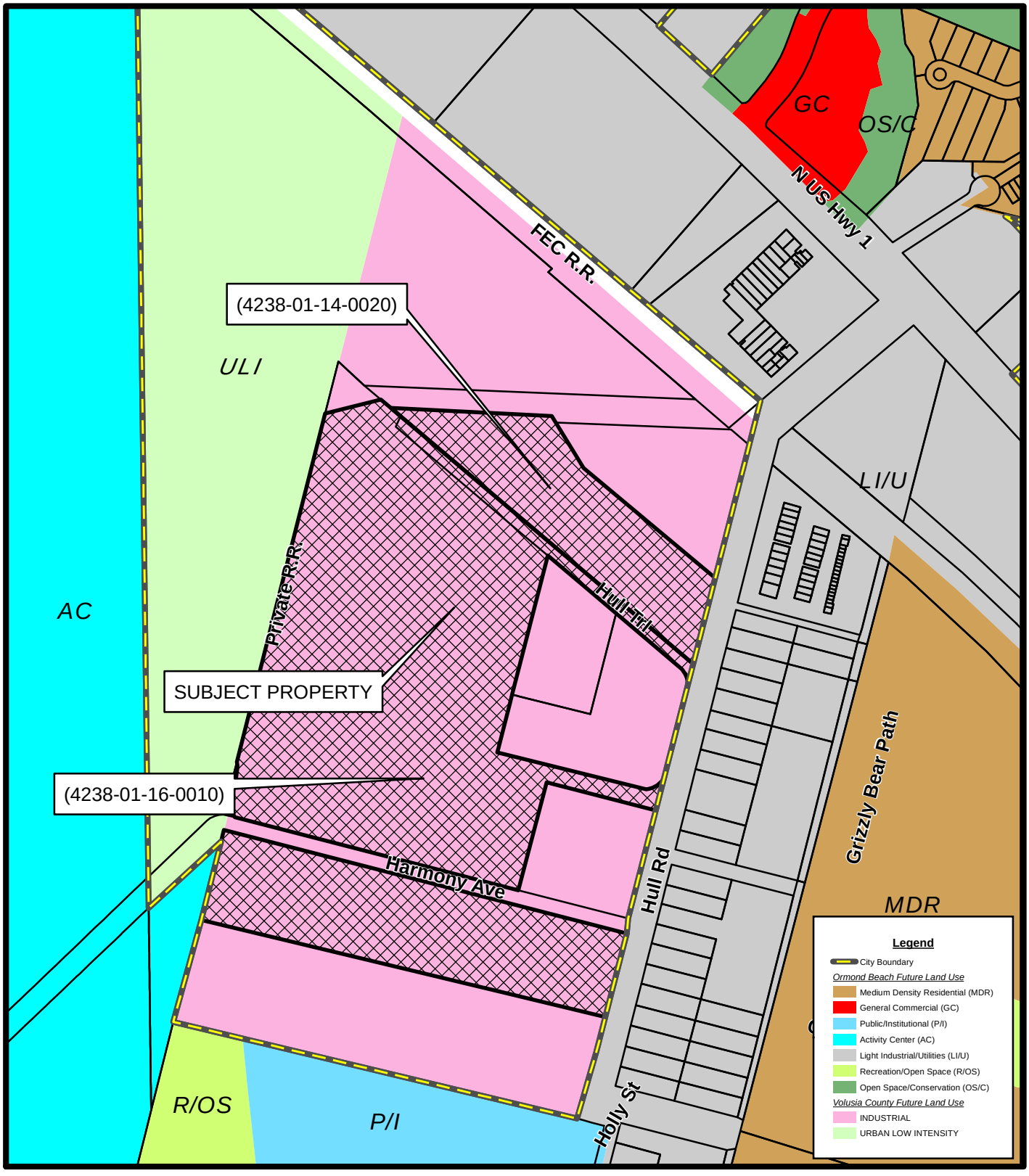
Check all that apply	SPRC reviews	Fee	Advertising	Total fee
☑	Annexation	No fee	No fee	No fee
☐	Annexation Agreement	No fee	No fee	No fee
☐	Comprehensive Plan, small area amendment	$2,000	$1,025	$3,025
☐	Comprehensive Plan, large-scale amendment	$2,000	$2,250	$4,250
☐	Concurrency, traffic impact analysis	$3,000 (deposit)	NA	$3,000
☐	Development of Regional Impact amendment	$600	$2,250	$2,850
☐	Planned Development	$2,500	$2,400	$4,900
☐	Planned Development, major amendment	$1,000	$2,400	$3,400
☐	Regulatory amendment, zoning map, under 10 acres	$1,500	$850	$2,350
☐	Regulatory amendment, zoning map, over 10 acres	$1,500	$1,650	$3,150
☐	Regulatory amendment, LDC amendment	$1,000	$700	$1,700
☐	Regulatory amendment, LDC amendment (zoning districts)	$1,000	$1,500	$2,500
☐	Special Exception	$850	$850	$1,700
☐	Special Exception, CRA	$400	$850	$1,250
☐	Street vacation	$500	$1,925	$2,425
☐	Subdivision, Preliminary plat	$1,500 plus $25 per lot	NA	$1,500 plus $25 per lot
☐	Subdivision, Final plat	$1,000 plus $25 per lot	$350	$1,350 plus $25 per lot
☐	Subdivision, city surveyor review	Actual costs	NA	Actual costs
☐	Subdivision, Recording of plat	Actual costs	NA	Actual costs
☐	Other:			
		TOTALS:		



AERIAL MAP
860 HULL ROAD
(4238-01-14-0020) & (4238-01-16-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 21, 2023

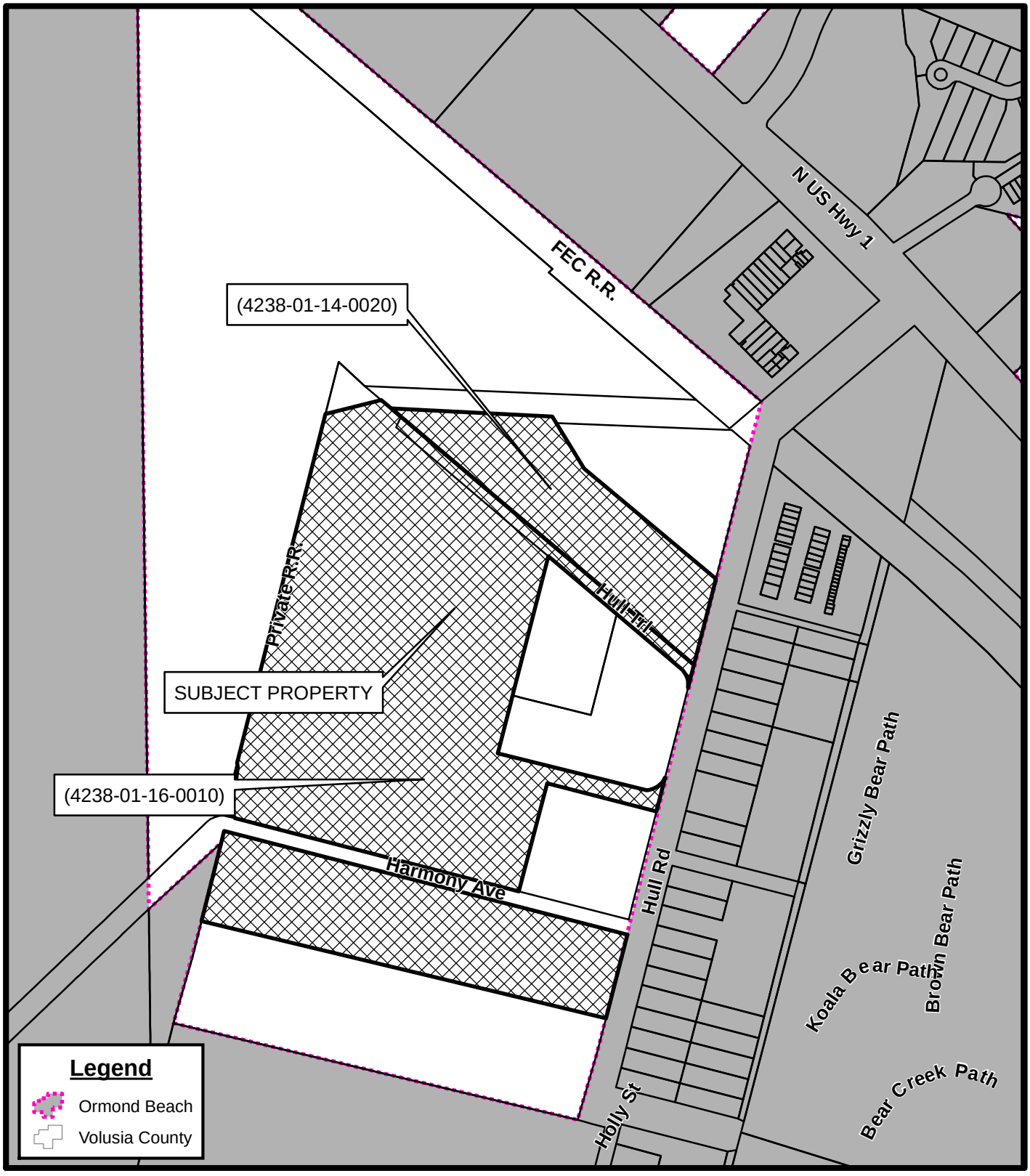
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FUTURE LAND USE MAP
860 HULL ROAD
(4238-01-14-0020) & (4238-01-16-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 21, 2023

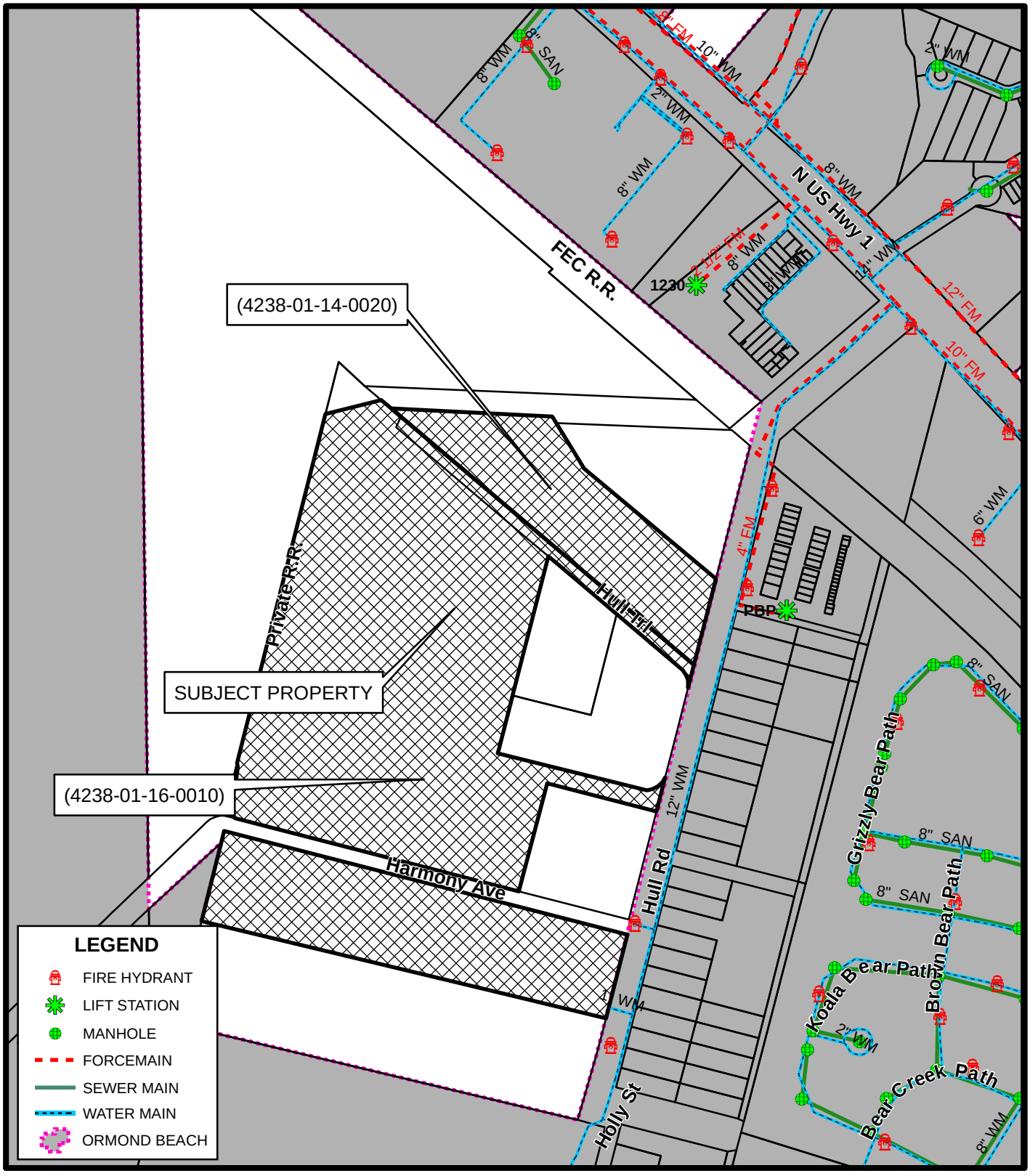
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LOCATION MAP
860 HULL ROAD
(4238-01-14-0020) & (4238-01-16-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 21, 2023

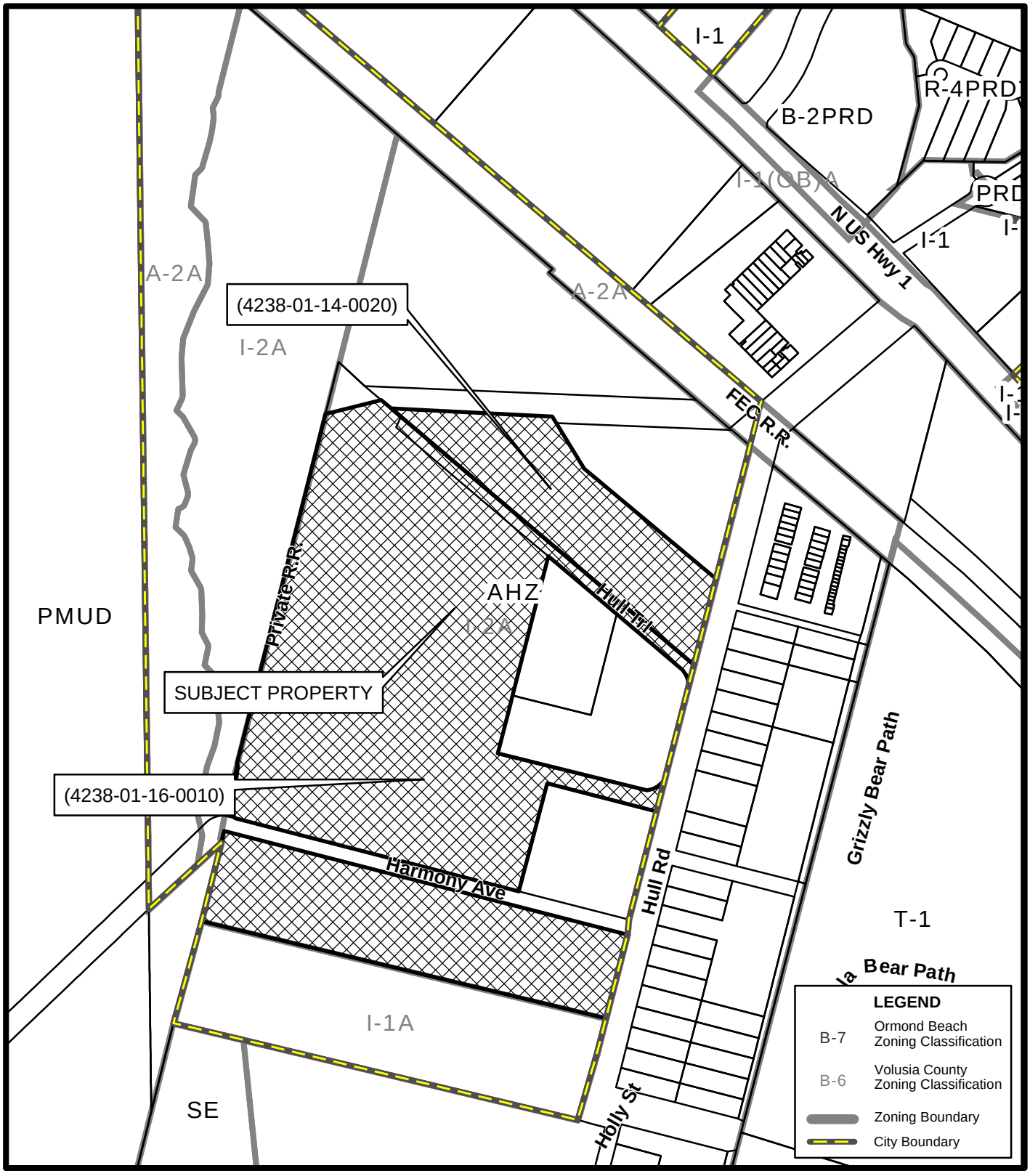
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UTILITIES MAP
860 HULL ROAD
(4238-01-14-0020) & (4238-01-16-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 21, 2023

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ZONING MAP
860 HULL ROAD
(4238-01-14-0020) & (4238-01-16-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 21, 2023

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PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, Florida 32117
(386) 677-6891
FAX (386) 677-2114
E-Mail: info@parkermynchenberg.com

Mr. Steven Spraker, AICP
Planning Director
The City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, Florida 32175

Submitted Via ProjectDox

March 10, 2023

Re: HALIFAX PAVING OFFICE BUILIDING
Petition/Consent for Annexation Application

Dear Steven:

Please find enclosed the following in reference with the above-referenced project:

1. One (1) copy of the Survey.
2. One (1) copy of the executed Petition/Consent for Annexation Application.
3. One (1) copy of the executed Letter of Authorization.
4. One (1) copy of the Warranty Deed.

Project Description: Annexation of approximately 52-acre industrial property currently within unincorporated Volusia County. This property includes Halifax Paving's office building, asphalt plant, construction yard, maintenance facility, and pasture.

Once the ProjectDox Project is created we will upload the documents.

Should you have any questions or need additional information, please contact me at (386)677-6891.

Yours truly,



Kevin Lee, P.E.

PM/kh

Enclosures

cc: Mr. Joey Durrance
Ms. Amanda Durrance

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.B
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-9
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	Zoning Map Amendment, Tymber Creek Apartments		
Budget Impact:	There is no budget impact as the result of this zoning map amendment.		
Summary:	This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. This item is solely for the zoning map amendment to allow the framework for the development order.		
Recommended Action:	Planning Board recommended the City Commission deny the zoning map amendment for a 19.62± acre property from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development with a 5-0. The project has a 6.4-acre parcel that lacks a city zoning designation. If this zoning map amendment is denied, staff will process an administrative zoning map amendment for the parcel to ensure it has a zoning designation.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/2/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/2/2023	

Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: Zoning Map Amendment, Tymber Creek Apartments

Commission Goal: Transportation & Community Development - Other

Introduction

This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 270 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This staff report, item A, is for the zoning map amendment and the next agenda item, item B, is for the issuance of the development order. This item has been continued since the January 24, 2023 City Commission meeting. The project team has resubmitted site plans that reduce the number of residential units from 300 to 270 and provided additional buffering to Indian Springs as part of the issuance of the development order item (next agenda item).

Background

The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County “Environmental System Corridor” (ESC) to City of Ormond Beach “Open Space/Conservation” (OS/C) and Volusia County “Urban Low Intensity” (ULI) to Ormond Beach “Residential, Office, Retail” (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of “General Commercial” and a zoning designation of B-8, Commercial.

The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. Walgreens is located at 2001 West Granada Boulevard and 30 North Tymber Creek Road (stormwater pond). There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, is the Coquina Presbyterian Church and the Indian Springs subdivision.

The application seeks to allow 270 multi-family residential units as a Planned Business Development. The Planned Business Development is reviewed and acted upon as two (2) separate actions:

1. **Zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The zoning map amendment is the action sought for this agenda item.**
2. Issuance of a development order to construct 270 multi-family residential units and associated site improvements on 19.62 acres.

The two actions (2) will be discussed together at the public hearing and will require separate votes. The zoning map amendment is the application under consideration in this report. The zoning map amendment does not approve any specific development, but instead the **framework** for the issuance of the development order. The issuance of a development order contains site plans and project reports that detail the specific development. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Discussion

The subject property has three (3) land use categories: (1) “Open Space/Conservation”, (2) “Residential, Office, Retail”, and (3) “General Commercial”. The maximum development entitlements of the land use categories would allow 471 residential units or 430,983 square feet of commercial uses. Based on land development regulations (building height, landscaping, and stormwater), these maximums would not be achievable. The Land Development Code establishes thresholds for density, height, and building length that require public hearing approval.

The subject property has three (3) existing zoning classifications: (1) Volusia County RC, Resource Corridor, (2) Volusia County A-2, Agriculture, and (3) Ormond Beach B-8. The Volusia County zoning classifications are maintained through annexation until an Ormond Beach zoning classification is assigned. Based on the assignment of Ormond Beach land uses, there are certain zoning districts that are compatible with the adopted land uses. If the zoning map amendment to Planned Business Development is denied, city staff would proceed with a zoning map amendment to provide city zoning classifications.

Input has been received through the neighborhood meeting and correspondence received that includes the following concerns regarding the overall project:

1. Traffic

    A. Concern about U-turn movements on West Granada Boulevard.
    B. Traffic is awful/horrendous already.
    C. The right-hand turn into Indian Springs is treacherous.
    D. Negative impacts at the intersection of West Granada Boulevard and Tymber Creek Road.

2. Incompatible use

    A. Impact on the existing residents in the area of the planned development.
    B. Will make our community less safe.
    C. We are a single-family community!
    D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.

3. Density

    A. Density should be maintained at 10 units per acre.
    B. If the Land Development Code allows 164 units now, then why would an increase be of any value to the residents of Ormond Beach?

4. Overdevelopment

    A. Horrible location planning for apartments.
    B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

5. Site Design

    A. Desire of a masonry wall along the Indian Springs property line.
    B. The project team should show the building locations and height.
    C. Configuration/location of the buildings – specifically building 8.

6. Quality of Life

    A. Only single-family residential has been approved west of I-95.
    B. Longtime residents of upscale communities deserve better consideration.
    C. The area is already overbuilt and this will do nothing to help the situation.
    D. Future management of complex.

<u>Planning Board</u>

The Planning Board reviewed the zoning map amendment at the December 5, 2022 meeting and recommended denial with a 5-0 vote. A summary of key points of individuals who spoke at the Planning Board include:

1. The Indian Springs Homeowners' Association representative requested the deletion of buildings 8 and 9.

2. Expressed concern with the proposed increase in density over the zoning designation allowances.
3. No apartment complexes exist west of I-95 in Ormond Beach.
4. Expressed concerns that residential growth should not be approved until there are adequate medical facilities including hospital beds and emergency room capacity.
5. The existing resident's quality of life will be negatively impacted.
6. Expressed concern regarding the increase in traffic and proposed U-turn movements.

Planning Board members stated that they could not support the zoning map amendment that allowed additional density and increased traffic. A Planning Board member noted that developers have gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this zoning map amendment.

Citizen Impact

The City Commission packet includes input from the neighborhood meeting, correspondence received, and the Planning Board meeting. The citizen's concerns include traffic, incompatible use, density increase, overdevelopment, site design, and decreased quality of life. The Planning Board recommended against the requested zoning map amendment.

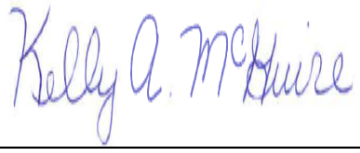
Recommendation

Planning Board recommended the City Commission deny the zoning map amendment for a 19.62± acre property from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development with a 5-0. The project has a 6.4-acre parcel that lacks a city zoning designation. If this zoning map amendment is denied, staff will process an administrative zoning map amendment for the parcel to ensure it has a zoning designation.

Attachments:

1. 23-09 TCA, Zoning Map Amendment (Cont to 5.16) (P22-0206G)
2. Exhibit A, Survey
3. Exhibit B, TymberCreek_Apts_ZONING
4. 12.08.2022, Zoning Map Amendment - Tymber Creek Apartments, PB Staff Report
5. Correspondence received after Planning Board meeting
6. Planning Board Minutes, TCA - ZMA

Approvals:



Kelly McGuire, Finance Director — Date: May 02, 2023



Claire Whitley, Assistant City Manager — Date: May 02, 2023



Joyce Shanahan, City Manager — Date: May 10, 2023

ORDINANCE NO. 2023-09

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE TWO PARCELS OF REAL PROPERTY CONSISTING OF APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, VCP Ormond Beach II, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 36 North Tymber Creek Road (Volusia County parcel number 4125-00-00-0221) and 2011 West Granada Boulevard (Volusia County parcel number 4125-00-00-0243), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), and

WHEREAS, the Property Owner has submitted an application to the city to re-zone the Property from Volusia County RC, Resource Corridor, Volusia County A-2,

Agriculture, and Ormond Beach B-8, Commercial, to Planned Business Development (PBD), and

WHEREAS, the Property to be re-zoned is more than ten contiguous acres, consisting of approximately 19.62 contiguous acres, and

WHEREAS, the Planning Board held a public hearing regarding this matter as required by Chapter 1, Article II, Section 1-15(d)(3), of the *Land Development Code*, and

WHEREAS, the City Commission held a public hearing regarding this matter as required by Section 166.041(3)(c)(2), *Florida Statutes*, and

WHEREAS, all applicable legal notice requirements have been complied with, and

WHEREAS, the City Commission finds the proposed rezoning to be consistent with the Future Land Use Element, and the Future Land Use Map, of the City's adopted *Comprehensive Plan*, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. Paragraph C, Official Zoning Map, of Section 2-01, Established, of Article I, Establishment of Zoning Districts and Official Zoning Map, of Chapter 2, District and General Regulations, of the *Land Development Code* of the City of Ormond Beach, Florida, is hereby amended by amending the Official Zoning Map, to change the zoning designation of the property described and depicted on Exhibit "A" from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial, to Planned Business Development (PBD), as shown and depicted in Exhibit "B".

SECTION THREE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR. This Ordinance shall be effective immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

BILL PARTINGTON
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"
Page 1 of 2

LEGAL DESCRIPTION:

DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20–0211)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103–POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1854,635 SQ. FT. OR 19.62 ACRES, MORE OR LESS.

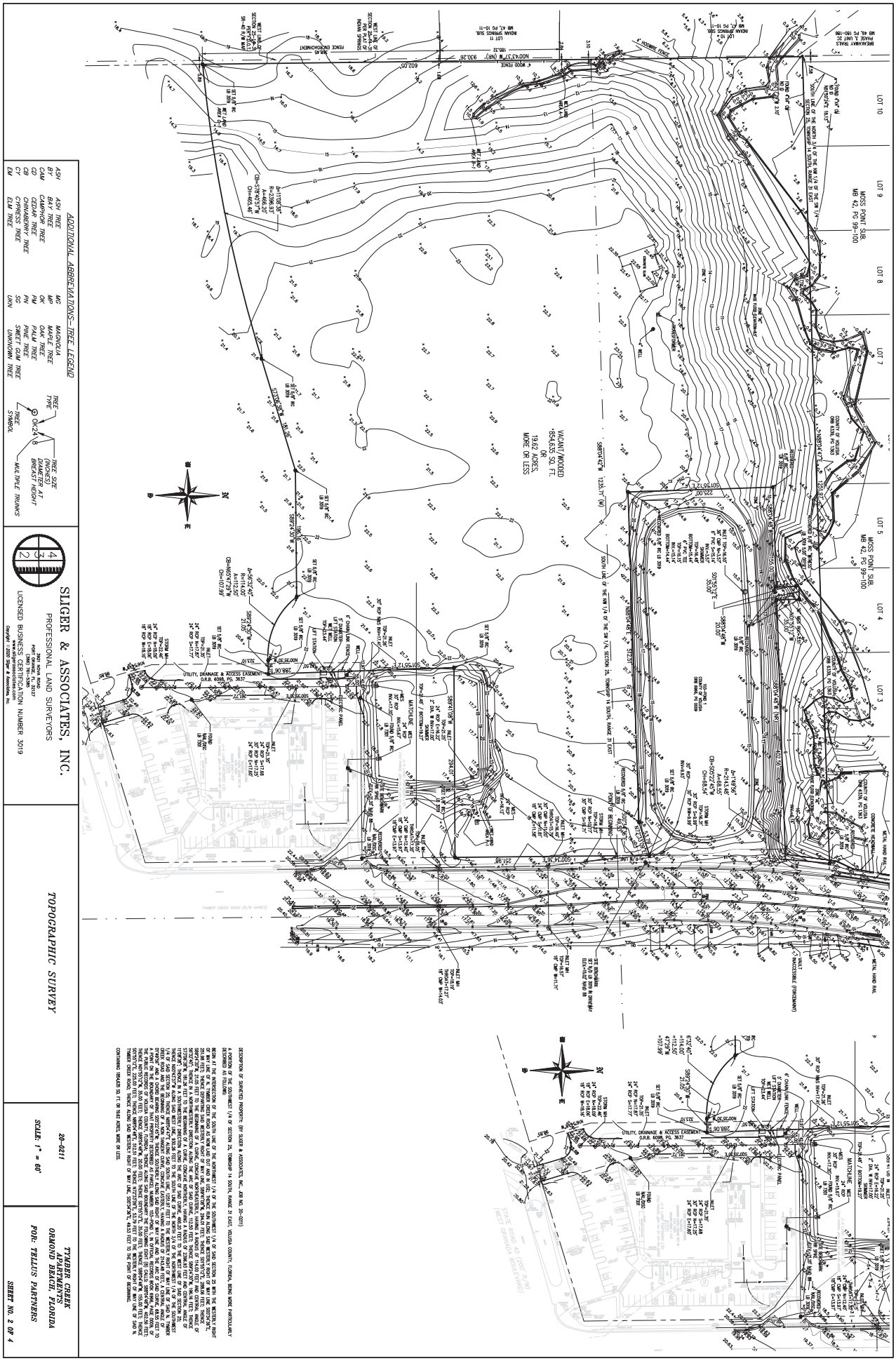
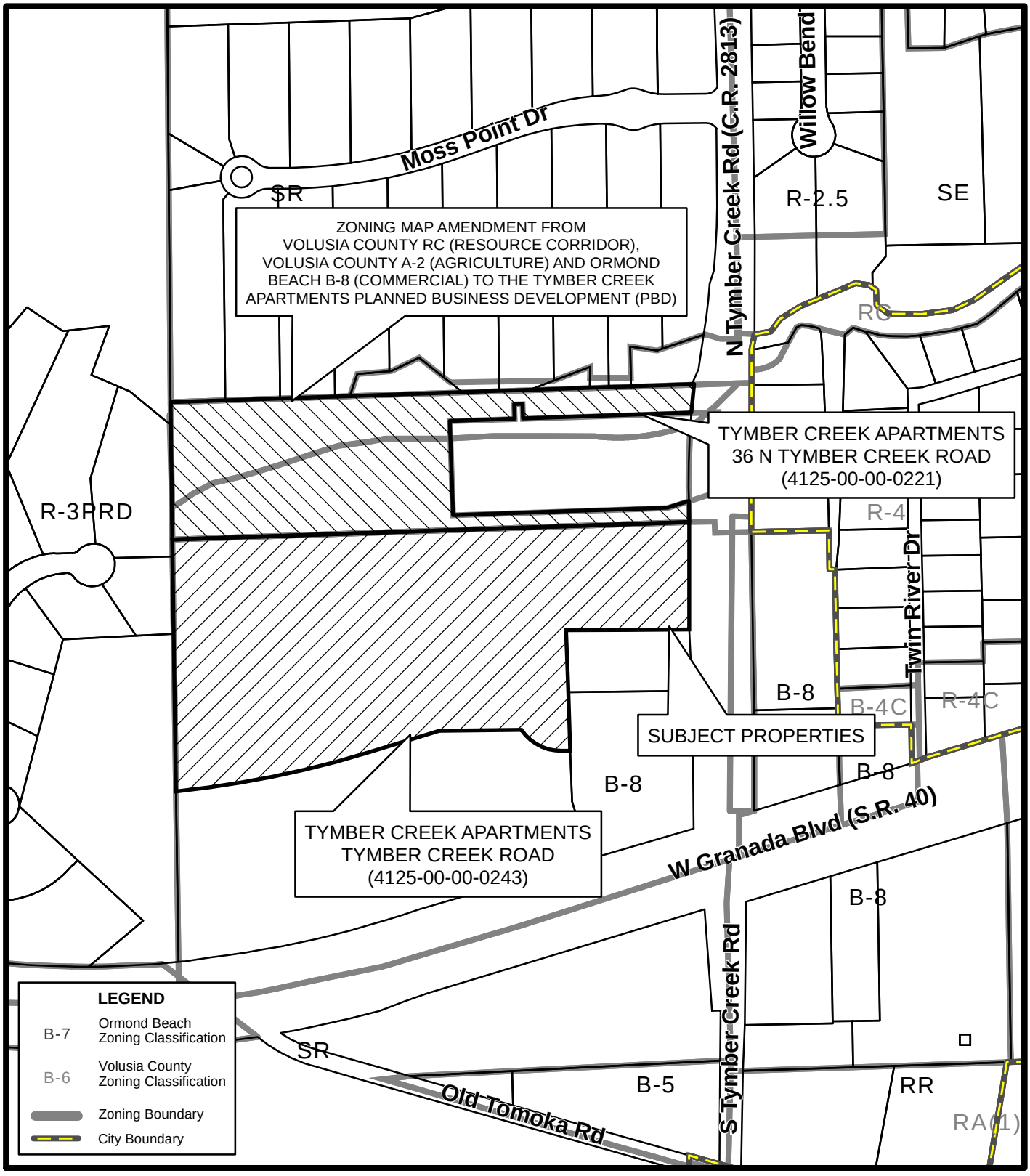

ADDITIONAL ABBREVIATIONS—TREE LEGEND
ASH TREE
BAY TREE
CAM CAMPHOR TREE
CD CEDAR TREE
CB CHINABERRY TREE
CY CYPRESS TREE
ELM ELM TREE
MG MAGNOLIA
MP MAPLE TREE
OAK OAK TREE
PM PALM TREE
PN PINE TREE
SG SWEET GUM TREE
UNKN UNKNOWN TREE
TREE TYPE
TREE SYMBOL
TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
MULTIPLE TRUNKS
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NUMBER 3019
TOPOGRAPHIC SURVEY
20-0211
SCALE: 1" = 60'
TYNDER CREEK APARTMENTS
ORMOND BEACH, FLORIDA
FOR: TELLUS PARTNERS
SHEET NO. 2 OF 4
VACANT/WOODED
654,635 SQ. FT.
19.62 ACRES
MORE OR LESS
LOT 10
LOT 9
LOT 8
LOT 7
LOT 5
LOT 4
LOT 3
MOSS POINT SUB.
MB 42, PG 99-100
UTILITY, DRAINAGE & ACCESS EASEMENT
O.R.B. 6098, PG. 3637
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
TIMBER CREEK ROAD (R/W VARIES)
STATE ROAD 40 (SR 40)
WEST GRANADA BOULEVARD
DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20-0211)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 40 (200 FEET WIDE); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°04'42"W, 1255.71 FEET ALONG SAID SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE DEPARTING SAID SOUTH LINE, N00°43'57"W, 930.28 FEET ALONG THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 TO THE NORTHWEST CORNER OF THE SOUTH 602.05 FEET OF SAID NW 1/4 OF THE SW 1/4; THENCE DEPARTING SAID WEST LINE, S89°04'42"W, 185.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.92 FEET AND CENTRAL ANGLE OF 11°30'37"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 229.23 FEET TO THE END OF SAID CURVE; THENCE S77°33'45"W, 185.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.92 FEET AND CENTRAL ANGLE OF 11°30'37"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 229.23 FEET TO THE END OF SAID CURVE; THENCE S89°04'42"W, 185.26 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4; THENCE DEPARTING SAID WEST LINE, S89°04'42"W, 1255.71 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE N00°43'57"W, 930.28 FEET ALONG THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 TO THE NORTHWEST CORNER OF THE SOUTH 602.05 FEET OF SAID NW 1/4 OF THE SW 1/4; THENCE DEPARTING SAID WEST LINE, N89°04'42"E, 185.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1454.46 FEET, A CENTRAL ANGLE OF 11°30'37" AND A CHORD BEARING S07°33'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 292.16 FEET TO THE END OF SAID CURVE; THENCE S01°48'26"W, 1255.71 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
CONTAINING 19.62 ACRES, MORE OR LESS.

EXHIBIT "B"



ZONING MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

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STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: December 8, 2022

SUBJECT: Tymber Creek Apartments: **Zoning Map Amendment to Planned Business Development**

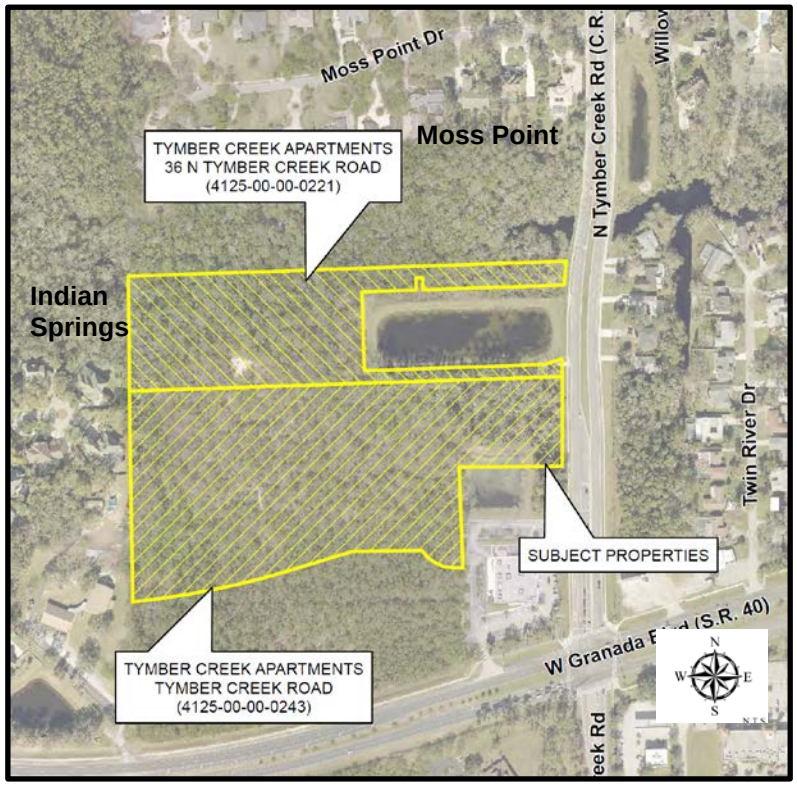
APPLICANT: VCP Ormond Beach II, LLC

NUMBER: PBD 2022-008(A)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This staff report, item A, is for the zoning map amendment and the next staff report, item B, is for the issuance of the development order. The subject property is shown below.

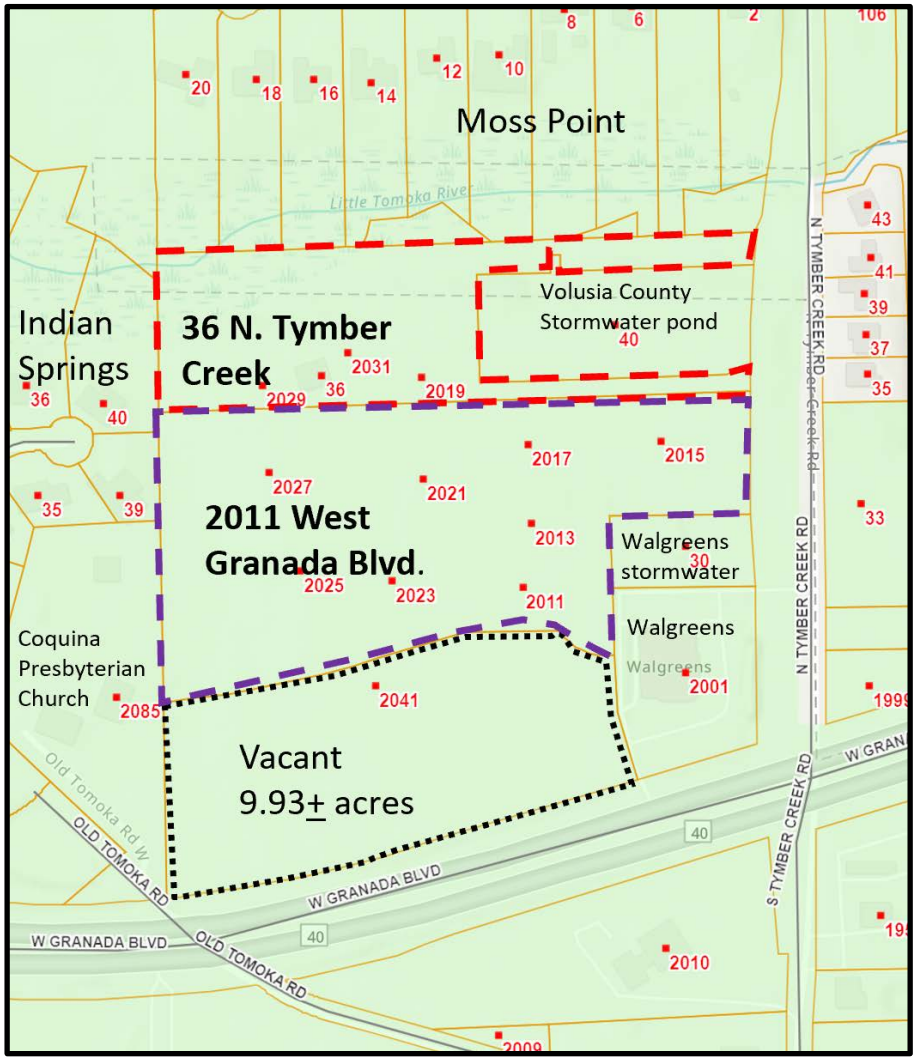
EXHIBIT 1: Project location, 36 North Tymber Creek Road and 2011 West Granada Boulevard



SECTION 2, BACKGROUND: The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County "Environmental System Corridor" (ESC) to City of Ormond Beach "Open Space/Conservation" (OS/C) and Volusia County "Urban Low Intensity" (ULI) to Ormond Beach "Residential, Office, Retail" (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of "General Commercial" and a zoning designation of B-8, Commercial.

Exhibit 2 shows the land area around the proposed Tymber Creek Apartments. The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. Walgreens is located at 2001 West Granada Boulevard and 30 North Tymber Creek Road (stormwater pond).

EXHIBIT 2: Abutting land area to Tymber Creek Apartments



There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, is the Coquina Presbyterian Church and the Indian Springs subdivision.

The following are the abutting uses to the subject properties:

EXHIBIT 3: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Volusia County detention pond and Moss Point	"Open Space/Conservation" and "Suburban Low Density Residential"	SE, Special Environmental & SR, Suburban Residential
South	Vacant land and Across SR40, Faith Lutheran Church and Riverbend Church	"General Commercial" "Public/Institutional" and "Suburban Low Density Residential"	B-8 (Commercial) & SR, Suburban Residential
East	Across Tymber Creek Road: Vacant Commercial and Single-Family Residential	"General Commercial" & Volusia County "Low Medium Intensity"	B-8 (Commercial) & Volusia County R-4, Urban Single-Family Residential
West	Coquina Presbyterian Church & Indian Springs	"Open Space/Conservation" & "Public/Institutional" and "Low Density Residential"	R-3, Single Family Medium Density

SECTION 3, ANALYSIS:

Application process

The application seeks to allow 300 multi-family residential units as a Planned Business Development. The Planned Business Development is reviewed and acted upon as two (2) separate actions:

A. **Zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The zoning map amendment is the action sought for this staff report.**

B. Issuance of a development order to construct 300 multi-family residential units and associated site improvements on 19.62 acres.

The two actions (2) will be discussed together at the public hearing and will require

separate votes. The zoning map amendment is the application under consideration in this report. The zoning map amendment does not approve any specific development, but instead the framework for the issuance of the development order. The issuance of a development order contains site plans and project reports that detail the specific development. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Project process: The Planned Business Development is reviewed and acted upon as two separate actions: (1) zoning map amendment and (2) issuance of a development order. The two actions will be discussed together at the public hearing and require separate votes. The project has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.
2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The neighborhood meeting was conducted on June 8, 2022 and is summarized in the analysis section of this report.
3. **Planning Board.** The Planning Board conducts one public hearing for a zoning map amendment and issuance of a development order. The Planning Board provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board is appointed by the City Commission. The Planning Board in its recommendation is required to consider the following:
    a. Application submitted by the applicant;
    b. Staff report;
    c. Written correspondence provided;
    d. Testimony presented at the public hearing; and
    e. Criteria for rezonings and issuance of a Development Order.
4. **City Commission.** The City Commission is an elected body that provides the final action on zoning map amendments and issuance of development orders. The tentative City Commission dates for this project are January 24, 2023 and February 7, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:
    a. Report and recommendation of the site plan review committee and the planning board.
    b. Report and recommendation of other city departments and advisory boards, as appropriate.

c. Comments of governmental agencies, utility corporations and individuals, as received.

Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report.

EXHIBIT 4: Application process

PZ-20-63		
Action	**Date**	**Notes**
1st SPRC submittal	June 25, 2020	SPRC review: July 13, 2020
2nd SPRC submittal	October 13, 2020	SPRC review: November 24, 2020
3rd SPRC submittal	November 30, 2020	SPRC review: December 22, 2020
Neighborhood meeting	December 3, 2020	600' mail radius; newspaper ad
Expired	September 22, 2021	

Project PZ-20-63 expired based on lack of a re-submittal to the Site Plan Review Committee (SPRC) with a specified time period. The project was re-submitted and became PZ-22-008.

PZ-22-008		
Action	**Date**	**Notes**
1st SPRC submittal	December 7, 2021	SPRC review: December 26, 2021
2nd SPRC submittal	April 12, 2022	SPRC review: April 28, 2022
Neighborhood meeting	June 8, 2022	600' mail radius; newspaper ad
3rd SPRC submittal	June 9, 2022	SPRC review: June 23, 2022
4th SPRC submittal	July 12, 2022	SPRC review: July 22, 2022
5th SPRC submittal	July 29, 2022	SPRC review: August 24, 2022
6th SPRC submittal	October 25, 2022	SPRC review: November 22, 2022
Planning Board:	December 8, 2022	300' mail radius; newspaper ad; site posting
City Commission, 1st	January 24, 2023	300' mail radius; newspaper ad
City Commission, 2nd	February 7, 2023	newspaper ad
SPRC final review	To be determined	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1015/Tymber-Creek-Apartments and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

Comprehensive Plan

The Comprehensive Plan contains a land use map that provides the vision of uses and residential intensity. The Comprehensive Plan is an overall guide/roadmap for development within Ormond Beach. The subject property has three land use categories that are defined in the Future Land Use Element as follows:

Open Space/Conservation (OS/C) – 3.2 acres

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which

consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

Residential, Office, Retail (ROR) – 3.2 acres

Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

General Commercial (GC)

Purpose: A multi-use land use category to provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 32 units per acre.

Maximum FAR: 0.7 (2.0 within the Downtown Community Redevelopment area)

Below is the analysis of maximum development scenarios for residential and commercial uses based upon the approved Comprehensive Plan designations:

EXHIBIT 5: Comprehensive Plan residential and commercial entitlements

Residential Uses						
Land Use Designation	Acres	Land use allowed density	Maximum number of units allowed	Total ITE Trip Generation(1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	15	48	266	12,288	13,488
"General Commercial"	13.22	32	423	2,343	108,288	118,863
TOTALS	19.62	NA	471	2,609	120,576	132,351

Notes:
(1) ITE Trip Generation, #221, Mid-rise multi-family of 5.54 trips per unit
(2) 256 gallons per day per unit

(3) 281 gallons per day per unit

Commercial Uses						
Land Use Designation	Acres	Land use allowed Floor Area Ratio	Maximum building square footage allowed	Total ITE Trip Generation (1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	0.2	27,878	1,052	4,182	3,554
"General Commercial"	13.22	0.7	403,104	15,217	60,466	51,396
TOTALS	19.62	NA	430,983	16,270	64,647	54,950

(1) ITE Trip Generation, #820, Retail of 37.75 trips per 1,000 square feet of gross floor area

(2) Building square footage/ 100 X 15

(3) Water generation rate X 85%

Zoning: The subject property has three (3) existing zoning classifications: (1) Volusia County RC, Resource Corridor, (2) Volusia County A-2, Agriculture, and (3) Ormond Beach B-8. The Volusia County zoning classifications are maintained through the annexation until an Ormond Beach zoning classification is assigned. Based upon the assignment of Ormond Beach land uses, there are certain zoning districts that are compatible with the adopted land uses. If the zoning map amendment to Planned Business Development is denied, city staff would proceed with a zoning map amendment to provide city zoning classifications.

Zoning districts contain three (3) types of uses:

1. Permitted uses: means the specific purposes for which lands or buildings are maintained in accordance with the land use district regulations of this Code. These uses are allowed with no conditions. The Site Plan Review Committee (SPRC) would review and approve permitted uses provided that they meet all regulations of the Land Development Code.

   Conditional uses: means the need for staff approval for a use permitted in a particular zoning district that may be compatible within part of a district but not throughout the district and is permitted only upon successful demonstration by an applicant that the use as proposed on a specific site will comply with all the conditional use criteria and standards for location, design and/or operation. These uses are allowed uses and have conditions within Section 2-57 of the Land Development Code that the use is required to meet. The Site Plan Review Committee (SPRC) would review and approve conditional uses provided that they meet all conditions and regulations of the Land Development Code.

2. Special Exception uses: means a use permitted in a particular zoning district that generally may have an impact that transcends an area, neighborhood, or subdivision. Such use may be compatible within part of a district but not throughout

the district and is permitted only after a public hearing and only upon demonstration by the applicant that the use as proposed on a specific site will comply with all the special use criteria and standards for location, design and/or operation. These uses require public hearing approval and may be appropriate, but there is an additional layer of public hearing reviews. Special Exception uses have conditions within Section 2-57 of the Land Development Code that the use is required to meet.

Tymber Creek Apartments zoning classifications

1. *Volusia County RC, Resource Corridor – corresponding city zoning classification if PBD is not approved– Special Environmental: Acreage = 3.2*

   Section 2-08 of the Land Development Code states the purpose of the Special Environmental zoning district is

   > "To protect persons and private property from the hazards of floodwater inundation and to conserve important natural, ecological, historic, or unique resources for the enjoyment and education of current and future residents, while providing for limited public or commercial outdoor activities and facilities such as equestrian trails, campgrounds, commercial recreation facilities and other centralized outdoor facilities. This classification is primarily intended to be applied to environmentally sensitive lands, public lands, lands held in trust for future open space use or lands held by nonprofit organizations or homeowners' associations and intended for open space uses."

   Zoning Characteristics:

   - No residential density.
   - Permitted uses include: (1) Wildlife Management Area, Fishing and Hunting and (2) Wetland Preservation Area.

2. *Volusia County A-2, Agriculture– corresponding city zoning classification if PBD is not approved – B-1, Professional Office/Hospital: Acreage = 3.2*

Section 2-22 of the Land Development Code states the purpose of the B-1, Professional Office/Hospital zoning district is

> "to provide areas primarily for professional offices, institutional uses, also allowing multifamily residential, and retail uses with special emphasis given to sound architectural design practices, site planning, landscaping and sign location"

Zoning Characteristics:

- Residential density: 10 units per acre if 2 stories.
- Key Permitted Uses: (1) Business/Professional Office, (2) Financial Institutional, (3) Hospital, (4) Pharmacy, (5) Veterinarian.
- Key Conditional Uses: (1) Dwelling, Multifamily, Personal Services, (2) Restaurants A &B, and (3) Retail Sales and Service.

3. Ormond Beach B-8, Commercial: Acreage = 13.20

Section 2-29 of the Land Development Code states the purpose of the B-8, Commercial zoning district is

> "to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses."

Zoning Characteristics:

- Residential density: 10 units per acre.
- Key Permitted Uses: (1) Business/Professional Office, (2) Financial Institutional, (3) Retail Sales and Services
- Key Conditional Uses: (1) Convenience Store, Type B & C, (2) Dwelling, Multifamily, Personal Services, (3) Restaurants A, B, and C, (4) Shopping Center

<u>Planned Business Development</u>

The project application seeks to obtain a Planned Business Development zoning designation. According to Chapter 2, Article II, Section 2-36 of the Land Development Code the purpose of the Planned Business Development zoning district:

> "is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories."

One goal of the Planned Business Development is to "provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment."

Specific regulations of the Planned Business Development applicable to this application include:

Section 2-36(d)(3) of the Land Development Code:

> (3) *Building height.* Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services.

Section 2-57(22)(c) of the Land Development Code

> No structure shall exceed one hundred eighty feet (180') in length, unless a planned development is obtained

The issuance of the development order has public input including the neighborhood meeting and correspondence received. While the information is oriented towards the actual site development, the information and input are useful for the zoning map amendment. It is important to note that the zoning map amendment does not include the detailed site plans, but instead provides the framework for the issuance of the development order.

Neighborhood meeting:

The project conducted a required neighborhood meeting on June 8, 2022 at the Coquina Presbyterian Church. The project attorney described the project at the neighborhood meeting. Key items discussed were:

1. Access to Tymber Creek Road. The project team described the emergency access onto Tymber Creek Road. There was acknowledgement that individuals from Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot.
2. Traffic. Traffic is heavy in the morning and the project will make it worse.
3. Concerns were expressed about the U-turn movements on West Granada Boulevard.
4. Discussion of the project wetlands and buffers.
5. Based on a question, the project team stated that the project was not low income targeted and was a luxury, market rate apartment complex.
6. Discussion of a right-hand turn lane that was removed by the Florida Department of Transportation at the Indian Springs development.
7. Statement provided: Project should be made smaller. Not appropriate for the west Ormond area.
8. Statement provided: Additional density, beyond 10 units per acre is not appropriate.
9. Statement provided: That the project was not appropriate and that the traffic design was not appropriate.

10. Project team stated that residential uses generate less traffic impacts than commercial uses.
11. Statement provided: Apartments were not wanted at this location and that the project would diminish value of existing homes.
12. Statement provided: The project would create additional crime in area.
13. Question asked regarding Votran bus service. There is no Votran bus service west of I-95 currently.

Correspondence received:

ATTACHMENT 3 includes correspondence received on this application. The correspondence received included the following key points or statements provided below:

1. Traffic
   A. Concern of U-turn movements on West Granada Boulevard.
   B. Traffic is awful/horrendous already.
   C. Right turn into Indian Springs is treacherous.
   D. Negative impacts to intersection of West Granada Boulevard and Tymber Creek Road.
2. Incompatible use
   A. Impact to the existing residents in the area of the planned development.
   B. Will make our community less safe.
   C. We are a single-family community!
   D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.
3. Density
   A. Density should be maintained at 10 units per acre.
   B. If the Land Development Code allows 164 units now, then why would an increase be of any value to the residents of Ormond Beach.
4. Overdevelopment
   A. Horrible location planning for apartments.
   B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.
5. Site design
   A. Desire of a masonry wall along the Indian Springs property line.
   B. The project team should show the building locations and height.
   C. Configuration/location of the buildings – specifically building 8.
6. Quality of Life
   A. Only single-family residential has been approved west of I-95.

B. Longtime residents of upscale communities deserve better consideration.

C. The area is already overbuilt and this will do nothing to help the situation.

D. Future management of complex.

Indian Springs meetings

City staff met with residents of Indian Springs which led to two meetings with the project team and the residents. Residents of Indian Springs presented concerns and comments on the project at an initial meeting on August 15, 2022 and a follow-up meeting on November 16, 2022. Specific items discussed included:

1. The location and height of a buffer wall. Several options were considered and at the meeting on November 16, 2022 the wall was requested to be extended an additional 100 feet to the south which was added to the current site plan.
2. The project team had the locations of buildings 8 and 9 marked. On November 16, 2022, the residents of Indian Springs, the project team, and city staff walked the site area of buildings 8 and 9. The project team provided a pole that showed the heights of the building. The project team provided revised building elevations to reduce the overall building height from 45' to 39'3".
3. Based upon these meetings, the project team added an additional planting of 46 red cedars, 10 feet in height at planting, along the property line interface of Indian Springs.
4. The project developer and the property owner of the Indian Springs house abutting the Tymber Creek Apartments property line discussed the concept of adding plantings around the screen enclosure on the Indian Springs property owner's lot as another layer of buffering.

On November 26, 2022, a letter (ATTACHMENT 3) from the Indian Springs Homeowner's Association was received that requested:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to Indian Springs HOA.
2. The Residential Block Retaining Wall on north west side of subject property:
   a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
   b. Be a minimum of 10' tall.

SECTION 4, CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. **It is important to note that this item is solely for the zoning map amendment and not the detailed site plan development order**. According to Chapter 1, Article I, Section 1-15. C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

1. The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety,

welfare or quality of life.

The proposed action is a zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. This item does not approve a specific development plan which is reviewed with the development order item. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life.

2. The proposed development is consistent with the Comprehensive Plan.

The subject property has three (3) land use designations: (1) "OpenSpace/Conservation", (2) "Residential/Office/Retail", and (3) "General Commercial". The location is appropriate for commercial uses and is consistent with the Comprehensive Plan. The land use designations and allowable density and intensity was discussed in the analysis section of the report. The Comprehensive Plan contains the following Goals, Objectives and Polices related to the zoning map amendment:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABLITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The zoning map amendment is consistent with the Comprehensive Plan.

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

The zoning action does not approve a specific development plan and this criterion would be reviewed as part of the issuance of the development order.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The zoning map amendment seeks to allow the framework for uses consistent with the land use designation.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. Detail traffic studies are provided with the issuance of the development order item.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The functional use of space would be reviewed as part of the development order agenda item.

8. **The proposed development provides for the safety of occupants and visitors.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) would review the safety of occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) would review the use of materials and architectural features.

10. **The testimony provided at public hearings**.

    There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services will not increase as a result of the requested zoning amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Commercial".

SECTION 5, RECOMMENDATION: This agenda item seeks to allow a zoning map amendment to Planned Business Development. The agenda item does not approve any specific development approval, but instead a framework for these zoning actions. It is recommended that the Planning Board recommend **APPROVAL** of the zoning map amendment for a 19.62± acre property from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development. The project is tentatively scheduled for the City Commission on January 24, 2023 (first reading) and if approved on first reading, the second reading will be on February 7, 2023 (final reading).

This agenda item is related to the issuance of a development order. If there is a desire to approve or approve with conditions the issuance of a development order, then the zoning map amendment should be approved. If there is a desire to deny the issuance of a development order, then the zoning map amendment should be denied.

Attachments:

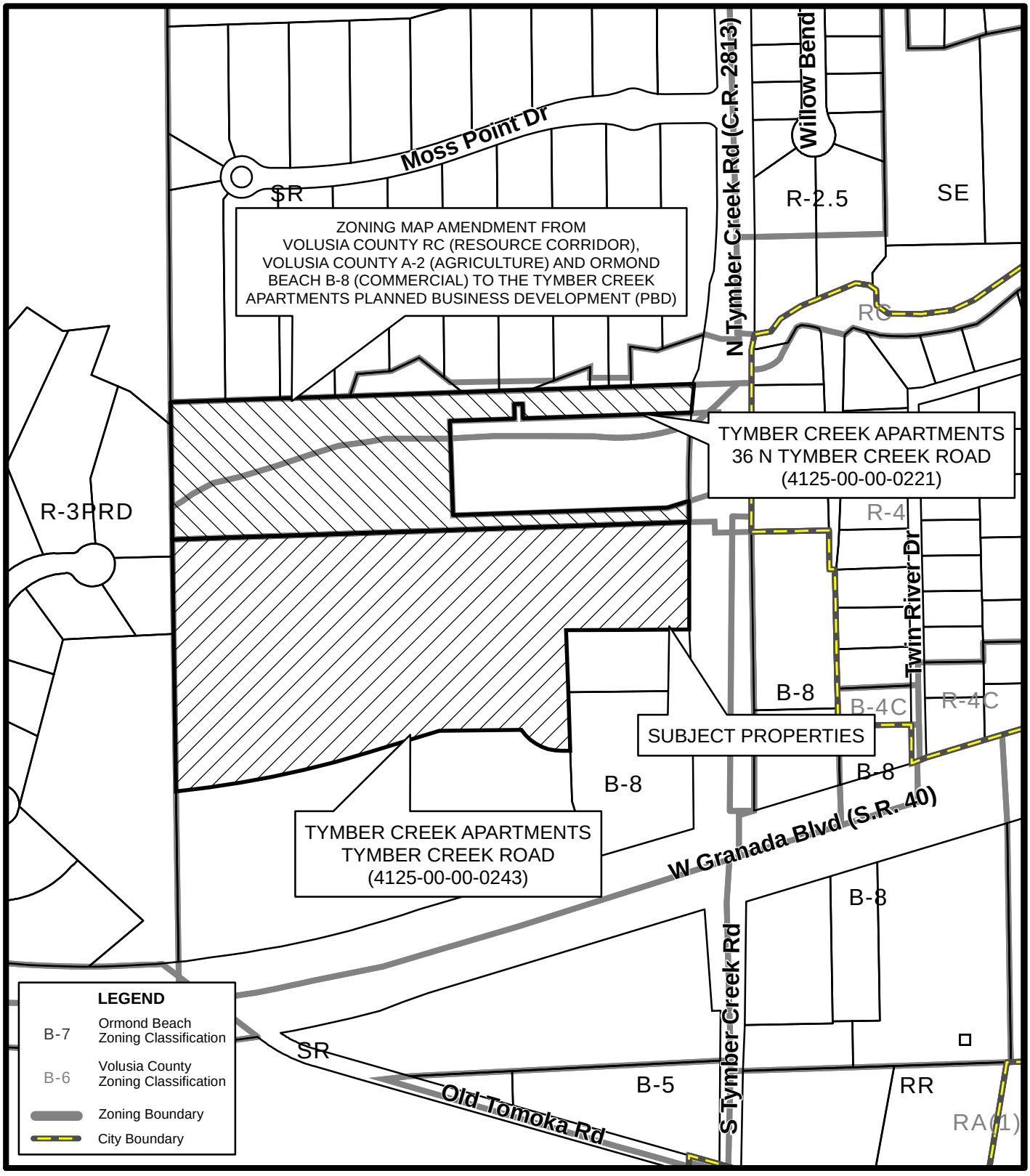
Attachment 1: Zoning map

Attachment 2: Location, aerial, land use maps

Attachment 3: Correspondence

ATTACHMENT 1

Zoning map



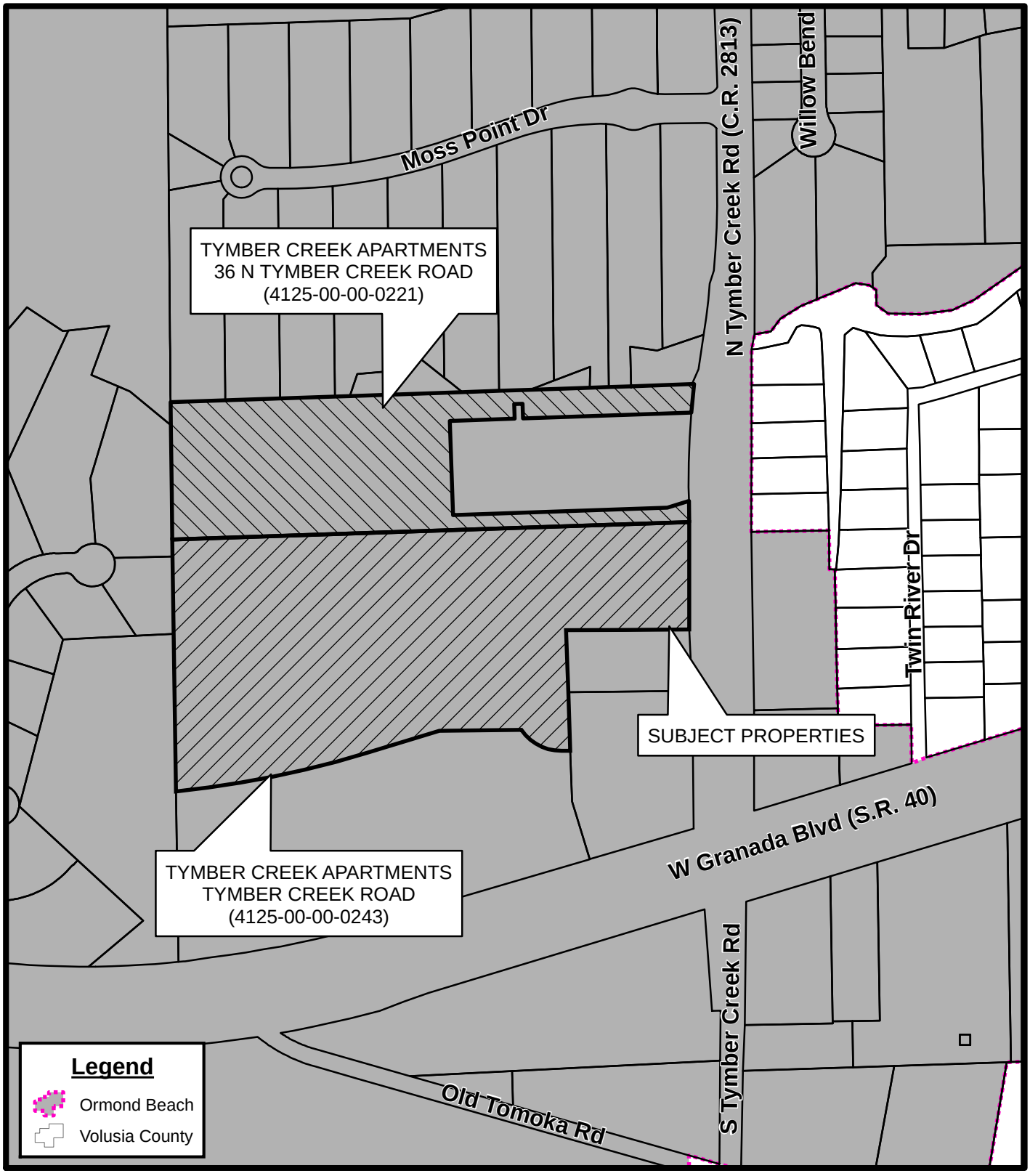
ZONING MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

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ATTACHMENT 2

Location, aerial, land use maps



LOCATION MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

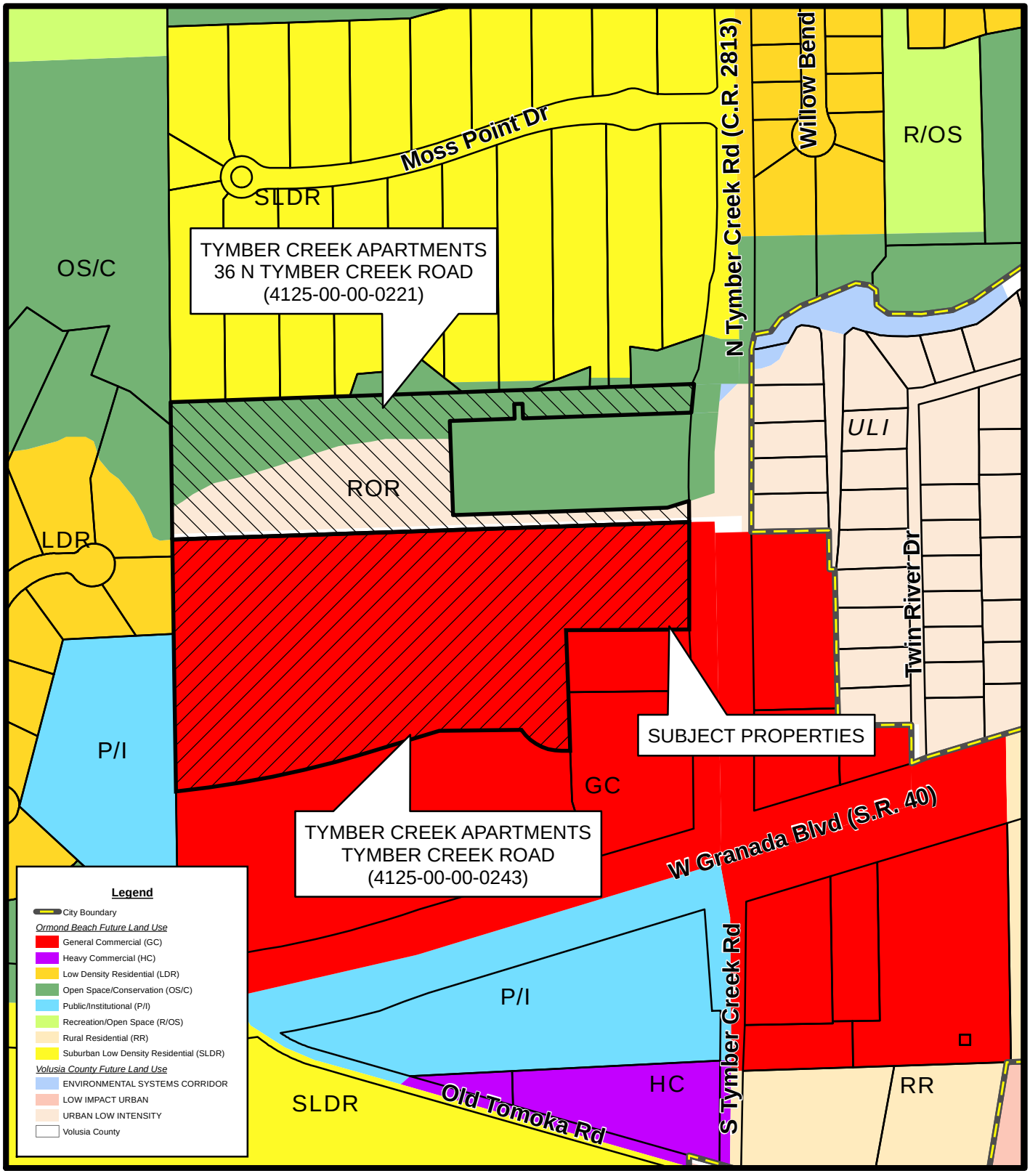
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AERIAL MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

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FUTURE LAND USE MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
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ATTACHMENT 3

Project Correspondence

From:	Gary Von Glinow
To:	Spraker, Steven
Cc:	mimivon@aol.com
Subject:	Additional emails to be provided to the December 8 Planning Board from Gary Von Glinow
Date:	Sunday, November 27, 2022 5:46:55 PM
Attachments:	Emails to be provided to Planning Board members_20221127173832.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon, Steven,

Attached is a file with 13 additional emails (from me or to me) that I have chosen to accompany this cover email for distribution to the Planning Board members for the December 8 meeting. This array of emails is balanced in that some include high praise for Garrison and his team, but all praise is contingent on "proving" that solutions proposed by Garrison are included in the final site plan and can be field tested by markings in the forest. Of course, it was: a.) the temporal nature of the markings; b.) the insufficient mitigation of Buildings 8 and 9's impact on our house; and c.) the still undelivered, as promised, computer-generated, digital sight lines from my house to Buildings 8 and 9, that gave rise to our HOA request for removal of Buildings 8 and 9.

Steven, thank you once again for providing us with an understanding of the City's review and approval process for the Tymber Creek Apartments.

Sent from the all new AOL app for iOS

Subject Re: Tymber Creek Apartments

From Gary Von Glinow <gvg50@aol.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, mark.watts@cobbcole.com <mark.watts@cobbcole.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Steven Spraker <steven.spraker@ormondbeach.org>, Michael Gentry <mgentry408@gmail.com>, Steve Curtis <steve.curtis@safstor.com>, Troy Railsback <troyrailsback@yahoo.com>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Sep 26 at 2:04 PM

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

View more

Subject Re: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 11:53 AM

Jonathan,

I would like to add my request that the apartment road be marked behind 40 Indian Springs Drive and 39 Indian Springs Drive. Also, I am also still hopeful that the actual elevation of the buildings behind 40 and 39 Indian Springs Drive can be marked.

I also ask if Garrison has an estimate of the expected decibel level of auto, truck and motorcycle noise emanating from the apartment roadway.

Thank you to you and Garrison in advance for your consideration.

Gary Von Glinow
39 Indian Springs Drive

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 12:29 PM

Gary,
Marking the road off the building corners with spray paint shouldn't be a problem at all. It should give a good sense on how the road will layout. For the building elevations, we plan to bring a pole extender and extend it up to the height of each building onsite with everyone.

For the average decibel levels, you can expect 45 decibels for the indoor areas and less than 55 decibels for the outdoor areas.

Please let us know if you need any additional information here.

Thanks,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Nov 3 at 12:56 PM

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

- Three 3-foot high wood stakes with orange ribbons: one with "Building 8" printed on the stake, one with "Building 9" printed on the stake, and one with no printed information on the stake; and

- Fresh orange, yellow and blue/white striped ribbons tied to trees.

What I did not observe is:

- any markings for the apartment road; and

- any poles marking building heights.

Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

Gary Von Glinow

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek follow-up site visit

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 1:57 PM

Hi Gary.
The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.

This meeting will allow everyone to develop a complete understanding of the project's impact.

Thank you,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

View more

30803.pdf

Subject RE: Tymber Creek follow-up site visit

From Garrison McMillan <gmcmillan@tellus-partners.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 2:28 PM

Gary – to Jonathon's point I think we can demonstrate where the road will be, & which trees are staying, and which aren't. We can do this in the field with marking paint. My plan is to come down prior to the meeting and measure off from the corners of the buildings with a pull tape and scaling off the plans from the staked surveyed corners we can show approximately where the road (parking lot drive) & privacy wall along that West boundary is located with marking paint. Everything to the west of the barrier wall is non-disturb area, therefore ALL of that said vegetation will stay so I don't think re-taping trees is necessary. I hope that will visually answer your last request.

Garrison McMillan
404.798.5974
www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 4 at 12:08 PM

Thank you, Jonathan. I look forward to meeting with you next week.

Also let me know if I can be of help to you and Garrison next week. I have a lawn tractor with a trailer that can help transport things to the opening in the fence behind our house and access to the forest and Apartment site.

Gary Von Glinow
847-624-0619

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 1:57 PM, Jonathon Schrader <Jschrader@tellus-partners.com> wrote:

> Hi Gary.
> The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.
>
> This meeting will allow everyone to develop a complete understanding of the project's impact.
>
> Thank you,
> Jonathon Schrader
>
> TELLUS PARTNERS
> REAL ESTATE DEVELOPMENT & INVESTMENT
>
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.877.2984 | f: 404.393.5439
> JSchrader@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>

Sent: Thursday, November 3, 2022 12:56 PM
To: Regina Epple <Regina.Epple@cobbcole.com>; mgentry408@gmail.com; Garrison McMillan <gmcmillan@tellus-partners.com>; steve.curtis@safstor.com; troyrailsback@yahoo.com; Harry Newkirk <harry@newkirk-engineering.com>; Spraker, Steven <Steven.Spraker@ormondbeach.org>; Jonathon Schrader <Jschrader@tellus-partners.com>
Subject: Re: Tymber Creek follow-up site visit

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

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Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

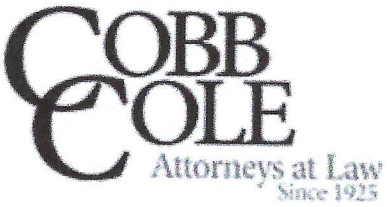
Gary Von Glinow

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 9:53 AM, Regina Epple <Regina.Epple@cobbcole.com> wrote:

> Good morning All,
>
> Mark Watts would like to set a date to set a follow-up site visit. Below is his availability next week:
>
> - Wednesday 11/9 – 10:00, 11:00, 1:00 or 2:00
> - Thursday 11/10 – 1:00, 2:00 or 2:30
>
> Please let me know if any of these work for you.

Thank you,



Regina R. Epple

Legal Assistant

Cobb Cole DeLand
231 N. Woodland Blvd.

DeLand, FL 32720

(D) 386-736-7700 (F) 386-785-1549

Website

View less

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

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Subject RE: Tymber Creek follow-up site visit

From Harry Newkirk <harry@newkirk-engineering.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:49 PM

Garrison,

I'm available the following times next week for Monday and Tuesday.

Monday afternoon (1 pm – 5 pm)
Tuesday 9 am to 2:00 pm

Harry Newkirk, PE #62971
President of Newkirk Engineering, Inc.

1230 N US Highway 1, Suite 3
Ormond Beach, FL 32174
Phone: (386) 872-7794
Cell: (386) 290-7599

View more

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

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Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: mgentry408@gmail.com <mgentry408@gmail.com>, 'Garrison McMillan' <gmcmillan@tellus-partners.com>, 'Gary Von Glinow' <gvg50@aol.com>, 'Jonathon Schrader' <Jschrader@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Cc: Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 4:32 PM

All,

I believe Michael's email is the last that I've received. There was several overlapping, so I wanted to clarify on the dates for the reschedule. Here is what I received:

Michael Gentry – Tuesday at 2:00 or Wed. at 10:00 or 2:00
Steve Curtis – Monday after 1:30 or Tuesday
Gary Von Glinow – Monday or Tuesday

Mark Watt has changed since I sent my email earlier today. Unfortunately, he is now only available Wednesday at 10:00.

Please let me know if this would work for you.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

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From:	Troy Railsback
To:	Spraker, Steven
Cc:	Michael Gentry; Steve Curtis; Gary Von Glinow
Subject:	Letter from IS HOA to City re Tymber Creek Apartments
Date:	Saturday, November 26, 2022 10:14:50 PM
Attachments:	Letter from IS HOA to City re Tymber Creek Apartments.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steven,
Hope all is well. The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) respectfully submits the attached letter for Planning Board and City Commission review/action when considering the Tymber Creek Apartments Planned Development and Rezone submittal.

Please confirm receipt and that it will be part of the review documentation/packet(s).

Thank you sir!

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

Indian Springs of Ormond Homeowners' Association, Inc.

27 Indian Springs Drive | Ormond Beach, FL 32137

November 26, 2022

Planning Department
Attn: Steven Spraker, AICP
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tymber Creek Apartments (PZ-22-008)

Dear. Mr. Spraker,
As you are aware, The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) is immediately adjacent to the northern west side of the subject property that is being considered for a Planned Development and Rezoning to significantly increase allowable density on that parcel.

The IS HOA is respectfully submitting the below requests to the Planning Board and City Commission as requirements should the project be considered for approval:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to IS HOA.
2. The Residential Block Retaining Wall on northern west side of subject property:
    a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
    b. Be a minimum of 10' tall.

The IS HOA would like to state and document their lack of support for the required traffic adjustments to State Road 40 (SR 40), as required by FDOT, due to significant safety concerns.

The IS HOA appreciates the opportunity to provide this input and is confident that the Planning Board and City Commission will incorporate the above adjustments to the Planned Development when considering such a significant change in density. Please do not hesitate to contact me with any further clarification or information regarding these requests.

Sincerely,

Troy Railsback
Board President/Secretary
Indian Springs of Ormond Homeowners' Association, Inc.

From: Steve Curtis
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Saturday, November 26, 2022 8:33:40 AM

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Steven,

I do support the position of the Indian Springs Homeowner Association as provided via separate correspondence. Regardless, I'm reaching out personally as a Citizen of Ormond Beach and Indian Springs homeowner. After the first public meeting, a group of residents met with Jaffee Corp., at Indian Springs (IS), and requested the developer modify the site plan geometry to increase the apartment building separation from IS in the NW corner of the project. Jaffee Corp. did nothing. Since that time, and on a couple of occasions, the current Developer met with IS residents to further address homeowner concerns. Although the developer made good faith efforts to alleviate the concerns, the reality is that the apartment buildings are separated from the IS boundary by less than the width of a typical IS lot. Aside from separation, my concerns are:

- Building scale relative to IS
- Multiple balconies facing the back of resident's homes
- Building and site lighting bleed into the neighborhood
- Traffic and apartment resident noise
- Vehicle headlights beaming into homes

Although the Traffic Study does contemplate the following movements and the project has FDOT approval, of additional safety concern is that 100% of the proposed apartment traffic will exit on West Bound SR40 creating a U-Turn condition for eastbound apartment traffic at either the Riverbend roadway cut, or, if the Riverbend cut is backed-up, at the next available option which is immediately West of IS. Notwithstanding, with no deceleration lanes, making a right turn into Indian Springs or IL Villaggio is challenging. Speeding SR40 westbound traffic requires relief in the south lane to avoid our right turn movements. Additional south lane congestion created by these U-Turn movements across from the subdivision entrance is dangerous. As a practical matter, the distance from the apartment exit on SR40 to the beginning radius of the deceleration lane into Riverbend is less than 150 feet, not a lot of distance to navigate across 2 lanes of traffic to a backed-up deceleration lane. This condition will only worsen as Riverbend expands.

I respectfully offer the foregoing for consideration as you contemplate approval of the Tymber Creek Apartment project.

Steve Curtis

From: mwill9274@aol.com
To: Spraker, Steven
Subject: Proposed Apartment Development at Tymber Creek Road and Granada Blvd.
Date: Tuesday, November 22, 2022 3:54:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City of Ormond Beach Planning Department,

I'm writing this email to document my concern and objection to increasing the existing unit per acre guidelines concerning the proposed Apartment Development project located at the corner of Tymber Creek Road and Granada Blvd. in Ormond Beach. My family and I have lived in the Moss Point Drive subdivision off Tymber Creek Road for approximately 13 years, and some of the things we value the most living in this small development is the privacy it offers and the preservation of the surrounding natural habitat. The natural beauty, flora and fauna of the strip of land bordered by Tymber Creek and Granada Blvd. should be preserved and protected, with managed development consistent with the preexisting neighborhoods off Tymber Creek Road.

Over the years we have seen how growth and development along Airport Road to the north of us has impacted the traffic along Tymber Creek Road. As traffic and congestion escalates at the Tymber Creek Road and Granada intersection, the difficulty driving out of Moss Point increases and the safety decreases in the area. This is especially evident in the mornings during the work week, where it can be quite hazardous pulling out of Moss Point and crossing Tymber Creek Road to head north, or even just pulling onto Tymber Creek Road heading south during the 7 am to 9 am rush hour time period. The risk is compounded by the increase in number of cars over the years attempting to make a U-turn on Tymber Creek Road at the Moss Point turn lane, intending to pull into the Walgreens parking lot. Making matters worse, it is very common during morning rush hour to see traffic backed up well beyond the eastbound turn lanes along southbound Tymber Creek Road at the intersection with Granada Blvd. To increase the number of units per acre at the Tymber Creek Apartment project would only put more cars and pedestrians on the road, exacerbating the congestion and safety issues in the area.

In conclusion, we have enjoyed living in this area and the quality of life it affords us. Amending current guidelines pertaining to the number of units permitted to be built on this small tract of land will proportionally and dramatically increase the population and number of cars in the area, negatively impacting the quality of life for the homeowners living in the existing subdivisions off Tymber Creek Road. Please do not increase the units per acre ordnance that is currently in place to manage our growth properly.
Thank you,
Mike Willard
Moss Point Drive

From: Mike Lambert
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Monday, November 14, 2022 7:05:07 PM

[External Email-Use Caution] - OB/IT Helpdesk

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Planning Department Ormond Beach:
We have lived at 20 Moss Point Drive since the Development sold lots and houses built, going on 33 years. We purchased and built because of the development's uniqueness, privacy, and roaming wildlife. We bought and built because of the zoning and restrictions on the surrounding properties. We have just completed an election cycle during which those seeking our vote assured us that beauty of our city would be preserved. That development would be managed and controlled. We look now for those words not to become hallow or manicured but upheld.
I am a resident of this area for 73 years , having been born at Halifax Hospital , raised near Our Lady of Lourdes Church and school, which I attended, then Father Lopez High School, then out of state for college and law school, knowing I would always return "home".
When the Jaffee group held the property, they sought to, and succeeded at, annexing a connected piece of property into the city. Later, we met with many of the city commissioners, showed them our neighborhood and walked to the project, pointing out our concerns. Instead of meeting with us, the mayor suggested that we meet directly with the attorney for, and a representative of, the proposed project. Dr. and Maureen Weiss graciously opened their home for the meeting. Concessions were pitched back and forth, each side conceding, compromising. Though we all left with the belief the project would go forward, with the concessions each pledged- to be put in writing once they got to presenting the project to the mayor and commissioners.
Waiting for the final project to be presented, we learned that the property had been sold, from the local consortium to an out of state group. Next, we were notified that the new group would be seeking the city grant an expansion from the original 10 unit per acre allowance to18 units per acre.
As a native of this area, I am horrified driving down N Clyde Morris Blvd. from Granada into Daytona. Worse is Williamson from Granada to Mason Avenue. No doubt these never-ending apartment complexes generate increased revenue for each's respective cities or the county. But at what cost? I have not spoken with one person who believes they aesthetically add to the community. I fear our elected public servants look at the tax base revenue generator and succumb, rarely foreseeing or admitting the loss, the strain on water supply, the increased traffic congestion, let alone "preserving our community".
Moss Point still has many of the original land purchasers who built their dream home at their dream location, based upon an original pledge that the surrounding areas were restricted to certain growth.
Sometimes I get concerned, as the farthest west developments that will be severely impacted by any extension of this project, we are out of sight, out of mind!
Those of us who remain in these exterior developments have demonstrated we are here for the long haul and because our land, with its attributes of peace, tranquility, and an abundance of wildlife I now get to show my grandchildren, having done the same with their now mom and dads, deeply means something to us.

Respectfully , Michael Lambert
20 Moss Point Drive
Ormond Beach, Fl.

From: richard weiss
To: Spraker, Steven
Subject: TYMBER CREEK APARTMENTS
Date: Sunday, November 13, 2022 1:49:26 PM
Attachments: letter concerning Tymber Creek.docx

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I am enclosing the letter that I want to share with the Planning Committee. Thank you for your help and please let me know that you have received this email and it can be shared as is.
Sincerely,
Richard Weiss, MD

From Richard Weiss, MD
12 Moss Point Drive, Ormond Beach, Florida 11/13/2022

To Planning Department Ormond Beach
Concerning Tymber Creek Apartments

This letter is written regarding the request to expand the Tymber Creek apartment project from 10 units per acre to 18 units per acre allowing for an 80 % increase in the population density as well as allowing for a similar increase in the total number of residents. The builder is entitled to build 10 units per acre as the land was zoned for this number. Building more than this would require an exception to the current zoning and will result in a major impact on the residents of this area. It is the ***exception*** we object to. The reasons are the following:

1: I am a hematologist and oncologist who has practiced for 37 years in this area. Our emergency rooms are filled, hospital beds are not always available and access to physicians in a timely manner is increasingly difficult. This is not just an inconvenience but can potentially be life threatening. You need to make sure that the growth in the population is accompanied by a commensurate growth in the medical community as well. Please do not increase the number of residents in the area without an adequate infrastructure as it is not safe.

2: Most of us moved here to live in a small community and avoid the high population densities of the larger cities. Bringing in large numbers of new residents in Ormond Beach will undermine this and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space. Allowing this to happen is not planning but acquiescence. Please help find a happy medium.

3: The animals: they cannot speak for themselves, yet they gift us their presence. I do not see deer, turkey, turtles and the myriad of other species in our large cities. Let us avoid this becoming our legacy.

If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

Thanks for listening and sincerely,

Richard Weiss

From: John Dietz
To: Spraker, Steven
Cc: Dietz Cheryl
Subject: Opposition to Proposed Tymber Creek Apartment Project
Date: Sunday, November 13, 2022 11:54:30 AM

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Good morning Mr. Spraker,

The purpose of this letter is to express our concern and opposition to the proposed Apartment Development project at the NW corner of Tymber Creek and Granada Blvd. in Ormond Beach, Fl.

As longtime residents of Ormond Beach, living in the Moss Point SubDivision, we have enjoyed a very nice quality of life including privacy, reasonable traffic, safety and abundant wildlife in our surrounding acreages. Additionally, we have benefitted from the local commerce and controlled / managed growth that has occurred during the last 10+ years.

We are not against managed growth! **We are are very concerned that there is consideration to raise the existing unit per acre guidelines** and potentially grant exemptions to the developer. The developers in Ormond Beach and nearby Daytona have a right to build within existing guidelines, and they are currently adding thousands of units in the surrounding area. Please don't increase the number of Units per acre allowed.

To increase the number of units per acre at the Tymber Creek Apartment project would be in direct conflict with the controlled / managed growth program that has been successfully in place for years. Although there are many negatives to increasing the units per acre we will just cite one, **traffic flow and safety near the Tymber Creek and Granada intersection, and subsequent eastbound Granada traffic congestion.**

This is already a known problem during rush hours, particularly in the mornings. It is difficult to drive out of our housing development onto Tymber Creek southbound in the mornings because traffic is frequently backed up from Granada northward all of the way to the lights at the entrance to Break Away Trails. Frequently southbound cars on Tymber Creek that want to turn left onto Granada and head eastbound are instead driving through the intersection and cutting through the neighboring strip mall and skipping the Tymber Creek turn lane altogether! What would several hundred additional cars do to this already congested intersection?

We have pictures of the traffic backed up to the Break Away trails intersection that we will be glad to share with you. Please do not increase the 'units per acre ordnance' that currently is in place to manage our growth properly.

Kind regards, John and Cheryl Dietz

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent time: 11/09/2022 01:28:21 PM
To: Spraker, Steven
Cc: Persis, Susan
Subject: Tymber Creek Apartments SPRC Comment

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Please include these in the Planning Board packet:

This project is not compatible with the neighboring subdivisions.

The land development code allows for only 164 units, and any increase in density will be detrimental to the quality-of-life for the surrounding area's residents.

The traffic issue will become horrendous with people racing through the Walgreen's parking lot, making U-Turns in all directions on Granada Blvd., especially with the heavy school traffic in this area (from Riverbend, Calvary, Pathways, Pine Trails).

With the creeks and rivers, flooding concerns also remain an issue for this area.

This is not the right project for this area. We ask that it be rejected.

Ken and Julie Sipes

From:	Deb W <debweinbergfl@gmail.com>
Sent time:	11/07/2022 04:36:36 PM
To:	Spraker, Steven
Subject:	RE: Tymber Creek Apartments (PZ-22-008) - Include in Submission

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Dear Planning Board Members:
We are writing as we will be out of town on 12/8/22 when this meeting will take place.

We are asking the OB Planning Board members to deny this apartment project in its current form. Before granting variances to a developer please remember the current residents who live in the area and how this will affect their lives. Evaluate all new projects to ensure our last remaining green spaces are not over built, our roads & schools are not overloaded, and that infrastructure is in place before allowing a project to begin.

As you are all aware the traffic @ Tymber Creek and Granada is already problematic during school and rush hours. There are multiple new approved housing projects that will use this road. Many are ongoing and some (Marshside) have not started & are not part of the Traffic study (and will not be for years.) Aside from the traffic, the wear & tear on our roads, schools, water usage, flooding & the many issues that result in a project of this scale being built on this lot.

Adjacent to Ormond are thousands of new apartments that have been built. Large apartment complexes on Williamson, LPGA, Clyde Morris. All indirectly putting pressure on the resources that we who live in Ormond Beach are affected by daily.

We understand the need to allow new projects, but this is the type of project that should NOT be approved. This land should be bought back by either Ormond Beach or the State of Florida.
In our opinion, in order for Ormond beach to continue to be a desirable place to live not every project needs to be approved or every piece of land be developed. An Apartment complex of this size in this location does not benefit any resident that currently lives in this area.

Please take these concerns in your decision before you allow this project to move forward.
Please ask yourselves this simple question: Will this project enhance the quality of life for existing residents?

Debra & Matt Weinberg
2341 Lipizzan Trail
Ormond Beach
386-405-0866

Received 11.07.2022 – From Ron Hoopper

Planning Board

Tymber Creek Apartments

The property now is zoned for 164 units per acre. The density of which should not be increased.

What is best for residences of Ormond Beach especially West of I-95?

If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.

The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.

This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units.

Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.

Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing

increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion.

There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT recognized another needed traffic light.

The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost.

Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.

Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.

I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Lauren Campbell <laurann06@gmail.com>
Sent time:	11/07/2022 11:40:58 PM
To:	Spraker, Steven
Subject:	IMPORTANT- Quality of life in Ormond Beach

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Mr. Spraker,

I ask you to take this email seriously. As I am not the only person with the same concern. Ormond Beach cannot handle anymore traffic or people moving in. We need to keep our community "Ormond Beach" not a destination for people moving from other states. It is with great concern that I write to you because, as a native, I've seen so much change within the last 20 year.s And I have 35 years within this beautiful place. Granada cannot handle the traffic. Please stop with more apartments. Keep our wetlands and wild animals safe from new construction. WHERE ARE THE ANIMALS SUPPOSED TO LIVE? Growing the town larger will not do us justice, nor the animals, and the population will turn into a mini Miami. Or worse, a Daytona Beach city corner.

My true message is as follows. PLEASE CONSIDER THIS AS A GREAT CONCERN TO ALL ORMOND BEACH RESIDENCE!

My most sincere gratitude,

Lauren Campbell
29 Oak Ave, Ormond Beach

Planning Board Tymber Creek Apartments The property now is zoned for 164 units per acre. The density of which should not be increased.
What is best for residences of Ormond Beach especially West of I-95? If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.
The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.
This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units. Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.
Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion. There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT

recognized another needed traffic light.
The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost. Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.
Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.
I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Renata Rosander <realtorrenata1@gmail.com>
Sent time:	11/03/2022 01:44:01 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartments

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Dear Planning Board & City of Ormond Beach:

Please please please do not allow these apartment buildings in our backyard. We are homeowners in Tymber Crossings and our quality of life is already taxed with all the development in Hunters Ridge. Now City Council approved nother 129 homes on Airport Road and Tymber Creek. If anyone on the planning board lives off Tymber Creek road you would see that it takes 30 min to go 2 miles to get to 95 in the morning. There is just no way the intersection of Granada and Tymber Creek can safely handle more traffic. We all bought west of 95 purposely to stay away from rental apartments.

Here are some of the issues

1. Building on the wetlands (yes the out of town developers mitigated the wetlands), right on the little tomoka river, we just had significant flooding, not to mention the chemical runoff from the landscaping straight into the river. Keep those wetlands clear to protect our homes from flooding, wildlife and water quality.
2. Horrible location planning for apartments. They are proposing the apartments share an exit with Walgreens. The renters will need to go west on Granada and make a U-Turn right at the Riverbend church/school exit (which is busy in the mornings), in order to access 95, town and shopping. There will be accidents as approximately 800 cars will be making U-Turns in the morning right where the school's exit is with hundreds of cars as well. Sunday is also extremely busy for Riverbend Church exit.
3. The people in the apartments will naturally become frustrated waiting to cross Granada to make a U-Turn on their way to work and will cut through the Walgreens parking lot to use Tymber Creek to turn left. This will make road rage as residents off Tymber Creek road that back up waiting 20 min + to make that turn will not want to let people cut in from the Walgreens parking lot. It just makes for an angry start to the day and an unhappy community all around.
4. We are a Single Family Home community! Our area is already stressed and there are more single family homes already approved (Tattersall/Avalon/HuntersRidge) that will significantly strain our clean water availability and the Traffic will be horrendous. We do not need or want apartments!

As a Realtor, I understand the owners from St Augustines have rights but not for apartments. Please do not approve this! If they want to use the land for a strip mall/businesses that makes a little more sense as long as it's not on wetlands and a much smaller footprint. Along the river there should be protected.. Our property taxes just went up and now developers want to also take away our quality of life and create guaranteed dangerous driving for all of us including the prospective tenants. Leave the apartments west of 95. I'm on our HOA board and neighbors are seriously discussing moving as a result of the apartment buildings. Look at Port Orange as an example and trust your gut and please vote no.

Thank you,

Renata Rosander and Geraldine DiRodio
Realty Pros Assured
Mobile:386-316-8041
https://www.renataongranada.com/

From:	Kelly Filasky <homedrawsplus@yahoo.com>
Sent time:	11/02/2022 02:24:37 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apts

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Hello Mr. Spraker,
I am writing in regards to the proposed apartments off 40 and Tymber creek road. I am resident of Tymber Creek and find the traffic Already horrible. I cannot fathom what this road will look like when more apartments go in. Sometimes (no kidding) it has taken me 15 minutes just to go 2 miles during school hours. I would like to voice my concern and ask that this complex be axed. I feel like I have been hearing about these apartments for years now?
Thanks for listening,
Kelly Filasky
Sent from Mail for Windows

From:	mary newsome <bloodymaryjn@yahoo.com>
Sent time:	11/02/2022 11:27:53 AM
To:	Spraker, Steven
Subject:	Tymber creek apartments

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I am a definately NO vote on this. Our traffic is already horrendous Can’t see 600 more cars getting in the mix (assuming 300 units with 2 cars each) Can’t they build north off US 1?

Sent from Yahoo Mail for iPhone

From: Troy Railsback <troyrailsback@yahoo.com>
Sent time: 10/02/2022 09:57:47 PM
To: mark.watts@cobbcole.com; Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Gary Von Glinow <gvg50@aol.com>
Cc: Spraker, Steven; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Jonathon Schrader <jschrader@tellus-partners.com>
Subject: Re: Tymber Creek Apartments

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Michael,
Thank you for passing along the information and keeping the group input/feedback/responses regarding Indian Springs HOA and more specifically a few of our Indian Springs Property Owners who will be adjacent to the development.

Garrison/Harry/Mark,
Thank you for your gracious efforts in incorporating the Indian Springs HOA's input/requests into this iteration of your site/development(s) plans.

The main focus and open item for me is the traffic impact to the current HWY 40 layout just west of the ingress/egress of your development, and more specifically the lack of turn lanes into our development (Indian Springs) as well as the Coquina Presbyterian Church (just west of your property and the Jaffee parcel on HWY 40) and Il Villaggio (just west of Indian Springs). I will continue to highlight this flaw in the current HWY 40 layout, that will become dangerously/fatally more evident with the traffic impacts of you parcel's requested use at a significantly higher density than zoned/planned. Walgreens has a turn lane (as will you in conjunction with the ingress into your parcel). Breakaway Trails has a turn lane and so does Hunter's Ridge. If having turn lane to ingress into the Tymber Creek Apartments is important and vital to traffic flow into the apartments, then the same should apply for mitigating egress traffic from a significantly higher density use than zoned/planned. Yes it has been mentioned that a longer turn lane(s) (for U turns) will very likely be part of the upgrades to HWY 40, but the weaving drivers and traffic congestion of the egress traffic from Tymber Creek Apartments mixed with Traffic Flow coming west on HWY 40 from the light at Tymber Creek Road will result in distracted, speeding, annoyed drivers (at speeds of 50+ mph) significantly more opportune to be stalled in focus of vehicles slowing down to less than 20 mph to exit HWY 40 to ingress into those above mentioned entrances without turn lanes. So my ask is that you are an advocate/good steward/supporter (vocally and financially?) of the City and State making these suggested improvements (turn lanes into those above mentioned entrances without turn lanes). Please know that Indian Springs did have a turn lane in the past, however traffic into our development and more importantly traffic on HWY 40 has significantly increased.

Steve (Spraker),
The previous paragraph is something that I would like to discuss with you further when the opportunity presents itself in the very near future. I also would like for it to be part of the note(s) reviewed by the Planning Board/Commission/Other Reviewers.

All,
Please do not hesitate to call me on my cellphone (321-663-7301) to discuss further. More later…

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

On Monday, September 26, 2022 at 02:04:57 PM EDT, Gary Von Glinow <gvg50@aol.com> wrote:

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

On Monday, September 26, 2022, 11:09 AM, Garrison McMillan <gmcmillan@tellus-partners.com> wrote:

> Harry – do we have a schedule for the field work contemplated for the surveyor? I'm happy to try and mark that wall contemplated in the site plan in addition to the bldg. corners.
> Gary – I'm not sure that balloons would give you a good representation of the height of the building elevations or not. You would have to do so on a VERY still day with no wind pollution to get the desired outcome. Let us get the staking down in the field first and discuss via an online meeting. Please keep in mind that the existing natural buffer (between the contemplated screening wall and the property line) almost all of that existing vegetation will stay and not be disturbed. We will in addition to what is already there add more rather mature (10-12 foot) EVERGREEN trees that grow upwards of 70ft to additionally screen beyond the existing vegetation that is inside that vegetation buffer. I think you will find that in no time the apartment elevations are going to be totally screened. We also have pivoted the bldgs to adjust the line of sight from the balconies with this revised site plan & added the full fence enclosure of the apartments to make sure that no trespassing is easily contemplated between the apartment tract and the Indian Springs neighborhood without scaling a fence. I hope you can see that our efforts are doing our very best to address your concerns.
> Kind Regards,
> Garrison McMillan
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.798.5974 | f: 404.393.5439
> gmcmillan@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>
> **Sent:** Friday, September 23, 2022 3:52 PM
> **To:** mark.watts@cobbcole.com
> **Cc:** Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Steven Spraker <steven.spraker@ormondbeach.org>; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Troy Railsback <troyrailsback@yahoo.com>
> **Subject:** Tymber Creek Apartments
> Mark,
> I agree with Michael Gentry's email to you on September 19 regarding the latest site plan for the Tymber Creek Apartment development. Unfortunately, I didn't submit my comments to Michael regarding the site plan until the afternoon of September 19. The purpose of this email is to convey my site plan comments and requests, which I believe are consistent with Michael's.
> First, thank you, Garrison and Harry for meeting with us on August 15 at the development site and my backyard. All three of you listened to our issues and concerns and have now proposed revisions to your site plan that appear to be consistent with what we discussed. As Garrison noted in his August 18 letter to me, staking Buildings 8 and 9 will allow us "to know exactly what we are dealing with from a buffer perspective."
> Regarding the staking, I also ask that balloons or some other form of staking be used to show the actual elevation of Buildings 8 and 9. In addition, the close proximity of the Apartment road to our pool house and outdoor swimming pool, may pose significant headlight and noise (motorcycle) intrusion on us and our neighbors. Therefore, I also request that you stake the west side of the Apartment road/wall that runs parallel with Indian Springs Drive and Circle. I also wonder if the construction and materials of the proposed wall have noise reduction qualities.
> Thank you once again for listening to us and making what I hope will prove to be a significant reduction in our buffer and privacy intrusion concerns. I very much look forward to discussing the revised site plan once the above staking has been completed.
> Best regards,
> Gary Von Glinow
> 39 Indian Springs Drive
> 847-624-0619

Sent from the all new AOL app for iOS

From: Marian Marrese <m41257@yahoo.com>
Sent time: 08/18/2022 12:01:19 PM
To: Spraker, Steven
Subject: Tymber Creek Apartment Complex

[External Email-Use Caution] - OB/IT Helpdesk

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August 17, 2022

Mr. Spraker,

First, I would like to thank you for your service to our community and your consideration of this letter. I know it takes time and responsibility in achieving your goals for our community.

Secondly, I am writing this letter regarding the projected Tymber Creek Apartment complex to be located next to and behind the Walgreens on the corner of Granada Blvd and Tymber Creek Rd. I believe that this development will have a significant negative impact on the community that I and my family have lived in for over 40 years. Many of our local residents, including myself, attended the meeting at Coquina Church in June regarding this proposed complex. This development in its location and size will make our community much less safe and the traffic volume and traffic pattern will make this area dangerous, especially for school and public transportation as it was discussed at the meeting. As a result, this will make our Ormond Beach area much less desirable.

There is a saying: "**Less is More**" Regarding this development and location, I believe, **less** development results in **more** safety, **more** beauty, and a **more** eco-friendly environment. In my opinion, negating or significantly limiting this development would be the **more** responsible decision.

Please consider this when voting on the advancement of this development. Again, I would like to thank you for your time, your service and your consideration.

Sincerely,

Dr. Roxy Marrese Jr., M.D.
6 Moss Point Drive
Ormond Beach, FL 32174

From:	jimbaro2@aol.com
Sent time:	08/14/2022 12:54:12 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

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Mr. Spraker,

My wife and I live in the Moss Point Subdivision. I attended the June meeting at the Coquina Church pertaining to the projected Tymber Creek apartment development. There are several items that were discussed at the meeting that are concerning, not the least of which is the impact to the existing residents in the area of the planned development. Most of the people have significant investments in their properties and enjoy the lifestyle we have become accustomed to over the years, which made Ormond Beach the place we decided to live and raise our families.

Another concern is the desire of the developer to increase the overall size of the project. Allowing an increased size will negatively impact the density of our area and worsen the existing traffic problems on Route 40 and Tymber Creek Road. Currently trying to make a left turn from Tymber Creek Road on to route 40 takes several traffic lights due to the back-up of traffic already existing on route 40 going east. The delays will only get worse due to the residents wanting to exit the apartment complex and go east into Ormond Beach. To do this they must attempt to cross two lanes of west bound traffic on route 40 and then attempt to make a U-turn into east bound traffic. The likely hood of accidents, injuries or worse and further back-ups is heightened.

Another person at the meeting asked the developer if they are going to manage the complex after the project is completed and for how long. The response was they would build it, manage it, and in a year sell it. That attitude does not bode well for our community. This project appears to be nothing more than a money-making proposition for the developer and a detriment to the citizens and the city of Ormond Beach.

My wife and I hope the planning board and commissioners will seriously consider studying existing options in the codes that mitigate the impact to the subdivisions that will be negatively impacted by this development. We are all caring residents of Ormond Beach and are concerned about the future of our properties, the lifestyle we have all come to love and the wellbeing of our city.

Thank you for the opportunity to express some of the concerns that we have about the proposed development.

James and Sylvia Barocas
16 Moss Point Drive

From: Gary Von Glinow <gvg50@aol.com>

Sent time: 08/11/2022 11:06:11 AM

To: scurtis@charleswayne.com; mgentry408@gmail.com; troyrailsback@yahoo.com; mark.watts@cobbcole.com; gmcmillan@tellus-partners.com; harry@newkirk-engineering.com; regina.epple@cobbcole.com; nika.hosseini@cobbcole.com; mimivon@aol.com; Spraker, Steven; Allen, David; Culliver, Cara

Subject: Fwd: Tymber Creek Apartments

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* CORRECTED COPY*

This corrected copy replaces the one I sent last night and includes the removal of the sentence fragment between Sections B and C, and placing it where it belonged as highlighted in A.8. This is the only change. Sorry for any inconvenience; and thank you for taking the time to read this.

Gary

-----Original Message-----
From: Gary Von Glinow <gvg50@aol.com>
To: steven.spraker@ormondbeach.org <steven.spraker@ormondbeach.org>; david.allen@ormondbeach.org <david.allen@ormondbeach.org>
Cc: scurtis@charleswayne.com <scurtis@charleswayne.com>; mgentry408@gmail.com <mgentry408@gmail.com>; troyrailsback@yahoo.com <troyrailsback@yahoo.com>; mark.watts@cobbcole.com <mark.watts@cobbcole.com>; gmcmillan@tellus-partners.com <gmcmillan@tellus-partners.com>; harry@newkirk-engineering.com <harry@newkirk-engineering.com>; regina.epple@cobbcole.com <regina.epple@cobbcole.com>; nika.hosseini@cobbcole.com <nika.hosseini@cobbcole.com>; cara.culliver@ormondbeach.org <cara.culliver@ormondbeach.org>; mimivon@aol.com <mimivon@aol.com>
Sent: Wed, Aug 10, 2022 6:21 pm
Subject: Tymber Creek Apartments

Dear Steven and David,

First and importantly, thank you for the time you spent meeting with Steve Curtis, Michael Gentry and me at the north cul de sac of the Indian Springs subdivision. Both of you listened very attentively to our comments and concerns and then viewed the developer's property from our backyard and property line.

From a sight line and privacy perspective, my house at 39 Indian Springs Drive is, by far, the most directly impacted, in any subdivision, bordering the proposed apartment development.

Steven, you met with my wife and I several times in your office when the Jaffe Corporation proposed development of the Tymber Creek property. Our questions and potential concerns at that time remain the same regarding the impact on our property, since the current proposal appears identical to the Jaffe proposal regarding location and configuration of the proposed apartment buildings.

The purpose of this letter is to provide some information about my wife and I, and how we came to buy 39 Indian Springs Drive, to express general support for the use of the land behind us, and to list questions, concerns, and immediate requests regarding certain features of the proposed development.

Relevant Background

My wife and I are retired. We will celebrate our 40th wedding anniversary later this year.

For many years, we spent our vacations in or around the Cocoa Beach area. In January 2017, we started our search for a VRBO rental and found everything was booked and, at the last minute, a house on Halifax Avenue in Ormond Beach had a cancellation, and we rented it for 2 months. We had never heard of Ormond Beach.

We fell in love with everything about Ormond Beach. When our lease expired, we rented a condo on the river, began our search for a permanent home, and bought 39 Indian Springs Drive on 6/30/17. We moved in with no furniture...nothing. Later in the year, we sold our house in Lake Forest, IL and physically moved our household. Like many others, our only regret is that we didn't find Ormond Beach sooner.

We have two grown daughters, both are married, both own businesses with their husbands that allow them to work at home, and both have 2 children under the age of 4. One lives in Chicago, and the other in Brooklyn.

We bought 39 Indian Springs Drive specifically because it was configured to easily house our daughters and their families for weeks at a time. As parents and grandparents, we wanted to entice them and our grandchildren to visit often. Last month, both girls and their families spent nearly two weeks with us and one family is returning on August 22nd for a weeks' stay.

Our House

The developer's plans show the corner of our main house, but not the pool and enclosure immediately behind our main house, nor the pool house immediately behind our pool enclosure. Our pool house is the closest structure to our property line and, therefore, closest to the proposed apartment buildings. I have mentioned correcting the misleading depiction of our structures on the developer's plans to both developers or their agents, with no response.

The builder of several homes in Indian Springs, built our house for himself and his family in 2008. They lived here for many years. Naturally, he positioned the house on its property and designed the rear of the house, pool, and pool house to have optimal views of the forest and vegetation now occupying the developer's land behind us. For example, our master bedroom is located at the rear of our house, with sliding doors to the lanai and pool, and a 9' x 7.5' single pane window that faces the developer's property and is the closest portion of our main house to the developer's property.

The Proposed Development

While we had been told by our realtor that the forested land behind us "could never be built on," we also agree that ignorance is no excuse for objecting to the proposed development. In fact, we support the land use for this development and the proposed number of rental units. And, we think the illustration of the proposed buildings are attractive.

Compatibility Concerns and Requests

First, I have no experience in contracting to build a structure of any kind. I don't know how to read the plans that the developer is required to provide us. On the other hand, I challenge any experienced builder, or even a registered surveyor, to use the plans provided to us and, without a GPS or other CAD/CAM aid, to walk out into the forested land to be developed and stake the corners of Buildings 8 and 9.

A. Privacy - We want the impact on our privacy (sight lines, sound, etc.) to be mitigated. The specifics of that mitigation request can be provided only once the following actions are completed:

1. The location of building 8 and 9 are staked with materials that are visible from our property line. The stakes should show buildings directly behind the entire width of our property line.
2. Poles or other identifying objects are positioned to show the height of the 2nd and 3rd floor balconies directly behind the entire width of our property line. Please note: the land on which Buildings 8 and 9 are to be built is significantly higher than our property.
3. New, bright-colored ribbons are placed and visible on all trees that will be removed behind the entire width of our property line. Ribbons originally placed years ago by the Jaffe Corporation have faded or are not visible today.
4. Landscaping - Steven, you mentioned that a landscape designer employed by the city could meet with us to examine and assess current and planned vegetation. I would appreciate it if you would provide me the name and contact information for this landscape designer, or alternately provide my contact information to that person. Landscaping mitigation is particularly crucial to us since much of the current vegetation on the developer's land between our property line and the approximate location of Buildings 8 and 9 is quite short (a few feet high) compared to other areas of the developer's land.
5. Stakes or other objects are placed such that can be seen from our property line along the apartment road beginning prior to the curve around the corner of Building 9 and continuing for the width of our property line. In addition to sound intrusions, we are interested in assessing the impact of vehicle headlights on our property.
6. Parking - Stakes or other objects are placed on all parking spaces, planned and approved (including those not being built by this developer) that face our property line.
7. Configuration of Buildings - The current developer purchased the land and decided to propose the same configuration of buildings as the Jaffe Corporation. I ask that the developer consider positioning Building 8 in a manner that would significantly reduce its undesirable intrusion on our privacy.
8. Urgency - We requested most of the above in person with an employee of the Jaffe Corporation. On June 8, 2022, I made a similar request (primarily focused on 1 and 2 above to an agent of the current developer. My concern is that any delays by the developer in fulfilling our request might prevent us or anyone else from intelligently and thoroughly assessing the impact of this development on the community and its residents and

making that assessment and related mitigation requests known to the developer and those officials who are responsible for reviewing and approving/revising the developer's proposal. In other words, delay or non-compliance with our requests helps the developer and harms impacted Ormond Beach residents. And worse, may prevent approving authorities and commissions from making fully informed decisions.

9. Photoshop technology exists and is available to the developer and, perhaps the City's landscape designer, to provide us with a best effort picture of the impact of the proposed development with and without mitigation. As the owner of the house that is significantly impacted by privacy concerns resulting from the developer's current proposal, I request this support to be provided to us well in advance of any official meeting to review or approve the developer's proposal.

B. Security and Sound - While we view 600+ tenants in 300 units as validation of our decision to decide to live west of Interstate 95, common sense also suggests that density increases the need for increased security. Indian Springs homeowners have suffered break-ins and burglaries in the past. The HOA took steps to increase our security by causing our subdivision to be gated 24/7. The developer's land has provided a natural barrier on our East side.

The construction of a wall or other barrier between the proposed apartment buildings and Indian Springs would strengthen security for all homeowners and tenants and could also provide a sound buffer. My wife and I strongly endorse and support the requests of Steve Curtis and Michael Gentry regarding the need for an effective wall barrier.

C. Traffic Safety - It appears to me that the current developer purchased the land and is proceeding with basically the building plan as was proposed by the Jaffe Corporation. On June 8, 2022 at the meeting at the Coquina Church, I was shocked to learn that the only significant change to the Jaffe plan was to eliminate access to the apartments by tenants from Tymber Creek Road and to require all ingress and egress of tenants to occur west of the Walgreens access on Granada.

I do not understand the reason or benefit of this change or what problem it is attempting to solve. As a reasonable person, causing some large portion of 600+ cars from the apartments to join 100+ parents delivering their children to the Little Blessings School, and hundreds of other parents delivering their children to River Bend Academy within a few hundred linear feet while semi-trucks and other vehicles are joining this same linear space at high speed on Granada through the Tymber Creek intersection is a recipe for disaster. Obviously, FDOT has the expertise to evaluate this and if they approve this without some serious changes to the roadway, I must accept their decision.

What I am requesting now is a written or oral presentation by the developer that describes the reasons and rationale for this dramatic change to the Jaffe proposal.

As I look over the length of the above, one could conclude that my wife and I are strongly opposed to this development. That conclusion would be wrong.

We are generally supportive of growth and development west of I95, and we are specifically in favor of the 300 unit apartment complex that is proposed. Once our requests are met in A and B above, I expect that reasonable mitigation requests arising from a more transparent assessment of the developer's proposal can be agreed upon by all parties.

Finally, I have found this process very frustrating and ineffective due to communication requirements to which developers must comply. A sheet slightly larger than 8.5” x 11”, depicting the location of proposed buildings on forested land covering multiple acres, is not very informative or user friendly for a typical resident. In this situation, knowledge and information equates to power. The information requirements placed on a developer seem to tilt the power equation strongly in favor of the developer. The resident is left largely in the dark, in my opinion. Most of my requests above are my attempt to achieve transparency, a balance of power, and shared facts and information as a basis for reaching agreement on reasonable mitigation solutions.
****

Steven please forward this to whomever you feel is appropriate. I apologize for the length of this note, but felt it was necessary to err on wordiness for those that have never been to our house.

Best regards,

Gary C. Von Glinow
39 Indian Springs Drive
Ormond Beach, FL 32174
phone: 847-624-0619

From: mgentry408@gmail.com
Sent time: 08/08/2022 10:00:45 AM
To: Spraker, Steven
Cc: scurtis <scurtis@charleswayne.com>; Gary Von Glinow <gvg50@aol.com>; Troy Railsback <troyrailsback@yahoo.com>
Subject: Tymber Creek Apartment Complex Proposal

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,
Upon review of the latest submittal of the Tymber Creek Apartment complex, I was surprised and disappointed. I attended the Neighborhood meeting at Coquina Church in early June which crystalized the concept of the project. Most of the comments were concerning traffic, safety, security, aesthetics of the area and the footprint of the Complex. After the meeting I spoke with both Marc Watts, Attorney for the developer and Garrison McMillan, the developer. I expressed safety concerns with the property being within a few feet of two homes in our development and my desire for a non-penetrable wall, preferably some type of block, brick at least 8' tall. I also invited Garrison to come walk through our development and see firsthand the next time he was in town. It may be he has not been back to Ormond Beach since the meeting, but I have not heard from him or any member of his team. While I felt he understood my concerns about separation and he indicated he would talk to his team about a fortified wall, the concept of a 6' vinyl white fence is egregious to me and erodes any confidence in addressing other concerns voiced by residents during the meeting.
It is interesting the desire to be "good neighbors" was mentioned multiple times. Yet, when Mr. McMillan was asked his company's intentions, he replied they intend to build it, get it leased, operate it for one year and sell it. This leads me to conclude being a good neighbor only applies to getting approval in a manner which is beneficial for Tellus Partners to sell for an acceptable profit and leave the balance of the "good neighbors" to deal with traffic, safety, security and aesthetics beyond a couple of years.
At this point after reviewing the plans, I feel at a minimum the developer should construct a wall of block or brick at least eight foot high on top of the retention wall they show in the schematic around the property and in all other areas along the property line as required to provide an adequate barrier. This would at least provide a level of separation and security from Indian Springs and the Little Blessings School and Coquina Church which also is adjacent to the property. Additionally, I would require the Developer to reposition Building Nine and arrange the balconies to the woods rather than the homes in Indian Springs and the Little Blessings School.
While I recognize the rights of the developers to build what is allowed within regulations and codes, they should not be entitled to ignore what may be more expensive, inconvenient and a significant change in the surrounding neighborhoods.
I thank you for the opportunity to submit my primary concerns and suggestions on this project.
Sincerely,
Michael Gentry
10 Indian Springs Drive
Ormond Beach, FL 32174
Michael Gentry
Email mgentry408@gmail.com
Cell 386-405-8632

From: Spraker, Steven
To: City Clerk
Subject: Re: I concur with this Ormond Beach Taxpayer/Resident/Voter
Date: Monday, June 13, 2022 9:58:31 AM
Attachments: image003.png
image003.png

Thank you

Sent from my iPad

> On Jun 13, 2022, at 9:53 AM, City Clerk <cityclerk@ormondbeach.org> wrote:
>
> I believe this gets sent to you.
>
> <!--[if !vml]--><!--[endif]-->
> **Ashley McLoughlin**
> **Administrative Assistant, City of Ormond Beach**
> 22 South Beach Street, Ormond Beach, FL 32174
> Main: (386) 677-0311 | Direct: (386) 676-3331 | Fax: (386) 676-3330
> Ashley.McLoughlin@ormondbeach.org
> www.ormondbeach.org
>
> **From:** Amy Sandler <amysandler72@yahoo.com>
> **Sent:** Sunday, June 12, 2022 9:47 AM
> **To:** City Clerk <cityclerk@ormondbeach.org>
> **Subject:** I concur with this Ormond Beach Taxpayer/Resident/Voter
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> "Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre.
>
> The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes.
>
> A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you
>
> Sent from my iPad

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartmets
Date: Sunday, June 12, 2022 10:13:30 AM

Bill Partington
Sent from my iPhone

Begin forwarded message:

From: V Kester <kester41@gmail.com>
Date: June 12, 2022 at 9:55:33 AM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartmets

[External Email-Use Caution] - OB/IT Helpdesk

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Victoria Kester
Breakaway Trails resident
Sent from Mail for Windows

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Apartments:
Date: Friday, June 10, 2022 10:57:11 AM

Sent from my iPad

Begin forwarded message:

> **From:** Barry Miller <millerpsu66@icloud.com>
> **Date:** June 10, 2022 at 10:12:01 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Apartments:**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Let's not start building more apartment complexes in Ormond. Traffic is awful already. Putting apartments on Tymber Creek will only add to the congestion that's already bad. Have the courage to say no to more building in the Tymber Creek area. Thank you. Barry Miller
>
> Sent from my iPhone

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 3:48:50 PM

Sent from my iPad

Begin forwarded message:

From: mclarnanrio316@cs.com
Date: June 10, 2022 at 3:47:43 PM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartments
Reply-To: mclarnanrio316@cs.com

[External Email-Use Caution] - OB/IT Helpdesk

Hello Mayor Partington

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Mike & Mindy McLarnan
Tymber Creek
Ormond Beach FL

From: Partington, Bill
To: Shanahan, Joyce; Hayes, Randy; Spraker, Steven; Whitley, Claire
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 10:56:57 AM

Sent from my iPad

Begin forwarded message:

> **From:** Patricia Lang <outlook_58AC308E4BA1F9B1@outlook.com>
> **Date:** June 10, 2022 at 10:49:06 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apartments**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
> Pleas, please, NO MORE APARTMENTS! THIS IS SO UNNECESSARY. And both Route #40 and Tymber Creek are already overloaded with vehicles.
> Please save us from further distruction.
> Patricia and Stephen Lang
> 19 Deep Woods Way
> Sent from Mail for Windows

From: Partington, Bill
To: Spraker, Steven; Shanahan, Joyce; Hayes, Randy
Subject: Fwd: Tymber Creek Apts
Date: Thursday, June 9, 2022 9:00:10 AM

Just FYI…..

Sent from my iPad

Begin forwarded message:

> **From:** Anna Hannon <anna_hannon@yahoo.com>
> **Date:** June 9, 2022 at 8:58:25 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apts**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Hi Bill,
>
> I've met your dad a few times at RCOBA lunches. Nice man!
>
> We need your help going to bat for Ormond Beach residents please. Apartments are just not what we expected when we bought here west of 95. I understand the investor has the right to use it as commercial including multi family apts. But I really urge our city council to stay strong on the 10 units per acres vs the 18 they want. I think people assumed by commercial that it would be restaurants or stores that would bring convenience to our residents like the strip mall by 7-11. Hopefully they listen to your input.
>
> Cobb Cole presented the increase to 18 units per acre like it was a done deal and only when I questioned did he explain that it has not been approved yet. The city doesn't owe special preference to this out of town guy. If he bought it with 10 per acre, that's what it needs to stay at. There's no logical advantage to Ormond Beach residents to increase it. We can't make this change just to bring in more tax money. The long time residents of upscale communities deserve better consideration.
>
> Also can you find out what other properties in Ormond are at risk for apartment development so residents can be more proactive in requesting zoning changes?
>
> It doesn't seem that small town Ormond can take an uptick in density and keep Ormond as the pleasant area that it is. The expansion needs to move west rather than more density where we're already established. Our infrastructure can't take it.
>
> Not looking forward to the Regal turning into apartments either. You can hardly turn out of Publix during rush hour without significant backup on Williams. I think the consensus tonight was that the apartments being built on Clyde Morris

and Williamson makes more sense because we already think of that as commercial. It's east of 95 and it was always a known that it would be developed by commercial. The preference is always condos or townhomes over apartments.

Anna Hannon
386-383-0707

From:	mclarnanrio316@cs.com
To:	Partington, Bill; dwight.selby@ormondbeach.org; troy.kent@ormondbeach.org; Persis, Susan; rob.littleton@ormondbeach.org
Cc:	Shanahan, Joyce; Spraker, Steven
Subject:	Proposed Apartments on Tymber Creek Road
Date:	Friday, February 12, 2021 1:22:32 PM

[External Email-Use Caution] - OB/IT Helpdesk

Please protect neighboring communities west of I-95 and deny the Jaffe Corporation's proposed plan to build a three story, ten building, 300

unit apartment complex on Tymber Creek Road at the busy intersection with State Road 40. The City Commission considering such a large,

incompatible project in a wonderful long-established community of single family homes is questionable at best. The resulting

over-development will negatively impact traffic, the environment, water/sewer use, stormwater runoff into the Tomoka River, and compatibility

with neighboring properties adjacent to the proposed "best use of property luxury apartments" which will be exponentially worse than the

Marshside application that the city commission rejected for the same potential impacts on a much lesser scale. Thank you for denying this

proposed project.

Mindy McLarnan
Tymber Creek

From: Darla, Chipper
To: Spraker, Steven
Subject: Planned Apartments
Date: Monday, July 27, 2020 1:47:30 PM

[External Email-Use Caution] - OB/IT Helpdesk

Live in Tymber subdivision on Tymber Creek Road 0.5 miles from Granada and Tymber Creek Road intersection.

Mr Spraker,

I am speaking about the planned apartment building behind Wal HGreens on Tymber Creek. The planning board, in my opinion, has gone nuts with allowing unbridled growth plans all over Ormond Beach. Obviously, and sadly, palms are getting greased. Guess this must be remedied at the voting booth. I am against this apartment complex build.

Sincerely,

Darla Wickham
352 Hickory Hill Pl
Ormond Beach

Sent from Mail for Windows 10

Virus-free. www.avast.com

From: Betty Lou Geis
To: Spraker, Steven
Subject: Timber creek apartments
Date: Friday, July 17, 2020 1:00:13 PM

[External Email-Use Caution] - OB/IT Helpdesk

I can’t even imagine the city thinking about allowing a 300 multi family apartment complex on the corner of timber Creek and West Granada when we all know what’s going to happen two blocks down to the west with Avalon Park. What are we thinking? Granada Boulevard will become a parking lot ! Does anybody care about the quality of life in Ormond Beach anymore? I hope it comes under considerable scrutiny. Betty Lou Geis.

Betty Lou-
from my iPhone

From: Mail-service
To: Spraker, Steven
Subject: Proposed Apartments On Tymber Creek Road
Date: Monday, June 29, 2020 6:45:47 PM

[External Email-Use Caution] - OB/IT Helpdesk

Mr. Spraker

I ask that you do not approve the proposal for apartments at the corner of Tymber Creek Rd and Granada. The area is already overbuilt and this will do nothing to help the situation. There is no housing shortage in Ormond, but there is now an overabundance of traffic. Adding 296 apartments will likely result in an additional 500 cars on the road in this area. From the stoplight on that corner (Tymber Creek / Granada) to the east end of Granada (Rte 1) is 7 miles and there are already 17 traffic lights! That's right, 17 traffic lights! Enough is enough. It's time to come to grips with the overbuilding in Ormond and this would be a great start.

Thank you
Ron and Karen Iseman

Correspondence received after Planning Board meeting

From: Julie and Ken Sipes
To: Dauderis, Susan
Cc: Spraker, Steven; Lochert, Taylor
Subject: Petition re: Tymber Creek Apartments
Date: Friday, January 27, 2023 3:42:20 PM
Attachments: image001.png

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Hi Susan,

Our internet is out so the best we could do is take screenshots of the text of the petition and the current number of signers. Note, as of 3:30 pm on 1/26/2023 there were 2,333 signers.

It seems people are still signing, as at least two did within the last hour.

Again — here is the link, if you could provide this in the packet, as well, so interested parties can pull up the petition itself to review the details. It's all public.

https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

Thank you,
Ken and Julie

On Friday, January 27, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good morning,
>
> We would need this as soon as possible, by end of day today, for it to be part of the packet.
>
> Thank you,
>
> Susan
>
> ---
>
> **From:** Julie and Ken Sipes <cando2ormond@gmail.com>
> **Sent:** Wednesday, January 25, 2023 5:06 PM
> **To:** Dauderis, Susan <Susan.Dauderis@ormondbeach.org>
> **Cc:** Spraker, Steven <Steven.Spraker@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lochert, Taylor <Taylor.Lochert@ormondbeach.org>
> **Subject:** Re: Petition re: Tymber Creek Apartments

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Thank you. Now with the continuance what is the timetable, and by when would you need a pdf of the petition?

On Monday, January 23, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good afternoon Julie and Ken,
>
> We are unable to include this in the packet for tomorrow's City Commission meeting, as the agenda packet has already been published. However, if you provide us with a paper or pdf/electronic copy of what it is that you want provided to the Mayor and Commissioners, we will get it to them.
>
> Thank you,
>
> Susan

Susan Carroll Dauderis, MA

City Clerk, City of Ormond Beach

22 South Beach Street , Ormond Beach, FL 32174

Main: (386) 677-0311 | Direct: (386) 676-3340 | Fax: (386) 676-3330

Susan.Dauderis@ormondbeach.org

www.ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Sent: Monday, January 23, 2023 7:15 AM
To: 'Julie and Ken Sipes' <cando2ormond@gmail.com>
Cc: Dauderis, Susan <Susan.Dauderis@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>
Subject: RE: Petition re: Tymber Creek Apartments

Good morning,

Thank you for your e-mail. I have forwarded your e-mail to the City Clerk for the City Commission item.

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent: Friday, January 20, 2023 7:35 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Partington, Bill <Bill.Partington@ormondbeach.org>; Persis, Susan <Susan.Persis@ormondbeach.org>; Sargent, Travis <Travis.Sargent@ormondbeach.org>; Briley, Harold <Harold.Briley@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lori.Tolland@gmail.com
Subject: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see below the link for the petition. If you need it printed out, let us know.

If possible, please include this in the packet for the upcoming 1/24 meeting. If it is too late, then please include in the 2nd Reading packet on 2/7. (Hopefully there won't be a second reading.)

Thank you.

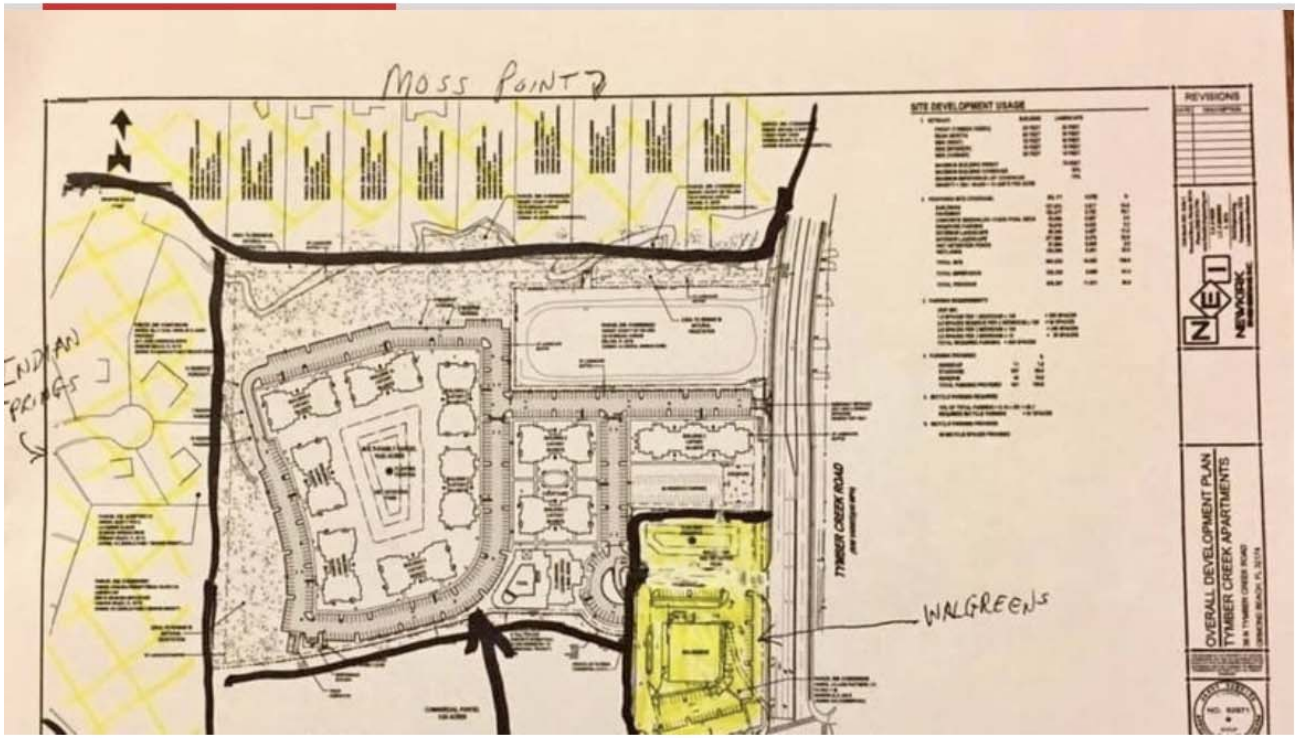
https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

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Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

change.org

Petition details Comments Updates



TYMBER CREEK APARTMENTS

2,333 have signed. Let's get to 2,500!



Julie Sipes started this petition to The Mayor and City Commission of Ormond Beach

We have major concerns about the impact of the proposed high-density Tymber Creek Apartments located at the northwest of the intersection of West Granada Boulevard and Tymber Creek Road.

This development is not compatible with adjacent established residential areas of single-family homes and will negatively impact these property owners to the north, east, and west.

We are also concerned about the traffic from such a high-density development.

We request that the density be downsized and only single-family homes be permitted.

Furthermore, we request that Low-Impact Development principles be used, rather than wholesale clear-cutting of trees and large retention ponds. We believe it is important to preserve the natural beauty of the land.

Planning Board minutes from December 8, 2022

ITEM:

PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report.

VI. PUBLIC HEARINGS

A. PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Mr. Steven Spraker, Planning Director, explained the applications for Items A and B submitted by Nika K. Hosseini, Esquire Cobb Cole Attorneys at Law, for:
(1) The zoning map amendment from Volusia County, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development (PBD). The subject property is approximately 19.62 acres and is located at 2011 West Granada Boulevard and 36 North Tymber Creek Road. Mr. Spraker stated that Moss Pointe is to the north of the property and to the west of the property is Indian Springs and Coquina Presbyterian Church. To the south of it is a commercial vacant parcel of 9.93 acres, and then Walgreens and their stormwater are located to the east and the south of the Volusia County stormwater pond at 40 N. Tymber Creek. He concluded that to the east of the property are single-family properties and vacant Commercial.

Mr. Spraker explained the land use and zoning process for properties. The B-8 zoning district allows a variety of commercial land uses such as retail, office, medical office, restaurants with and without drive-through windows, shopping centers and multi-family.

(2) Regarding the issuance of a development order, it was explained that the Tymber Creek Apartments Planned Business Development (PBD) seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. Mr. Spraker detailed the application in a PowerPoint presentation.

Mr. Spraker further explained the development order process for the density of the project which starts with the Site Plan Review Committee (SPRC), and added that the neighborhood meeting for it was held on June 8, 2022. He expressed that tonight the Planning Board hears the testimony from staff, the applicants and audience members, and added that as with all agenda items, Planning Board can approve it, approve it with conditions, or deny it, and either way it will still go to City Commission on January 24, 2023, for the tentative first reading and February 7, 2023, for the second reading. Mr. Spraker explained the three thresholds where the Land Development Code (LDC) is set up so that if going over a threshold, a public hearing is required to be held. The SPRC can only approve up to 10 units per acre, and over that up to 32 has to go through the public hearing process. He continued that the density is the first threshold, the building height over 30 feet is the second threshold,

and the building length of building #10 is the third threshold trigger. The land use allows up to 471 units, the zoning allows 164 units, therefore it requires the public hearing authorization. Mr. Spraker stated that the request is for 18.29 units per acre in which does not include the Recreation/Open Space. The second threshold, the building height, allows up to 15 feet above what the zoning district allows. The last threshold explained was that the LDC states that you cannot have a multi-family building greater than 180 feet in length without obtaining a Planned Business Development. All of the other buildings are less than that, other than building #10 which is at 249 feet in length.

Mr. Spraker reviewed the traffic concerns. The access off of Tymber Creek Road was pulled. An updated traffic analysis was done in August 2022. An independent traffic reviewer was hired that said that it met the concurrency standards. Mr. Spraker reviewed the tree preservation with 7 historic trees on site that have been preserved. Fifteen (15) percent of the site is required to be saved, or 2.94 acres, and the project has preserved 25.4 percent at approximately 4.99 acres. The landscape buffers to the north and west have been exceeded over the required 20 feet. There are 2.4 acres of wetlands on site and the project has impacted under 6 percent of it. Mr. Spraker reviewed the fences and walls for the project with decorative aluminum-railing fence, PVC-vinyl fencing and masonry walls. In one of the meetings there was a comment about the balcony on building #8 overlooking into Indian Springs, therefore they rotated that building and reduced the overall building height and provided additional landscaping to shield the project.

Mr. Spraker reviewed the public benefits in the natural preservation, landscape buffers, additional plantings, restriction of access onto Tymber Creek Road and the directional turning of building #8.

Mr. Spraker reviewed the correspondence received on the project consisting of traffic, the project being an incompatible use, density concerns, project over-development, site design issues and the negative impacts on the quality of life in the west Ormond area. Mr. Spraker stated that with the elimination of building #8, staff recommends approval.

Chairman Thomas opened it up to the Board for discussion and questions.

Board questions

Ms. Shull asked for details of what would happen if the PBD was denied. Mr. Spraker replied that 36 N. Tymber Creek Road has a Volusia County zoning, therefore the land use was changed but the zoning was not changed after annexation due to the project going for a Planned Development. If the PBD is denied, it has to be assigned city-zoning by state law. He continued that within the "Residential Office Retail" land use, there are certain zoning categories that would be appropriate such as the B-1, B-9 and B-10 zoning districts which allow 10 units per acre. The "Open Space Conservation" land use designation would go to a Special Environmental zoning.

Mr. Scudiero asked for further information about the land use maximums. Mr. Spraker explained that they would not be able to meet the land use maximum and would have to ask for exceptions to height and parking and a five or six-story building would not be approved there. The height would determine the land use maximum. Mr. Spraker continued that the B-8 is a General Commercial zoning district which allows other uses by right that could go up to 430,000 square feet of commercial uses.

Mr. Galloway asked for additional explanation on the land area calculation. Mr. Spraker replied that the entire property is 19.62 acres, with the breakdown calculation at 3.20 acres of "Open Space/Conservation", 3.20 acres of "Residential/Office Retail" and the remainder at 13.22 acres of "General Commercial".

Mr. Jorczak inquired if the city has the ability to alter the zoning to Suburban Low-Density if the application is denied. Mr. Spraker answered that the application has to be consistent with the "Residential/Office Retail" land use designation and the compatible zoning designations are B-1, B-9 and B-10.

Chairman Thomas asked Mr. Spraker to explain what can go in the B-8 zoning districts. Mr. Spraker replied that the B-8 zoning district allows retail sales, shopping centers, office/retail, hair salons, and both dine-in restaurants and drive-through restaurants.

Applicant's presentation

Mr. Mark Watts, Esq., Cobb Cole Attorneys at Law, 231 N. Woodland Blvd., DeLand, explained the proposed project, stating that it has a lot of history alongside the owner of the property, Mr. Garrison McMillan, Tellus Partners, to sort through the issues of concern. Mr. Watts reviewed the proposal in a presentation and explained how on the northern piece of the property 6.40 acres was annexed in 2020 but ever assigned city-zoning and the southern piece, 13.22 acres is zoned B-8. He explained the overall proposed plan and benefits to the public including doubling the preservation area to name one. Mr. Watts reiterated the restriction on the access points with the Tymber Creek connection restriction with the Planned Business Development (PBD) so that there is not exit traffic where the right-in and right-out traffic is with Department of Transportation (DOT) approval. The proposed setbacks, buffers, and environmental considerations were detailed with 0.14 acres of impact to the 2.40 acres of existing wetlands and 7 out of 7 historic trees being preserved. Mr. Watts reviewed the parks and amenities for the proposed project.

Mr. Watts described the high level of architectural detail and redesign of the buildings to lower overall roof height from 45 feet to 39.3 feet. The applicant addressed the concerns of the line of sight of the original building design from the adjacent neighborhood, and have since redesigned to reduce the pitch of the roof and building height. Mr. Watts referenced the concern with building #8 in relativity to the proximity to the closest house to that and how a retaining wall was designed in the plan to keep it up at a certain elevation with multiple layers of screening for both buildings 8 and 9, including a landscape buffer, masonry screening wall and cedar trees along the property boundary. Mr. Watts explained how the applicants have met most of staffs' and residents' concerns where possible as well as met the traffic standards. The attempt to address the State Road 40 access concerns and a U-turn or signal strategy at the church was unsuccessful, but the proposed configuration in the staff report and Board packet was permitted through DOT.

Mr. Watts referenced staff's recommendation to remove building #8 in which the applicant agrees to do so and reduce density for the site. He added that a building farther to the east would then be the 30-unit standard, updating the overall count to 276.

Mr. Galloway asked for clarification of the height of the retaining wall and screening wall specifics. Mr. Watts stated that it was 6 feet with a 6-foot masonry screening wall, for a total of 12 to 14 feet from the existing grade for the screening and retaining

wall. The concept for the masonry screening wall, vinyl and aluminum fencing was further detailed.

Chairman Thomas opened it up to the Board for discussion where questions were answered by the Planning Director. The Avalon project was discussed and referenced in comparison with this proposal.

Chairman Thomas opened the public hearing for audience comments.

Audience Comments

Mr. Troy Railsback, 27 Indian Springs Drive, explained that he and his wife are part of the Indian Springs Homeowners' Association (HOA), which is adjacent to the northwest portion of the proposed development. He added that he is the HOA President and submitted a letter on behalf of the HOA to the Planning Board as part of the submittal packet explaining the concerns with the proposed project. Mr. Railsback asked how many apartment complexes are west of Interstate 95 in Ormond Beach. He also asked the percentage increase in density from the current City of Ormond Beach zoning to what is being proposed. He asked if the planning and development rezoning request in the overall proposed layout is solely based off highest and best used metrics for maximum development and density for this type of use on the proposed subject property.

Mr. Railsback commented that working with city staff and the developer through multiple meetings, it was identified that both buildings 8 and 9 have a severe and significant, lasting impact to the community and are not conforming to the current B-8 zoning descriptions. He added that the site layout of the buildings being close to the property lines have an overwhelming and nonconforming lasting impact to the community as proposed with the current zoning calling for natural buffering between the adjacent parcels, and added that if the current zoning and density applied, that there would be plenty of opportunity to accomplish such. He inquired what is at stake and asks what is being contemplated. Mr. Railsback stated that it is a use that is evolving within the overall area and the west side of the Interstate 95 area of Ormond Beach as well as the multi-family apartments being considered at a significantly higher density than established in the current city zoning. Mr. Railsback requested that the Planning Board and City Commission carefully set lasting and management precedent in expectations for this type of development in their decision-making process for this submittal as well as future submittals. Mr. Railsback stated that he has a significant vested interest in his home and neighborhood and feels that the Planning Board should recommend the elimination of both buildings 8 and 9 as they tower over Indian Springs just as the Granada Bridge does just outside the City Commissions home here at 22 S. Beach Street. He concluded that building 9 will be the most significantly visible building to the community of Indian Springs.

Dr. Richard Weiss, 12 Moss Point Drive, spoke to the request of expanding the Tymber Creek Apartment project from 10 units per acre to 18 units per acre, allowing for an 80 percent increase in the population density and allowing for a similar increase in the total number of residents. He continued that the land was zoned for 10 units per acre and building more would require an exception to the current zoning and will result in a major impact on the residents of the area. Dr. Weiss explained his objections beginning with what he says he has seen with the emergency rooms filled, at times unavailable hospital beds, and less access to physicians in a timely manner and the difficulty and inconvenience of that, resulting in what he calls 'life-threatening'. Dr. Weiss expressed importance on making sure that growth and the

population is accompanied by growth in the medical community as well. He pleaded to the Board not to increase the number of residents in the area without an adequate infrastructure as it is not safe. Dr. Weiss commented that most of the residents moved to the area to live in a small community to avoid the high population densities of the larger cities. He added that bringing in large number of new residents in Ormond Beach will undermine that and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space.

Dr. Weiss added that the animals cannot speak for themselves although gifting us with their presence. He commented that he does not see deer, turkey, turtles and the myriad of other species in the large cities and urges to avoid allowing it to become their legacy. He remarked that the argument that the additional units, residents and traffic will not impact the citizens of Ormond Beach is naïve and misleading and stated that the additional automobiles, owners and renters will have unlimited consequences for the residents and spoke on the beach, roads and house erosions during storms. Dr. Weiss concluded that growth needs to be managed responsibly.

Mr. Mike Lambert, 20 Moss Point Drive, stated he has lived on Moss Pointe Drive for thirty-two years and has lived in the community of Ormond Beach his whole life, expressing to the Board that he did want them to grant the amendment. He spoke on the growth and changes over the years in the city and on the beach. In high school he was a lifeguard and surfer when he says at that time suntan oil was made locally in a bathtub and people were encouraged to go out in the sun for looks and health. Mr. Lambert exhibited his tenth nose skin cancer surgery from heeding and accepting the advice given. Mr. Lambert spoke on the Planning Boards positions and noted that their time on it is temporary although their decisions are permanent, adding his hopes for them making the right decisions. He added that the community's quality of life in the area of Moss Point, Indian Creek and Tymber Creek would change with the proposed development. Mr. Lambert stated that the traffic on Tymber Creek Road is already horrific and does not want the community further altered.

Mr. John Dietz, 10 Moss Point Drive, expressed understanding that something is going be developed on the land and how the developer has the right to build apartments. He added that he wants the developer, Planning Board, City Commission, as well as the neighborhood to be successful, but has concerns with traffic. Mr. Dietz showed the Board a traffic exhibit photograph taken Tuesday, December 6, 2022, at 7:40 a.m. He stated that he was unable to get out of the neighborhood and captured the photographs from the median. He explained that the traffic backs up southbound on Tymber Creek Road to the traffic light, filling up the double-turn lane, backing up traffic back to Breakaway Trails into the Tymber Creek development traffic light. Mr. Dietz relayed information that he heard that a new turn lane will be put on Tymber Creek on the west side to help southbound traffic. He said that drivers are impatient in the morning and speed down past the line and dive into the turn lane, suggesting an accident will occur. Mr. Dietz also mentioned that they have issues with U-turns and asked for a no U-turn sign to be placed at the intersection of Moss Pointe and Tymber Creek. He added that he understands the need for an emergency exit gate and urged to leave it locked unless there is an emergency and asked for the Board not to increase the density per the acreage guidelines.

Ms. Marian Marrese, 6 Moss Point Drive, questioned if the development would improve the welfare of the current citizens or improve the environment. She stated that she has lived in Moss Point for 32 years and commented that the road was

widened due to the people and traffic. She remarked on the numerous apartment units going in on Williamson Boulevard, from Granada Boulevard to LPGA, and how Avalon Park will be going in near Moss Point, and pleaded that the Board look out for the citizens of Ormond Beach. Ms. Marrese expressed concern with increasing the density for the proposed project.

Mr. Gary Von Glinow, 39 Indian Spring Drive, commented that he and his wife are right behind the proposed building #8 and remarked that their house is the most severely impacted by the 300-unit Tymber Creek Apartment project and buildings 8 and 9. He explained additional compatibility issues between the proposed project and Indian Springs. Buildings 8 and 9 are 45 feet tall sitting on ground much higher than Indian Springs. Building #8 looks directly down onto their pool, pool house, lanai and bedroom window. He continued that the trees occupying the land for buildings 8 and 9 and the proposed road in front of them will be removed, offering more unobstructed site lines, sounds, etc. Building #9 faces the north side of their home and can be seen from at least five other houses in Indian Springs. Mr. Von Glinow credited Mr. McMillan and his team for meeting with residents and offering field tests and solutions where possible, including rotating building #8, mitigating the compatibility concerns. Mr. Von Glinow referenced his August 11, 2022 e-mail to staff that was included in the Board staff report and suggested that whatever solutions are proposed to mitigate compatibility be field-tested by the rotation and staked positions of building #8. The field-test observation led Indian Springs residents that were present at the meeting with Mr. Garrison three weeks ago, to conclude that buildings 8 and 9 are not and cannot become compatible with Indian Springs. Mr. Von Glinow expressed his support for the project in general but expressed concern with the capability and other HOA requests in which he supports.

Mr. Michael Gentry, 10 Indian Springs Drive, referenced meetings held with the developer, Mr. Newkirk and city staff and remarked that prior to the meeting today, that he was not aware of everything in the submission proposal. He was not aware that the developer was proposing to rotate building #8. Mr. Gentry stated that if you are on the property area of the woods and walk the area of the buildings, you are able to see two houses today. He asked if citizens have rights to review the staff comments and understand what is being communicated. He referenced meetings that go on regarding the happenings of the proposal and suggested that the item be tabled until there is another neighborhood meeting with the developer, city staff, the attorney and engineer to understand the proposal for final approval.

Mr. Watts addressed the comments that were raised. In summary, he confirmed that upon resubmittal, the changes for the proposed project were included in the report posted on the City of Ormond Beach website and sent to those involved. Mr. Watts referenced the staff report where it outlines goals met by the applicant including keeping pace with demands of the housing element and future land use element to provide multi-family as a component of the growth in the City of Ormond Beach. He commented that college graduates have to have opportunity to come back into the community that they are from by offering diversified housing to be productive citizens of Ormond Beach. Mr. Watts reiterated the benefits and changes that the proposal has gone through and concluded that more intense uses can go in the subject area and asked for support of the application.

Additional Audience Comments

Chairman Thomas opened the public hearing back up for audience comments.

Mr. Troy Railsback, 27 Indian Springs Drive, requested that building #9 be eliminated or shifted as part of the consideration if it does not get eliminated. If building #8 is gone, there is area to shift building #9 to minimize its visual impacts to Indian Springs. He added that when looking through the property lines, at the site line at the end of the cul-de-sac, there are properties that are wide open, that will see the development and that will be as significant as the Granada Bridge is outside of the City Hall Chambers windows.

Mr. Watts replied that they prefer to keep the extra building because density is important for the financial aspects, but are happy to continue meeting with the Indian Springs neighborhood to work on relocating the additional building, the new building #8, and to reduce impacts.

Planning Board discussion

Chairman Thomas opened it up to the Board for discussion.

Mr. Galloway remarked that the State of Florida is growing by at least 1,000 people a day and spoke on his support property rights. He prefers elevator access over stairs but does not have a problem with apartments. Mr. Galloway advised that he will not support the proposal because of the density standpoint at the number of units requested. He warned homeowners to be careful of what could be built on the property based on the current zoning. Mr. Galloway urged to try and work something out with the existing applicant to make it better for all.

Mr. Jorczak recognized the need of diversified housing and touched on the recent recommendation on North U.S. Highway 1 for townhome construction near the Interstate 95 interchange and Plantation Oaks development, and expressed the positive development pattern in comparison to surrounding communities, credit of City Commission, staff and advisory groups. Mr. Jorczak commented on how the developer has gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. He added that the builder has the right to develop within the existing parameters of the density. Mr. Jorczak concurred with Mr. Galloway in not being able to support the proposal to increase the allowable density, knowing the growth that is to come out of the area to the west with the Avalon Park development.

Ms. Shull asked what zoning the property would be classified as if denied and what those zoning restrictions would be. Mr. Spraker answered likely the B-1, Professional Office-Hospital zoning district. This would allow for uses such as Office, Retail, Hospital, Multi-Family (10 units per acre), and added that the analysis had not been done as of yet. He remarked that the Planning Board would have the opportunity to discuss and decide on that matter as well. All of the possible zoning categories allow multi-family and retail uses. Mr. Spraker reiterated that there are other more intensive uses that are allowed on the property by right. Ms. Shull expressed her concern with traffic issues, knowing the area well, but does like the project itself.

Mr. Scudiero concurred with the Board and expressed the same concerns.

Chairman Thomas explained that 136 additional units are being asked for, which is among the many reasons, including traffic, of why he cannot support it. Chairman Thomas delivered reassurance that the Board is not against the apartments in general.

Board discussion ensued regarding the two schools in close proximity and a third on its way being the source of the traffic congestion.

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to deny PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and North Tymber Creek Road. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

B. PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Chairman Thomas concurred and entertained a motion.

Mr. Jorczak motioned to deny PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 Tymber Creek Road. Ms. Shull seconded it. Vote was called, and the motion was approved (5-0).

Chairman Thomas called for a five (5) minute recess.

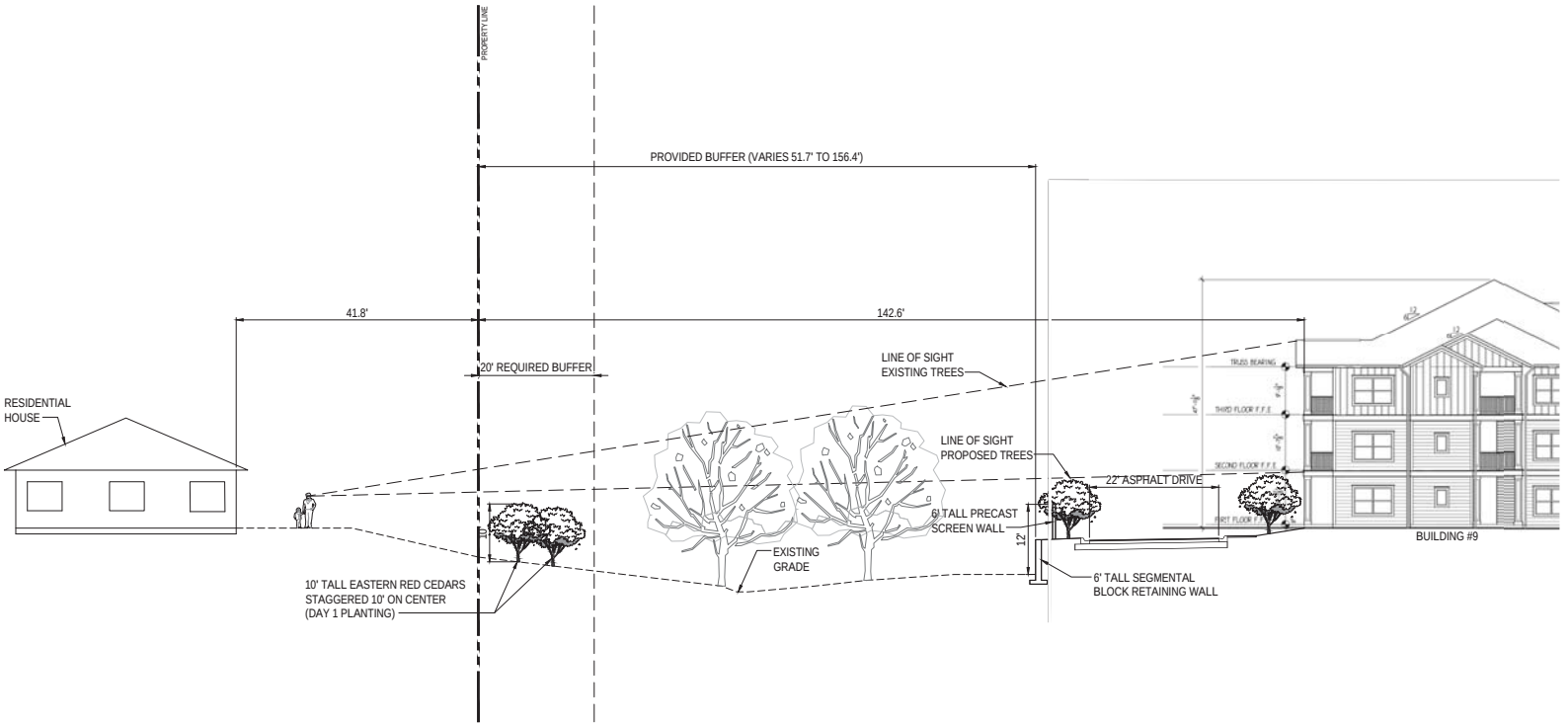
C. PBD 2022-092 – Planned Business Development, Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard, no address (Volusia County parcel number: 4241-01-11-0130), and no address (Volusia County parcel number: 4241-01-11-0120)

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment (PBD) which seeks to allow two amendments; (1) a three-story indoor self-storage use with a building of 106, 140 square feet and associated site improvements as an allowed use within the Ormond Central property, and two (2) to amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central Property. The subject property is approximately 8.73 acres. Mr. Spraker stated that it already has a Planned Development zoning and has gone through SPRC, two neighborhood meetings, and now goes through the Planning Board with the recommendation going on to City Commission. The land use is Residential/Office Retail with a zoning of Planned Business Development (PBD). Mr. Spraker added that in 2017 there was a PBD that approved a master planned development including a spine road and a master storm water system including four lots for development. The development order included the B-9 uses and retail, pharmacy, bowling center and restaurant types with detailed conditions of no truck traffic on Old Kings Road. The 75-foot building height was brought down to 45 feet and established a Floor Area Ratio (FAR) for a maximum of 55,000 square feet. Mr. Spraker stated that the project is underway for the infrastructure improvements currently with the spine road, stormwater pond, and now getting the lots ready for the infrastructure.

Mr. Spraker stated that the landscape plan has been upgraded as a result of the neighborhood meeting. Regarding traffic, it was advised that the original development order approved a 24,000-square-foot retail building in unit 1, the traffic study allowed 2,700 daily average trips, and when taking the passerby and internal capture, leaves 1,777 average new daily trips. He added that the project civil engineer provided a trip generation of 265 trips which is an 85 percent reduction based on the self-storage use.

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - DAY 1
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK, P.E. # 62971

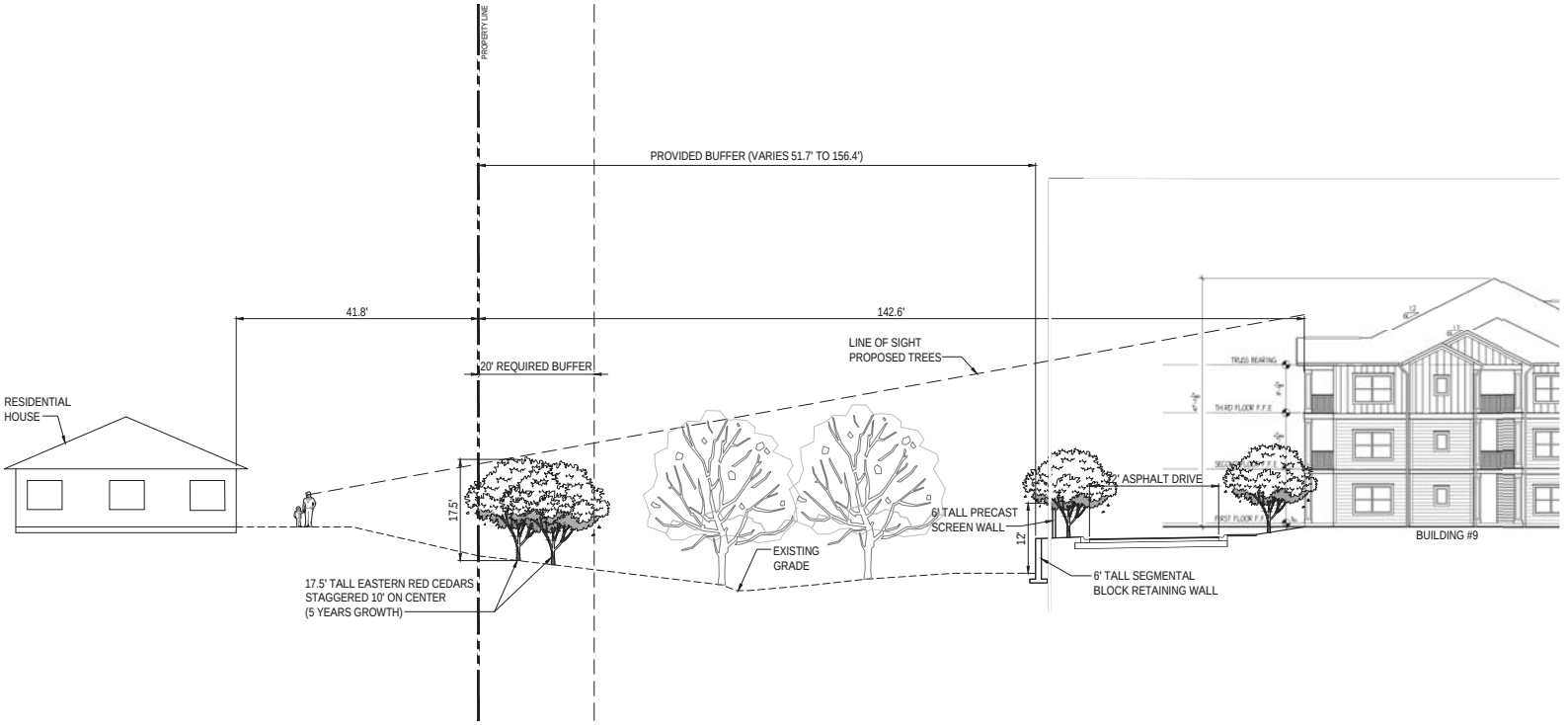
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-1

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

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Civil Engineering,
Transportation, CEI &
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LINE OF SIGHT EXHIBIT - 5 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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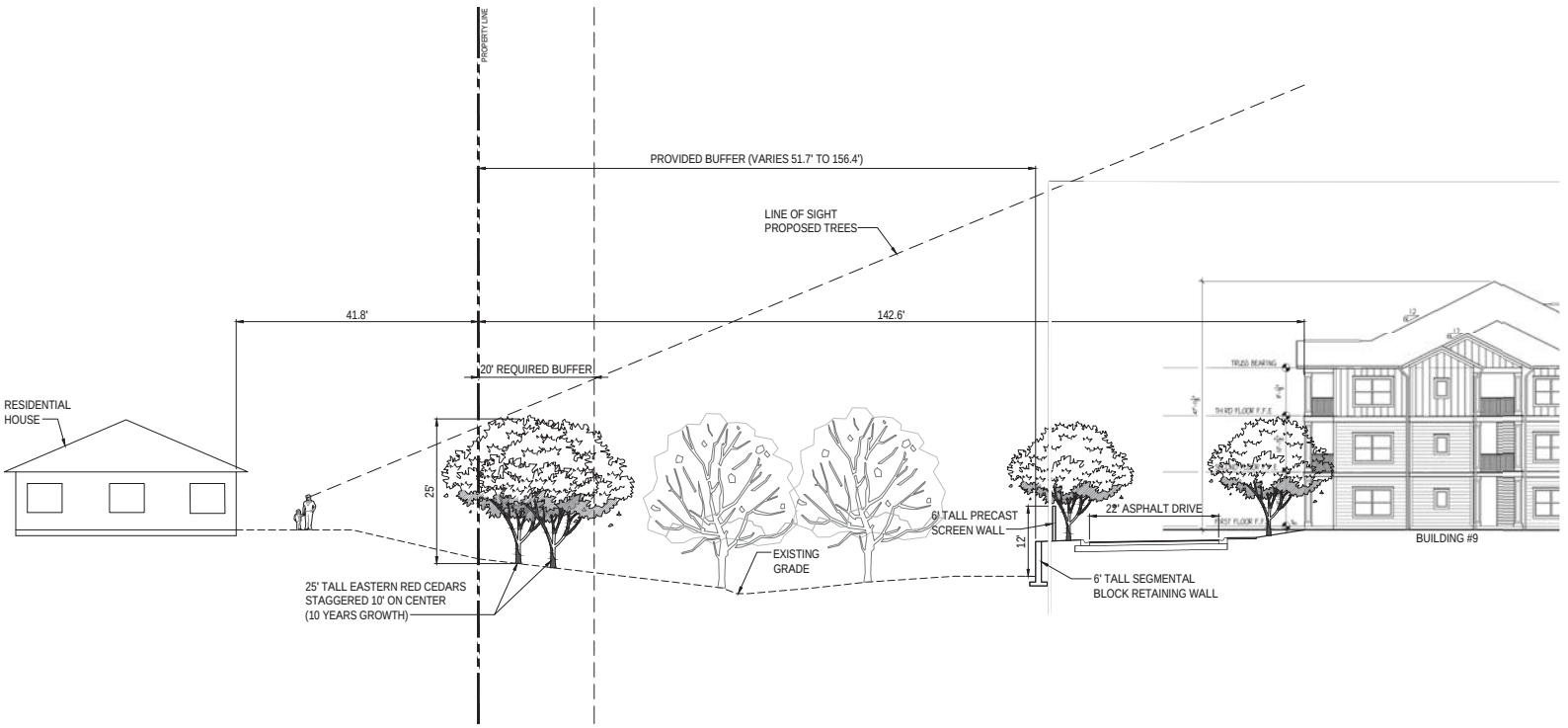
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-2

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

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Ormond Beach, Florida 32174
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Civil Engineering,
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Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - 10 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-3

From: Lucille Goggi
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Thursday, December 1, 2022 11:32:58 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Anyone who lives in this area realizes adding more density to vacant land is a huge mistake. Traffic in the area has increased drastically already. All the building in nearby Daytona is going to make it worse. Then throw in Avalon Park for a stand still Granada Blvd.

Because of the clear cutting of land, our environment is declining. Trees provide us with needed cleaning of our air and so much more. Where are the poor animals going to live?

So, why does our area need this apartment complex? It does NOT fit our area. All the homes around here are single family. Why can't that be considered instead of hordes of apartments? That would minimize impact. Where are the trees to absorb the rain and prevent flooding? Where will the animals live to keep nature in balance?

And when is Volusia County going to become concerned about the environment instead of more money in the coffers. We need more green space, not less. We voted for more Green Space.

Seems like no one cares about destroying Ormond Beach. Please DO NOT approve this project.

Thank you for reading my concerns.

Lucille Goggi
Breakaway Trails

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Cheray Cooney
To: Spraker, Steven
Subject: FOR PLANNING BOARD - TYMBER CREEK APARTMENTS
Date: Sunday, December 4, 2022 7:11:08 PM

[External Email-Use Caution] - OB/IT Helpdesk

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To Whom it may concern
Being a resident of Ormond Beach for over thirty years I am disheartened by all the development that has been allowed in our community.
Now someone is wanting to build apartments in an area that is all homes?? WHY!!??
That area does NOT need 300 hundred more cars in and out on Tymber Creek and SR40. To me that is ridiculous. Please take into consideration the impact that building apartments in this area will have on the value of the homes in the area. I do NOT believe that this is in the best interest of our community.
Building these apartments is a very bad idea. If it were up to me to put my vote in it would definitely be NO!!
Thank You
Cheray Eckersen-Cooney
Sent from Mail for Windows

From: Beth Putnam
To: Spraker, Steven
Subject: For planning board
Date: Sunday, December 4, 2022 9:53:53 AM

[External Email-Use Caution] - OB/IT Helpdesk

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I am totally against the building of apartments at the timber Creek project. The resident density and increased traffic is unreasonable for our area, not to mention the strain on our water supplies and infrastructure. I urge the board to turn this project down.
Beth Putnam, 83 Dix Avenue, ormond beach

Sent from my iPhone

From: Joanne Garnett
To: Spraker, Steven
Subject: 101 Fiesta Drive, Small-Scale Land Use Map Amendment and Zone Change Request
Date: Wednesday, December 7, 2022 1:14:04 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, Steven -

I'm a fairly new resident of Fiesta Heights, having moved to 111 Pinion Circle two years ago. I became aware of the land use and zone change request for 101 Fiesta Drive when my neighbor notified me about it a few days ago, and today I read over the staff reports and applications and walked to the property to do an onsite visit.

First off, thank you for the very thorough and thoughtful research regarding both requests. You presented both sides of the equation quite well and I appreciated that. Because I'm relatively new to the area, I don't have the institutional memory that many of my neighbors have about this subdivision and the adjoining office building. At the same time I do have some concerns which are largely based on my understanding that zone changes cannot be approved with conditions. In other words, even though the applicant is proposing that 101 Fiesta Drive be used for a parking lot, they could still be entitled to all the uses allowed in the proposed B-1 rezoning category. They are certainly stating that they only intend to construct a parking lot on the site, but are there any legally mandated guarantees that would preclude another office building from being constructed on the property in the future?

Aside from the potential for the rezoning to open up the lot to other uses in the B-1 zoning district, my concerns focus on the proposed parking lot's access, lighting, landscaping, and drainage. I am very glad to see that there would be a required neighborhood meeting and Site Plan Committee review before any lot development can occur, assuming the requests are approved. There is definitely a need for conversations among all parties before this moves forward: residents, Site Plan Committee, and the applicant. I would ask that these items be addressed:

Access: Looking at the site plan, it does not appear that the proposed parking lot will have access to Fiesta Drive. This must be confirmed, because we live in a residential neighborhood that is 100 percent built out. That corner does not need additional traffic on it that is not related to the subdivision itself.

Lighting: This is a critical issue, because no one wants parking lot lights shining into their windows at all hours of the night. Plans for lighting, if any, needs to be worked out with adjoining neighbors.

Landscaping: The site plan proposes several trees, vegetation, and fencing. This should help decrease vehicle noise to nearby residents. How are they enforced, and is there a timeline for their completion? Is there a requirement for the type of fencing that would be constructed to separate the parking lot from adjoining residential land uses?

Drainage: With the amount of storms and rain this area experiences, how will drainage be managed since the lot will be largely paved?

To sum up, this is a well established neighborhood that has been in existence since 1960 and upward (my house was built in 1978, which I believe was the last filing timeframe for the subdivision). The existing residential land use has been in place since before The Trails was developed, other area commercial development occurred, and perhaps before the office building at 801 West Granada was constructed. There is considerable concern that the proposed map amendment and zone change will have negative impacts on the residential subdivision due to further encroachment of nonresidential uses into the neighborhood. This must be carefully considered as part of the Planning Board and City Council discussions. If the requests are approved, there must be protections in place for the adjoining homes so that this subdivision continues to have the feel and character of a residential community.

Thank you for your consideration.

Joanne Garnett, FAICP
111 Pinion Circle
Ormond Beach 32174

From: Maria Lewis
To: Spraker, Steven
Subject: Proposed Tymber Creek Apartment Complex
Date: Thursday, December 8, 2022 12:45:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

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Mr. Spraker

I am writing to you to have my thoughts shared with the members of the Planning Board regarding the proposed apartment complex.

My husband and I grew up in the Coral Gables/Coconut Grove area of Miami, Fl. In the mid-80's we watched the area boom and also become the home of the "cocaine cowboys". As a real estate broker there, our clients were no longer the move up or downsize for retirement in the area....no they were the sell and move out clients. After researching different areas of the state, we chose Ormond Beach as our home to relocate to, start our business over and raise our 2 sons, 3 and 5, at the time. This area reminded us of the community minded area we had grown up in.

The proposed development into a 300 unit apartment complex behind Walgreens will essentially change that quality of life for many residents on the west side of Ormond Beach. With rents being on the unaffordable side, you have the potential of 4 adults living in a 2 bedroom unit creating the potential for not just 600 additional cars on the road but much more than that. impacting Tymber Creek Road, Airport Road and SR 40. You have the potential of overcrowding Pathways Elementary which already has a student:teacher ratio of 14:1. Yes, that is higher than the state average of 17:1 but remember Miami, Orlando, Ft Lauderdale, Jacksonville & Tampa are included and they are densely populated cities. I do not believe the residents of Ormond Beach want to become another Orlando or Miami.

What about our infracstructure impact? What about the additional services that will be needed?

This proposal may be for the highest use of this property but it is not the best use. We are sorely lacking in a nice Trails North Forty or South Forty style of home here ....I understand the property is currently zoned for a much lower density.....let's stick with that!

Thank you for your time.

Sincerely,

Maria Lewis



Maria Lewis
REALTOR/Broker-Associate

Re/Max Hall of Fame
Certified Residential Specialist (CRS)
Certified Luxury Home Marketing Specialist (CLHMS)
Seniors Real Estate Specialist (SRES)



Direct: 386.295.5898

#Your *Family* REALTOR

www.MariaLewis.com

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.C
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-10
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development		
Budget Impact:	There is no budget impact as the result of the issuance of a development order.		
Summary:	This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow construction of 300 multi-family residential units and associated site improvements on 19.62 acres located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The Planning Board recommended the City Commission deny the issuance of a development order based on concerns regarding traffic and density.		
Recommended Action:	The City Commission has three (3) options in the review of this application: 1. Approve as submitted; 2. Deny as submitted (Planning Board recommendation); or 3. Approve the project with conditions. This option would approve the development with a unit number somewhere between the requested 270 units and allowed 164 units. This option could maintain the public benefits offered (limitation of access on Tymber Creek Road, additional landscape buffers, additional preservation, and larger than required building setbacks). This option would lock in a lower traffic generation than other potential uses on the developable land area of 16.42 acres. The Planning Board recommended that the City Commission deny the issuance of a development order to allow construction of multi-family units on 19.62 acres at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The Planning Board's original site plan application for review was for 300 units that staff recommended approval of 270 units with the removal of former building 8.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/2/2023	
Claire Whitley, Assistant City Manager	5/5/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 270 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This item has been continued since the January 24, 2023 City Commission meeting. The project team has resubmitted site plans that reduce the number of residential units from 300 to 270 and provided additional buffering to Indian Springs as part of the issuance of the development order.

Background

The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County “Environmental System Corridor” (ESC) to City of Ormond Beach “Open Space/Conservation” (OS/C) and Volusia County “Urban Low Intensity” (ULI) to Ormond Beach “Residential, Office, Retail” (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of “General Commercial” and a zoning designation of B-8, Commercial.

The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. Walgreens is located at 2001 West Granada Blvd and 30 North Tymber Creek Road (stormwater

pond). There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, is the Coquina Presbyterian Church and the Indian Springs subdivision.

The application seeks to allow 270 multi-family residential units as a Planned Business Development. The Planned Business Development is reviewed and acted upon as two (2) separate actions:

1. Zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The zoning map amendment is the action sought for this agenda item.
2. **Issuance of a development order to construct 270 multi-family residential units and associated site improvements on 19.62 acres.**

The two actions (2) will be discussed together at the public hearing and will require separate votes. The zoning map amendment is the application under consideration in this report. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Discussion

Within the Land Development Code there are threshold trigger points that require projects to obtain approval through a public hearing. The philosophy of the Land Development Code is to allow the Site Plan Review Committee (SPRC), a technical committee of city staff, to review and approve permitted uses. Projects that trigger thresholds are required to be reviewed by the SPRC, Planning Board, and City Commission. There are many trigger thresholds within the Land Development Code. The Tymber Creek Apartments have three (3) trigger thresholds within the project submittal as follows:

1. Density. The zoning density allows 10 units per acre and the land use density allows more units per acre. The request for the additional density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.
2. Building Height: The Planned Business Development allows additional height over the 30’ allowed by the zoning district. The request for the additional building density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.
3. Building Length of Buildings 3, 4 and 8: The conditional use criteria for dwelling, multifamily requires a Planned Business Development for buildings over 180 linear feet. The request for the building length is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

The project is not seeking waivers of any development standard.

Site plan updates since the January 24, 2023 City Commission packet:
On April 3, 2023, a site plan submittal was made to the Site Plan Review Committee. Staff's summary of the changes are as follows:

1. Decrease of residential units from 300 to 270.
2. Site plan amended to delete former building 8 and relocate/reallocate the residential units to create additional buffering and setbacks to the Indian Springs properties.
3. The proposed density was 18.27 under the original submittal and is now proposed at 16.44 units per acre with a total of 270 units.
4. The parking spaces have been reduced from 600 parking spaces to 540 parking spaces.
5. On Sheet 15, former building 8 has been deleted.
6. On Sheet 15, the two buildings on the north area of the property have been combined into proposed building 8 with 48 residential units.
7. On Sheet 15, the proposed building 8 is 351.5' linear feet and building 4 is 249' linear feet. Building 3, as originally shown, remains at 249' in length. Buildings exceeding 180 linear feet require approval through the planned development process.
8. On Sheet 84, the tree preservation area was 4.99 acres (25.5% of the site). Tree preservation proposed with the site redesign is 5.44 acres (27.8% of the site). Note the required tree preservation is 2.94 acres (15% of the site).
9. On Sheet 88, the existing building to building distance to 39 Indian Springs was 218.1'. The April 3, 2023 site redesign is now proposed at 265.1'. The existing building to building distance to 40 Indian Springs was 176'. The April 3, 2023 site redesign is now proposed at 298.5'.
10. On Sheet 18, the natural buffer distance is now 136' to 146'. Note that the Land Development Code requires a 20' buffer area.

Key project attributes include:

1. Density: Land use density allowed = 471 residential units (28.72 units per acre). Zoning density allowed = 164 units (10 units per acre). **Tymber Creek Apartments density requested = 270 residential units (16.44 units per acre).** The Planned Business Development is required to obtain the density allowed by the land use, which is over the zoning density standard of 10 units per acre.
2. Traffic: The project has been issued Florida Department of Transportation permits. The traffic impacts have been reviewed by the Florida Department of Transportation, Volusia County, a traffic consultant retained by the city and meets applicable traffic requirements. It is important to note that the existing land uses and zoning allow uses that could generate more traffic than the proposed use.
3. Stormwater/Wetlands: The project has obtained a Saint Johns River Water Management District permit. The project has 2.40 acres of wetlands. The project impacts are 0.14 acres or 5.7% of the wetland area. The remaining area of

wetlands is 2.26 acres.

4. There are 7 historic trees on-site (4 Bald Cypress & 3 Live Oaks), all of which are being saved.
5. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 5.44 acres or 27.8% of the site which is proposed tree preservation, which includes the north and west areas of the site. The project redesign increased the tree preservation from 4.99 acres to 5.44 acres.
6. The landscape buffers required for this project are 20-foot landscape buffers for the north, west & east sides of this parcel. The northern landscape buffer proposed along the Moss Point subdivision in the northwestern portion varies from 195' to 130' and narrows to 70' in the northeastern portion of the buffer. The proposed west landscape buffer, abutting Indian Springs, varies from 176' to 218' based on the updated re-design of the site. The previous west buffer was 140' to 57' feet in the original design. The proposed east landscape buffer along Tymber Creek Road is 20 feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffer around the Walgreens pond to the north requires 6' foot, which is shown, the west landscape buffer requires 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County Pond to the north, west and south sides require a 6' foot buffer and an 11'-6" foot is being proposed.
7. Buildings 1, 2, 4, 6, 7, 8 and 9 are 162 linear feet. Building 5 is 175 linear feet. Buildings 3 and 4 are 249 linear feet and building 8 is 351.5 linear feet in width. **Section 2-57(22)(c) of the Land Development Code requires Planned Development for any building length exceeding 180 linear feet.**
8. **The proposed building height is 39'5" for the multi-family buildings.** The B-8, Commercial allowed building height is 30'. Section 2-36(d)(3) of the Land Development Code states, "Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes." The application is seeking a building height of 39'5"The project has provided public benefits through the Planned Business Development that may or may not occur with a permitted use site plan. These include restricted access onto Tymber Creek Road, larger building setbacks, increased landscape buffers, increased overall land preservation, minimal wetland impacts, turning of a building, and increased fence/wall buffering.

Input has been received through the neighborhood meeting and correspondence received that includes the following concerns regarding the overall project:

<u>Traffic</u>

1. Concerns about U-turn movements on West Granada Boulevard.
2. Traffic is awful/horrendous already.
3. The right-hand turn into Indian Springs is treacherous.
4. Negative impacts at the intersection of West Granada Boulevard and Tymber

Creek Road.

Incompatible use

1. Impact to the existing residents in the area of the planned development.
2. Will make our community less safe.
3. We are a single-family community!
4. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.

Density

1. Density should be maintained at 10 units per acre.
2. If the Land Development Code allows 164 units now, then why would an increase be of any value to the residents of Ormond Beach?

Overdevelopment

1. Horrible location planning for apartments.
2. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

Site design

1. Desire of a masonry wall along the Indian Springs property line.
2. The project team should show the building locations and height.
3. Configuration/location of the buildings – specifically building 8.

Quality of Life

1. Only single-family residential has been approved west of I-95.
2. Longtime residents of upscale communities deserve better consideration.
3. The area is already overbuilt and this will do nothing to help the situation.
4. Future management of complex.

Indian Springs

City staff met with residents of Indian Springs, which led to two meetings with the project team and the residents. Residents of Indian Springs presented concerns and comments on the project at an initial meeting on August 15, 2022 and a follow-up meeting on November 16, 2022. The applicant amended the project submittal to extend the location of the masonry wall, lower the building heights, and add additional plantings. On November 26, 2022, a letter from the Indian Springs Homeowner's Association was received that requested deletion of buildings 8 and 9 and additional wall modifications.

Staff is aware that additional meetings have occurred between the project team and

residents of Indian Springs. Staff has not received any additional written information from Indian Springs residents. The updated design submitted April 3, 2023 removes the former building eight and redistributes the units into the current buildings 4 and 8.

The updated design provides additional natural buffering and creates a bigger setback of proposed buildings 7 and 8.

Update from the April 18, 2023 City Commission meeting:
The Tymber Creek Apartment item was continued at the April 18, 2023 City Commission meeting until the May 16, 2023 City Commission meeting. Discussion during the item focused on the Live Local Act, SB 102 and the potential impacts on the proposed project. The Live Local Act was summarized in a disposition item that is included in this packet. Key parts of the Live Local Act include:

1. A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection.
2. A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.
3. A municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, which is higher.
4. A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of the provisions establishing allowable densities, height, and land use.

In summary, under the Live Local Act the project could provide at least 40% of the units as affordable housing, utilize a density of up to 32 units per acre, and be 50' in height (maximum height within one mile) as an administrative site plan. The Live Local Act did not exempt out parking requirements, landscape buffers, building setbacks and other local development standards. The actual number of units would depend on the property owner's willingness to amend the existing plan. Development plans such as the Regal Center (interior units) or Ormond Renaissance Condominiums (parking under the buildings) would lead to additional units. These alternative plans also have an increase in construction costs.

A staff comparison of the 270 units plans and a non-planned development is provided

below:

Standard	270 unit proposed plan	Non-planned development standards
Units:	270 units.	164 units allowed by zoning prior to the Live Local Act; 525 units maximum allowed after Live Local Act.
Affordable housing requirement:	None.	40% of units for 30 years under the Live Local Act.
Project access from Tymber Creek Road:	Restricted to emergency access only.	Right in and right out allowed.
Height:	39.5' (3 stories).	50' - based upon the highest height allowed within one mile of the property - B-7 zoning allows a 50' building height.
Approval process:	City Commission.	Site Plan Review Committee (SPRC)
Natural preservation:	5.44 acres proposed; 27.8% of the site.	2.95 acres required; 15% of the site.
Building setbacks:	Moss Point subdivision: ranges from 70' to 195'. Indian Springs subdivision: ranges from 176' to 218'.	The required buffer is 20'. Staff believes that areas that contain wetlands would likely remain.
Traffic*, note 2011 Community Planning Act states projects are not responsible for any existing deficiencies:	270 units = 1,247 average daily trips (4.62 trips average per unit, ITE #221 – see Table 4 of 08.20.2022 traffic analysis from the project traffic engineer).	350 units = 1,617 average daily trips. 400 units = 1,848 average daily trips. 450 units = 2,079 average daily trips.

Planning Board

The Planning Board reviewed the issue of the development order at the December 8, 2022 meeting and recommended **denial with a 5-0 vote.** A summary of key points of individuals who spoke at the Planning Board include:

1. The Indian Springs Homeowners' Association representative requested the

deletion of buildings 8 and 9.
2. Expressed concern with the proposed increase in density over the zoning designation allowances.
3. No apartment complexes exist west of I-95 in Ormond Beach.
4. Expressed concerns that residential growth should not be approved until there are adequate medical facilities including hospital beds and emergency room capacity.
5. The existing resident's quality of life will be negatively impacted.
6. Expressed concern regarding the increase in traffic and proposed U-turn movements.

Planning Board members stated that they could not support the zoning map amendment that allowed additional density and increased traffic. A Planning Board member noted that developers have gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. The Planning Board minutes are attached to this item. It is important to note that the Planning staff recommendation (which the project team consented to at the meeting) before the Planning Board was 270 residential units. The April 3, 2023 updated plan is the same number of units as the Planning Board reviewed, but has relocated/reallocated the units to create additional buffering and setbacks to the Indian Springs properties.

Budget Impact

There is no budget impact as the result of the issuance of a development order.

Citizen Impact

The City Commission packet included input from the neighborhood meeting, correspondence received, and the Planning Board meeting. The citizen's concerns include traffic, incompatible use, density increase, overdevelopment, site design, and decreased quality of life. The Planning Board recommended against the requested issuance of a development order.

Recommendation

The City Commission has three (3) options in the review of this application:

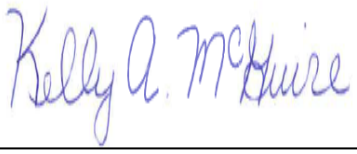
1. Approve as submitted;
2. Deny as submitted (Planning Board recommendation); or
3. Approve the project with conditions. This option would approve the development with a unit number somewhere between the requested 270 units and allowed 164 units. This option could maintain the public benefits offered (limitation of access on Tymber Creek Road, additional landscape buffers, additional preservation, and larger than required building setbacks). This option would lock in a lower traffic generation than other potential uses on the developable land area of 16.42 acres.

The Planning Board recommended that the City Commission deny the issuance of a development order to allow construction of multi-family units on 19.62 acres at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The Planning Board's original site plan application for review was for 300 units that staff recommended approval of 270 units with the removal of former building 8.

Attachments:

1. 23-10 Tymber Creek Apartments DO (Cont to 5.16) (P22-0207G)
2. Tymber Creek Apartments DO 5.16.23 (P22-0207G)
3. Exhibit A, Survey
4. Exhibit B, SPRC comments
5. 04.06.2023 Exhibit C, PBD conditions
6. Exhibit D, TCA site plans 04.03.2023
7. Disposition Item from 04.18.2023 CC agenda - Live Local Act, SB 102
8. Tymber Creek Apartments - Site plan sheets submitted 04.03.2023 (8.5X11)
9. Updated TCA School Concurrency - 12.22.2022
10. Correspondence received after Planning Board meeting, updated 05.02.23
11. 12.08.2022, Tymber Creek Apartments, Issuance of Development Order PB Report(8.5X11)
12. Planning Board Minutes, TCA - ZMA

Approvals:



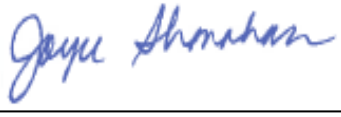
Date: May 02, 2023

Kelly McGuire, Finance Director



Date: May 05, 2023

Claire Whitley, Assistant City Manager



Date: May 10, 2023

Joyce Shanahan, City Manager

ORDINANCE NO. 2023-10

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE "TYMBER CREEK APARTMENTS"; AUTHORIZING THE DEVELOPMENT OF 270 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, VCP Ormond Beach II, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 36 North Tymber Creek Road (Volusia County parcel number 4125-00-00-0221) and 2011 West Granada Boulevard (Volusia County parcel number 4125-00-00-0243), as more particularly described and depicted in Exhibit "A" to the Planned Business Development (PBD) Development Order attached hereto and incorporated herein ("Property"), and

WHEREAS, the Property Owner has initiated this Ordinance for the issuance of a Development Order for a Planned Business Development to allow 270 multi-family residential units and associated site improvements under certain conditions on the Property, consisting of approximately 19.62 acres, to be known as the "Tymber Creek Apartments" as described and depicted in the PBD Development Order attached hereto and incorporated herein, and

WHEREAS, the Property has been rezoned from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial, to Planned Business Development (PBD), and

WHEREAS, the proposed Project shall maintain the uses and dimensional standards of the B-8, Commercial, zoning district except as otherwise provided in the PBD Development Order, and

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15(d)(2) of the *Land Development Code,* and has recommended denial of the proposed Development Order for the project, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(2), *Florida Statutes* and has considered the following:

(1) The report and recommendations of the Planning Board;

(2) The report and recommendations of the Site Plan Review Committee;

(3) The comments of governmental agencies, utility corporations and individuals, as received, and

(4) The testimony provided at public hearings, including from the City's planning staff, the Applicant, expert witnesses, and persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, the City Commission further finds that there is competent substantial evidence to support the following:

(1) The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The proposed development is consistent with the *Comprehensive Plan*;

(3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

(4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

(5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

(6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

(7) The proposed development is functional in the use of space and aesthetically acceptable;

(8) The proposed development provides for the safety of occupants and visitors;

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. The application of the Property Owner for the issuance of a Planned Business Development Development Order for the "Tymber Creek Apartments" project is hereby approved. The Mayor and the City Manager are authorized and directed to execute and issue the attached Development Order for the "Tymber Creek Apartments" Planned Business Development to allow the construction of 270 multi-family residential units and associated site improvements under certain conditions on the Property, consisting of approximately 19.62 acres.

SECTION THREE. Section 2-29(B)(2) of the *Land Development Code* allows a multi-family density of ten units per acre. The land uses of "Residential, Office, Retail" and "General Commercial" of the city's Comprehensive Plan allow a maximum of 471 multi-family units. The request for 270 multi-family units, or 16.44 units per acre, for the Planned Business Development as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby granted.

SECTION FOUR. Section 2-29(B)(3) of the *Land Development Code* allows a maximum building height of 30'. Section 2-36(d)(3) of the Land Development Code states, "Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services." The request for a building height of 39'5" as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby granted.

SECTION FIVE. Section 2-57(22)(f) of the Land Development Code states "No structure shall exceed one hundred eighty feet (180') in length, unless a planned development is obtained." The request for buildings three (3) and four (4) to be 249 linear feet in length and building eight (8) to be 351.5 linear feet in length as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby approved.

SECTION SIX. The Applicant, including the Applicant's successors and assigns, shall at all times fully comply with the terms and conditions of the PBD Development Order.

SECTION SEVEN. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION EIGHT. This Ordinance shall be effective immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	VCP Ormond Beach II, LLC, LLC, a Florida Limited Liability Company
	Application No.	2022-008
	Project Name:	Tymber Creek Apartments
	Property Address:	36 North Tymber Creek Road and 2011 West Granada Boulevard
	Parcel ID No.:	4125-00-00-0221 and 4125-00-00-0243

PLANNED BUSINESS
DEVELOPMENT
DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on May 16, 2023, and June 6, 2023, and the City Commission having considered those items as required by 1-18(e) of the *Land Development Code,* and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed development conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

2. The proposed development is consistent with the *Comprehensive Plan*;

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors; and

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of VCP Ormond Beach II, LLC, a Florida limited liability company ("Applicant/Property Owner") located at 36 North Tymber Creek Road (Volusia County parcel number 4125-00-00-0221) and 2011 West Granada Boulevard (Volusia County parcel number 4125-00-00-0243) as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), for a Development Order for a Planned Business Development to be known as the "Tymber Creek Apartments", to allow the construction of 270 multi-family residential units and associated site improvements under certain conditions on 19.62 acres on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, PBD, Planned Business Development District, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. The outstanding comments from the Site Plan Review Committee list in Exhibit "B" shall be satisfied;

3. Full and complete compliance with the Planned Business Development Conditions described in Exhibit "C";

4. Full and complete compliance with the Applicant's Site Plan attached as Exhibit "D";

B. The final plans for the development project shall be consistent with all the conditions listed in this Development Order and as depicted in the plans that are attached hereto and incorporated herein by reference as Exhibit "D".

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Planned Business Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(3)(b) of the *Land Development Code* before the planned development permit can be established, a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Business Development Order is abandoned for a period of two (2) years any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Chapter 1, Article II, Section 1-14(3)(b) of the *Land Development Code,* and a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Chapter 1, Article II, Section 1-14, or with the conditions provided in the Planned Business Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

H. In the event a building permit has not been issued within thirty-six (36) months, which date shall be June 6, 2026, then this Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II, Section 1-14(3)(a), of the *Land Development Code.* If a building or site engineering permit is issued on or before June 6, 2026 the project shall be vested.

I. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of the Property Owner, and shall be binding on the Property Owner, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 6th day of June, 2023.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"
Page 1 of 2

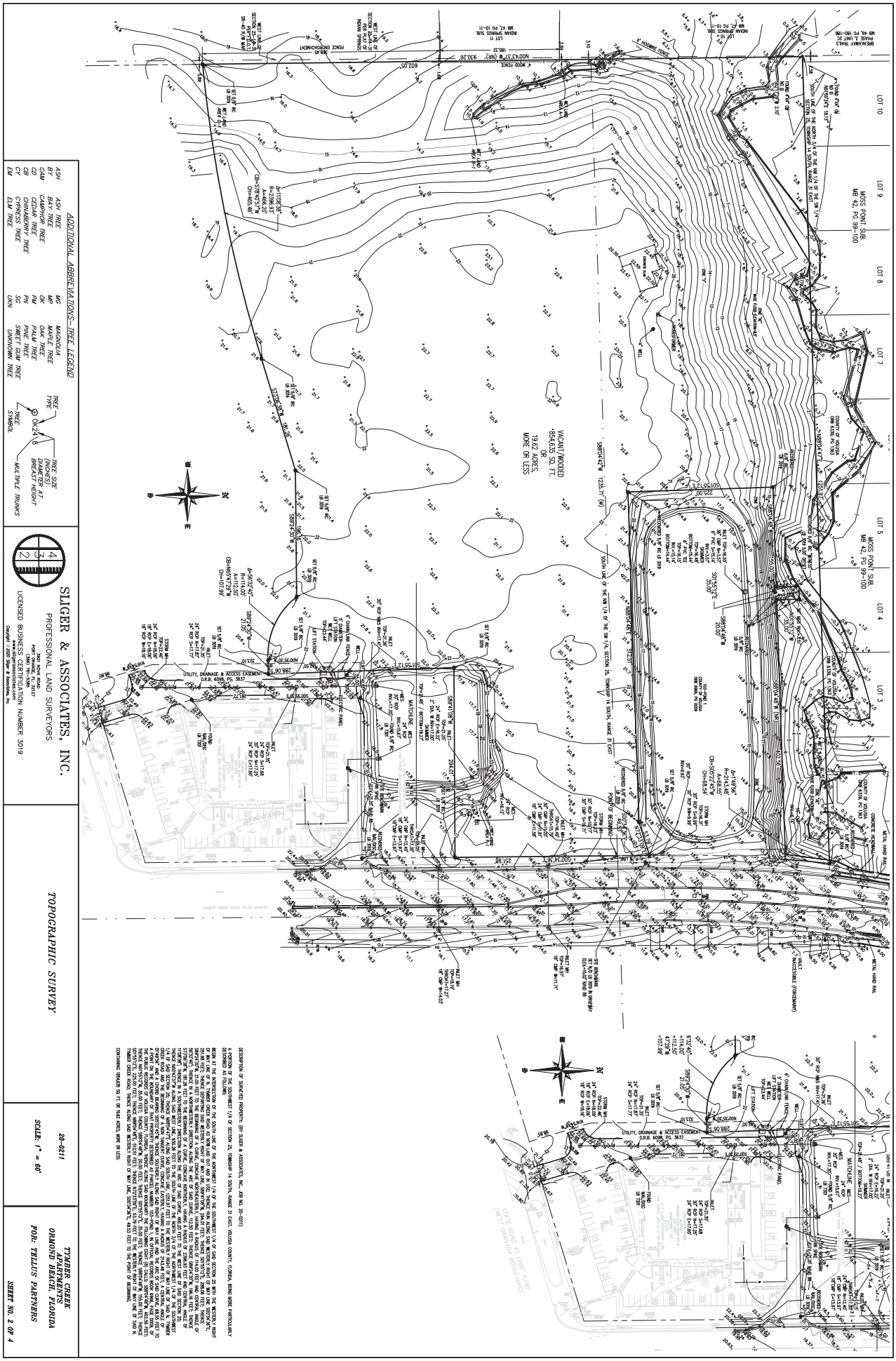
LEGAL DESCRIPTION:

DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20–0211)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103–POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1854,635 SQ. FT. OR 19.62 ACRES, MORE OR LESS.


ADDITIONAL ABBREVIATIONS-TREE LEGEND
ASH TREE
BAY TREE
CAM CAMPHOR TREE
CD CEDAR TREE
CB CHINABERRY TREE
CY CYPRESS TREE
ELM ELM TREE
MG MAGNOLIA
MP MAPLE TREE
OK OAK TREE
PM PALM TREE
PN PINE TREE
SG SWEET GUM TREE
UNKN UNKNOWN TREE
TREE TYPE
TREE SYMBOL
TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
MULTIPLE TRUNKS
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
393 NOVA ROAD
PORT ORANGE, FLORIDA 32127
(386) 761-2368
LICENSED BUSINESS CERTIFICATION NUMBER 3019
Copyright © 2020 Sliger & Associates, Inc.
TOPOGRAPHIC SURVEY
20-021
SCALE: 1" = 60'
TYNDER CREEK APARTMENTS
ORMOND BEACH, FLORIDA
FOR: TELLUS PARTNERS
SHEET NO. 2 OF 4
DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20-021)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 40 (200' R/W); THENCE SOUTH 89°54'42" WEST, ALONG SAID SOUTH LINE, 1255.71 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 00°43'57" WEST, 930.28 FEET; THENCE SOUTH 89°16'03" WEST, 602.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET AND CENTRAL ANGLE OF 53°29'30"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 1064.31 FEET; THENCE NORTH 52°12'27" WEST, 286.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET AND CENTRAL ANGLE OF 53°29'30"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 1064.31 FEET; THENCE NORTH 00°43'57" WEST, 324.19 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 89°54'42" EAST, ALONG SAID SOUTH LINE, 1255.71 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 40 (200' R/W); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 693.50 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 7634.44 FEET, A CENTRAL ANGLE OF 05°12'17" AND A CHORD BEARING SOUTH 22°54'04" EAST, 693.27 FEET; THENCE SOUTH 25°30'12" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 693.50 FEET TO THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: SOUTH 64°29'48" WEST, 225.00 FEET; THENCE NORTH 25°30'12" WEST, 35.00 FEET; THENCE SOUTH 64°29'48" WEST, 20.00 FEET; THENCE SOUTH 25°30'12" EAST, 35.00 FEET; THENCE SOUTH 64°29'48" WEST, 225.00 FEET; THENCE NORTH 25°30'12" WEST, 513.71 FEET; THENCE NORTH 64°29'48" EAST, 480.00 FEET; THENCE NORTH 25°30'12" WEST, 225.00 FEET; THENCE NORTH 64°29'48" EAST, 480.00 FEET; THENCE SOUTH 25°30'12" EAST, 513.71 FEET; THENCE NORTH 64°29'48" EAST, 480.00 FEET; THENCE SOUTH 25°30'12" EA

Project Name: PZ-22-008
Project Description: Tymber Creek Apartments
Review Comments List Date: 11/27/2022

Ref. # 77, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Wall and Building Review, 36.1 WALL DETAILS.pdf

The review of this wall requires the design calculations being reviewed for the structural capability adjacent to the wet detention facility and the building in close proximity. The two structures will require separate building permits. The City of Ormond Beach will require an independent review by a structural engineer for the correlation between the structures. This review will be completed and the cost will be the responsibility of the developer.

Ref. # 78, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Building Code, 36.1 WALL DETAILS.pdf

This should reference the 2020 Florida Building Code (7th Edition).

Ref. # 79, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil- Building Location, 36.1 WALL DETAILS.pdf

Show the location of the building foundation on this cross section.

Ref. # 80, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Distance, 36.1 WALL DETAILS.pdf

Provide distance from segmental wall to building footprint.

Ref. # 81, Civil Engineer, David Allen, 11/1/22 3:02 PM, Cycle 6, Unresolved

Markup: Civil-Wall Comments, 36 WALL DETAILS.pdf

See the comments on Sheet 36.1 regarding the review of the segmental block walls.

Ref. # 83, Civil Engineer, David Allen, 11/16/22 3:14 PM, Cycle 6, Unresolved

Markup: Civil-Lighting, 91 PHOTOMETRIC.pdf

The details for the lighting includes wall mounted, WSG4L45K, fixtures. However, the photometric plan does not indicate additional foot-candles. Where will the wall mounted lights be placed? Will these light fixtures also need the glare guards?

Ref. # 73, Landscape Architect, Cara Culliver, 7/13/22 11:25 AM, Cycle 4, Unresolved

Markup: Landscape Comment Sheet 67, 67 OVERALL LANDSCAPE.pdf

- The provided ground covers for the front buffer is 153 and not 212, please check the math.

Ref. # 75, Landscape Architect, Cara Culliver, 8/9/22 5:08 PM, Cycle 5, Unresolved

Markup: Total Amount of Tree Provided Chart, 72 LANDSCAPE DETAILS.pdf

- See mark-up regarding the numbers, please correct.

Ref. # 82, Landscape Architect, Cara Culliver, 11/3/22 2:21 PM, Cycle 6, Unresolved

Markup: Sheets 67 & 72, 67 OVERALL LANDSCAPE.pdf

- Sheet #72 was not submitted and has outstanding comments.
- Sheet 67 has not been corrected, comment on project doxs.

TYMBER CREEK APARTMENTS
PLANNED BUSINESS DEVELOPMENT CONDITIONS

1. Section 2-29(B)(2) of the Land Development Code allows a multi-family density of ten (10) units per acre. The land uses of "Residential, Office, Retail" and "General Commercial" of the city's Comprehensive Plan allows a maximum of 471 multi-family units. The request for 270 multi-family units or 16.44 units per acre for the Planned Business Development as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
2. Section 2-29(B)(3) of the *Land Development Code* allows a maximum height of 30'. Section 2-36(d)(3) of the Land Development Code states, "Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services." The request for a building height of 39'5" as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
3. Section 2-57(22)(f) of the Land Development Code states "No structure shall exceed one hundred eighty feet (180') in length, unless a planned development is obtained." The request for buildings three (3) and four (4) to be 249 linear feet in length and building eight (8) to be 351.5 linear feet in length as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby approved.
4. The project access is proposed through a master access point on West Granada Boulevard that will serve multiple uses including the existing Walgreens. The existing master access point for the commercial uses has an approved site plan to shift to the west from the existing Walgreens access point, in accordance with the approved Florida Department of Transportation permit.
5. Along Tymber Creek Road, the project proposes an emergency access only access point. The emergency access point is designed to allow access from fire station #94. The emergency access point would not allow general traffic to access Tymber Creek Road. The access point to Walgreens will remain unchanged. Based upon the connectivity of the overall parcels, individuals of the Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot. The project is required to install a right-hand turn lane on Tymber Creek Road into the Walgreens project.

6. The landscape buffers required for this project are 20' foot landscape buffers for the north, west & east sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195' to 130' and narrows to 70' in the northeastern portion of the buffer. The proposed west landscape buffer, abutting Indian Springs, varies from 176' to 218' based on the updated re-design of the site. The previous west buffer was 140' to 57' feet in the original design. The proposed east landscape buffer along Tymber Creek Road is 20' feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffers around the Walgreens pond to the north requires a 6' foot which is shown, the west landscape buffer requires a 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6' foot buffer and a 11'-6" foot is being proposed.
7. There are 7 historic trees on-site (4 Bald Cypress & 3 Live Oaks) all of which are to be saved.
8. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 5.44 acres of proposed tree preservation which includes the north and west areas of the site.
9. The project has fencing as follows:
   A. Decorative aluminum open style, 6' high: along Tymber Creek Road, Volusia County stormwater pond, entrance road.
   B. PVC vinyl, 6' high: along interface of north wetland area ("Open Space/Conservation" area) and portion of area abutting Coquina Presbyterian Church.
   C. Masonry wall, 6' high: Along area of Indian Springs, including on top of the retaining wall and abutting the future commercial area of 2041 West Granada Boulevard.

   Fencing screen wall and retaining wall details on Sheets 36, 36.1, and 36, of Exhibit "D".
10. Phasing of project may be approved by the SPRC as a minor modification to the development order. The SPRC may allow Certificate of Occupancy for individual buildings that re completed in terms of building and site improvements and the reminder of the site is protected for construction activities.
11. Hours of outside construction activities shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no outside construction activities on Sundays. Required concrete pours outside the construction hour restrictions may be scheduled with the Planning Director with at least five (5) days prior to the activity.
12. The Planned Business Development would incorporate the uses and dimensional standards of the B-8, Commercial zoning district, except as amended in Exhibit "D".

DWG.NO.	INDEX OF SHEETS DESCRIPTION
1	COVER
2-5	BOUNDARY AND TOPOGRAPHIC SURVEY
6-8	DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES
9-11	DEMOLITION AND SWPPP PLAN
12	STATE ROAD 40 RIGHT-OF-WAY SWPPP
12.1	STATE ROAD 40 RIGHT-OF-WAY SWPPP
13	TYMBER CREEK ROAD RIGHT-OF-WAY SWPPP
14	SWPPP DETAILS AND NOTES
15	OVERALL DEVELOPMENT PLAN
16	OVERALL PHASING PLAN
17-18	SITE LAYOUT PLAN
19-20	STRIPING AND SIGNAGE PLAN
21	S.R. 40 OVERALL TURN LANE IMPROVEMENTS
22	S.R. 40 RIGHT TURN LANE RIGHT-OF-WAY IMPROVEMENTS
23	S.R. 40 RIGHT TURN LANE R-O-W DRAINAGE & GRADING
23.1	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
23.2	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
24	TYMBER CREEK ROAD RIGHT-OF-WAY IMPROVEMENTS
25	TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
26	DRAINAGE PLAN
27-28	DRAINAGE DETAILS
29	STORMTECH DETAILS
30	POST-DEV WATER TABLE CALCULATION PLAN
31	ACCESS ROAD DRAINAGE PLAN
32	ACCESS ROAD STORMTECH DETAILS
33	WALGREENS DRAINAGE MODIFICATION PLAN
34-35	GRADING PLAN
36-37	RETAINING WALL DETAILS AND NOTES
38-42	CROSS SECTIONS
43-44	UTILITY PLAN
45	PLAN AND PROFILE
46	PLAN AND PROFILE
47	PLAN AND PROFILE
48	PLAN AND PROFILE
49	PLAN AND PROFILE
50	PLAN AND PROFILE
51	UTILITY CONFLICT DETAILS
52	UTILITY DETAILS AND NOTES
53-55	CITY OF ORMOND BEACH LIFT STATION DETAILS
56-57	CITY OF ORMOND BEACH DETAILS
58	MISCELLANEOUS DETAILS AND NOTES
59-64	FDOT STANDARD CONSTRUCTION DETAILS
65-66	MAINTENANCE OF TRAFFIC
67	OVERALL LANDSCAPE PLAN
68-70	LANDSCAPE PLAN
71	LANDSCAPE PLAN (TYPICAL BUILDING TYPE 1, 2, AND 3)
72	LANDSCAPE DETAILS AND NOTES
73	TREE CREDIT CALCULATION PLAN
74-76	TREE REMOVAL PLAN
77	LANDSCAPE DETAILS AND NOTES
78	OVERALL IRRIGATION PLAN
79-81	IRRIGATION PLAN
82	IRRIGATION DETAILS AND NOTES
83	TREE PRESERVATION PLAN
~~84~~	~~OVERALL TREE PRESERVATION PLAN~~
85	WETLAND IMPACT / PRESERVATION PLAN
86	WETLAND BUFFER EXHIBIT
87	MEAN HIGH WATER MARK BUFFER EXHIBIT
88	BUILDING TO BUILDING SETBACK EXHIBIT
89	AUTOTURN TRUCK PLAN
90	EASEMENT PLAN
91	SITE PHOTOMETRIC PLAN
92	PHOTOMETRIC DETAILS

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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SITE PLAN DRAWINGS FOR

TYMBER CREEK APARTMENTS

SECTION 25, TOWNSHIP 14 S, RANGE 31 E
412500000221 & 412500000230
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

NOVEMBER 2021
REVISED MARCH 2023

LEGAL DESCRIPTION

SEE BOUNDARY AND TOPOGRAPHIC SURVEY, SHEETS 2-5.

PROJECT STATEMENT

PROPOSE A 270-UNIT APARTMENT COMPLEX CONSISTING OF 8 APARTMENT BUILDINGS, CLUBHOUSE WITH POOL, MAINTENANCE BUILDING, TRASH COMPACTOR AND DOG PARK. THE PROJECT CONSISTS OF 19.62 ACRES WITH 7.517 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-008
FDEP (WASTEWATER)	-
FDEP (NPDES NOI)	FLR
FDOT (ACCESS)	2021-A-591-0007 8
FDOT (DRAINAGE)	2021-D-591-0004 2
FDOT (UTILITY)	-
SJRWMD (STORMWATER)	95674-3
VOLUSIA COUNTY (USE)	2020-P-USE-0578
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	-

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF ORMOND BEACH (386) 673-3238
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT TEAM

PROPERTY OWNER/APPLICANT: VCP ORMOND BEACH II LLC
2120 S HIGHWAY A1A
VERO BEACH, FL 32963
EMAIL: GMCMILLAN@TELLUS-PARTNERS.COM
PHONE: (404) 798-5974

ENGINEER/ LANDSCAPE ARCHITECT/ AGENT: NEWKIRK ENGINEERING, INC.
1230 NORTH US 1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

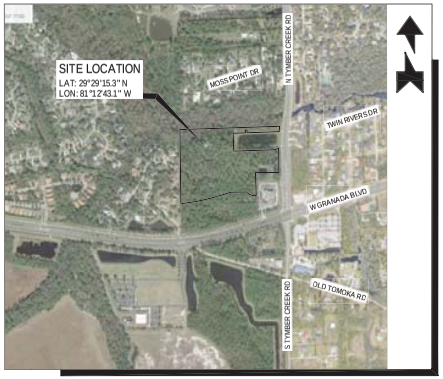
ARCHITECT: ENGLISH ASSOCIATES INC.
3084 MERCER UNIVERSITY DRIVE
ATLANTA, GA 30341
PHONE: (470) 395-6263
EMAIL: DENGLISH@ENGLISHASSOCIATESINC.COM

SURVEYOR: SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE: (386) 761-5385
EMAIL: WWW.SLIGERASSOCIATES.COM

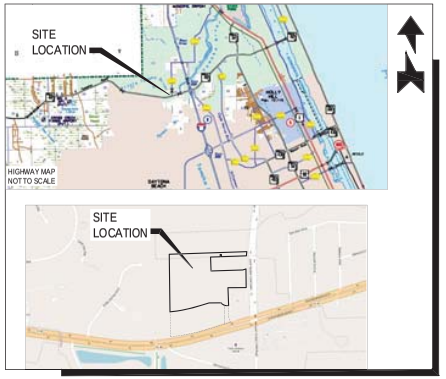
GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA BEACH, FL 32119
PHONE: (386) 756-1105
EMAIL: BPOHL@UNIVERSALENGINEERING.COM

TRAFFIC: LASSITER TRANSPORTATION GROUP
1450 W GRANADA BOULEVARD, SUITE 2
ORMOND BEACH, FL 32174
PHONE: (386) 257-6996
EMAIL: INFO@LTG-INC.US

ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.
235 HUNT CLUB BOULEVARD, SUITE 202
LONGWOOD, FL 32779
PHONE: (407) 869-9434
EMAIL: BGRIFFY@ECSFL.CC

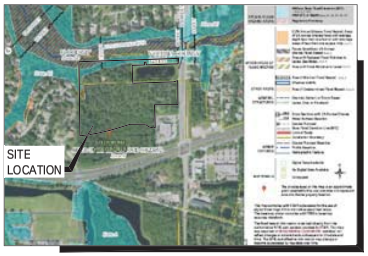


AERIAL MAP
SCALE: 1" = 700'

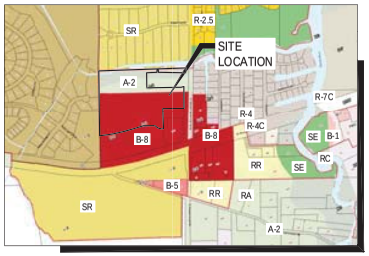


LOCATION MAP
SCALE: 1" = 1,200'





FLOOD ZONE MAP
SCALE: 1" = 700'
PANEL NO. 12127C0194 J
FLOOD ZONE "X" & "AE"



ZONING MAP
SCALE: 1" = 800'
PROJECT ZONING DISTRICT:
B-8 (COMMERCIAL)



SOILS MAP
SCALE: 1" = 500'
SOIL TYPES: SEE SITE AND GENERAL INFORMATION SHEET No. 5

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Civil Engineering
Transportation Planning
Landscape Architecture

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HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER

1

PROJECT No. 2020-06

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

#3	BENCHMARK ID		FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
B24	BORING ID		EXISTING EASEMENT
	EXISTING CABLE TV PEDESTAL	FOC	EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING CAP OR PLUG	FM	EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING CLEAN OUT	GAS	EXISTING GAS MAIN
	EXISTING CONDUIT RISER/ MARKER	OHE	EXISTING OVERHEAD ELECTRIC CABLES
	EXISTING ELECTRIC METER	OHT	EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
	EXISTING ELEVATION (SOFT)	RAW	EXISTING RAW WATER MAIN (# INDICATES SIZE)
5.0±	PROPOSED ELEVATION (SOFT)	RRC	EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
	EXISTING ELEVATION (HARD)	PSAN	PROPOSED SANITARY SEWER (# INDICATES SIZE)
5.00	PROPOSED ELEVATION (HARD)	PRW	PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING FIRE HYDRANT	12	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT	10	PROPOSED CONTOUR (SOFT)
	EXISTING FLOW DIRECTION	10	PROPOSED CONTOUR (HARD)
	PROPOSED FLOW DIRECTION	UTC	EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING GAS METER	UTV	EXISTING UNDERGROUND TELEVISION CABLE
	EXISTING GAS VALVE	UGE	EXISTING UNDERGROUND ELECTRICAL POWER CABLE
	EXISTING GUY WIRE & ANCHOR PIN		JURISDICTIONAL WETLAND LINE
	EXISTING MAIL BOX	ESAN	EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)	WM	EXISTING WATER MAIN (# INDICATES SIZE)
	PROPOSED MANHOLE		EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
	EXISTING SANITARY SEWER CLEANOUT		EXISTING SWALE OR CENTER OF DITCH
	EXISTING SANITARY SEWER MANHOLE		PROPOSED SWALE OR CENTER OF DITCH
	EXISTING ROAD SIGNS AND POSTS		EXISTING TOP OF DITCH BANK
	PROPOSED SIGN AND POST		EXISTING BOTTOM OF DITCH BANK
	EXISTING TEE		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING VALVE IRRIGATION		PROPOSED WIRE OR CHAIN LINK FENCE
	EXISTING VALVE WATER		PROPOSED SILT/SEDIMENT FENCE
	PROPOSED WATER VALVE		PROPOSED COIR ROLL OR WATTLE
	EXISTING WATER METER		PROPOSED FLOATING TURBIDITY BARRIER
	EXISTING STORM SEWER WITH INLET	TP TP	PROPOSED TREE PROTECTION
	PROPOSED STORM SEWER WITH INLET		
	FOUND 1/2" CAPPED IRON ROD L.B. #3724		
	FOUND 1/2" IRON ROD (NO I.D.)		

VOLUSIA COUNTY IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS, WHEN UTILIZED, SHALL CONTAIN A FUNCTIONAL RAIN SENSOR DEVICE, CAPABLE OF BEING SET TO ONE MINUTE RUN TIMES, AND BATTERY BACKUP CAPABILITY TO RETAIN PROGRAMMING IN THE EVENT OF A POWER FAILURE.
2. A RAIN SENSOR PLACED ON A STATIONARY STRUCTURE, FREE AND CLEAR OF ANY OVERHEAD OBSTRUCTIONS AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE.
3. EQUIPMENT WITH CHECK VALVES USED IN LOW-LYING AREAS TO PREVENT LOW HEAD DRAINAGE.
4. BACKFLOW PREVENTION METHODS AND OTHER PROVISIONS PRESCRIBED IN SECTION 74-42.
5. IRRIGATION DESIGN WITH THE APPROPRIATE UNIFORMITY FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
6. IRRIGATION SYSTEM EQUIPMENT INSTALLED AS DESIGNED.
7. IRRIGATION ZONES DIVIDED ACCORDING TO AVAILABLE FLOW RATE, VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.), SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND SOIL CHARACTERISTICS.
8. SPRAY HEADS AND ROTORS NOT MIXED IN SAME ZONE.
9. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE HAVING MATCHED PRECIPITATION RATES.
10. APPLICATION RATES THAT AVOID RUNOFF AND PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER AND PREVAILING WINDS.
11. A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
12. A MINIMUM SEPARATION OF 12 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
13. NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS AND DRIVES.
14. LAWN SPRAY PATTERNS PROVIDING HEAD TO HEAD COVERAGE.
15. WATER CONVEYANCE SYSTEMS WITH A FLOW VELOCITY OF FIVE FEET PER SECOND OR LESS.
16. PIPELINES DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
17. PRESSURE REGULATING HEADS.
18. A MAINTENANCE CHECKLIST PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR ACCOMPANIED BY A RECOMMENDED MAINTENANCE SCHEDULE. PROPER IRRIGATION SYSTEM SETTINGS ACCORING TO SEASON, RECOMMENDATIONS FOR CHECKING RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS.
19. IRRIGATION SYSTEM DESIGN WILL BE PERMITTED THROUGH VOLUSIA COUNTY.

VOLUSIA COUNTY LANDSCAPE REQUIREMENTS:

1. A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA. LOW OR MEDIUM VOLUME IRRIGATION AREAS MAY BE UTILIZED IN LIEU OF ANY HIGH VOLUME IRRIGATION AREA.
2. A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA HOWEVER, THE LANDSCAPED AREA MAY CONTAIN UP TO 75 PERCENT MEDIUM VOLUME IRRIGATION AREA, IF NO HIGH VOLUME IRRIGATION AREA IS UTILIZED ON SITE.
3. A LOW VOLUME IRRIGATION AREA MAY BE UTILIZED FOR AN ENTIRE LANDSCAPED AREA WITH THE EXCEPTION OF NATIVE VEGETATION AREAS REGULATED BY SECTION 50-373(b)(4).
4. IN THE ALTERNATIVE TO (1), (2), AND (3) ABOVE, IF 25 PERCENT OF THE PRE-EXISTING NATIVE VEGETATION IS RETAINED ON SITE, THE REMAINING 75 PERCENT OF THE LANDSCAPED AREA MAY BE A HIGH VOLUME IRRIGATION AREA. FOR ALL PRE-EXISTING NATIVE VEGETATION RETAINED ON A PARCEL:
   - NO SUPPLEMENTAL WATER SHALL BE APPLIED TO THE NATIVE VEGETATION AREA.
   - ONLY HAND PRUNING OF NATIVE VEGETATION IS ALLOWED.
   - MECHANICAL MOWING OR CLEARING IS PROHIBITED.

VOLUSIA COUNTY CONTRACTOR LICENSE REQUIREMENTS:

NO PERSON MAY INSTALL OR REPAIR AN IRRIGATION SYSTEM IN VOLUSIA COUNTY UNLESS THEY POSSESS A VALID IRRIGATION CERTIFICATE OF COMPETENCY FROM THE DEPARTMENT. THE FOLLOWING PERSONS ARE EXEMPTED FROM HAVING TO POSSESS A CERTIFICATE OF COMPETENCY:

- LICENSED FLORIDA WATER WELL CONTRACTORS AND FLORIDA STATE CERTIFIED PLUMING CONTRACTORS.
- FLORIDA STATE REGISTERED PLUMBING CONTRACTORS.
- PROPERTY OWNERS WHO PERSONALLY PERFORM CONSTRUCTION, MAINTENANCE OR REPAIRS ON AN IRRIGATION SYSTEM THAT SERVES HIS OR HER OWNER-OCCUPIED SINGLE FAMILY RESIDENCE.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2020 / 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL	514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS
425-010	STRUCTURE BOTTOMS - TYPES J AND P	330-001	TURNOUTS
205	PIPE BACKFILL	546	SIGHT DISTANCE AT INTERSECTIONS
425-021	CURB INLET TOPS - TYPES 5 & 6	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-024	CURB INLET TOP - TYPE 9		
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H	102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
430-022	SIDE DRAIN MITERED END SECTION	102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
520-001	CURB & CURB AND GUTTER	102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
522-002	PUBLIC SIDEWALK CURB RAMPS	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
350-001	CONCRETE PAVEMENT JOINTS		
522-001	CONCRETE SIDEWALK	711-001	SPECIAL MARKING AREAS
120-001	EMBANKMENT UTILIZATION		

ABBREVIATIONS

AWWA WORKS	AMERICAN WATER ASSOCIATION	H/C	HANDICAP	SAN	SANITARY
CMP	CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
		INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
CPP	CORRUGATED PLASTIC PIPE	K_H	HORIZONTAL PERMEABILITY	SMH	SANITARY MANHOLE
CTV	CABLE TELEVISION	K_V	VERTICAL PERMEABILITY	SS	SANITARY SEWER
D/P	DUCTILE IRON PIPE	KO	KNOCK OUT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
ESMT	EASEMENT	LF	LINEAL FEET	TSB	TEMPORARY SEDIMENT BASIN
EXIST	EXISTING	MB	MAP BOOK		
FAC	FLORIDA ADMINISTRATIVE CODE	MES	MITERED END SECTION	TYP	TYPICAL
		MJ	MECHANICAL JOINT	UGE	UNDERGROUND ELECTRIC
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	N/A	NOT APPLICABLE	UGT	UNDERGROUND TELEPHONE
		NIC	NOT IN CONTRACT		
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	NGVD	NATIONAL GEODETIC VERTICAL DATUM	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
		OHE	OVERHEAD ELECTRIC	W	WATER (POTABLE)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	OR	OFFICIAL RECORD		
		PG	PAGE		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
FH	FIRE HYDRANT	PVMT	PAVEMENT		
FOC	FIBER OPTIC CABLE	R	RADIUS		
FF EL	FINISH FLOOR ELEVATION	RCP	REINFORCED CONCRETE PIPE		
FM	FORCE MAIN				
F/PD	FEET PER DAY	RPM	REFLECTIVE PAVEMENT MARKER		
G	GAS				
GW	GROUND WATER	R/W	RIGHT-OF-WAY		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 854,635 SF OR 19.620 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY SLIGER AND ASSOCIATES (SEE SHEET No. 2.1, 2.2, 2.3 & 2.4 OF THESE PLANS).
2. THE EXISTING ZONING IS B-8 (COMMERCIAL) AND A-2 (RURAL AGRICULTURE). THE PROPOSED ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE FLU M IS (1) OPEN SPACE / CONSERVATION, (2) RESIDENTIAL, OFFICE RETAIL AND (3) GENERAL COMMERCIAL.
4. THE TAX PARCEL NUMBERS ARE 412500000221 AND 412500000230.
5. THE EXISTING SITE CONDITION IS UNDEVELOPED. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
6. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (1) APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES, (19) DELAND FINE SAND, 0 TO 5 PERCENT SLOPES, (22) ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES, (23) FARMTON FINE SAND AND (51) POMONA-ST. JOHNS COMPLEX.
7. THE SITE IS LOCATED WITHIN ZONE "X" & "AE" PER FEMA MAP PANEL No. 12127C0194 J, DATED FEBRUARY 19, 2014.
8. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY FLORIDA POWER & LIGHT. NATURAL GAS WILL BE PROVIDED BY TECO PEOPLES GAS COMPANY. TELEPHONE, CABLE AND INTERNET SERVICE WILL BE PROVIDED BY AT&T. CABLE TV AND INTERNET CAN ALSO BE PROVIDED BY SPECTRUM.
9. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE PRO, INC.
10. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
11. STORMWATER WILL BE PROVIDED BY INTERCONNECTED EXFILTRATION AND DRY RETENTION PRE-TREATMENT TO WET DETENTION POND SYSTEM.
12. POTABLE WATER AND WASTEWATER UTILITIES PROVIDED BY CITY OF ORMOND BEACH.
13. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.
14. ACCESS WILL BE PROVIDED FROM S.R. 40 (GRANADA BOULEVARD) WITH A RIGHT-IN AND RIGHT-OUT DRIVEWAY. EMERGENCY ACCESS WILL BE PROVIDED BY CONNECTION TO WALGREENS.

SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR 270 UNITS / 16.42 = 16.44 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	120,665	2.770	14.1
PAVEMENT	161,047	3.697	18.8
CONCRETE SIDEWALKS / PADS/ POOL DECK	45,724	1.050	5.4
RESERVED PARKING	11,410	0.262	1.3
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	319,004	7.323	37.3
WET DETENTION PONDS	36,353	0.835	4.3
WETLANDS	104,588	2.401	12.2
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	327,436	7.517	38.3
TOTAL PERVIOUS	527,199	12.103	61.7

3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BED ROOM x 114 = 171 SPACES
0.5 SPACES RESERVE PER 1 BEDROOM x 114 = 57 SPACES
2.0 SPACES PER 2 BED ROOM x 144 = 288 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 540 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	2.0
STANDARD	489	90.6
RESERVE	40	7.4
TOTAL PARKING PROVIDED	540	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 540 = 54
REQUIRED BICYCLE PARKING = 54 SPACES

6. BICYCLE PARKING PROVIDED

57 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
3/29/23	CITY COMMENTS

1200 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000394
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Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

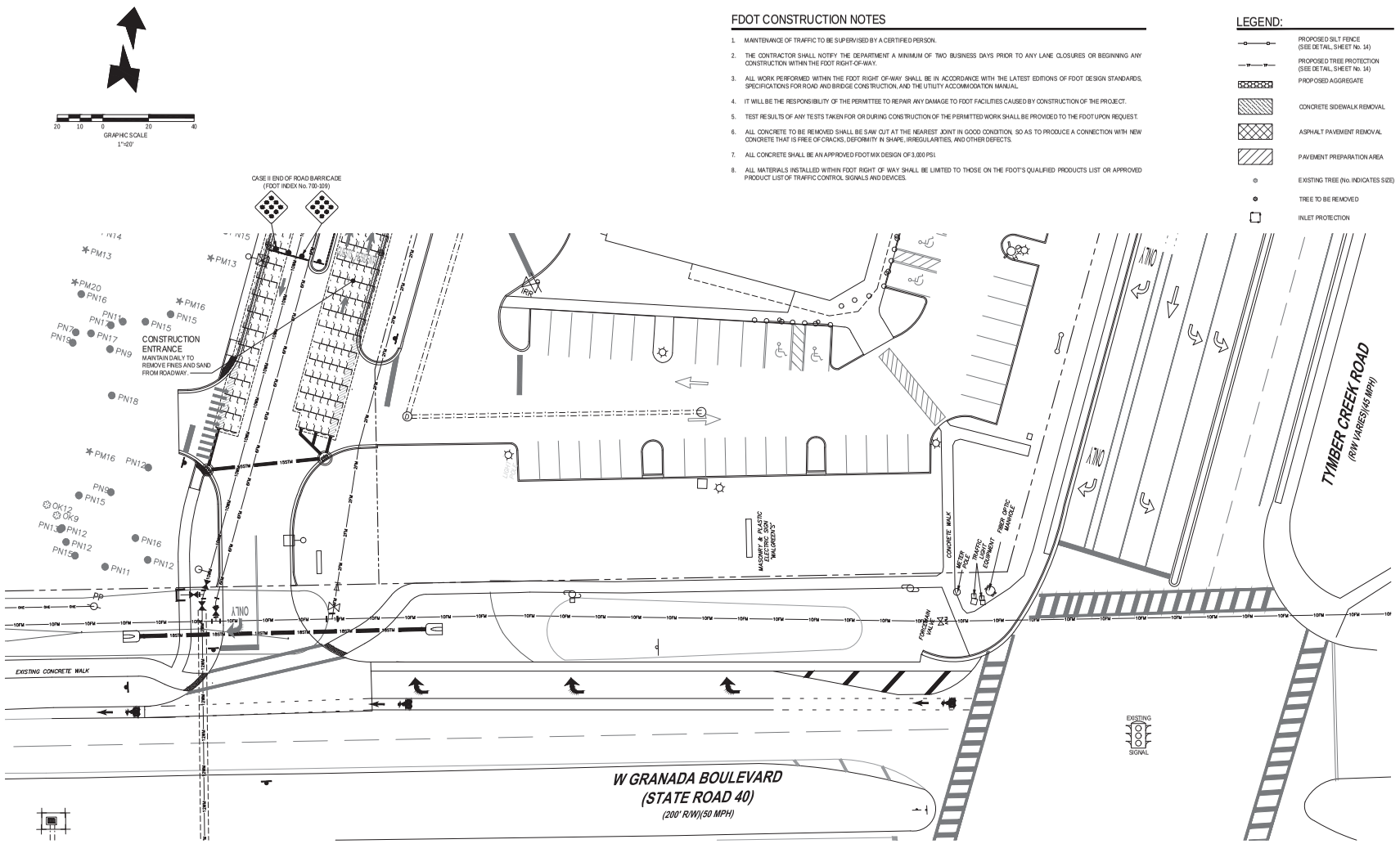
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

8



FDOT CONSTRUCTION NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY.
3. ALL WORK PERFORMED WITHIN THE FDOT RIGHT OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
4. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
5. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEW CONCRETE THAT IS FREE OF CRACKS, DEFORMITY IN SHAPE, IRREGULARITIES, AND OTHER DEFECTS.
7. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
8. ALL MATERIALS INSTALLED WITHIN FDOT RIGHT OF WAY SHALL BE LIMITED TO THOSE ON THE FDOT'S QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

One Nation... One Number... 811 Know what's below. Call before you dig.

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
10/25/22	OWNER

1200 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 28000394
L.C. # 26000394
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Civil Engineering
Transportation, CEI
Landscape Architecture
NEWKIRK ENGINEERING

STATE ROAD 40
RIGHT-OF-WAY SWPPP
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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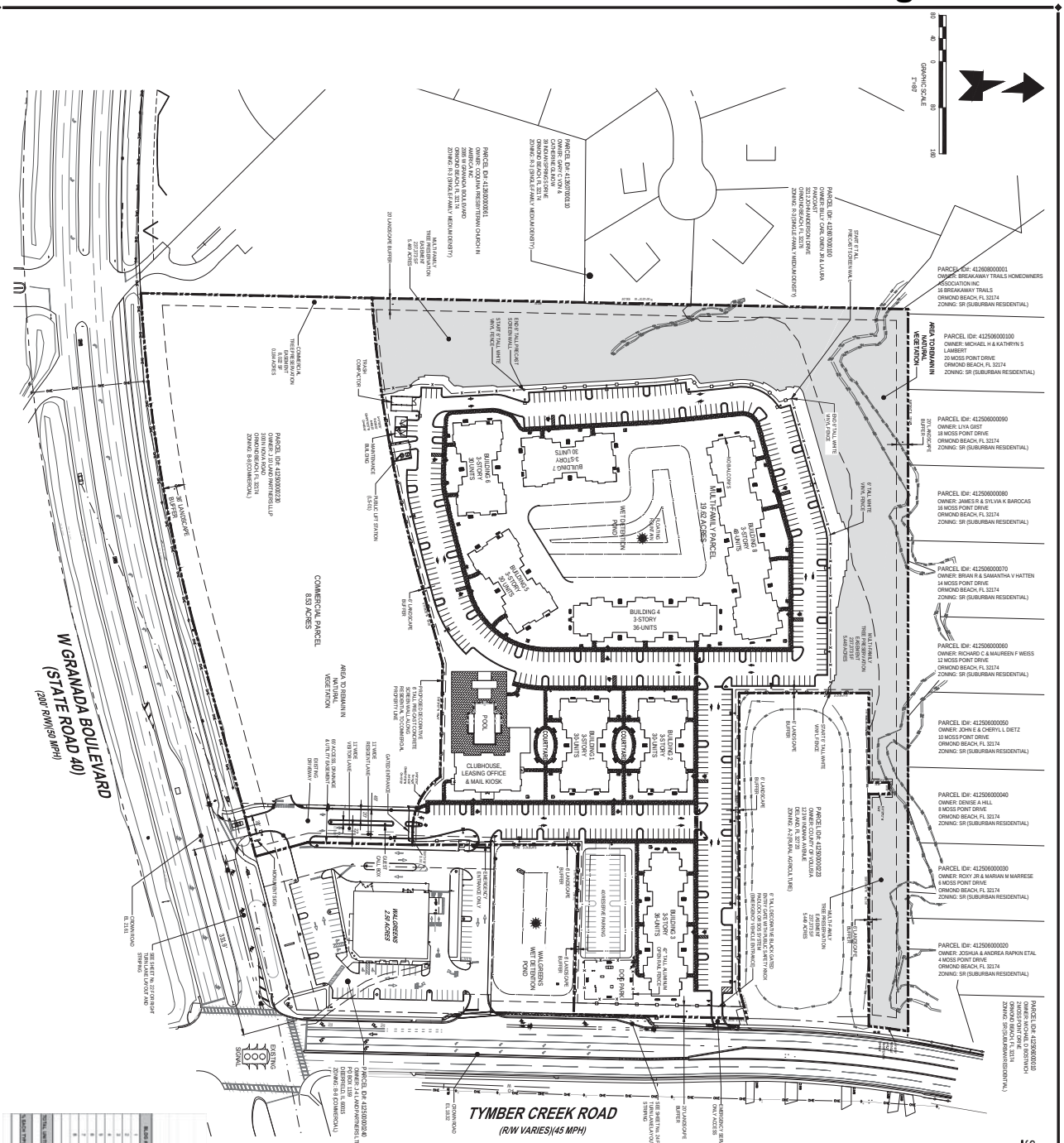
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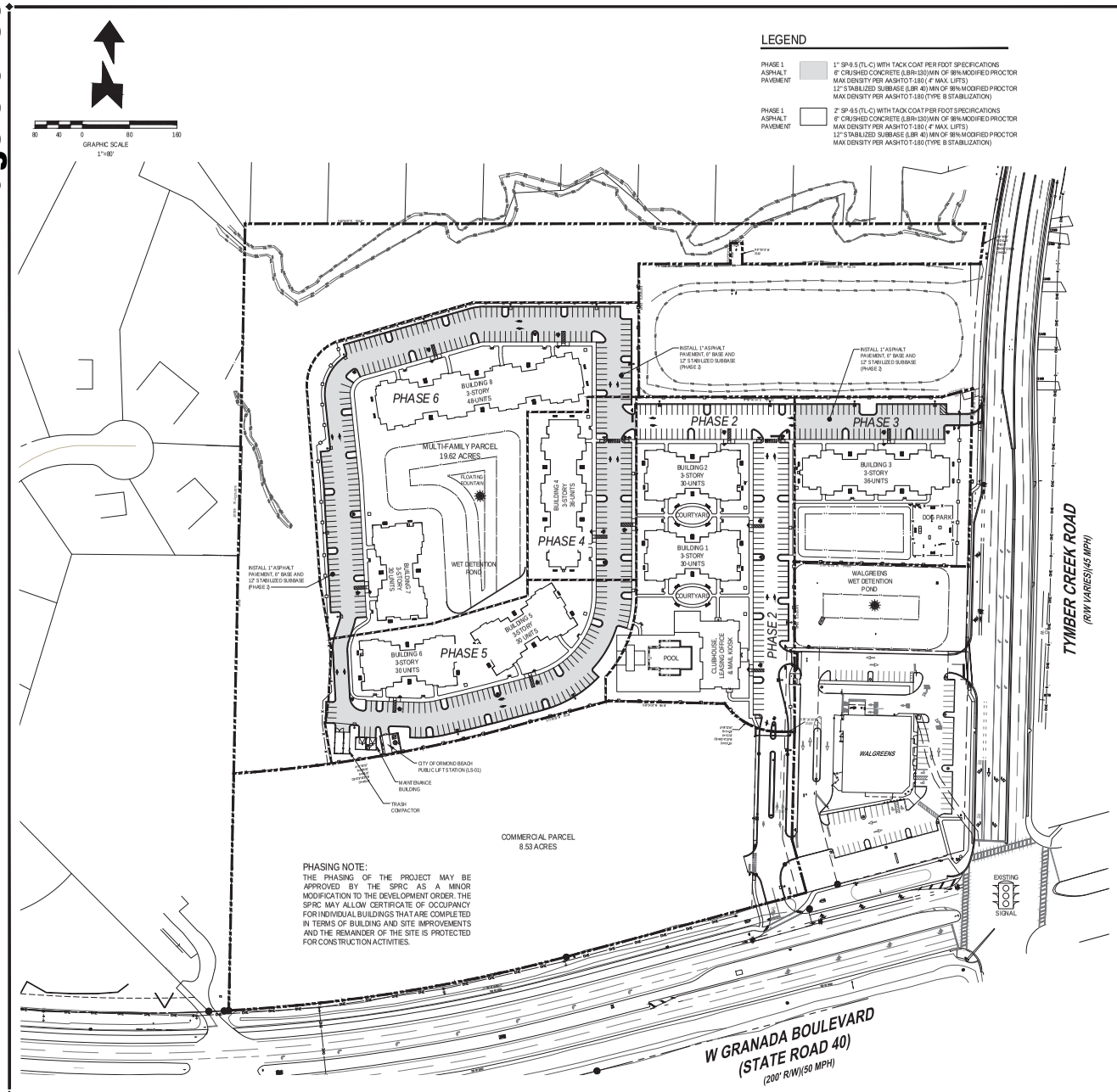
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

12


W GRANADA BOULEVARD
(STATE ROAD 40)
(200' R/W)(50 MPH)
TYMBER CREEK ROAD
(R/W VARIES)(45 MPH)
COMMERCIAL PARCEL
8.53 ACRES
MULTI-FAMILY PARCEL
19.92 ACRES
WALGREENS
1.58 ACRES
CLUBHOUSE, LEASING OFFICE & MAIL KIOSK
POOL
COURTYARD
BUILDING 1
3-STORY
36-UNITS
BUILDING 2
3-STORY
36-UNITS
BUILDING 3
3-STORY
36-UNITS
BUILDING 4
3-STORY
36-UNITS
BUILDING 5
3-STORY
36-UNITS
BUILDING 6
3-STORY
36-UNITS
BUILDING 7
3-STORY
36 UNITS
BUILDING 8
3-STORY
36-UNITS
MAINTENANCE BUILDING
WET DETENTION POND
WALGREENS WET DETENTION POND
DOG PARK
MULTI-FAMILY TREE PRESERVATION EASEMENT
5.449 ACRES
TREE PRESERVATION EASEMENT
2.37 ACRES
5.449 ACRES
PARCEL ID#: 412608000001
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000100
OWNER: MICHAEL H & KATHRYN S LAMBERT
20 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000090
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000080
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000070
OWNER: BRIAN R & SAMANTHA V HATTEN
14 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000060
OWNER: RICHARD C & MAUREEN F WEISS
12 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000050
OWNER: JOHN E & CHERYL L DIETZ
10 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000040
OWNER: DENISE A HILL
8 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000030
OWNER: ROXY JR & MARIAN M MARRESE
6 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000020
OWNER: JOSHUA & ANDREA RAPKIN ETAL
4 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000030
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
JAKES POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412507000010
OWNER: GARY C VON &
39 BROADSPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000001
OWNER: BILLY CARL OWEN JR LAURA PAYCRAFT
39 BROADSPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412800000001
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2888 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412800000230
OWNER: J S LAND PARTNERS LLLP
ORMOND BEACH FL 32174
ZONING: B-4 (COMMERCIAL)
PARCEL ID#: 412507000140
OWNER: GARY C VON & KATHRYN PENCE LTD
PO BOX 1109
ORMOND BEACH, FL 32175
ZONING: B-4 (COMMERCIAL)
AREA TO REMAIN IN NATURAL VEGETATION
PROPOSED DECORATIVE MASONRY WALL (CBS) SCREEN WALL ALONG PROPERTY LINE ADJACENT TO COMMERCIAL
PROPOSED DECORATIVE MASONRY WALL (CBS) SCREEN WALL ALONG PROPERTY LINE
STAFF 6' TALL WHITE VINYL FENCE
6' TALL WHITE VINYL FENCE
EXISTING 6' TALL WHITE VINYL FENCE
EXISTING 6' TALL WHITE VINYL SCREEN WALL
EXISTING 6' TALL WHITE VINYL FENCE
EXISTING 6' TALL WHITE VINYL FENCE
EXISTING 6' TALL WHITE VINYL FENCE



PHASING NOTE:
THE PHASING OF THE PROJECT MAY BE APPROVED BY THE SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE AND1 INCH OF ASPHALT PAVEMENT.
9. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
10. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
11. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
12. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3)

1. CONSTRUCT BUILDING 3 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 4)

1. CONSTRUCT BUILDING 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 5, 6, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 5, 6, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTER'S.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 7, 8 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 7, 8 BUILDING IMPROVEMENTS AND FINAL SITE RE-INSPECTION.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. IINSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NPDES NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

CITY OF ORMOND BEACH SPRC NOTE:

THE PHASING OF THE PROJECT MAY BE APPROVED BY SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

REVISIONS

DATE	DESCRIPTION
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5/2/22	CITY COMMENTS
10/25/22	OWNER
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www.NewkirkEngineering.com
L.C.# 26000394
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OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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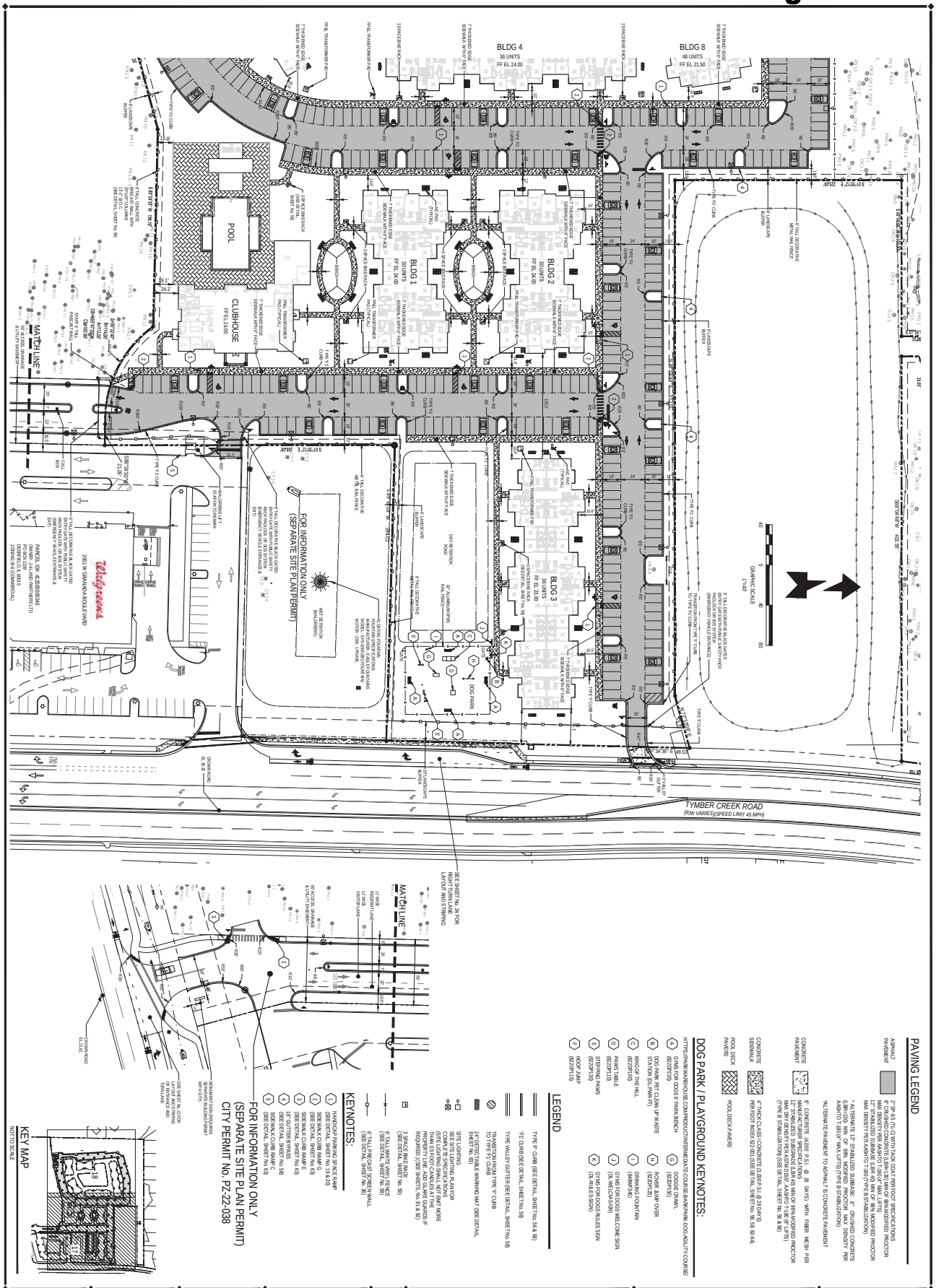
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1"= 80'

DRAWING NUMBER

16



PAVING LEGEND

- ASPHALT PAVEMENT — 7" FOR A1-D, CRAWFORD, DAYTONA BEACH, DELTONA, DEPARTMENT OF TRANSPORTATION, DUNEDIN, EDGEWATER, FLAGLER BEACH, HOLLY HILL, LAKE HELEN, NEW SMYRNA BEACH, OAK HILL, ORANGE CITY, ORMOND BEACH, PALM COAST, PIERSON, PORT ORANGE, VOLUSIA COUNTY, AND VOLUSIA COUNTY SCHOOL BOARD: 6" CRUSHED CONCRETE (LBR=100 MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180) (4" MAX LIFTS)
- 6" CRUSHED CONCRETE (LBR=100 MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180) (TYPE B STABILIZATION)
- 7" CRUSHED CONCRETE (LBR=100 MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180) (TYPE B STABILIZATION)
- 6" CONCRETE (4,000 P.S.I. @ 28 DAYS) WITH FIBER MESH PER MANUFACTURER SPECIFICATIONS (TYPE B STABILIZATION) (SEE DETAIL SHEET No. 98 & 99)
- CONCRETE PAVEMENT — 6" CONCRETE (4,000 P.S.I. @ 28 DAYS) WITH FIBER MESH PER MANUFACTURER SPECIFICATIONS MIN OF 95% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (8" LIFTS) (TYPE B STABILIZATION) (SEE DETAIL SHEET No. 98 & 99)
- CONCRETE SIDEWALK — 4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-010 (SEE DETAIL SHEET No. 96, 98, & 99)
- POOL DECK PAVERS — POOL DECK PAVERS

DOG PARK / PLAYGROUND KEYNOTES:

HTTPS://PARKWAYBOUSE.COM/PRODUCT/INTERMEDIATE-COURSE-BARK-PARK-DOG-AGILITY-COURSE/

- (A) GYMS FOR DOGS 6' PARK BENCH (622P218)
- (B) DOG PARK PET CLEAN UP WASTE STATION (DU-PWS-P7)
- (C) KING OF THE HILL (622P310)
- (D) PAWS TABLE (622P110)
- (E) STEPPING PAWS (622P330)
- (F) HOOP JUMP (622P313)
- (G) DOGGIE DRAIL (622P180)
- (H) ROVER JUMP OVER (622P125)
- (I) DRINKING FOUNTAIN (4MMF34)
- (J) GYMS FOR DOGS WELCOME SIGN (24 WELCM SIGN)
- (K) GYMS FOR DOGS RULES SIGN (24 RULES SIGN)

LEGEND

- TYPE 'F' CURB (SEE DETAIL SHEET No. 98 & 99)
- 'FT' CURB (SEE DETAIL SHEET No. 98)
- TYPE VALLEY GUTTER (SEE DETAIL SHEET No. 98)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'FT' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL SHEET No. 98)
- SITE LIGHTING (SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS)
- SITE LIGHTING SHALL NOT EXCEED MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE, ADD GLARE GUARDS IF REQUIRED. (SEE SHEETS, No. 91 & 95)
- 3 SPACE BIKE RACK (SEE DETAIL SHEET No. 99)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL SHEET No. 96)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL SHEET No. 36)

KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL SHEET No. 614.20)
2. SIDEWALK CURB RAMP (SEE DETAIL SHEET No. 60)
3. SIDEWALK CURB RAMP E (SEE DETAIL SHEET No. 60)
4. SIDEWALK CURB RAMP D (SEE DETAIL SHEET No. 60)
5. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 60)

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Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
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Civil Engineering, Transportation, CEI & Landscape Architecture

NEWKIRK ENGINEERING INC

REVISIONS

DATE	DESCRIPTION
4/12/22	CITY COMMENTS
5/12/22	CITY COMMENTS
6/13/22	CITY COMMENTS
7/11/22	OWNER
8/11/22	OWNER
10/10/22	OWNER
10/24/22	CITY COMMENTS

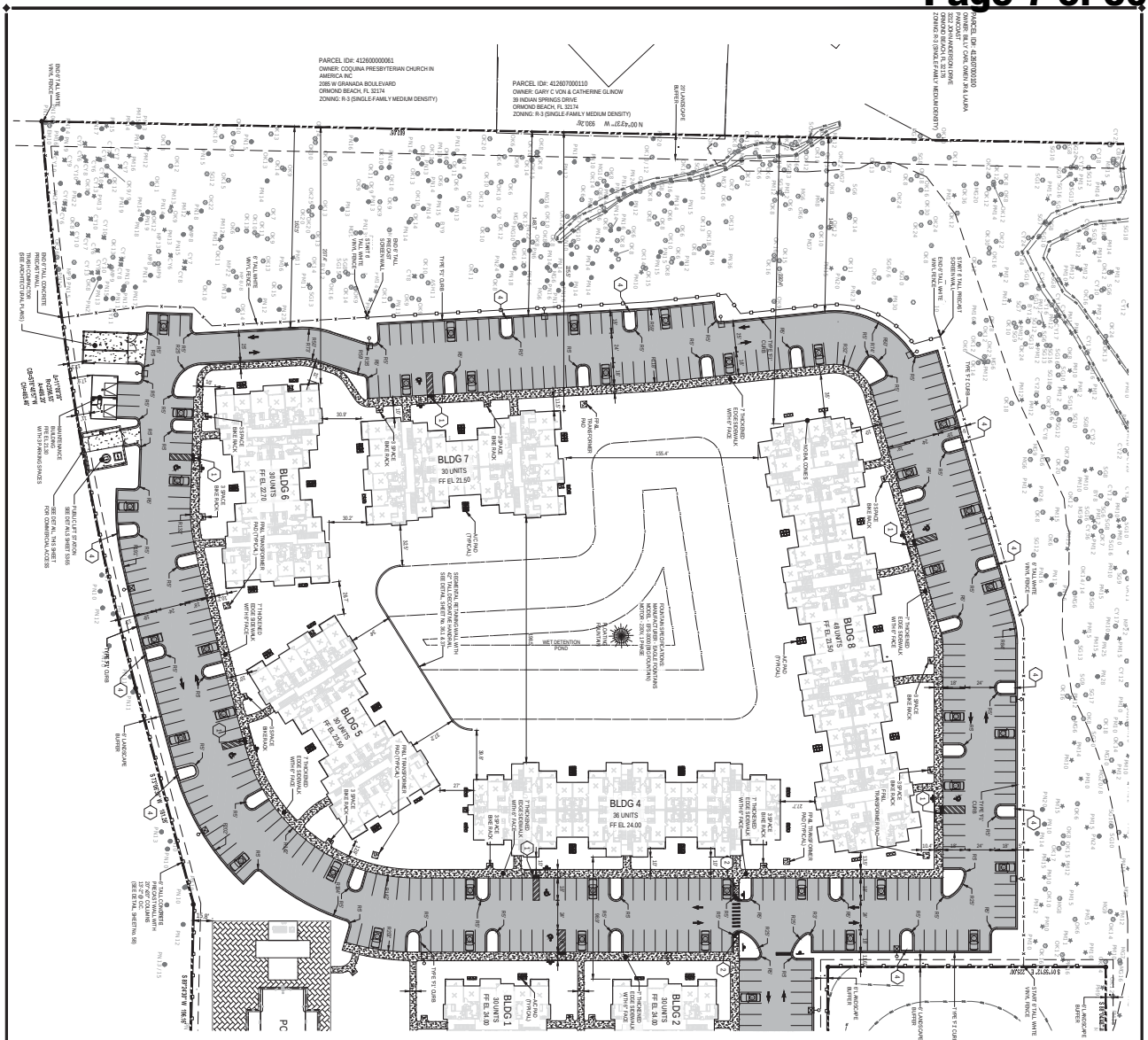
SITE LAYOUT PLAN (SHT. 1 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. HENKIRK, P.E. 62971 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PROJECT No:	2020-08
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NHS
CHECKED BY:	HHN
SCALE:	1"=40'
DRAWING NUMBER	17

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE ENGINEER'S REVIEW OF THE CONTRACTOR'S SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL SHEET No. 28 & 29)
2. SIDEWALK CURB RAMP G (SEE DETAIL SHEET No. 28)
3. SIDEWALK CURB RAMP E (SEE DETAIL SHEET No. 28)
4. 36" GUTTER BYPASS (SEE DETAIL SHEET No. 28)
5. SIDEWALK CURB RAMP F (SEE DETAIL SHEET No. 28)

- 15SPACE BIKE RACK (SEE DETAIL SHEET No. 58)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL SHEET No. 35)

LEGEND

- TYPE 'F' CURB (SEE DETAIL SHEET No. 58 & 59)
- 'FI' CURB (SEE DETAIL SHEET No. 58)
- TYPE 'VALLEY GUTTER (SEE DETAIL SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'FI' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL SHEET No. 58)
- SITE LIGHTING SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS
- DUMPSTER ENCLOSURE WITH GATE/DOOR THAT IS 6 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED (SEE SHEETS No. 16 & 17)
- 15SPACE BIKE RACK (SEE DETAIL SHEET No. 58)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL SHEET No. 35)

CONCRETE SIDEWALK — 4" THICK, CLASS I CONCRETE (LBR 5-1, @ 28 DAYS) PER FOOT KNDS 522-001 (SEE DETAIL SHEET No. 56, 58, 62&64)

POOL DECK PAVERS — POOL DECK PAVERS

PAVING LEGEND

ASPHALT PAVEMENT — 2" SP9.5 (TL-C) WITH TACK COAT PER ROOT SPECIFICATIONS
6" CRUSHED CONCRETE (LBR-1-30) MAX OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
* ALTERNATE 12" STABILIZED SUBBASE, 6" CRUSHED CONCRETE (LBR-1-30) MIN. OF 98% MODIFIED PROCTOR MAX. DENSITY PER AASHTO T-180 (MAX LIFTS) (TYPE B STABILIZATION)
*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT

CONCRETE PAVEMENT — 6" CONCRETE (LBR 5-1, @ 28 DAYS) WITH FIBER MESH PER MANUFACTURER SPECIFICATIONS
12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR (TYPE B STABILIZATION) (SEE DETAIL SHEET No. 58 & 59)

GRAPHIC SCALE 1"=40'
40 0 40 80

KEY MAP
NOT TO SCALE

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
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NEWKIRK ENGINEERING INC

SITE LAYOUT PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

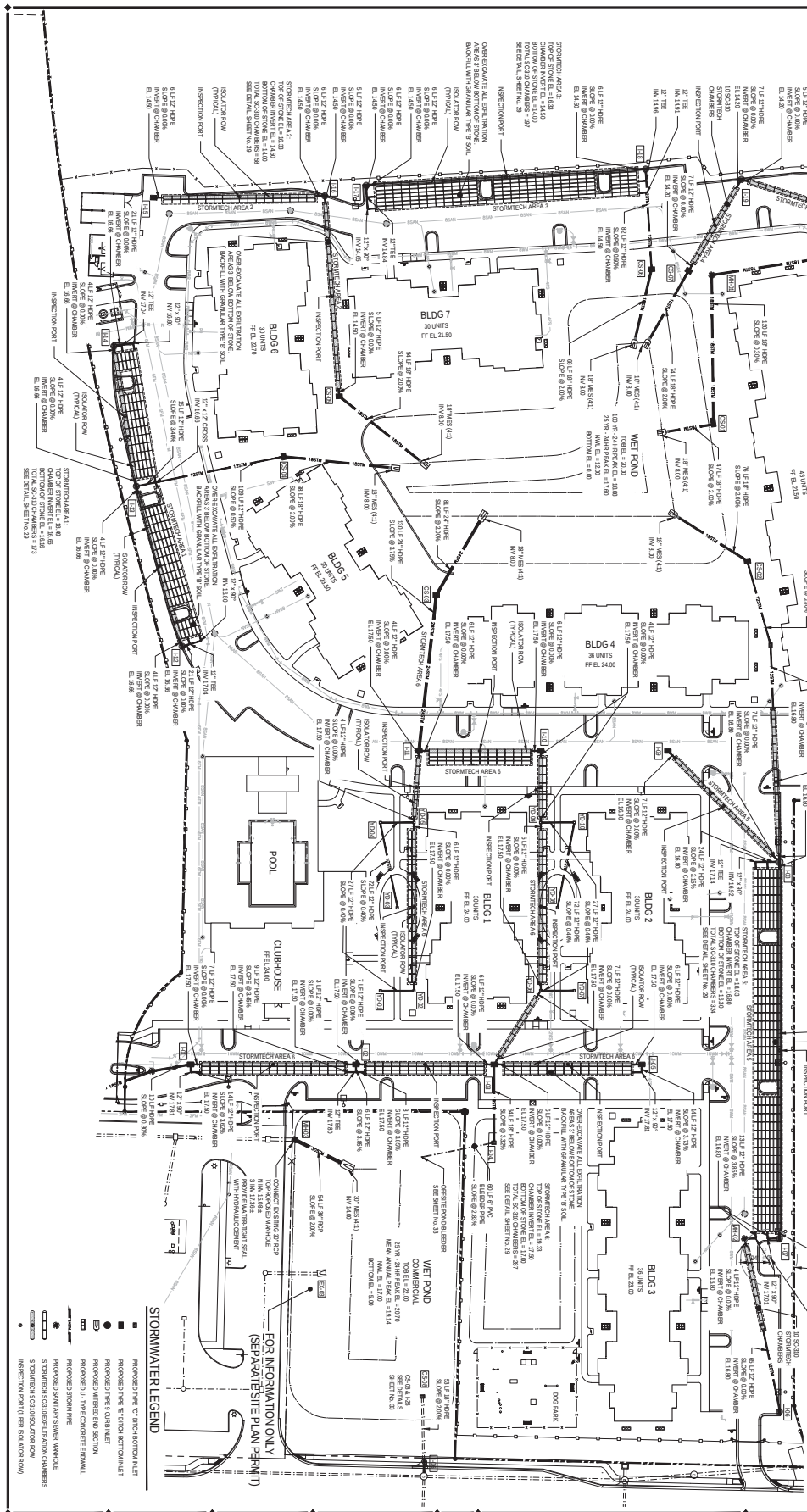
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HARRY H. HENKIRK, P.E. # 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 62971

PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NRS
CHECKED BY: HHN
SCALE: 1"= 40'
DRAWING NUMBER: 18

REVISIONS	
DATE	DESCRIPTION
4/12/22	CITY COMMENTS
6/22/22	CITY COMMENTS
8/10/22	OWNER
9/14/22	ENGINEER
10/10/22	OWNER
10/19/23	CITY COMMENTS


STORMTECH AREA 1
STORMTECH AREA 2
STORMTECH AREA 3
STORMTECH AREA 4
STORMTECH AREA 5
STORMTECH AREA 6
STORMTECH AREA 7
STORMTECH AREA 8
BLDG 1
30 UNITS
FF EL 24.00
BLDG 2
30 UNITS
FF EL 24.00
BLDG 3
36 UNITS
FF EL 22.00
BLDG 4
36 UNITS
FF EL 24.00
BLDG 5
30 UNITS
FF EL 23.50
BLDG 6
30 UNITS
FF EL 27.0
BLDG 7
30 UNITS
FF EL 21.50
BLDG 8
30 UNITS
FF EL 23.50
CLUBHOUSE
FF EL 24.00
POOL
WET POND
100 YR 24HR PEAK EL =18.08
25 YR 24HR PEAK EL =17.60
NWL EL =12.00
BOTTOM EL =11.00
WET POND
COMMERCIAL
TOB EL= 22.00
25 YR 24HR PEAK EL =19.70
NWL EL =13.00
BOTTOM EL =5.00
FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
DOG PARK
CRITICAL ROOT ZONE (CRZ)
OVER-EXCAVATE ALL EXFILTRATION AREAS 5' BELOW BOTTOM OF STONE. BACKFILL WITH GRANULAR TYPE 'B' SOIL
INSPECTION PORT
ISOLATOR ROW (TYPICAL)
CONNECT EXISTING 30" RCP TO PROPOSED MANHOLE
OFFSITE END BLEEDER SEE SHEET No. 33
54LF 30" RCP SLOPE @ 0.10%
60 LF 8" PVC SLOPE @ 2.83%
30" RCP (TYP.) SLOPE @ 0.10%
SC-310 STORMTECH CHAMBERS
SC-310 CHAMBER INVERT EL= 16.66
TOP OF STONE EL= 18.16
TOTAL SC-310 CHAMBERS = 173
SEE DETAIL SHEET No. 39
SC-310 CHAMBER INVERT EL= 18.63
TOP OF STONE EL= 19.63
TOTAL SC-310 CHAMBERS = 324
SEE DETAIL SHEET No. 39
SC-310 CHAMBERS
SC-310 CHAMBER INVERT EL= 14.30
TOP OF STONE EL= 15.03
TOTAL SC-310 CHAMBERS = 884
SEE DETAIL SHEET No. 39
SC-310 CHAMBERS
SC-310 CHAMBER INVERT EL= 14.20
TOP OF STONE EL= 15.03
TOTAL SC-310 CHAMBERS = 387
SEE DETAIL SHEET No. 39
SC-310 CHAMBERS
SC-310 CHAMBER INVERT EL= 14.20
TOP OF STONE EL= 15.03
TOTAL SC-310 CHAMBERS = 387
SEE DETAIL SHEET No. 39
SC-310 CHAMBERS
SC-310 CHAMBER INVERT EL= 17.00
TOP OF STONE EL= 18.03
TOTAL SC-310 CHAMBERS = 387
SEE DETAIL SHEET No. 39
SC-310 CHAMBERS
SC-310 CHAMBER INVERT EL= 16.66
TOP OF STONE EL= 17.66
TOTAL SC-310 CHAMBERS = 173

GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE MATERIAL COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL EARTHWORK SHALL BE COMPACTED TO 98% MODIFIED PROCTOR DENSITY, THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE LEVEL AND SHALL NOT EXCEED 2% IN ANY DIRECTION IN ACCORDANCE WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK MARKINGS SHALL HAVE SLOPES NOT GREATER THAN 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A LONG SLOPE (LS) NO MAXIMUM.
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC DATA AS SHOWN ON THE PLANS OF DRAWING FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 22.00

#2 RAILROAD SPIKE
ELEVATION = 18.06

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988, FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE (NAVD) DATUM OF 1988

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP 7 (SEE DETAIL SHEET No. 6.0)
2. SIDEWALK CURB RAMP E (SEE DETAIL SHEET No. 6.0)
3. SIDEWALK CURB RAMP G (SEE DETAIL SHEET No. 6.0)

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

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www.callsunshine.com

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HARRY H. NEWKIRK, P.E. # 62971
DATE: 2020-08

PROJECT No.: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NRS
CHECKED BY: HHN
SCALE: 1"=40'
DRAWING NUMBER: 34

GRADING PLAN (SHT. 1 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS

DATE	DESCRIPTION
4/7/22	TRC FEEDBACK
5/19/22	CITY COMMENTS

GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4 INCH / 1 FOOT IN MAINTAINING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.5% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 606 OF FACBC.
6. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF SPATIAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION, SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 6)
2. SIDEWALK CURB RAMP A (SEE DETAIL SHEET No. 6)
3. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 6)

KEY MAP
NOT TO SCALE

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, MARKS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

One Nation One Number 811 Know what's below. Call before you dig.

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/7/22	TITLE BLOCK
2	5/19/22	DRAINAGE
3	6/24/22	CITY COMMENTS

NEWKIRK ENGINEERING INC
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
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Civil Engineering, Transportation, CEI & Landscape Architecture

GRADING PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

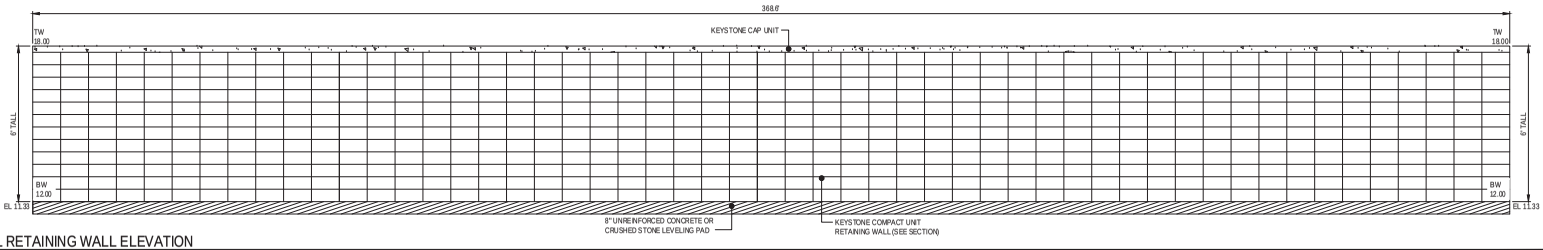
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HARRY H. NEWKIRK, P.E. NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

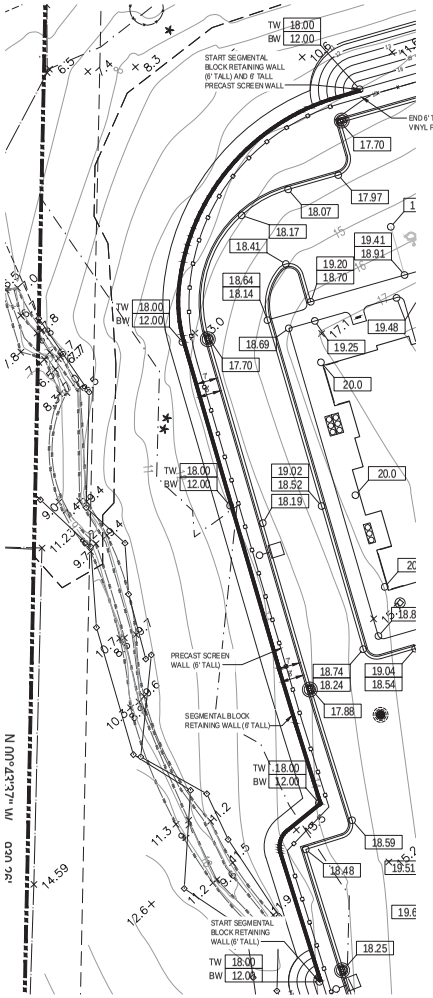
HARRY H. NEWKIRK, P.E # 62971

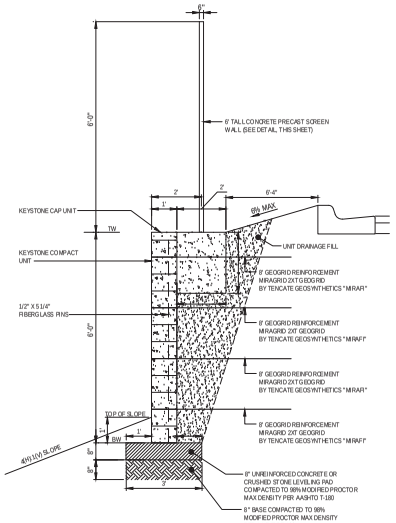
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NRS
CHECKED BY:	HHN
SCALE:	1"=40'
DRAWING NUMBER	35



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

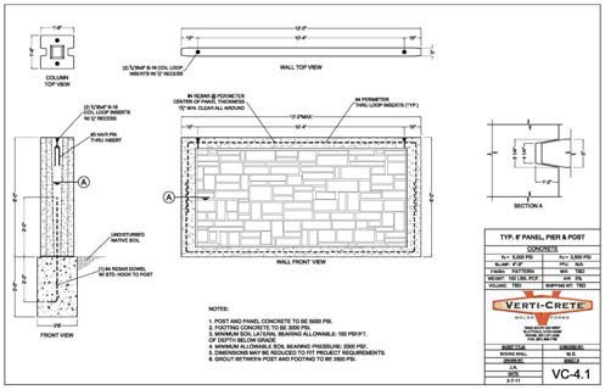
GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (7TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



TYPICAL SCREEN WALL PHOTO

NOT TO SCALE



SCREEN WALL DETAIL

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER
11/28/22	CITY COMMENTS

1200 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.A. # 26000394
L.C.P. # 26000394
C.A. # 30139
C. 2613
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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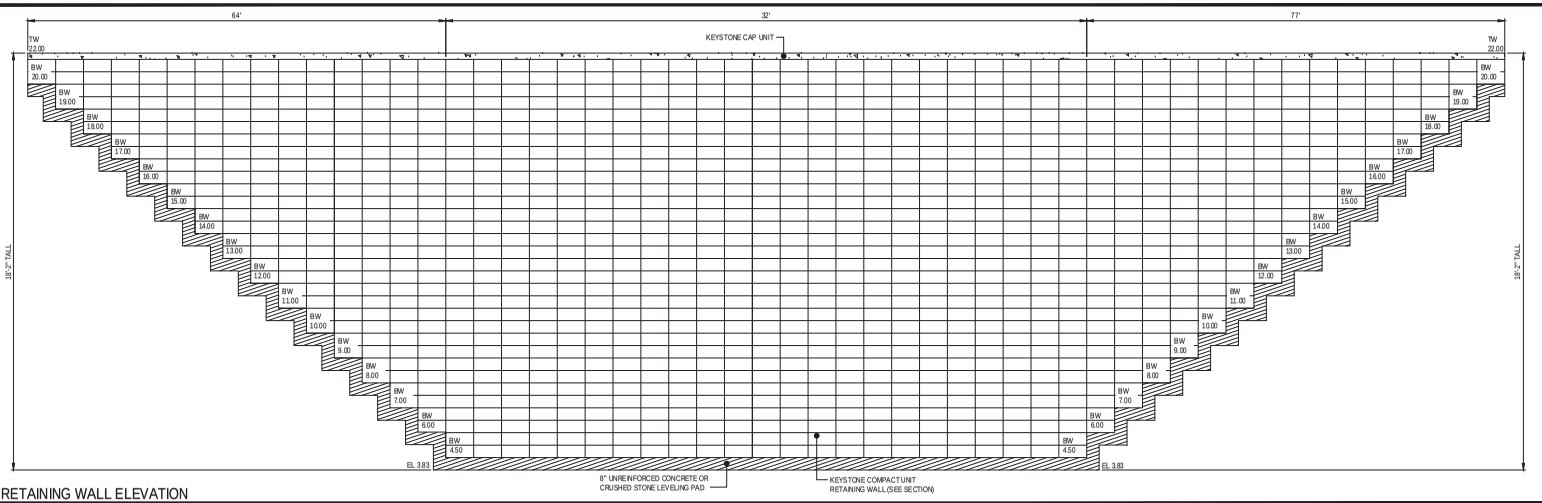
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

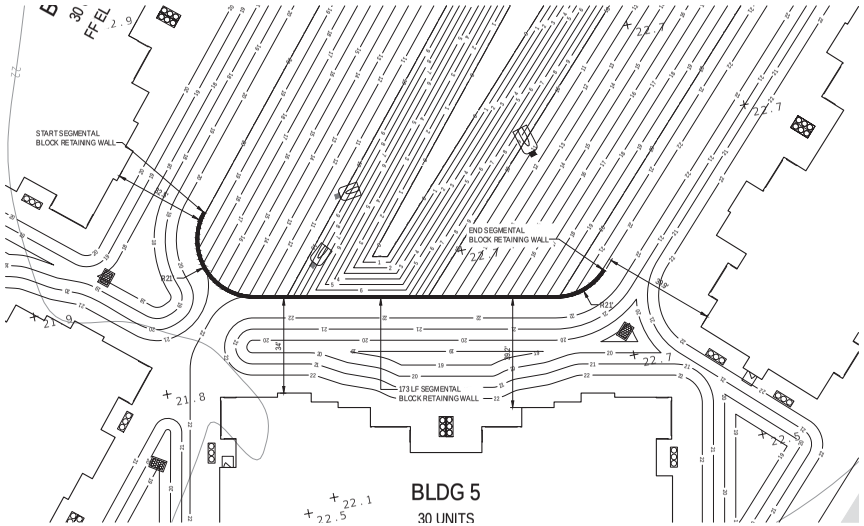
36

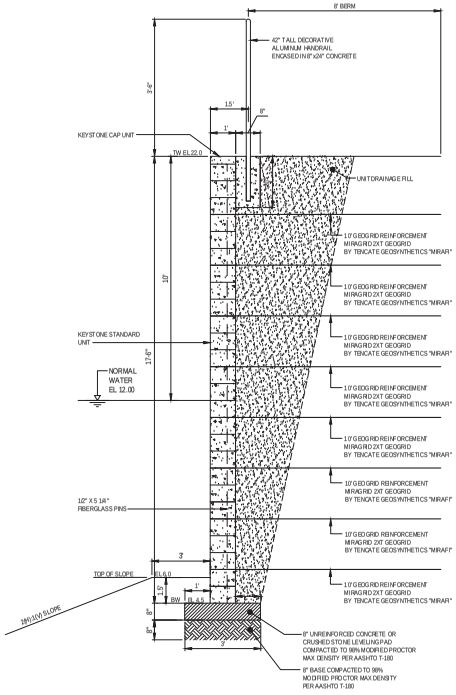


TYPICAL RETAINING WALL ELEVATION
NOT TO SCALE

GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (7TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.





RETAINING WALL TYPICAL CROSS SECTION
NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER
11/28/22	CITY COMMENTS
3/29/23	CITY COMMENTS

1200 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.A. # 26000394
L.C.E. # 26000394
c. 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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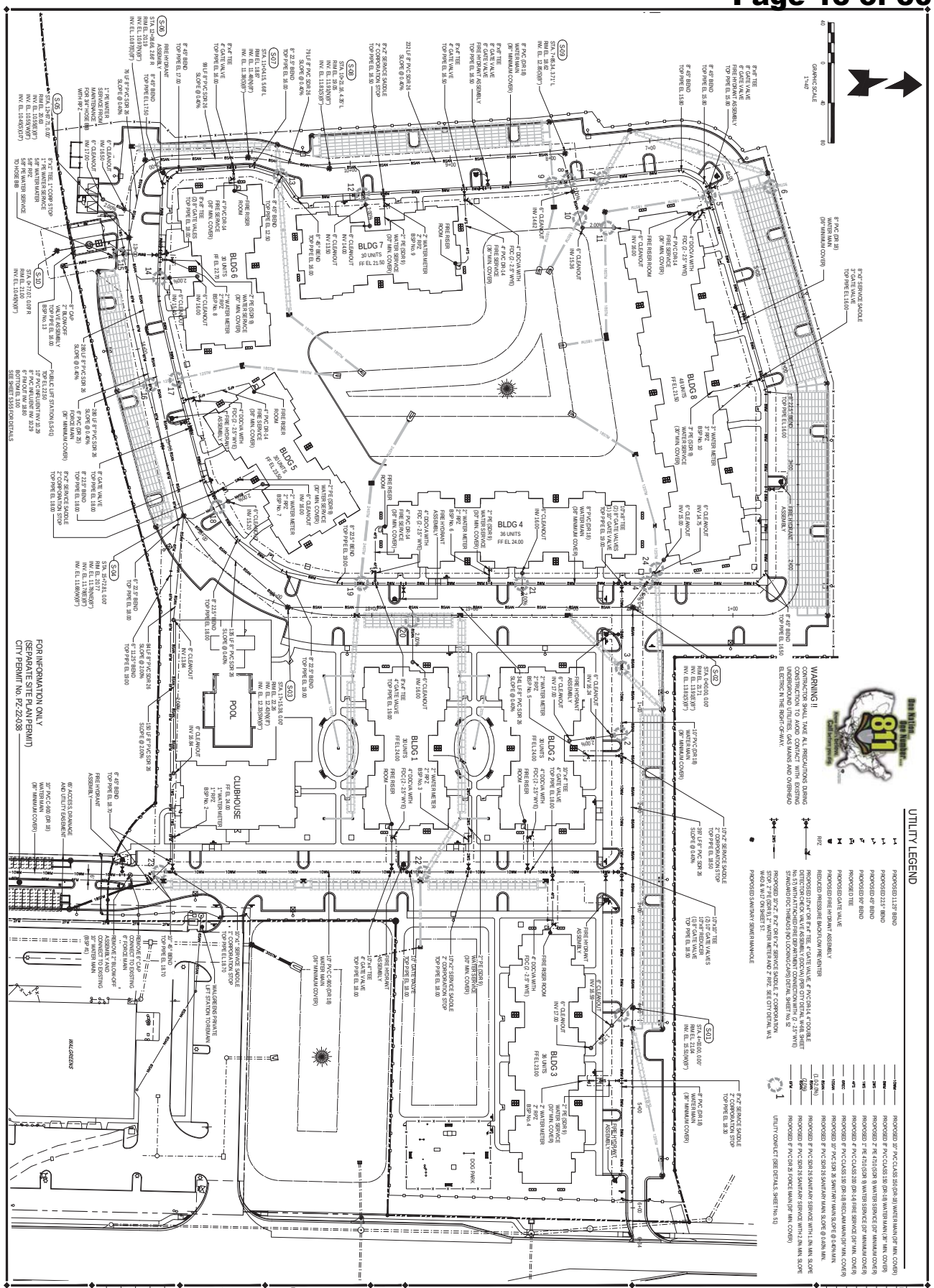
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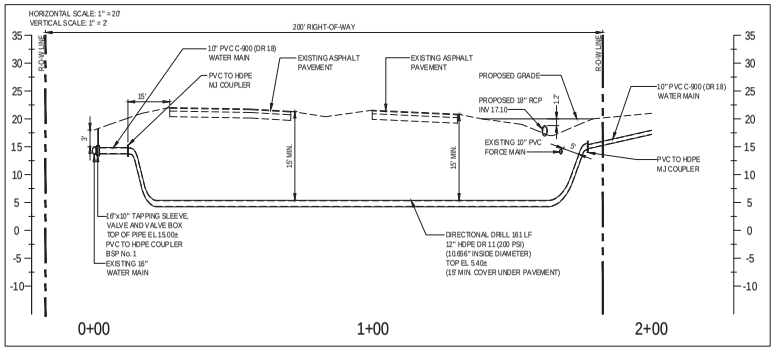
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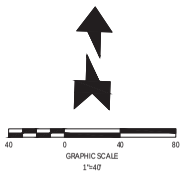
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36.1

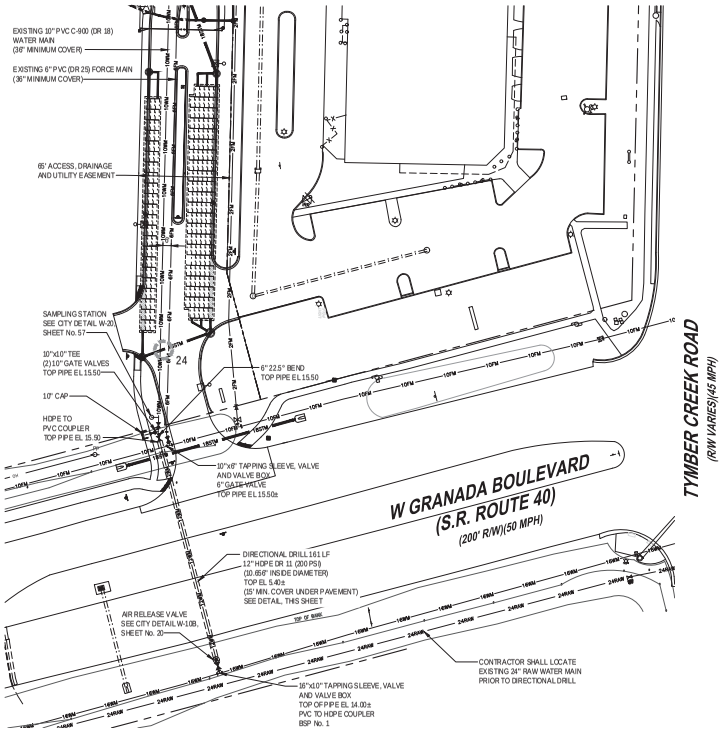

UTILITY LEGEND
PROPOSED 1.25" BEND
PROPOSED 22.5° BEND
PROPOSED 45° BEND
PROPOSED 90° BEND
PROPOSED TEE
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT ASSEMBLY
REDUCED PRESSURE BACKFLOW PREVENTER
PROPOSED 10"x4" OR 6"x4" TEE W/ (2) 4" GATE VALVES & 4" PVC DR14 4" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" W/4) NO. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" W/4)
STANDARD FDC THREADS (NO LOCKING CAPS) (DETAIL SHEET No. 52
PROPOSED 10"x2" OR 6"x2" SERVICE SADDLE W/ 2" CORPORATION STOP & 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3
PROPOSED SANITARY SEWER MANHOLE
PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
PROPOSED 8" FE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
PROPOSED 2" FE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
PROPOSED 10" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
PROPOSED 8" PVC CLASS 150 (DR-18) FIRE SERVICE (36" MIN. COVER)
PROPOSED 10" PVC SDR 35 SANITARY MAIN SLOPE @ 0.40% MIN.
PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
PROPOSED 8" PVC DR 25 FORCE MAIN (30" MIN. COVER)
UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)
WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.
FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038
BLDG 1 30 UNITS FF EL 24.00
BLDG 2 30 UNITS FF EL 24.00
BLDG 3 36 UNITS FF EL 23.00
BLDG 4 36 UNITS FF EL 24.00
BLDG 5 36 UNITS FF EL 23.00
BLDG 6 30 UNITS FF EL 23.00
BLDG 7 30 UNITS FF EL 21.50
BLDG 8 48 UNITS FF EL 23.00
CLUBHOUSE
POOL
DOG PARK
WALGREENS
WALGREEN PRIVATE LIFT STATION TO REMAIN
PUBLIC LIFT STATION (LS-01)
REMOVE 6" FORCE MAIN CONNECT TO EXISTING
REMOVE 6" CAP CONNECT TO EXISTING
REMOVE BLOW-OFF ASSEMBLY CONNECT TO EXISTING
EXISTING 6" FORCE MAIN
EXISTING 10" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 8" SANITARY SEWER
EXISTING 6" SANITARY SEWER
EXISTING 6" FORCE MAIN
EXISTING 10" SANITARY SEWER
EXISTING 12" SANITARY SEWER
EXISTING 15" SANITARY SEWER
EXISTING 18" SANITARY SEWER
EXISTING 24" SANITARY SEWER
EXISTING 30" SANITARY SEWER
EXISTING 36" SANITARY SEWER
EXISTING 42" SANITARY SEWER
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NOTE:
1. CONTRACTOR SHALL LOCATE THE EXISTING 24" RAW WATER MAIN IN THE RIGHT-OF-WAY OF S.R. 40. THIS SHALL BE DONE PRIOR TO THE DIRECTIONAL DRILL/BORE PIT EXCAVATION.
2. CONTRACTOR TO HAND DIG TO VERIFY WHICH MAIN IS WHICH BEFORE SETTING UP A DIRECTIONAL DRILL.

FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038





UTILITY LEGEND

- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- RPZ — REDUCED PRESSURE BACKFLOW PREVENTER. CITY DETAIL W-6D SHEET No. 38.
- PROPOSED 10"x4" OR 8"x4" TEE, 4" GATE VALVE, 4" PVC DR-14, 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) (PER CITY DETAIL W-6B, SHEET No. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" NYFD) STANDARD FDC THREADS (NO LOCKING CAPS) DETAIL SHEET No. 52
- 2WS — PROPOSED 10"x2", 8"x2" OR 6"x2" SERVICE SADDLE, 2" CORPORATION STOP, 2" PE (SDR 9), 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3, W-6D & W-17 ON SHEET 57.
- PROPOSED SANITARY SEWER MANHOLE
- 10WM — PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 8WM — PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 6WM — PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 4WM — PROPOSED 4" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 2WS — PROPOSED 2" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
- 1WS — PROPOSED 1" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
- 4FS — PROPOSED 4" PVC CLASS 200 (DR-14) FIRE SERVICE (36" MIN. COVER)
- 6RCC — PROPOSED 6" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
- 10SAN — PROPOSED 10" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN (1.0-2.0%) — PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN — PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
- 6SAN (2.0%) — PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
- 6FM — PROPOSED 6" PVC DR 25 FORCE MAIN (36" MIN. COVER)
- 1 — UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)

REQUIRED FIRE FLOW:

"SITE DESIGNED IN ACCORDANCE TO THE NEW FIRE PREVENTION CODE AND NFPA EFFECTIVE JANUARY 1, 2015.

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VA - PROTECTED
FIRE AREA:	45,195 SF
REQUIRED FIRE FLOW:	3,750 GPM @ 3 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	2,812 GPM
REQUIRED FIRE FLOW (3,750 - 2,812)	938 GPM @ 3 HOURS
	USE 1,200 GPM @ 3 HOURS

BASED ON NFPA 18.4.5.2.1, REDUCTION IN REQUIRED FIRE FLOW OF 75% SHALL BE PERMITTED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1,000 GPM.

PROVIDED FIRE FLOW:

THE PROPOSED WATER MAIN SYSTEM WAS MODELED AND TESTED WITH THE REQUIRED 1,200 GPM FIRE FLOW IN ADDITION TO THE MAXIMUM DAILY FLOW DEMAND TO ENSURE MINIMUM 20 PSI UNDER FIRE FLOW CONDITIONS. SIMULATIONS WERE RUN WITH FIRE DEMAND AT THE CENTER AND OUTERMOST BUILDINGS IN THE SYSTEM.

	FIRE LOCATION	PSI
SCENARIO 2	BUILDING 8	48.15 PSI
SCENARIO 3	BUILDING 3	53.28 PSI



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES. GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER

1200 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.A. # 26000394
C. 2013
Civil Engineering
Transportation, CEI
Landscape Architecture
NEWKIRK ENGINEERING

UTILITY PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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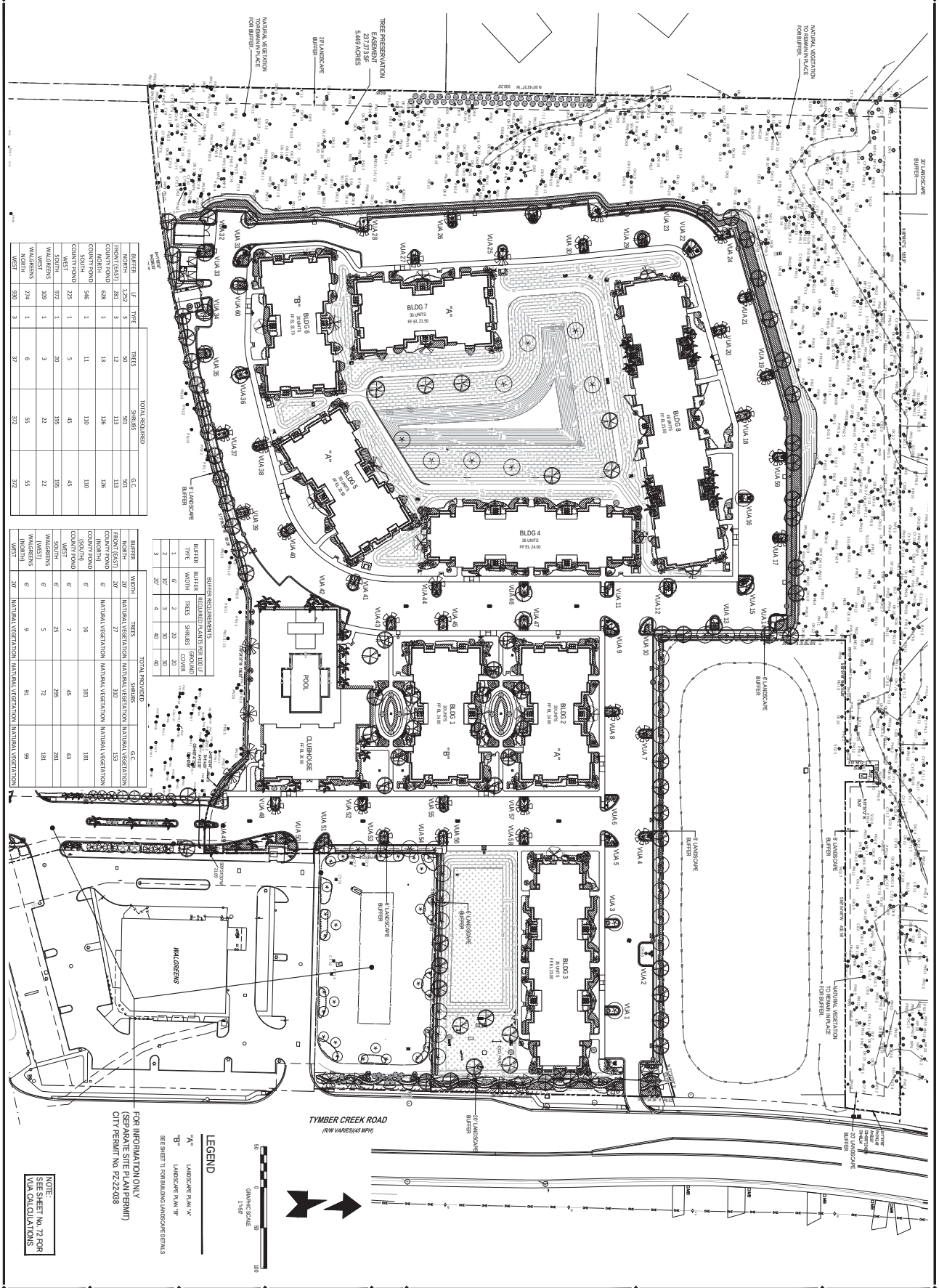
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

44



BUFFER	LF	TYPE	TOTAL REQUIRED		
			TREES	SHRUBS	G.C.
NORTH	1,529	3	37	372	372
FRONT (EAST)	281	3	30	563	563
COUNTY POND	281	1	12	113	113
NORTH	628	1	13	126	126
COUNTY POND					
SOUTH	546	1	11	110	110
COUNTY POND					
WEST	225	1	5	45	45
SOUTH	972	1	20	195	195
WALGREENS	109	1	3	22	22
WEST					
WALGREENS	274	1	6	55	55
NORTH					
WEST	980	3	37	372	372

BUFFER	WIDTH	TOTAL PROVIDED			
		TREES	SHRUBS	NATURAL VEGETATION	G.C.
NORTH	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
FRONT (EAST)	20'	27	330	153	
COUNTY POND					
NORTH	6'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
COUNTY POND					
SOUTH	6'	16	181	181	
COUNTY POND					
WEST	6'	7	45	63	
SOUTH	6'	25	295	281	
WALGREENS	6'	5	72	181	
(WEST)					
WALGREENS	6'	9	91	99	
(NORTH)					
WEST	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION

BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANTS PER 100 LF		
		TREES	SHRUBS	GROUND COVER
1	6'	2	20	20
2	10'	3	30	30
3	20'	4	40	40

DATE	DESCRIPTION
4/1/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/1/22	CITY COMMENTS
7/1/22	CITY COMMENTS
8/1/22	CITY COMMENTS
9/1/22	CITY COMMENTS
10/3/22	CITY COMMENTS
11/1/22	CITY COMMENTS
12/1/22	CITY COMMENTS
1/3/23	CITY COMMENTS

REVISIONS

NEWKIRK ENGINEERING INC.
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

OVERALL LANDSCAPE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

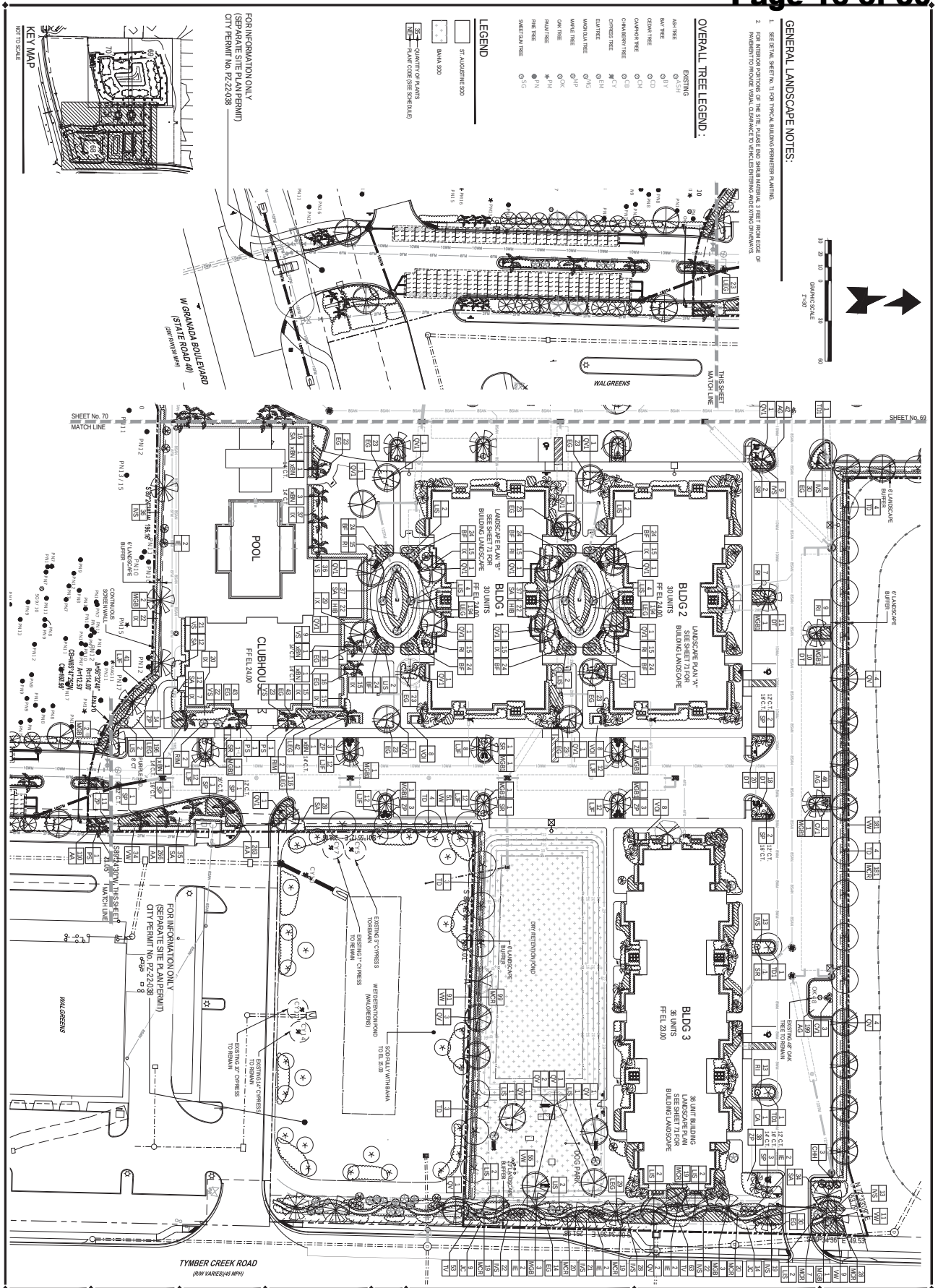
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, FLA # 66672780 ON

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STATE OF FLORIDA
LAUREN ADAMS
NO. 66672778
REGISTERED LANDSCAPE ARCHITECT

LAUREN ADAMS, FLA # 66672778

PROJECT No:	2020-08
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BRV
CHECKED BY:	HHN
SCALE:	1"=50'
DRAWING NUMBER	67



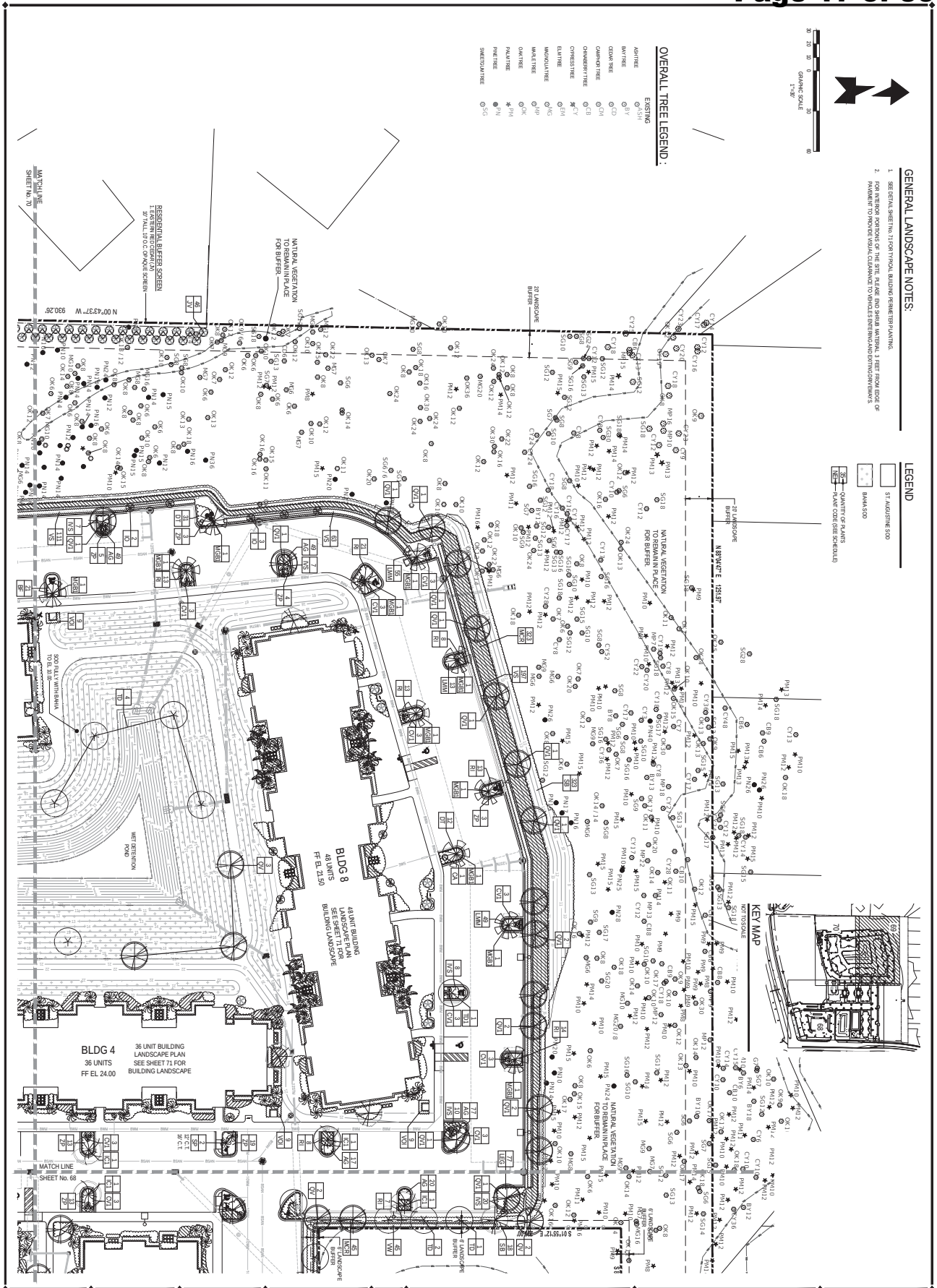
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LANDSCAPE PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

NEWKIRK ENGINEERING INC
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS	
DATE	DESCRIPTION
4/1/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/1/22	CITY COMMENTS
6/24/22	CITY COMMENTS
8/2/22	CITY COMMENTS
9/23/22	OWNER
10/24/22	CITY COMMENTS

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LANDSCAPE PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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7/14/21	ENGINEER
8/24/21	CITY COMMENTS

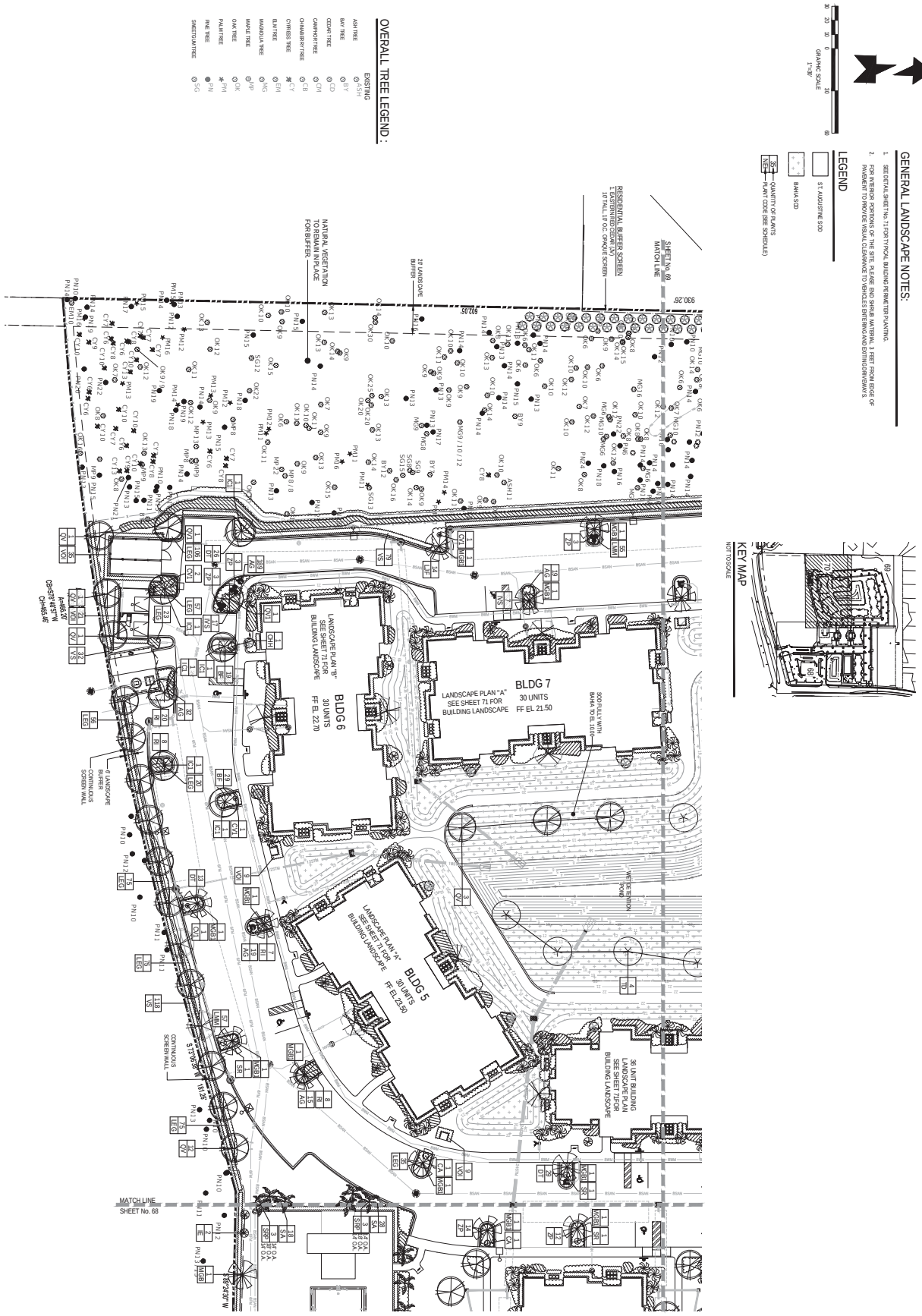
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DATE: NOVEMBER 2021
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SCALE: 1"= 30'
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10/4/21	CITY COMMENTS

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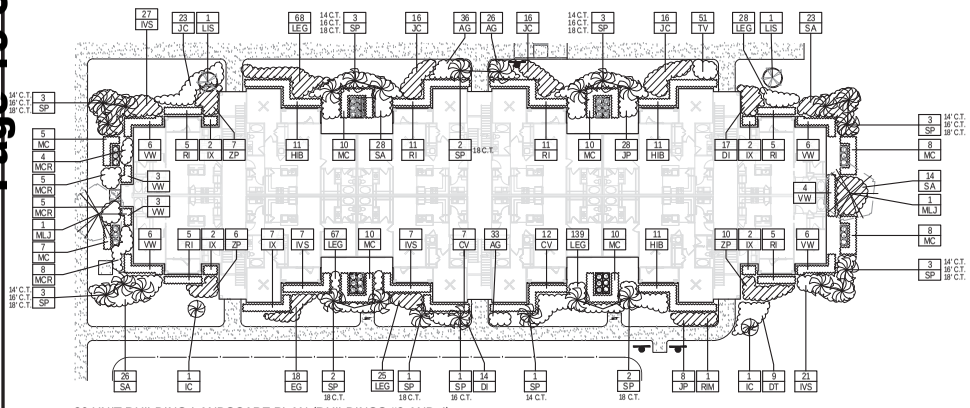
LANDSCAPE PLAN (SHT. 3 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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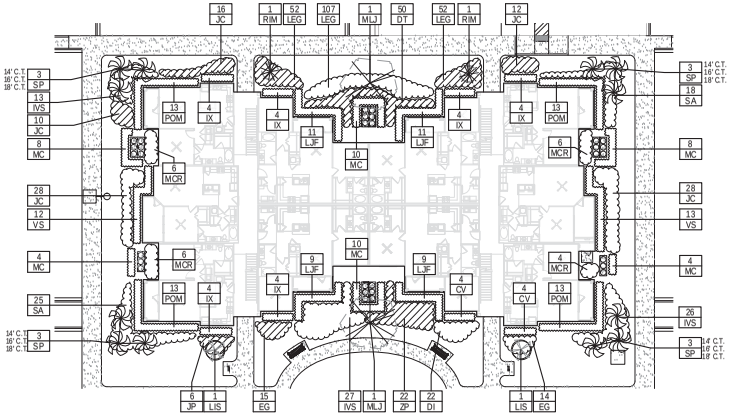
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LAUREN ADAMS, FLA # 66672780 — NO. 66672780 — STATE OF FLORIDA — REGISTERED LANDSCAPE ARCHITECT

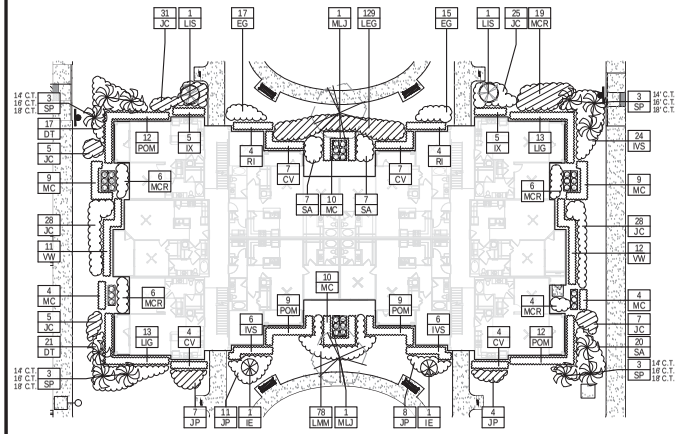
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DRAWING NUMBER	70



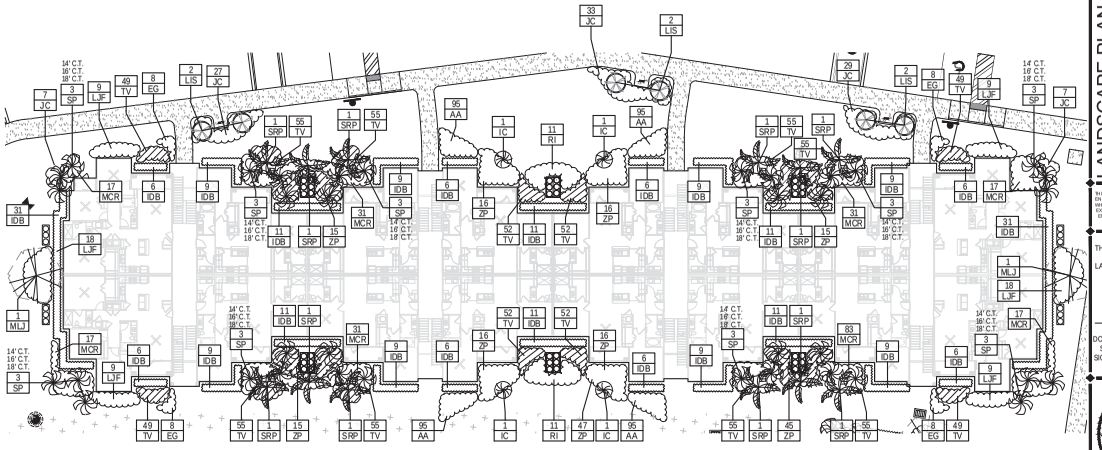
36 UNIT BUILDING LANDSCAPE PLAN (BUILDINGS #3 AND 4)
SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE PLAN "A" (BUILDINGS #2, 5 AND 7)
SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE "B" PLAN (BUILDINGS #1 AND 6)
SCALE: 1" = 20'



48 UNIT BUILDING LANDSCAPE PLAN (BUILDING #8)
SCALE: 1" = 20'

NOTE:
WHERE TYPICAL BUILDING TREE LOCATIONS RESULT IN CONFLICTS WITH UNDERGROUND UTILITY LINES, ADJUST TREE TO AT LEAST 5 FEET FROM ANY SUCH LINE (SEE SHEETS 67, 68 AND 69)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
3/29/23	CITY COMMENTS

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LANDSCAPE PLAN - TYPICAL BUILDING TYPES 1, 2A, 2B AND 3
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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LAUREN ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

71

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE TO FLORIDA
CANOPY TREES AND PALMS					YES/NO
JV	46	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' HGT., 2.5" CAL. @ 6"	YES
MGB	12	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
MGBL	32	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
MLJ	16	MAGNOLIA GRANDIFLORA	LITTLE GEM	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
PS	3	PHOENIX SYLVESTRIS	SILVER DATE PALM	10' CT., FULL	NO
QV	44	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
QV1	37	QUERCUS VIRGINIANA	LIVE OAK	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
SP	157	SABAL PALMETTO	CABBAGE PALM	SEE PLAN, 2-12', 2-14', 2-16'	YES
SRP	18	SYAGRUS ROMANZOFFIANA	QUEEN PALM	SEE PLAN	NO
TD	29	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
TD1	4	TAXODIUM DISTICHUM	BALD CYPRESS	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
xBN	9	x BUTIAGRUS NABONNANDII	MULE PALM	SEE PLAN	NO
SUBTOTAL	407				377 Y / 30 N
UNDERSTORY TREES					
IC	8	ILEX CASSINE	DAHOON HOLLY	10' HGT., 2.5" CAL. @ 6"	YES
IC1	10	ILEX CASSINE	DAHOON HOLLY	12' - 14' HGT., 3.5" CAL. @ 6"	YES
IE	16	ILEX ATTENUATA	EAGLESTON HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
IO	5	ILEX x NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
LIS	50	LAGERSTROEMIA INDICA (MUSKOGEE)	PURPLE CRAPE MYRTLE TREE STD.	10' HGT., 6'-7' CT, 2.5" CAL. @ 6"	NO
RIM	12	RHAPHIOLEPIS MAJESTIC BEAUTY	MAJESTIC BEAUTY STD.	5' - 6' HGT., FULL	NO
SUBTOTAL	101				39 Y / 62 N
SHRUBS / POINT PLANTS					
CA	4	CRINUM AUGUSTUM	QUEEN EMMA	15 GAL., 4' HGT., SPECIMEN	NO
CHH	4	CHAMAEDOREA HUMILIS	EUROPEAN FAN PALM	7 GAL., 24"- 30" HGT., 5 - 7 STOCKS	NO
CV	106	CODIAEUM 'GOLD DUST'	YELLOW/GREEN CROTONS	3 GAL., 16"- 18" HGT., FULL, 36" O.C.	NO
CV1	41	CODIAEUM 'MAMMEY'	YELLOW/GREEN CROTONS	7 GAL., 20"- 24" HGT., FULL, 36" O.C.	NO
HIB	110	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL, 36" O.C.	NO
IOB	248	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL., 24" HGT., 36" O.C.	YES
IVS	661	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL., 16" HGT., FULL, 36" O.C.	YES
IX	327	IXORA SSP.	RED IXORA	3 GAL., 16" HGT., FULL, 36" O.C.	NO
JP	150	JUNIPERUS CHINENSIS	PARSONI JUNIPER	1 GAL., 12"- 14" SPR, FULL, 36" O.C.	NO
LIG	52	LIGUSTRUM JAPONICUM	GREEN LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LJF	327	LIGUSTRUM SSP.	JACK FROST LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LMM	385	LIRIOPE VAR	VAR. LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
MC	360	MYRICA CERIFERA	WAX MYRTLE	7 GAL., 24" HGT., FULL, 36" O.C.	YES
MCR	1216	MUHLENBERRIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 20" HGT., FULL, 36" O.C.	YES
POM	240	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 30" HGT., FULL, 24" O.C.	NO
RI	351	PHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 18" HGT., FULL 36" OC.	NO
SA	636	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	10 GAL., 48" HGT., FULL	NO
VO1	125	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 24"- 30" HGT., FULL, 36" O.C.	NO
VS	786	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
VW	591	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 24" HGT., FULL, 36" O.C.	YES
ZP	483	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL, 36" O.C.	YES
SUBTOTAL	7212				3559 Y / 3653 N
GROUND COVER (G.C.)					
AA	1019	AGAPANTHUS AFRICANUS	AFRICAN LILLY	1 GAL., 12" HGT., FULL, 12" O.C	NO
AG	963	ARACHIS GLABRATA	PERENNIAL PEANUT	4" POTS, 2"- 3" HGT., 12" O.C	YES
BF	261	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL., 10"-12" HGT., 7-9 BIBS, 24" O.C.	NO
DI	128	DIETES IRIDIOIDES	WHITE AFRICAN IRIS	1 GAL., 20" HGT., 24" O.C.	NO
DT	414	DIANELLA TASMANICA (VARIEGATA' CULTIVAR)	BLUEBERRY FLAX LILLY 'VARIEGATED'	1 GAL., 12" HGT., FULL, 24" O.C.	NO
EG	595	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR., FULL, 24" O.C.	NO
JC	808	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL., FULL, 30" O.C.	NO
LEG	2938	LIRIOPE MUSCARI	GIANT EVERGREEN LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
SB	341	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HGT., 36" O.C.	YES
TV	1062	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12" HGT., 12" O.C.	NO
SUBTOTAL	8529				1304 Y / 7225 N
TOTAL	16249				

NOTE:

1. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.
2. ALL TREES (NEW AND EXISTING) ARE TO HAVE A 5' DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED. (PULL MULCH 6" BACK FROM TRUNK)
3. DO NOT CHANGE PLANT MATERIAL WITHOUT WRITTEN PERMISSION FROM THE CITY OF ORMOND BEACH.

TREE CALCULATIONS:

SITE TREE REQUIRMENTS	
SITE AREA	854,635
1 TREE PER 1500 SF =	570
LANDSCAPE AREA	490,846
527,199 SF - 36,353 SF =	
1 TREE PER 400 SF =	1227
TREES REQUIRED	1852
MITIGATION FOR PROTECTED TREES	625
MITIGATION FOR SPECIMEN TREES CREDIT	-175

EXISTING TREES	
PALM TREE (3:1) 173	58
ASH TREE	1
BAY TREE	7
CEDAR TREE	1
CHINABERRY TREE	11
CYPRESS TREE	38
ELM TREE	1
MAGNOLIA TREE	31
MAPLE TREE	19
OAK TREE	157
PINE TREE	106
SWEETGUM TREE	89
TOTAL	519

EXISTING SPECIMEN TREES	
TREES	216
(SEE SHEET 51.1)	

TOTAL EXISTING TREES	735

PROPOSED TREES	
SABAL PALMS (3:1) 157	52
MAGNOLIA (2.5")	12
MAGNOLIA (3.5") 32x2	64
LITTLE GEM (2.5")	16
SILVER DATE PALM (1:1)	3
LIVE OAK (2.5")	44
LIVE OAK (3.5") 37x2	74
BALD CYPRESS (2.5")	29
BALD CYPRESS (3.5") 4x2	8
MULE PALM (3:1) 9	3
DAHOON HOLLY (2.5")	8
DAHOON HOLLY (3.5") 10x2	20
EAGLESTON HOLLY (2.5")	16
QUEEN PALM (3:1) 18	6
NELLIE HOLLY (2.5")	5
CRAPE MYRTLE (2.5")	50
EASTERN RED CEDAR (2.5")	46
TOTAL	456

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

TOTAL AMOUNT OF TREES PROVIDED	
SITE TREE REQUIREMENTS	1,227
TREE MITIGATION FOR PROTECTED TREES	625
TREE MITIGATION FOR SPECIMEN TREES	-175
TOTAL TREES REQUIRED	1,852
EXISTING TREES (6" CALIPER & LARGER)	735
EXISTING TREES (2" to 5" CALIPER) WITHIN TPA	549
PROPOSED TREES	456
TOTAL TREES PROVIDED	**1,740**

MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 175 TREES USED FOR PROTECTED TREES.

MINIMUM VUA REQUIREMENTS
REQUIRED: 10%
161,047 SF x 0.1 = 16,105 SF

VUA ISLANDS					
NUMBER	AREA (SF)	NUMBER	AREA (SF)	NUMBER	AREA (SF)
1	165	23	1031	45	165
2	488	24	175	46	165
3	165	25	165	47	165
4	165	26	165	48	165
5	188	27	165	49	238
6	204	28	165	50	1705
7	165	29	165	51	332
8	165	30	165	52	165
9	262	31	407	53	165
10	233	32	250	54	781
11	182	33	238	55	165
12	165	34	338	56	165
13	165	35	165	57	165
14	397	36	165	58	165
15	301	37	165	59	165
16	165	38	165	60	165
17	165	39	165	TOTAL	15337
18	165	40	165		
19	165	41	165		
20	165	42	695		
21	165	43	165		
22	292	44	165		

SEE SHEET 67 FOR VUA LOCATIONS

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
3. SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
9. EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
10. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
11. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
12. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
13. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
14. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
15. ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
28. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.
29. PER SECTION 11.01.02.B.4 OF THE LAND DEVELOPMENT CODE, ANY EXPANSION PROJECT SHALL INCLUDE REPLACING PREVIOUSLY PLANTED REQUIRED LANDSCAPING AND REPAIR OF EXISTING IRRIGATION THAT HAS BEEN DAMAGED OR DIED. AS-BUILTS ARE AVAILABLE FROM THE CITY.

REVISIONS

DATE	DESCRIPTION
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER
11/28/22	CITY COMMENTS
3/29/23	CITY COMMENTS

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Ormond Beach, Florida 32174
Phone (386) 872-7794
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L.C.A. # 26000394
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C. 2013
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LANDSCAPE DETAILS AND NOTES

TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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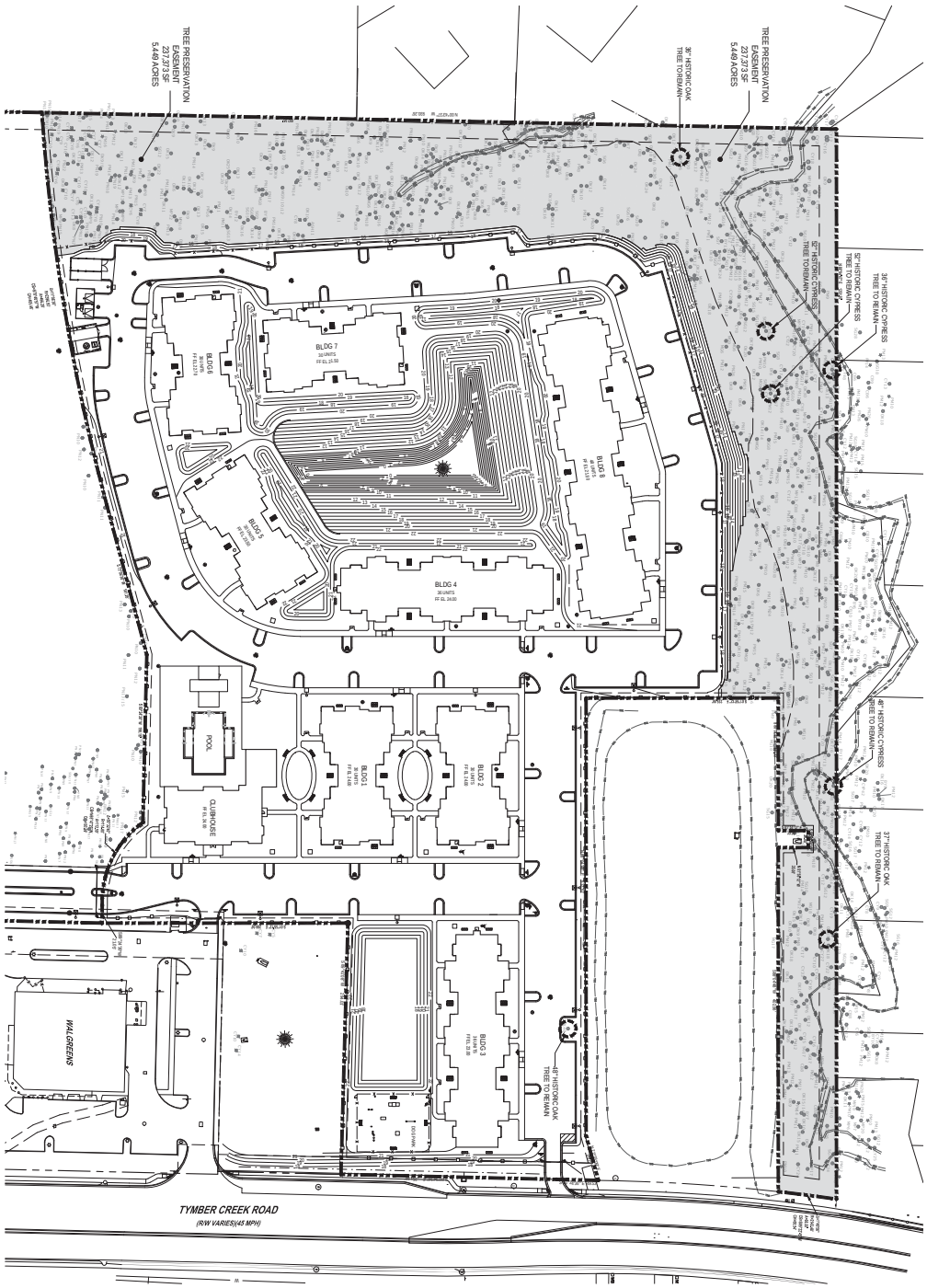
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

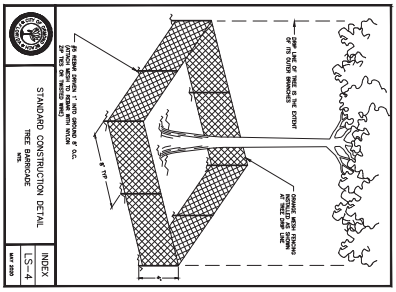
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

72





TREE PRESERVATION AREA REQUIREMENT:

REQUIRED TREE PRESERVATION = 15.0%	
REQUIRED TREE PRESERVATION AREA = 854, 055 SF X 15 = 128,195SF (15.0%)	
TREE PRESERVATION AREA PROVIDED	237,370 SF = 5.449 ACRES
TOTAL TREE PRESERVATION AREA	237,373 SF / 854,055 SF = 27.8%

LEGEND

TREE PRESERVATION AREA (27.8%)

REVISIONS		
DATE	DESCRIPTION	
4/1/22	TRE/BLOCK	
5/6/22	OWNER	
10/3/23	CITY COMMENTS	

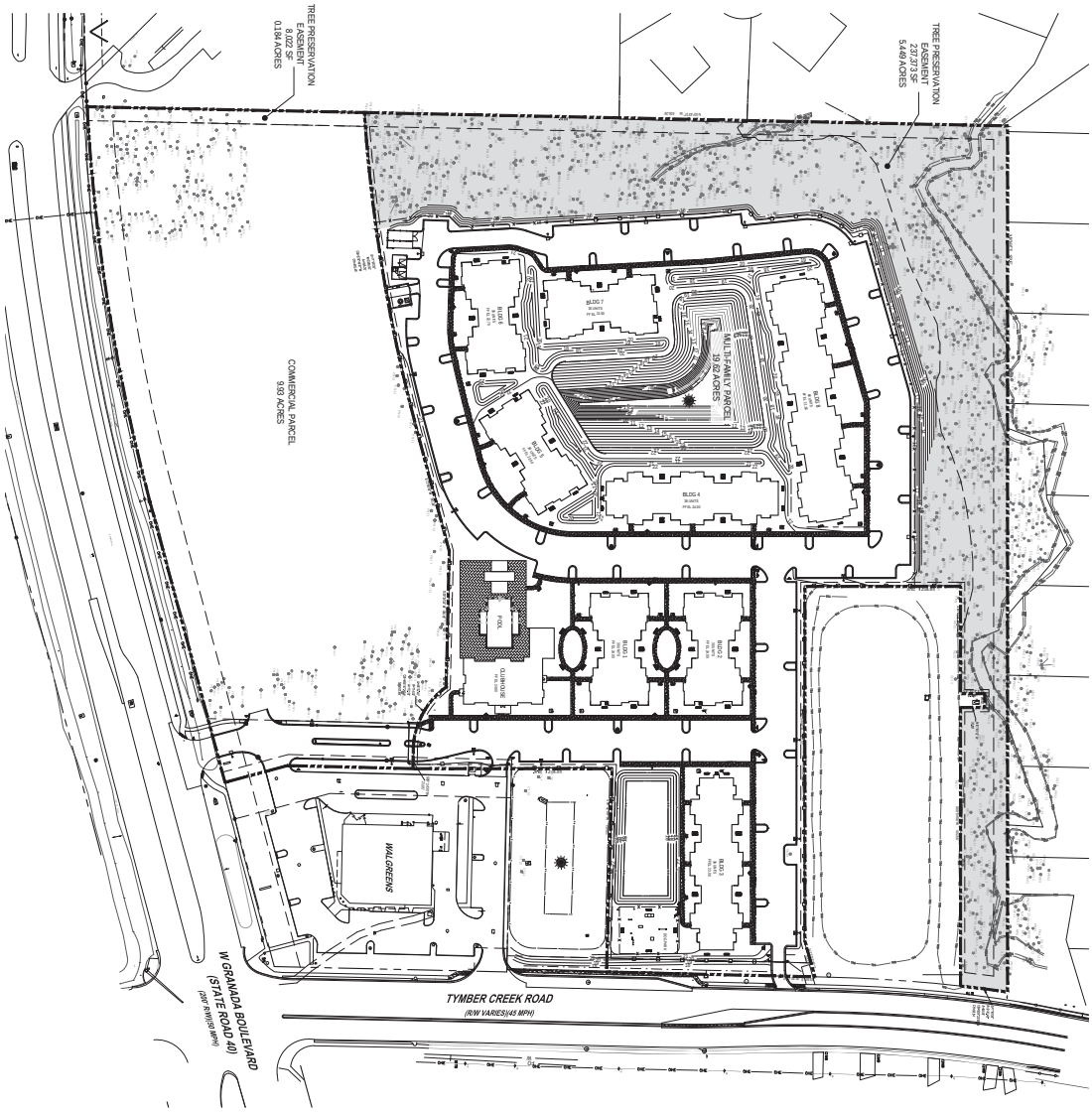
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TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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STATE OF FLORIDA
NO. 62971
PROFESSIONAL ENGINEER

PROJECT No:	2020-08
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NHS
CHECKED BY:	HHN
SCALE:	1"=60'
DRAWING NUMBER	83



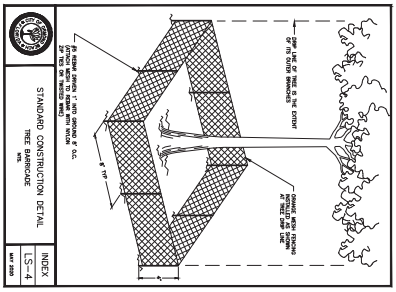
80 40 0 80 160
GRAPHIC SCALE
1"=80'

OVERALL TREE PRESERVATION AREA REQUIREMENT:

COMMERCIAL & MULTI-FAMILY
TREE PRESERVATION AREA REQUIRED = 15%
TOTAL SITE AREA = 29.75 ACRES
TREE PRESERVATION AREA PROVIDED
MULTI-FAMILY 5.449 ACRES
COMMERCIAL 0.184 ACRES
OVERALL TOTAL TREE PRESERVATION AREA 5.633 ACRES (245,395 SQ FT)
5.633 / (19.82 + 9.93) = 19.0%

LEGEND

TREE PRESERVATION AREA (19.0%)



OVERALL
TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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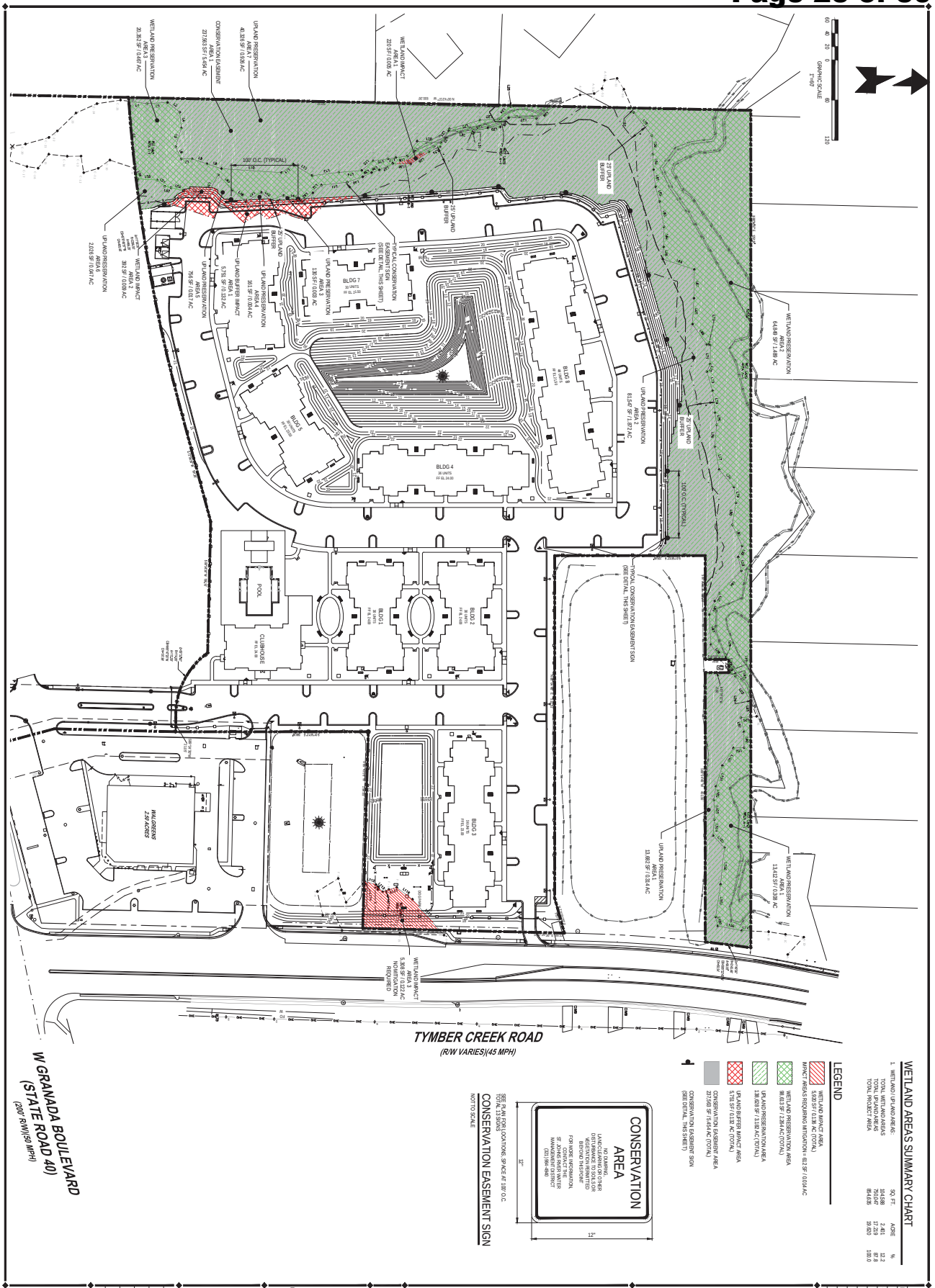
REVISIONS

DATE	DESCRIPTION
4/1/22	TRE REVISION
5/24/23	CITY COMMENTS

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PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NHS
CHECKED BY: HHN
SCALE: 1"= 80'
DRAWING NUMBER

84



WETLAND IMPACT/
PRESERVATION PLAN

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD

ORMOND BEACH, FL 32174

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REVISIONS

DATE	DESCRIPTION
4/12/21	TITLE BLOCK
5/24/21	DWG REV
6/24/21	CITY COMMENTS

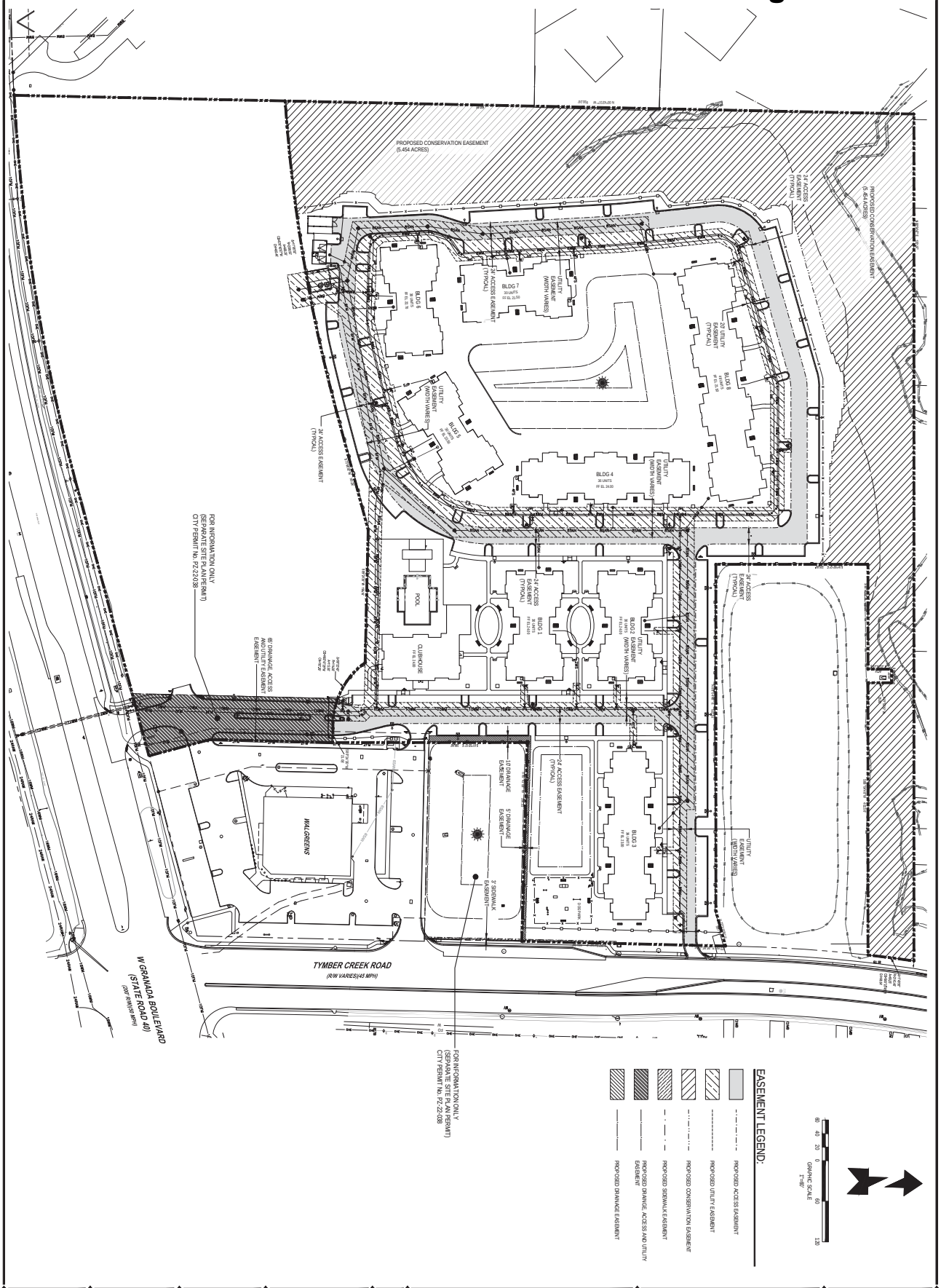
PROJECT No: 2020-06
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NHS
CHECKED BY: HHN
SCALE: 1"=60'
DRAWING NUMBER: 85

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PROFESSIONAL ENGINEER

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REVISIONS	
DATE	DESCRIPTION
4/7/22	TRC REVISION
6/10/22	OWNER
8/24/23	CITY COMMENTS

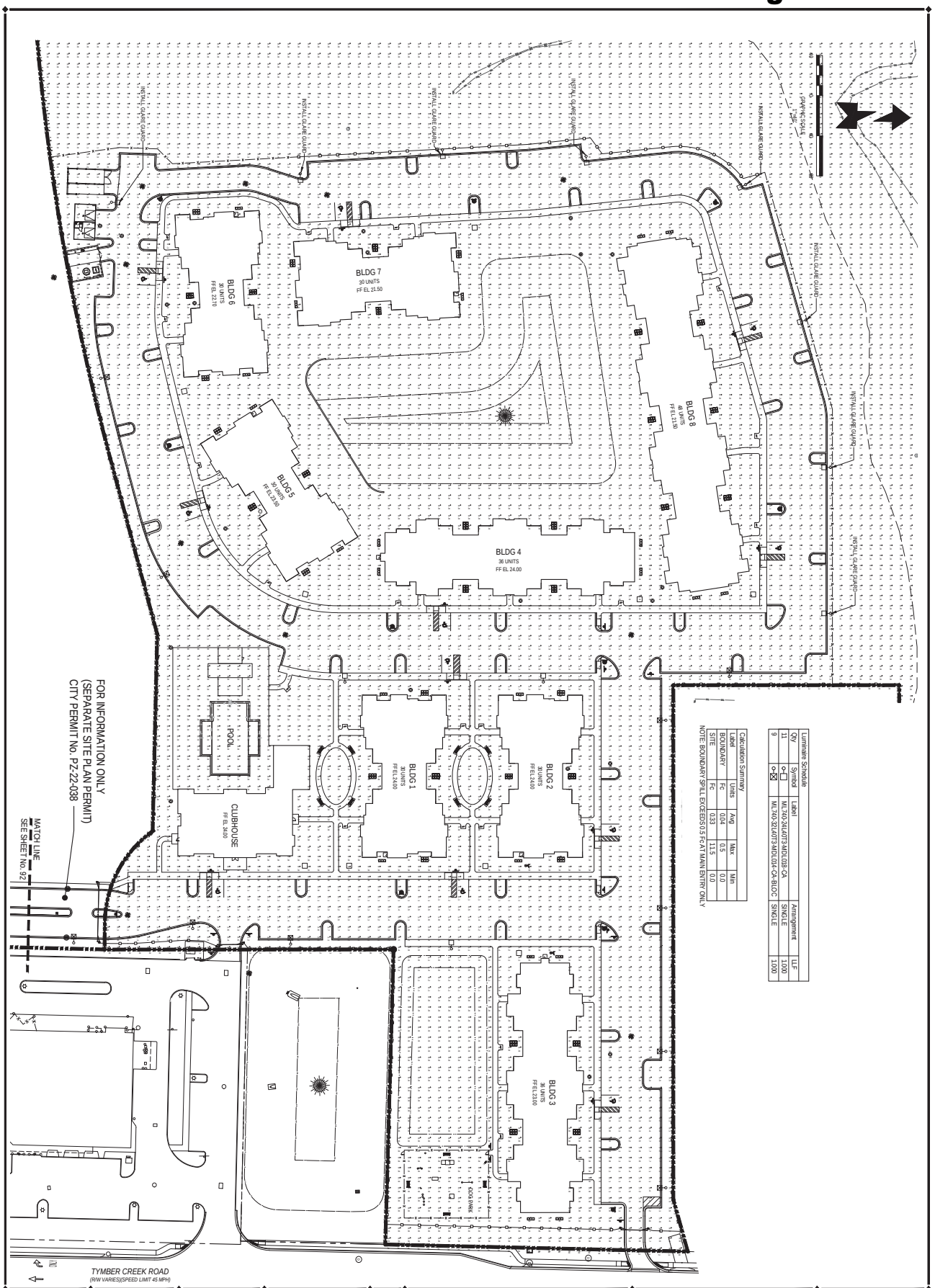
EASEMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NRS
CHECKED BY:	HHN
SCALE:	1"=60'
DRAWING NUMBER	90



Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
11		ML740-2ALI4OT3-MDL038-CA	SINGLE	1.000
9		ML740-3ZLI4OT3-MDL004-CA-BLOC	SINGLE	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
BOUNDARY	Fc	0.04	0.5	0.0
SITE	Fc	0.33	11.5	0.0

NOTE: BOUNDARY SPILL EXCEEDS 0.5 Fc AT MAIN ENTRY ONLY

REVISIONS	
DATE	DESCRIPTION
4/7/22	PER REVIEW
6/24/22	PER REVIEW
10/4/22	CITY COMMENTS

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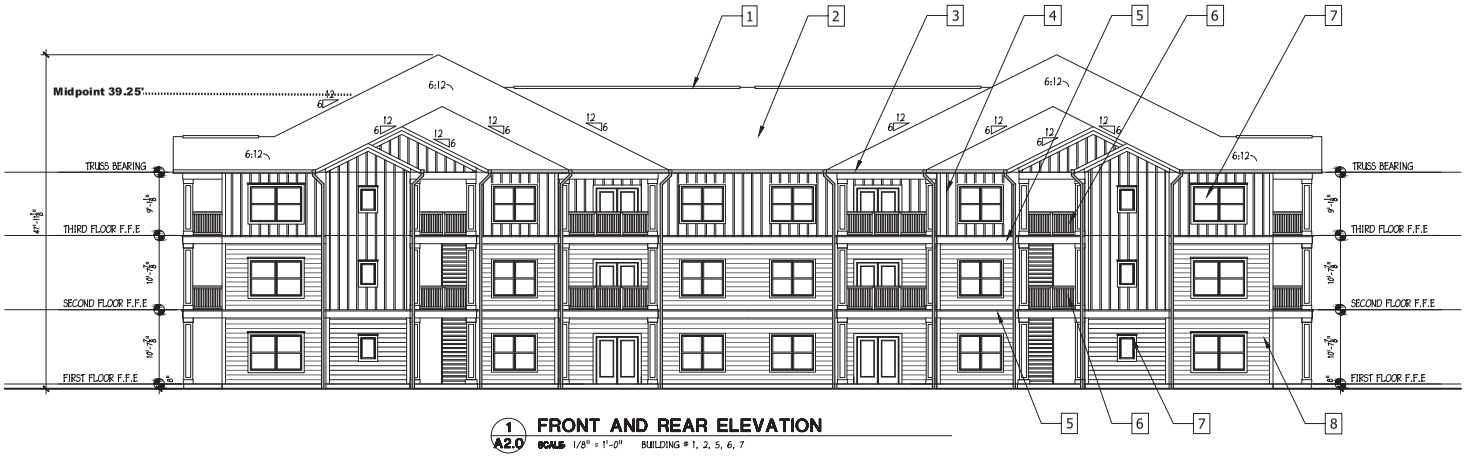
PHOTOMETRIC PLAN
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2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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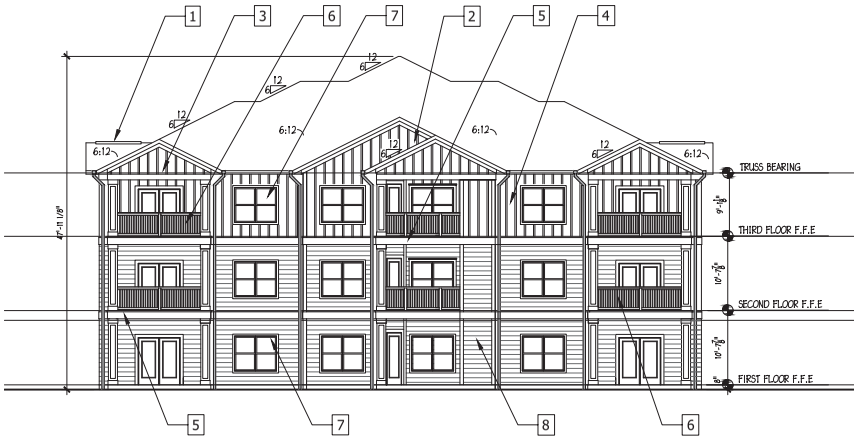
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PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NRS
CHECKED BY: HHN
SCALE: 1"=40'
DRAWING NUMBER: 91



1 A2.0 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 2, 5, 6, 7



2 A2.0 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 2, 5, 6, 7

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE
12. DECORATIVE GABLE VENT

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JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 02-27-2020

REVISIONS:
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ORMOND BEACH, FLORIDA

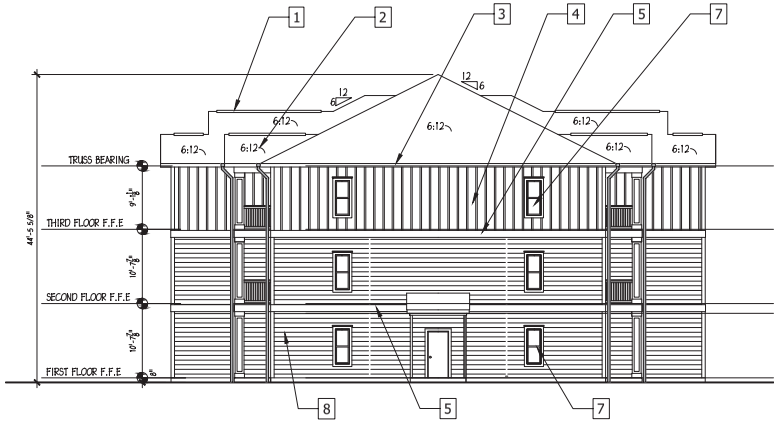
JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
1, 2, 5, 6, 7

SHEET NO.
A2.0



1 A2.1 **FRONT AND REAR ELEVATION**
SCALE 3/32" = 1'-0" BUILDING # 3, 4



2 A2.1 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 3, 4

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
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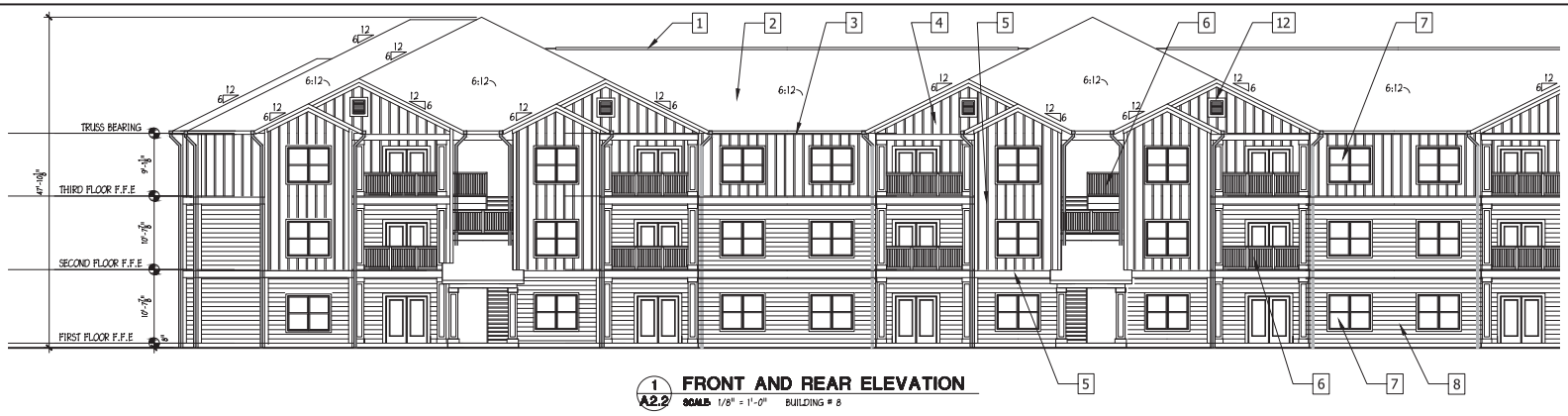
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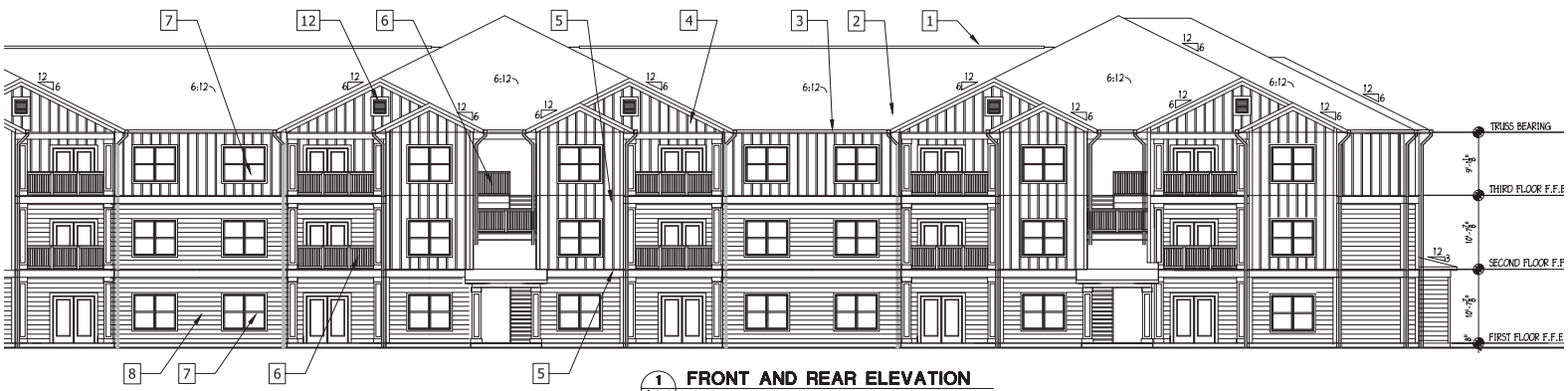
JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 3, 4

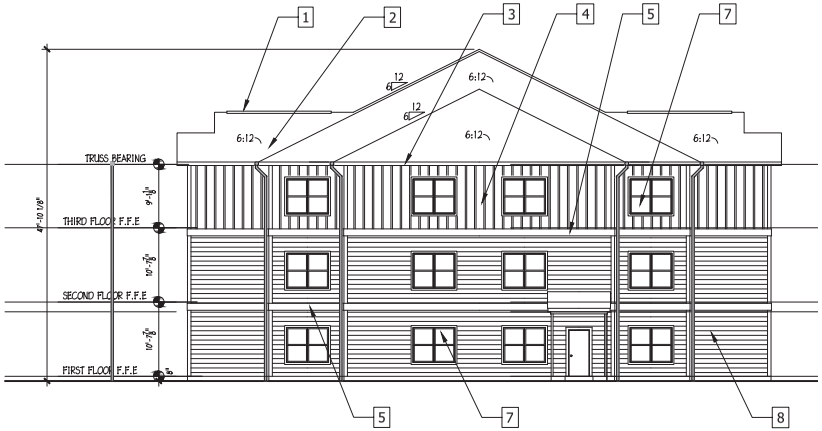
SHEET NO.
A2.1



1 A2.2 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 8



1 A2.2 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 8



2 A2.2 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 8

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
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ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 02-27-2020

REVISIONS:
TAG: DATE:

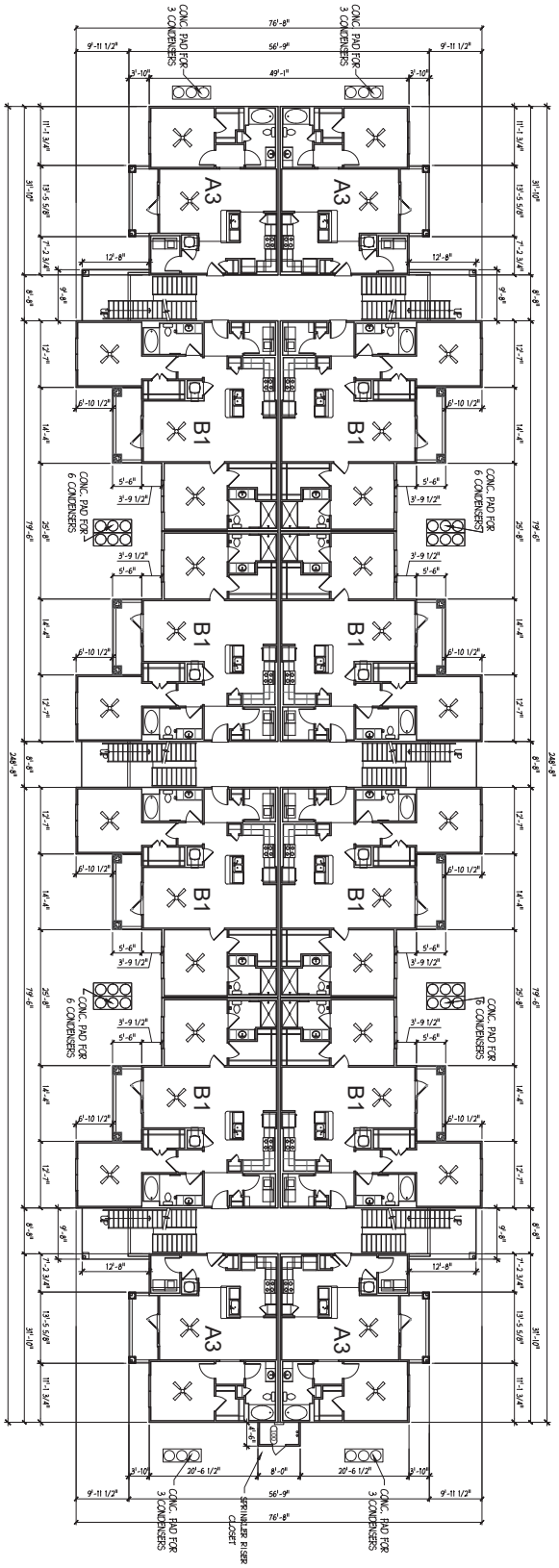
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ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 8

SHEET NO.
A2.2



1 A1.1 **BUILDING FLOOR PLAN - GROUND FLOOR**
SCALE: 3/32" = 1'-0" BUILDING #3, 4

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

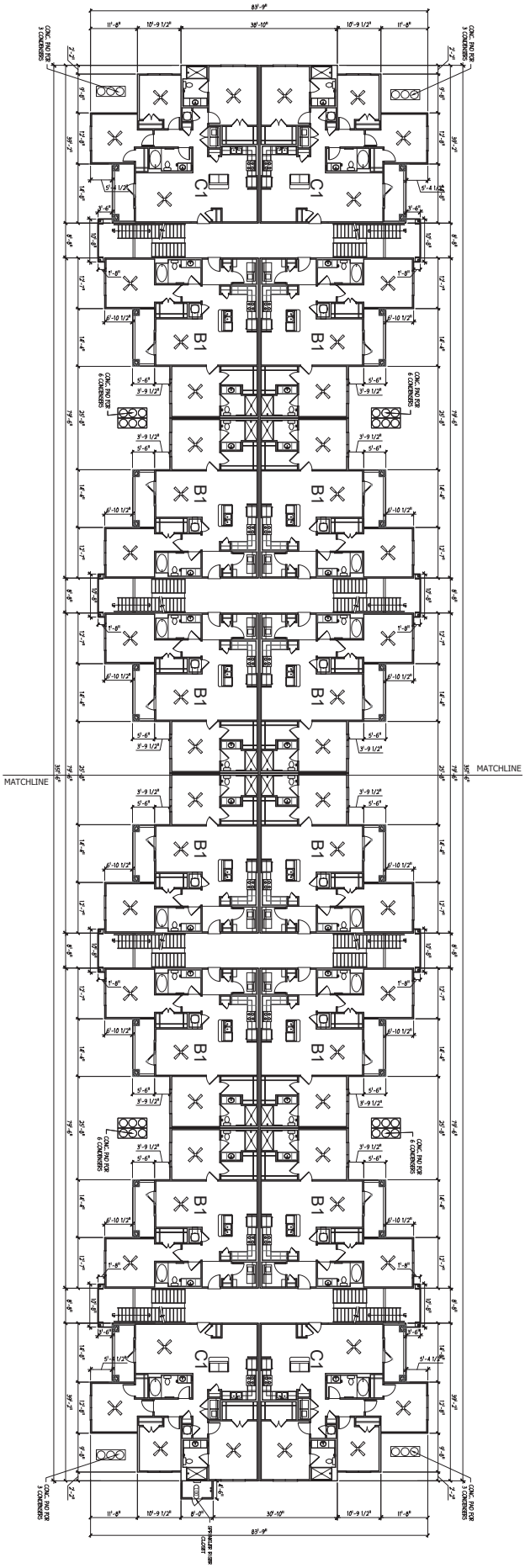
JOB NUMBER: EL43
DRAWN BY:
CHECKED BY:
BUILDING PLANS
BUILDING # 3, 4
SHEET NO.
A1.1

REVISIONS:
TAG: DATE:

JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 12-27-2020

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1 A1.2 **BUILDING FLOOR PLAN - GROUND FLOOR**
SCALE: N.T.S. BUILDING #8

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AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

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ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB NUMBER: EL43
DRAWN BY:
CHECKED BY:
BUILDING PLANS
BUILDING # 8
SHEET NO.
A1.2

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: April 18, 2023

Subject: Live Local Act, Senate Bill 102

Commission Goal: Community Development

Introduction

On March 29, 2023, the Governor signed Senate Bill (SB) 102, known as the Live Local Act into law that seeks to provide incentives to build affordable and workforce housing. The law is effective July 1, 2023. The purpose of this disposition item is to inform the City Commission of the pending law.

Background

The Live Local Act was signed into law on March 29, 2023 and is effective July 1, 2023. Attached to the packet is (1) Bill Analysis and Fiscal Impact Statement and (2) text of the Live Local Act. The law has a wide range of amendments to state level resources that is discussed in the bill analysis. The focus of this disposition item is the amendments that would impact local jurisdictions. City staff are reviewing SB 102 and additional information will be provided leading up to the implementation. Key parts of the legislation include:

1. A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection.
2. A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.
3. A municipality may not restrict the height of a proposed development authorized

under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, which is higher.

4. A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of the provisions establishing allowable densities, height, and land use.
5. Requires local governments to maintain a public, written policy that outlines procedures for expediting building permits and development orders for affordable housing.
6. Requires local governments to update and electronically publish an inventory of publicly owned property that may be appropriate for affordable and workforce housing.

Discussion

The Live Local Act preempts local government's land use and zoning regulations regarding zoning, density and height for the provision of affordable housing in commercial, industrial, and mixed use zoned areas. Staff is in the process of confirming the application of the new law. Below is staff's initial analysis:

Zoning:
The city's commercial zoning districts, except for the B-2, Neighborhood Commercial, allow for multifamily development at ten (10) units per acre. The industrial zoning district currently does not allow for residential development. The city does not have a designated mixed use zoning district and all the commercial areas (except for the B-2 zoning district) would allow for a mixture of uses. The Live Local Act would allow residential development within industrial zoned properties provided the affordable requirements as defined by state statute are met.

Density:
The city's commercial land use designations allow more density than the commercial zoning districts. The city land use designations allow the following density:

1. 32 units per acre: General Commercial and Tourist Commercial
2. 18 units per acre: Heavy Commercial
3. 15 units per acre: Residential, Office, Retail
4. 10 units per acre: Low Intensity Commercial
5. 0 units per acre: Public Institutional, Light Industrial/Utilities, and Heavy Industrial

The restriction of the zoning density was a policy decision to allow the Site Plan Review Committee to approve up to 10 units per acre administratively (no public hearing) and any project seeking a density of greater than 10 units per acre would require a public hearing.

The Live Local Act has the following actions regarding density:

1. A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed. This would allow the development at **32 units an acre** for a project that provides affordable housing as defined by state statute.
2. Industrially zoned properties that meet the Live Local Act requirements are allowed 32 units per acre.
3. The city cannot require Comprehensive Plan amendments, Special Exceptions, or Planned Developments for the use, density or building height for qualified projects.
4. Qualified projects that meet the Live Local Acts are required to be approved administratively with no public hearings.

Height:
The city zoning designations allow the following maximum height:

1. 75' maximum height: B-4, Central Business, B-6, Oceanfront Tourist Commercial, B-9, Boulevard, and B-10, Suburban Boulevard.
2. 50' maximum height: B-7, Highway Tourist Commercial
3. 45' maximum height: I-1, Light Industrial
4. 30' maximum height: B-1, Professional Office/Hospital Zoning District, B-5, Service Commercial, and B-8 (Commercial).

The Live Local Act requires the allowance of **a minimum of three (3) stories or the allowed height within the city within 1 mile of the proposed development**.

The above provisions are only for projects that provide at least 40 percent of the residential units in a proposed multifamily rental development that are, for a period of at least 30 years, affordable as defined in state statute 420.0004. Staff is continuing to research the new law and Comprehensive Plan and/or Land Development Code amendments may be necessary to implement the new state law.

Budget Impact

There is no budget impact as the result of this disposition item.

Citizen Impact

The Live Local Act seeks to provide incentives to build affordable and workforce housing. The legislation preempts local jurisdictions from utilizing their existing Comprehensive Plan land use categories and Land Development Code density, height and processes for qualified affordable housing projects. It is important to note that not every residential project would qualify for the zoning, density, and height exemptions.

The local impact is that there may be residential projects at a greater Land Development Code allowed density and height with no public hearings. In addition, industrially zoned property may be used for qualified affordable housing projects.

Recommendation

The purpose of the disposition item is to inform the City Commission of the Live Local Act. No action is required at this time and additional staff research to implement the newly signed law is needed.

Attachments:

1. Bill analysis and fiscal impact statement
2. Live Local Act, SB 102 text

Approvals:

Kelly A. McGuire

Date: April 10, 2023

Kelly McGuire, Finance Director

Date: April 10, 2023

Claire Whitley, Assistant City Manager

Joyce Shanahan

Date: April 12, 2023

Joyce Shanahan, City Manager

Live Local Act

Bill analysis and fiscal impact statement

Source:
https://flsenate.gov/Session/Bill/2023/102/?Tab=Analyses

The Florida Senate

BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Appropriations

BILL:	CS/SB 102
INTRODUCER:	Appropriations Committee, and Senator Calatayud and others
SUBJECT:	Housing
DATE:	February 24, 2023
REVISED:	

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Ryon	CA	**Favorable**
2.	Nortelus	Sadberry	AP	**Fav/CS**

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 102 makes various changes and additions to affordable housing related programs and policies at both the state and local level.

Much of the bill involves the Florida Housing Finance Corporation (FHFC), a public-private entity that administers the two largest statewide affordable housing programs: the State Apartment Incentive Loan (SAIL) program and the State Housing Initiatives Partnership (SHIP) program. With regards to the FHFC, the bill:

- Provides up to $150 million annually to the SAIL program for certain specified uses such as infill and projects near military installations. These funds are to be redirected from the General Revenue service charge, and this provision sunsets 2033.
- Provides up to a $5,000 refund for sales tax paid on building materials used to construct an affordable housing unit funded through the FHFC.
- Creates a new tax donation program to allow corporate taxpayers to direct certain tax payments to the FHFC, up to $100 million annually, to fund the SAIL program.
- Codifies the Florida Hometown Heroes down payment assistance program, retaining the structure as it exists while increasing the monetary limit per loan and the scope of eligibility.
- Adds two members to the FHFC Board of Directors, one appointed by the leader of each chamber of the Legislature.
- Broadens the ability for the FHFC to invest in affordable housing developments for those in or aging out of foster care.
- Adds a requirement to its annual legislative budget request.
- Makes a technical amendment to the qualified contracts process.

With regards to other state-level resources, the bill:

- Revises the State Housing Strategy to align with current best practices and goals.
- Requires nonconservation land managers to analyze whether such lands would be more appropriately transferred to a local government for affordable housing related purposes.
- Clarifies current law to ensure all local government requests for surplus lands are expedited.
- Expands Job Growth Grant Fund eligibility to specifically authorize public infrastructure projects that support affordable housing.
- Increases the amount of tax credits available through the Community Contribution Tax Credit Program for affordable housing from $14.5 million to $25 million annually.

With regards to local governments, the bill:

- Preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.
- Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes provision in current law allowing local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the FHFC, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The bill also introduces three ad valorem property tax exemptions:

- An ad valorem tax exemption for land owned by a nonprofit entity that is leased for a minimum of 99 years for the purpose of providing affordable housing.
- An ad valorem tax exemption that applies to rent-restricted units within newly constructed or substantially rehabilitated developments setting aside at least 70 units for affordable housing for households earning 120 percent of area median income or less.
- Authorizes counties and municipalities to offer, through ordinance, an ad valorem tax exemption to property owners who dedicate units for affordable housing for households earning 60 percent of area median income or less.

The bill contains the following appropriations to the FHFC:

- $100 million in non-recurring funds from the General Revenue Fund to implement the Florida Hometown Heroes Program;

- $252 million in non-recurring funds from the Local Government Housing Trust Fund for the SHIP program;
- $150 million in recurring funds from the State Housing Trust Fund for SAIL projects funded by the General Revenue service charge redirect in the bill.
- $109 million in non-recurring funds from the State Housing Trust Fund for the SAIL program; and
- $100 million in non-recurring funds from the General Revenue Fund to implement a competitive loan program to alleviate inflation-related cost increases for FHFC-approved multifamily projects that have not yet commenced construction.

See Section V., Fiscal Impact Statement, for Revenue Estimating Conference analysis on individual components of the bill.

Except as otherwise provided, the bill takes effect July 1, 2023.

II. Present Situation:

The present situation for each issue is described below in Section III, Effect of Proposed Changes.

III. Effect of Proposed Changes:

Present Situation:

Affordable Housing

One major goal at all levels of government is to ensure that citizens have access to affordable housing. Housing is considered affordable when it costs less than 30 percent of a family's gross income. A family paying more than 30 percent of its income for housing is considered "cost burdened," while those paying more than 50 percent are considered "extremely cost burdened." Severely cost burdened households are more likely to sacrifice other necessities such as healthy food and healthcare to pay for housing, and to experience unstable housing situations such as eviction.

Affordable housing is defined in terms of household income. Resident eligibility for Florida's state and federally funded housing programs is typically governed by area median income (AMI) levels. These levels are published annually by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area. The following are standard household income level definitions and their relationship to the 2022 Florida state AMI of $78,300 for a family of four (as family size increases or decreases, the income range also increases or decreases):[1]

- Extremely low income – earning up to 30% AMI (at or below $ 23,500);[2]
- Very low income – earning from 30.01 to 50% AMI ($23,501 to $39,150);[3]

[1] U.S. Department of Housing and Urban Development, *Income Limits, Access Individual Income Limits Areas – Click Here for FY 2022 IL Documentation*, available at https://www.huduser.gov/portal/datasets/il.html#2022 (last visited January 25, 2023).
[2] Section 420.0004(9), F.S.
[3] Section 420.0004(17), F.S.

- Low income – earning from 50.01 to 80% AMI ($39,151 to $62,650);[4] and
- Moderate income – earning from 80.01 to 120% of AMI ($62,651 to $94,000).[5]

To illustrate, below are examples of income thresholds from various counties in Florida:

AMI % Single Income	30%	60%	80%	120%	150%
Miami-Dade	20,490	40,980	54,640	81,960	102,450
Collier	19,830	39,660	52,880	79,320	99,150
Leon	17,070	34,140	45,520	68,280	85,350
Bradford[6]	12,750	25,500	34,000	51,000	63,750

AMI % Family of 4	30%	60%	80%	120%	150%
Miami-Dade	29,250	58,500	78,000	117,000	146,250
Collier	28,290	56,580	75,440	113,160	141,450
Leon	24,360	48,720	64,960	97,440	121,800
Bradford[7]	18,210	36,420	48,560	72,840	91,050

Housing costs reflect what people are willing to pay to live in an area, which may make it difficult for the workforce, elders, and people with disabilities to find affordable homes and apartments. The government helps make housing affordable through decreased monthly rent or mortgage payments so that income eligible families are able to pay less for housing than it would otherwise cost at "market rate." Lower monthly payments or down payment assistance is a result of affordable housing financing.

Florida Housing Finance Corporation

The 1997 Legislature created the Florida Housing Finance Corporation (FHFC) as a public-private entity to assist in providing a range of affordable housing opportunities for Floridians.[8] The FHFC is a corporation held by the state and housed within the Department of Economic Opportunity (DEO). The FHFC is a separate budget entity and its operations, including those relating to personnel, purchasing, transactions involving real or personal property, and budgetary matters, are not subject to control, supervision, or direction by the DEO.[9]

The goal of the FHFC is to increase the supply of safe, affordable housing for individuals and families with very low to moderate incomes by stimulating investment of private capital and encouraging public and private sector housing partnerships. As a financial institution, the FHFC administers federal and state resources to finance the development and preservation of affordable rental housing and assist homebuyers with financing and down payment assistance.

[4] Section 420.0004(11), F.S.
[5] Section 420.0004(12), F.S.
[6] This threshold applies to 18 counties: Bradford, DeSoto, Dixie, Glades, Hamilton, Hardee, Hendry, Holmes, Jackson, Levy, Liberty, Madison, Okeechobee, Putnam, Suwanee, Taylor, Union, and Washington.
[7] *Id.*
[8] Chapter 97-167, Laws of Fla. From 1980 through 1997, the former Florida Housing Finance Agency, placed within the former Department of Community Affairs, performed similar duties.
[9] Section 420.504(1), F.S.

Funding for Affordable Housing

The FHFC draws and administers funds from federal programs through federal tax credits and the HUD,[10] from the state through the State Housing Trust Fund and Local Government Housing Trust Fund,[11] both funded by documentary stamp taxes, as well as ad hoc individual legislative appropriations, and through program income, which consists primarily of funds from successful loan repayment that is recycled into the program it came from.

Documentary Stamp Tax

The documentary stamp tax imposes an excise tax on deeds or other documents that convey an interest in Florida real property. The tax comprises two taxes imposed on different bases at different tax rates. The first tax rate is 70 cents on each $100 of consideration for deeds, instruments, or writings whereby lands, tenements, or other real property or interests that are granted, assigned, transferred, conveyed or vested in a purchaser.[12] The second tax rate is 35 cents per each $100 of consideration for certificates of indebtedness, promissory notes, wage assignments, and retail charge account agreements.[13] Revenue collected from the documentary stamp tax is divided between the General Revenue Fund and various trust funds[14] according to the statutory formula in ch. 201, F.S.

Housing Trust Funds

The State Housing Trust Fund, administered by the FHFC,[15] is "to be used for new construction and substantial rehabilitation of housing, to improve the state's ability to serve first-time homebuyers, and to increase the affordability and availability of the housing stock in the State of Florida."[16] The 1992 Sadowski Act increased documentary stamp tax rates and provided for a certain proportion of documentary stamp tax revenues to be distributed to the State Housing Trust Fund. A large portion of these funds are utilized in the State Apartment Incentive Loan (SAIL) Program.

The Local Government Housing Trust Fund, administered by the FHFC,[17] is used to fund the State Housing Initiatives Partnership (SHIP) Program, which was created "for the purpose of providing funds to local governments as an incentive for the creation of partnerships to produce and preserve affordable housing."[18] A certain proportion of documentary stamp tax revenues are distributed to the Local Government Housing Trust Fund.

[10] *See* ss. 420.507(33) and 159.608, F.S.
[11] Section 201.15, F.S.
[12] Section 201.02(1), F.S.
[13] Sections 201.07 and 201.08, F.S.
[14] The Land Acquisition Trust Fund, the State Transportation Trust Fund, the State Economic Enhancement and Development Trust Fund, the General Inspection Trust Fund, the Water Protection and Sustainability Program Trust Fund, the Resilient Florida Trust Fund, the State Housing Trust Fund, and the Local Government Housing Trust Fund.
[15] Chapter 92-317, ss. 1-35, Laws of Fla; Section 420.0005, F.S.
[16] Chapter 88-376, s. 2, Laws of Fla.; s. 420.003(5), F.S. (1988).
[17] Section 420.9079, F.S
[18] Chapter 92-317, s. 32, Laws of Fla.; s. 420.9072, F.S. (1992).

State Apartment Incentive Loan (SAIL) Program

The SAIL Program is administered by the FHFC and provides low-interest loans on a competitive basis to multifamily affordable housing developers.[19] These funds often serve to bridge the gap between the development's primary financing and the total cost of the development. SAIL dollars are available for developers proposing to construct or substantially rehabilitate multifamily rental housing.[20]

At a minimum, developments financed by SAIL must set aside 20 percent of units for households at or below 50 percent of AMI, or if the development also receives Low Income Housing Tax Credits[21] (LIHTC), 40 percent of units for households up to 60 percent of AMI.[22] Loan interest rates are set at zero percent for those developments that maintain 80 percent of their occupancy for farmworkers, commercial fishing workers or homeless people. The interest rates are set at one percent for all other developments. Generally, loans are issued for 15 years and cover approximately 25 to 35 percent of the total development cost.

Development Funding Selection Process

SAIL funding is distributed by the FHFC through a competitive solicitation process.[23] Each year the FHFC issues several requests for application, formal offers of funding that require hopeful developers to give the FHFC detailed information related to the development. These requests for application vary by geography and needs of the community, based on a statewide market study.[24] Applications are then reviewed and scored by the FHFC, based on a number of criteria, and awards are made from the highest scoring applications.[25]

To illustrate, in 2022 one request for application was entitled "SAIL Financing for the Construction of Workforce Housing in Monroe County."[26] This request stated that up to $5.52 million in SAIL financing would be awarded for a Monroe County based development serving workforce income households (up to 120% AMI), in addition to $1.8 million of LIHTC financing available for award to developments serving low income households (up to 60% AMI). Applicants filed detailed information, including developer experience, development characteristics, proposed location, set-aside commitments, and existing financing. Applications

[19] Section 420.5087, F.S.
[20] See Florida Housing Finance Corporation, *State Apartment Incentive Loan*, available at https://floridahousing.org/programs/developers-multifamily-programs/state-apartment-incentive-loan (last visited February 3, 2022).
[21] Low Income Housing Tax Credits are a financial instrument administered by the Department of Housing and Urban Development that provide financing for low income housing developments. Credits are allocated to states on a per capita basis and state-level administration is performed by FHFC. Eligible developments are income-limited similarly to SAIL requirements.
[22] Section 420.5087(2), F.S.
[23] Section 420.5087(1), F.S.
[24] *Id.*, *see also* Fla. Admin. Code R. Ch 67-60.
[25] For the full list of statutory criteria, *see* s. 420.5087(6)(c), F.S. Additional criteria and scoring mechanics can be set by FHFC.
[26] Florida Housing Finance Corporation, *Request for Applications 2022-208*, March 7, 2022, available at https://www.floridahousing.org/docs/default-source/programs/competitive/2022/2022-208/3-7-22-final-2022-208-workforce_bookmarked08e499c2fb0d6fb69bf3ff00004a6e0f.pdf?sfvrsn=ce9f67b_0 (last visited December 29, 2022).

were reviewed and ultimately one was awarded the full amount available. The resulting development following award will have 98 units, with each unit set aside as follows:

- 10 percent of the units will serve households at or below 25% AMI;
- 40 percent of the units will serve households at or below 60% AMI; and
- 50 percent of the units will serve households between 60% and 120% AMI.[27]

These set-asides for affordable housing set two limits on an apartment: the rent is limited to make the apartment affordable to someone at the target income, and potential renters must submit proof of income beneath the target before becoming eligible renters. Set-asides are generally governed by a Land Use Restrictive Agreement (LURA), which is recorded by the county clerk's office and runs with the land. A LURA can also include a time period associated with restriction compliance enforced by the IRS, HUD, or other housing authority.[28] Both the FHFC and local governments utilize LURAs to enforce requirements that developers receiving funding indeed go on to provide affordable housing.

The same competitive solicitation process is used to distribute many different types of funding routed through the FHFC. The FHFC is the state's administrator for all federal affordable housing programs, which include LIHTC, HOME investment partnerships and the National Housing Trust Fund program via the HUD, and Multifamily Mortgage Revenue Bonds. The process is also used for other state programs such as the Elderly Housing Community Loan Program.[29] Certain funding sources can also be paired to ensure a greater number of projects are funded.

External Funding for SAIL Projects

SAIL funding operates as gap financing, which means it provides the last amount needed to secure a development's future. There are several sources of funding that an affordable housing development will take advantage of:

- FHFC Loans and Grants, which result from state appropriations;
- Traditional financing through bank loans and bond issuance;
- Local government investment;
- Private funds directly raised or put forth by the developer; and
- LIHTC.

Housing credits are a financial instrument, tax credits, issued through the LIHTC program.[30] After being allocated a certain amount of tax credits by the federal government based on population and need, the FHFC allocates the funding to affordable housing developers. There are two types of credits:

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[27] *See* Lofts at Bahama Village, Application Package for RFA 2022-208, Application Number 2022-265CS, available at https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/submitted-rfas?RFA=2022208 (last visited December 29, 2022).

[28] Commercial Real Estate Finance Company of America, *Multifamily Housing – Land Use Restrictive Agreement (LURA) LIHTC*, available at https://www.crefcoa.com/land-use-restrictive-agreement.html (last visited February 4, 2023).

[29] SB 102's focus, as it relates to multifamily development loans, is SAIL funding. For more on the programs referred to in this paragraph, *see generally* Florida Housing Finance Corporation, *2021 Annual Report*, January 30, 2022, available at https://issuu.com/fhfc/docs/2021_annual_report (last visited December 29, 2022).

[30] Florida Housing Finance Corporation, *Housing Credits*, available at https://www.floridahousing.org/programs/developers-multifamily-programs/low-income-housing-tax-credits (last visited January 5, 2023).

- 9 percent credits, which are more valuable and limited. These are competitively bid for and can typically fund two-thirds of a development's total cost; and
- 4 percent credits, which are not limited and considered "non-competitive." These typically fund one third of a development's total cost.

General Revenue Service Charge Redirect for SAIL Program

Section 201.15, F.S., prescribes the distribution of revenues from the excise tax on documents. After payments on certain outstanding bonds and a distribution to the Land Acquisition Trust Fund, eight percent of total collections is deducted as the General Revenue service charge required by s. 215.20(1), F.S. This charge is intended to represent a share of the cost of general government. The remaining revenues from the excise tax on documents are distributed to various trust funds, including the State Housing and Local Government Housing Trust Funds, pursuant to s. 201.15, F.S.

Effect of Proposed Changes:

The bill provides for $150 million to be redirected from the General Revenue service charge to the State Housing Trust Fund for use in the SAIL program, with certain priorities and goals attached. These goals include projects focused on infill and maximizing existing infrastructure, the use and lease of public lands, projects near military installations, and projects meeting the needs of certain groups such as the elderly and those aging out of foster care. This funding is annually recurring, and will be repealed on July 1, 2033. A section-level breakdown follows.

Section 10 amends s. 201.15, F.S., to provide that, after documentary stamp tax revenue distributions to the Land Acquisition Trust Fund and before any other distributions, the lesser of 8 percent of the remainder or $150 million is paid to the credit of the State Housing Trust Fund to be utilized pursuant to s. 420.50871, F.S., created by section 30. The remainder of the 8 percent shall be paid into the General Revenue Fund, constituting the General Revenue service charge. The section removes other references to the General Revenue service charge.

Section 11 provides that the amendments made by section 10 expire on July 1, 2033, and the text of that section shall revert to that in existence before the bill's passage but for any amendments by other legislation which are not dependent on the portions of the text which expire.

Section 14 creates s. 215.212, F.S., to exempt documentary stamp taxes from the General Revenue service charge, in accordance with the amendments made by Section 10 which provide the same 8 percent charge in another form. This section is also repealed July 1, 2033.

Section 15 amends s. 215.22, F.S., to make a technical conforming change. **Section 16** likewise provides that the amendments made by section 15 expire on July 1, 2033, and the text of that section shall revert to that in existence before the bill's passage but for any amendments by other legislation which are not dependent on the portions of the text which expire.

Section 32 creates s. 420.50871, F.S., which provides the allocation of revenues derived by the amendments made by section 10. The $150,000,000 allocated to the State Housing Trust Fund

by section 10 are to be used by the FHFC under the SAIL program, with specific requirements as follows:

Seventy percent of the funds must be used to issue competitive requests for application to finance projects that:

- Both redevelop an existing affordable housing development and provide for the construction of a new development within close proximity to the existing development to be rehabilitated. This mechanism involves building a new affordable housing development first, relocating the tenants of the existing development to the new development, and then demolishing the existing development for reconstruction of an affordable housing development with more overall and affordable units.
- Address urban infill, including conversions of vacant, dilapidated, or functionally obsolete buildings or the use of underused commercial property.
- Provide for mixed use of the location, incorporating nonresidential uses, such as retail, office, institutional, or other appropriate commercial or nonresidential uses.
- Provide housing near military installations in this state.

The remaining 30 percent must be used to finance any of the following projects which:

- Propose using or leasing public lands. Projects that propose to use or lease public lands must include a resolution or other agreement with the unit of government owning the land to use the land for affordable housing purposes.
- Address needs of young adults who age out of the foster care system.
- Meet the needs of elderly persons.
- Provide housing to meet the needs in areas of rural opportunity, designated pursuant to s. 288.0656, F.S.

One project need not meet all of the goals listed for each allocation group, but each goal must be targeted for development. The bill instructs the FHFC to coordinate with the appropriate state department or agency for each goal, and to prioritize projects providing mixed-income developments. Funds allocated under this section must remain within the requirements of this section, but the FHFC may allocate outside funds (e.g. from the wider SAIL program) to supplement these funds.

This section is repealed on June 30, 2033.

Section 33 directs the Division of Law Revision to make technical amendments to bill when published into law.

Present Situation:

Florida Sales Tax Refund for SAIL Developments

Florida levies a six percent sales and use tax on the sale or rental of most tangible personal property,[31] admissions,[32] transient rentals,[33] and a limited number of services. Chapter 212, F.S.,

[31] Section 212.05(1)(a)1.a., F.S.
[32] Section 212.04(1)(b), F.S.
[33] Section 212.03(1)(a), F.S.

contains provisions authorizing the levy and collection of Florida's sales and use tax, as well as the exemptions and credits applicable to certain sales. Sales tax is added to the sales price of the taxable good or service and collected from the purchaser at the time of sale.[34]

Counties are authorized to impose local discretionary sales surtaxes in addition to the state sales tax.[35] A surtax applies to "all transactions occurring in the county which transactions are subject to the state tax imposed on sales, use, services, rentals, admissions, and other transactions by [ch. 212, F.S.], and communications services as defined in ch. 202."[36] The discretionary sales surtax is based on the tax rate imposed by the county where the taxable goods or services are sold or delivered. Discretionary sales surtax may be levied in a range of 0.5 to 2.5 percent.[37]

Effect of Proposed Changes:

Section 12 (in part) amends s. 212.08(5)(v), F.S., to provide up to a $5,000 refund for sales tax paid on building materials used to construct an affordable housing unit funded through the FHFC.

The bill provides that building materials used in eligible residential units are exempt from sales tax under certain circumstances. The exemption takes the form of a post-construction refund to the owner, and may not exceed the lesser of $5,000 or 97.5 percent of the Florida sales or use tax paid on the cost of building materials per unit. A refund will not be granted unless it exceeds $500. This refund does not apply to affordable housing developments for which construction began prior to July 1, 2023.

In order to receive the refund, the owner of the applicable residential units must submit a review request to the Department of Revenue (DOR) within six months of the units' completion, including the following:

- The applicant's name and address;
- An address and parcel number of the improved real property;
- A description of the eligible residential units;
- A copy of the units' building permit;
- A sworn statement from the general contractor or owner specifying the building materials, their cost and sales tax; and
- A certification by the building code inspector that the unit is substantially completed.
- A copy of the LURA with the FHFC for the eligible units.

The exemption may also be claimed by a local government, agency, or nonprofit community-based organization if the building materials are paid for from the funds of a grant or loan program similar to SHIP. In this instance, the local government, agency, or organization would submit the same request as above.

The DOR may adopt rules to implement the directives of this section.

[34] Section 212.07(2), F.S.
[35] Section 212.055, F.S.
[36] Section 212.054(2)(a), F.S.
[37] Office of Economic and Demographic Research, *Florida Tax Handbook*, 227-228 (2021), *available at* http://edr.state.fl.us/Content/revenues/reports/tax-handbook/taxhandbook2021.pdf (last visited Dec. 06, 2021).

The DOR will additionally move 10 percent of the value of the refund from the Local Government Half-Cent Sales Tax Clearing Trust Fund to the General Revenue Fund in order to reflect the sales tax refund.

Present Situation:

"Live Local Program" - Tax Credit Program benefiting SAIL Program

The Florida Tax Credit Scholarship Program (FTC) was created in 2001[38] and allows taxpayers to make private, voluntary contributions to scholarship-funding organizations (SFOs) that can then be awarded as scholarships to eligible low-income students for private school tuition and fees. Taxpayers can receive a tax credit for use against their liability for corporate income tax, insurance premium tax, oil and gas production tax, use tax under a direct pay permit or alcoholic beverage taxes on beer, wine, and spirits.[39] The tax credit is equal to 100 percent of the eligible contributions made.[40] To receive a tax credit the taxpayer must submit an application to the DOR and specify each tax for which the taxpayer requests a credit and the applicable taxable or state fiscal year for the credit.[41] Taxpayers can rescind tax credits, which will become available to another eligible taxpayer in that fiscal year.[42]

Described below are select taxes imposed by Florida on certain businesses and products within the state.

- Corporate Income Tax: Florida imposes a 5.5 percent tax on the taxable income of certain corporations and financial institutions doing business in Florida.[43] Corporate income tax is remitted to the DOR and distributed to the General Revenue Fund.
- Insurance Premium Tax: Florida imposes a 1.75 percent tax on most Florida insurance premiums.[44] Insurance premium taxes are paid by insurance companies under ch. 624, F.S., and are remitted to the DOR. These revenues are distributed to the General Revenue Fund with additional distributions to the Insurance Regulatory Trust Fund, the Police & Firefighters Premium Tax Trust Fund, and the Emergency Management Preparedness & Assistance Trust Fund.

Effect of Proposed Changes:

Section 34 creates s. 420.50872, F.S., to establish the "Live Local Program," a tax credit program benefiting the SAIL program.

Under the Live Local Program, businesses that make monetary donations to the FHFC to fund the SAIL program may receive a dollar-for-dollar credit against either corporate income or

[38] Section 1002.395, F.S.
[39] Section 1002.395(1) and (5), F.S.
[40] Sections 220.1875 and 1002.395(5), F.S.
[41] Section 1002.395(5)(b), F.S.
[42] Section 1002.395(5)(e), F.S.
[43] Sections 220.11(2) and 220.63(2), F.S.
[44] Section 624.509, F.S. (Different tax rates apply to wet marine and transportation insurance, self-insurance, and annuity premiums.)

insurance premium taxes. New sections are created in each of the applicable tax chapters to create the credit. The annual tax credit cap for all credits under the program is $100 million.

The FHFC must expend all of the contributions received under the Live Local Program for the SAIL program. From the amount received, the FHFC may use up to $25 million to provide loans for the construction of large-scale projects of significant regional impact. These projects must include a substantial civic, educational, or health care component, and may incorporate commercial use.

Such a loan must be made in accordance with the practices and policies of the SAIL program, through a competitive application process, and must not exceed 25 percent of the development's total costs. The FHFC must find that such a loan provides a unique opportunity for investment alongside local government participation that enables the creation of a significant amount of affordable and workforce housing.

Application and Approval of Tax Credits by the DOR

Taxpayers that wish to participate in the program by making a donation to the initiative must apply to the DOR beginning October 1, 2023, for an allocation of tax credit. The taxpayer must specify in the application each tax for which the taxpayer requests a credit, the applicable taxable year for a credit under s. 220.1878 (regarding corporate income tax and created by **section 21**) or s. 624.51058, F.S. (regarding insurance premium taxes and created by **section 41**). The DOR is required to approve the tax credits on a first-come, first-served basis.

Any unused credit may be carried forward up to ten taxable years. The bill generally does not allow a taxpayer to convey, transfer, or assign the credit to another entity unless all of the assets of the taxpayer are conveyed, transferred, or assigned in the same transaction. Upon approval of the DOR, transfers may be made between members of an affiliated group of corporations if the credit transferred will be taken against the same type of tax. Credits earned under this program are to be accounted for in calculating the underpayment of estimated corporate income taxes, as well as associated penalties and interest.

A taxpayer may apply to the DOR to rescind all or part of an approved tax credit. The amount rescinded becomes available for that state fiscal year to another eligible taxpayer as approved by the DOR if the taxpayer receives notice that the rescindment has been accepted.

The bill allows the DOR and the FHFC to share information and develop a cooperative agreement to assist in the administration of the program, and the DOR is further authorized to adopt rules. Additionally, the bill requires the DOR, by August 15, 2023, and each year thereafter, to determine the 500 taxpayers with the greatest total corporate income or franchise tax liability and notify those taxpayers of the existence of the Live Local Program and the process to participate.

Section 13 amends s. 213.053, F.S., to direct the DOR to make available to the FHFC information for the purpose of administering the Live Local program.

Present Situation:

SAIL Developments for Those in Foster Care or Those Aging out of Foster Care

Current law provides that the FHFC may prioritize a portion of SAIL funding set aside for persons with special needs to provide funding for the development of newly constructed permanent rental housing *on a campus* that provides housing for persons in foster care or persons aging out of foster care.[45] This housing must promote and facilitate access to community-based supportive, educational, and employment services and resources that assist persons aging out of foster care to successfully transition to independent living and adulthood.

Effect of Proposed Changes:

Section 31 amends s. 420.5087(10), F.S., to remove the requirement that the prioritized developments for persons in foster care or aging out of foster care be "on a campus" that provides housing for such persons, in order to add flexibility to the types of developments the FHFC can fund.

Present Situation:

State Housing Initiatives Partnership (SHIP) Program

The SHIP Program was created in 1992[46] to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The SHIP program provides funds to all 67 counties and 52 Community Development Block Grant[47] entitlement cities on a population-based formula to finance and preserve affordable housing based on locally adopted housing plans.[48] The program was designed to serve very-low, low-, and moderate-income families and is administered by the FHFC. SHIP funds may be used to pay for emergency repairs, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buydowns, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.[49]

Funds are expended per each local government's adopted Local Housing Assistance Plan (LHAP), which details the housing strategies it will use.[50] Local governments submit their LHAPs to the FHFC for review to ensure that they meet the broad statutory guidelines and the requirements of the program rules. The FHFC must approve an LHAP before a local government may receive the SHIP funding.

[45] Section 420.5087(10), F.S.
[46] Chapter 92-317, Laws of Fla.
[47] The CDBG program is a federal program created in 1974 that provides funding for housing and community development activities.
[48] *See* ss. 420.907-420.9089, F.S.
[49] Section 420.072(7), F.S.
[50] Section 420.9075, F.S. Section 420.9075(3), F.S., outlines a list of strategies LHAPs are encouraged to employ, such as helping those affected by mobile home park closures, encouraging innovative housing design to reduce long-term housing costs, preserving assisted housing, and reducing homelessness.

Certain statutory requirements restrict a local government's use of funds made available under the SHIP program (excluding amounts set aside for administrative costs):

- At least 75 percent of SHIP funds must be reserved for construction, rehabilitation, or emergency repair of affordable, eligible housing;[51] and
- Up to 25 percent of SHIP funds may be reserved for allowed rental services.[52]

Within those distributions by local governments, additional requirements must be met:

- At least 65 percent of SHIP funds must be reserved for home ownership for eligible persons;[53]
- At least 20 percent of SHIP funds must serve persons with special needs;[54]
- Up to 20 percent of SHIP funds may be used for manufactured housing;[55] and
- At least 30 percent of SHIP funds must be used for awards to very-low-income persons or eligible sponsors serving very-low-income persons, and another 30 percent must be used for awards for low-income-persons or eligible sponsors serving low-income persons.[56]

Florida Housing Finance Corporation Homeownership Programs

The FHFC's primary function is administering a variety of programs to assist in the development and rehabilitation of affordable housing stock, provide low interest loans for first-time homebuyers, provide down payment assistance and reduce closing costs, and assist in the housing side of disaster recovery. The following programs focus primarily on aiding first-time homebuyers into stable homeownership by reducing mortgage payments and onerous one-time costs associated with purchasing a home.

Homebuyer Loan Programs

The FHFC's homebuyer loan programs offer 30-year fixed-rate first mortgage loans originated by a network of participating lenders throughout Florida. The programs are offered to eligible first time homebuyers[57] who meet income, purchase price and other program criteria; can qualify for a loan; and successfully complete a homebuyer education course.[58] Borrowers who qualify

[51] Section 420.9075(5)(c), F.S.
[52] Section 420.9075(5)(b), F.S. However, a local government may not expend money distributed to it to provide ongoing rent subsidies, except for: security and utility deposit assistance; eviction prevention not to exceed six months' rent; or a rent subsidy program for very-low-income households with at least one adult who is a person with special needs or is homeless, not to exceed 12 months' rental assistance.
[53] Section 420.9075(5)(a), F.S. "Eligible person" or "eligible household" means one or more natural persons or a family determined by the county or eligible municipality to be of very low income, low income, or moderate income based upon the annual gross income of the household.
[54] Section 420.9075(5)(d), F.S.
[55] Section 420.9075(5)(e), F.S.
[56] Section 420.9075(5)(g)2., F.S.
[57] The IRS definition of "first-time homebuyer," generally accepted by Florida agencies and corporations, is a person who has not owned and occupied their primary residence for the past three years. *See Homebuyer Overview*, FHFC, available at https://www.floridahousing.org/programs/homebuyer-overview-page (last visited December 15, 2021).
[58] FHFC funds homebuyer loans through various transaction types, including (a) the specified pool market, (2) tax-exempt bonds, and (3) forward delivery/To Be Announced (TBA) market.

for a first mortgage program may access one of the FHFC's down payment assistance (DPA) programs.[59]

Down Payment Assistance

The FHFC administers multiple DPA programs available to first time homebuyers utilizing a FHFC first mortgage loan product. DPA is typically offered as a low- or zero-rate loan, in the form of a second mortgage,[60] to secure funding for down payments, closing costs, mortgage insurance premiums, or principal reduction to the first mortgage.[61] FHFC DPA programs are funded from a mix of sources including documentary stamp tax revenue, special legislative appropriation, and FHFC program income, which is primarily returned loan money. The various programs differ in terms of eligibility, ranging up to 120 percent AMI, requirements, such as also having been approved for a first mortgage through the FHFC, and terms, some including forgivable loans.

Hometown Heroes Program

In 2022, pursuant to the 2022 General Appropriations Act,[62] the FHFC created the Hometown Heroes Program, a new homeownership assistance program.[63] Under the program, eligible purchasers have access to 0-interest rate loans to reduce the amount of down payment and closing costs from $10,000 to a maximum of 5 percent or $25,000, whichever is less. Loans must be repaid when the property is sold, refinanced, rented, or transferred unless otherwise approved by the FHFC.

Such loans are available to those first-time homebuyers seeking first mortgages whose family incomes do not exceed 150 percent of the state or local AMI, whichever is greater, and are employed in certain necessary professions such as law enforcement officers, educators, healthcare professionals, and active military or veterans (combining the previous Salute our Soldiers Program).[64] The requirement to be a first-time homebuyer does not apply to those qualifying as servicemembers or veterans.

The FHFC was appropriated $100 million in 2022 to establish the Hometown Heroes Program.[65] As of February 17, 2023, the program has provided over $58 million in assistance in 3,990 loans.

[59] *See* Florida Housing Finance Corporation, *2020 Annual Report*, p. 13, available at https://www.floridahousing.org/data-docs-reports/annual-reports (last visited November 30, 2021).
[60] A second mortgage is a subordinate mortgage made while the original is still in effect.
[61] Only one FHFC DPA program can be used by a borrower.
[62] HB 5001, specific appropriation 2289 (2022 Reg. Session).
[63] Florida Housing Finance Corporation, *Florida Hometown Heroes Housing Program*, available at https://www.floridahousing.org/programs/homebuyer-overview-page/hometown-heroes (last visited January 10, 2023).
[64] *See* Eligible Occupations for FL Hometown Heroes Loan Program, available at https://www.floridahousing.org/docs/default-source/programs/homebuyers/hometown-heroes/eligible-occupations.pdf?sfvrsn=238ff57b_6 (last visited February 4, 2023).
[65] Supra note 62.

Effect of Proposed Changes:

Section 35 creates s. 420.5096, F.S., to codify the Florida Hometown Heroes Program. The program created by the bill will operate as the current Hometown Heroes program with the following differences:

- Eligibility remains based on income being at or below 150 percent AMI and one's ability to qualify for a first mortgage, however the occupation qualifiers that currently apply to the Hometown Heroes program are omitted. A prospective borrower must be a Florida resident and employed full-time (35 hours or more per week) by a Florida-based employer.
- The maximum amount available per loan is raised from $25,000 to $35,000, while the cap of 5 percent of purchase price is maintained.
- The bill specifies that loans made under this program may be used for the purchase of manufactured homes, as defined by s. 320.01(2)(b), that were constructed after August 1, 1994, and are titled as either real or tangible personal property.

Present Situation:

Additional Provisions Related to the Florida Housing Finance Corporation

Legislative Budget Request

As SAIL funding can be used in several ways (for example new unit production, rehabilitation, and maintenance of affordable units), and is often utilized to draw down federal funding from tax credits and grant funds, the effects of SAIL funding are variable on a per-dollar basis. The amount of funding needed annually to maximize state and local funding toward the production of new affordable units is calculable by analyzing the various sources and matching state funding with federal funding.

The FHFC prepares and submits an annual legislative budget request to the Secretary of the DEO containing a request for operational expenditures and a separate request for other authorized corporation programs.[66]

Effect of Proposed Changes:

Section 29 amends s. 420.507(30), F.S., to require that the FHFC legislative budget requests include, for informational purposes, the amount of state funds necessary to fully utilize all federal housing funds in the fiscal year to maximize the production of new, affordable multifamily housing units.

Section 30 provides that this provision expires July 1, 2033, unless otherwise acted upon by the Legislature.

[66] Section 420.507(30), F.S.

Present Situation:

Qualified Contracts

Of the affordable housing financing options provided by the federal government, Low Income Housing Tax Credits (LIHTC)[67] are among the most commonly used. When a property is financed using LIHTC the federal government typically requires the property be utilized for affordable housing for at least 30 years.[68] This time period is divided into the first 15 years, the "initial compliance period," and the rest, an "extended use period."

After 14 years the owner of an affordable housing development may request that the FHFC seek a purchaser who will continue to operate the affordable portions of the development as affordable housing, what's referred to as the "qualified contract process." Many developments, particularly those who receive the most lucrative LIHTC, waive the right to enter this process, and must remain affordable housing for the duration of the agreed upon time. After a developer requests a qualified contract, if the FHFC is unable to present a buyer during the subsequent 1-year period the extended use period of the property as affordable housing will end, and the property can be utilized for market-rate housing.[69]

This "qualified contract process" relies on the FHFC marketing the property and returning to the owner with a "bona fide contract," showing that they have found a buyer in order to maintain the affordable housing requirement. The price for the affordable housing portion of the sale is set according to a formula designed to give the owner an inflation adjusted return on its original equity contribution.[70] The bona fide contract, as provided by administrative rule is:

> …a contract for sale signed by the purchaser, which states that acceptance of the contract is contingent upon approval by the Corporation, and must provide for an initial earnest money deposit (the initial deposit) from the purchaser in the minimum amount of $50,000 and obligate the purchaser to make a second earnest money deposit (the second deposit) (the initial and second deposits shall be refundable in the event of the seller's failure to deliver insurable title or in the event of seller's default, otherwise the deposits shall be non-refundable) equal to three (3) percent of the qualified contract price.[71]

If the FHFC is able to procure a purchaser and present the owner with such a bona fide contract within the one year period, regardless of whether the owner accepts, rejects, or fails to act upon the contract, the property will continue to be subject to its extended use agreement as affordable housing.[72] If the owner accepts the offer, the property will be sold to the purchaser. If the owner

[67] Low Income Housing Tax Credits are provided by the federal government to rental housing developers in exchange for a commitment to provide affordable rents and are usually sold to investors to raise project equity. The LIHTC program is governed by the U.S. Department of Treasury and Florida's allocation is administered by Florida Housing. Under the LIHTC program, successful applicants are provided with a dollar-for-dollar reduction in federal tax liability in exchange for the development or rehabilitation of units to be occupied by very low- and low-income households.
[68] Internal Revenue Code Section 42(h)(6)(A).
[69] Internal Revenue Code Section 42(h)(6)(E)(i)(II).
[70] Internal Revenue Code Section 42(h)(6)(F).
[71] Fla. Admin. Code R. 67-48.031.
[72] Fla. Admin. Code R. 67-48.031(11).

rejects the offer or fails to act upon the offer, the owner will continue to be subject to the extended use agreement and cannot submit another qualified contract request for the development.

In 2022, the Legislature codified certain definitions and procedures related to the qualified contract process. In doing so, the moment when a bona fide contract becomes a qualified contract shifted from when the purchaser makes the first deposit to when the second earnest money deposit is made.[73] However, under the scenario where the seller refuses to sell after being presented a bona fide offer the second deposit will never be made, making this definition unworkable.

Effect of Proposed Changes:

Section 27 amends s. 420.503(36), F.S., to provide that the FHFC shall deem a bona fide contract to be a qualified contract at the time the bona fide contract is presented to the owner and the initial earnest money deposit is deposited in escrow, as opposed to when the second deposit is made.

Present Situation:

Florida Housing Finance Corporation Structure and Board of Directors

The FHFC is a public corporation created within the DEO as a separate budget entity not subject to control, supervision, or direction by the DEO.[74] The FHFC consists of a board of directors composed of the Secretary of the DEO as an ex officio and voting member, or a senior-level agency employee designated by the secretary, and eight members appointed by the Governor subject to confirmation by the Senate from the following:

(a) One citizen actively engaged in the residential home building industry.
(b) One citizen actively engaged in the banking or mortgage banking industry.
(c) One citizen who is a representative of those areas of labor engaged in home building.
(d) One citizen with experience in housing development who is an advocate for low-income persons.
(e) One citizen actively engaged in the commercial building industry.
(f) One citizen who is a former local government elected official.
(g) Two citizens of the state who are not principally employed as members or representatives of any of the groups specified in paragraphs (a)-(f).[75]

Members are appointed for four-year terms and vacancies are filled for the unexpired term.[76] The Governor may suspend a member for cause, including failure to attend 3 meetings in a 12-month period, and suspended members are subject to removal or reinstatement by the Senate.[77] Members receive no compensation for services, are entitled to necessary expenses, and must file full and public disclosure of financial interests.[78]

[73] Chapter 2022-194, s. 1, Laws of Fla.
[74] Section 420.504, F.S.
[75] Section 420.504(3), F.S.
[76] Section 420.504(4), F.S.
[77] *Id.*
[78] Section 420.504(6), (7), F.S.

Effect of Proposed Changes:

Section 28 amends s. 420.504, F.S., to provide that the board will include two additional members, one appointed by the President of the Senate and one appointed by the Speaker of the House of Representatives. Additionally, vacancies shall be filled by the party who made the original member's appointment.

Present Situation:

State Housing Strategy Act

The State Housing Strategy Act, located in Part I, of ch. 420, F.S., was created by the Legislature in 1992 to guarantee adequate affordable housing for Florida residents.[79] The State Housing Strategy posits the goal of assuring that by the year 2010 each Floridian shall have decent and affordable housing. "Policies," guidelines for state agencies and programs to follow, are divided into sections: housing need, public-private partnerships, preservation of housing stock, public housing, and housing production or rehabilitation programs. This forward-looking and optimistic set of ideas and strategies has not been amended in 30 years.

The State Housing Strategy Act also includes certain provisions implementing state programs in the pursuit of goals outlined. For example, the DEO and the FHFC annually coordinate with the Shimberg Center for Housing Studies at the University of Florida[80] to develop and maintain statewide data on affordable housing needs for specific populations.[81] These studies are then used to review and evaluate existing affordable housing accommodations to ensure that they are consistent with current need assessments and to recommend any improvements or plan modifications.[82]

Effect of Proposed Changes:

Section 26 amends s. 420.003, F.S., to substantially revise and reword the State Housing Strategy, maintaining the goal of assuring that each Floridian has safe, decent, and affordable housing. The bill retains strategies requiring local buy-in to state-funded developments, interlocal coordination, and cost-effective public-private partnerships, while adding language emphasizing the need to avoid sprawl to minimize separation of housing and employment as well as ecological impact.

The State Housing Strategy is separated into the following three categories.

Legislative Intent

This section states that it is the intent of the act to articulate a strategy to carry the state toward assuring that each Floridian has safe, decent, and affordable housing. The strategy must involve

[79] Section 420.0003, F.S.
[80] The Shimberg Center for Housing Studies was established at the University of Florida in 1988 to "facilitate safe, decent and affordable housing throughout the state of Florida" and was named after Jim Shimberg Sr., a Tampa homebuilder dedicated to affordable housing. The Center's Florida Housing Data Clearinghouse provides public information on Florida housing needs, programs and demographics. For more information visit: http://www.shimberg.ufl.edu/aboutUs2.html (last visited on Feb. 19, 2023).
[81] Section 420.0003(4)(c), F.S.
[82] *Id.*

state and local governments working in partnership with communities and the private sector, and must encompass both financial and regulatory commitment.

Policies

- *Housing Production and Rehabilitation Programs*, which enumerates state programs; emphasizes the need to leverage state funds efficiently; and highlights innovative solutions such as utilizing publically held land, community-led planning such as urban infill; maximizing efficiency through promotion of high-density and mixed-use developments; and modern housing concepts such as manufactured or 3D-printed homes.
- *Public Private Partnerships*, which emphasizes the need for cost effective, data driven cooperative efforts.
- *Preservation of Housing Stock*, which calls for the preservation of existing stock through rehabilitation programs and neighborhood revitalization efforts.
- *Unique Housing Needs*, which covers the wide range of need for safe, decent, and affordable housing among the various groups of citizens most in need, including those with disabilities and the elderly.

Implementation

This section, largely maintained from the original State Housing Strategy, incorporates the FHFC and the Shimberg Center for Housing Studies into the state housing strategy. Further, the bill adds a series of studies required to be conducted by OPPAGA. The reports will be conducted on a rotating basis and include studying:

- Innovative affordable housing strategies implemented by other states, their effectiveness, and the potential for implementation in Florida;
- Affordable housing policies enacted by local governments, including interlocal cooperation; and
- Existing state-level housing rehabilitation, production, preservation, and finance programs to determine their consistency with the goals of the state housing strategy, and recommendations for improved program linkages.

Present Situation:

State-Owned Lands

Land Use Plans

All lands held by the Board of Trustees of the Internal Improvement Trust Fund[83] (board) are required to be held in trust for the use and benefit of the people of the state.[84] Each manager of nonconservation lands[85] is required to submit to the division a land use plan at least every 10 years in a form and manner prescribed by rule by the board.[86] All land use plans, whether for single-use or multiple-use properties, must include an analysis of the property to determine the

[83] Consisting of the Governor, as the chair, the Chief Financial Officer, the Attorney General, and the Commissioner of Agriculture. FLA. CONST. art. IV, s. 4.
[84] Section 253.001, F.S.
[85] "Conservation lands" include those held for conservation, recreation, historic preservation, and other uses. Section 253.034(2)(c), F.S. All other lands held by the state, such as those used for government functions, are nonconservation lands.
[86] Section 253.034(5), F.S.

potential use of private land managers to facilitate the restoration or management of these lands.[87]

Effect of Proposed Changes:

Section 23 amends s. 253.034(5), F.S., to provide that a land use plan submitted for nonconservation lands must include an analysis of whether such lands would be more appropriately transferred to a local government for affordable housing related purposes.

Present Situation:

Surplus Lands

The board determines which lands it holds title to may be surplused.[88] Conservation lands may only be surplused if the board, by an affirmative vote of at least two-thirds, determines that the lands are no longer needed for conservation purposes.[89] The board may dispose of all other lands if the board, by an affirmative vote of at least three members, determines whether the lands are no longer needed.[90]

If the board determines that nonconservation lands are no longer needed, it made dispose of such surplus lands by vote.[91] Requests for surplusing lands may be made by any public or private entity or person.[92] County or local government requests for surplus lands through purchase or exchange are expedited throughout the surplusing process.[93] The board is required to consider such requests within 90 days of the board's receipt of the request.[94] Surplus lands conveyed to a local government for affordable housing must be disposed of by the local government pursuant to s. 125.379, F.S., or s. 166.0451, F.S., discussed in further detail below.

Effect of Proposed Changes:

Section 24 amends s. 253.0341(1), F.S., to clarify that local government requests for surplus lands are expedited throughout the process regardless of the means of transfer, to include donation.

Present Situation:

Job Growth Grant Fund

The Florida Job Growth Grant Fund, created by the legislature in 2017, is an economic development program within the DEO designed to promote public infrastructure and workforce training across the state.[95] Eligible projects include state or local public infrastructure projects to promote economic recovery, rehabilitation of the Herbert Hoover Dike, and workforce training

[87] *Id*.
[88] Section 253.0341, F.S.
[89] FLA. CONST. art. X, s. 18.
[90] Section 253.0341, F.S.
[91] Section 253.0341(1), F.S.
[92] Section 253.0341(11), F.S.
[93] Section 253.0341(1), F.S.
[94] Section 253.0341(10), F.S.
[95] Section 288.101, F.S.

grants that support college and technical center workforce skills programs. Proposals are reviewed by the DEO, the Department of Transportation, and Enterprise Florida, Inc., and chosen by the Governor to meet the demand for workforce or infrastructure needs in the community they are awarded to.[96] Contracts for projects approved by the Governor and funded pursuant to this program must be administered by the DEO.[97]

Effect of Proposed Changes:

Section 25 amends s. 288.101(2), F.S., to provide that public infrastructure projects that support affordable housing are an authorized use of Job Growth Grant Fund funding. This provision sunsets 2033.

Present Situation:

Community Contribution Tax Credit Program

In 1980, the Legislature established the Community Contribution Tax Credit Program (CCTCP) to encourage private sector participation in community revitalization and housing projects.[98] Broadly, the CCTCP offers tax credits to businesses or persons ("taxpayers") anywhere in Florida that contribute[99] to certain projects undertaken by approved CCTCP sponsors.[100] Eligible projects include activities undertaken by an eligible sponsor that are designed to accomplish one of the following purposes:

- To construct, improve, or substantially rehabilitate housing that is affordable to low-income households or very-low-income households as those terms are defined in s. 420.9071;
- To provide commercial, industrial, or public resources and facilities; or
- To improve entrepreneurial and job-development opportunities for low-income persons.[101]

The DEO administers the CCTCP, and its responsibilities include reviewing sponsor project proposals and tax credit applications, periodically monitoring projects, and marketing the CCTCP in consultation with the FHFC and other statewide and regional housing and financial intermediaries.[102] Once approved by the DEO, the taxpayer must claim the community contribution tax credit from the DOR.

The credit is calculated as 50 percent of the taxpayer's annual contribution, but a taxpayer may not receive more than $200,000 in credits in any one year.[103] The taxpayer may use the credit against corporate income tax, insurance premiums tax, or as a refund against sales tax.[104] Unused

[96] Section 288.101(2), F.S.
[97] Section 288.101(4), F.S.
[98] Chapter 80-249, Laws of Fla. The CCTCP is one of the state incentives available under the Florida Enterprise Zone Act, which was partially repealed on December 31, 2015.
[99] Sections 212.08(5)(p)2.a., 220.183(2)(a), and 624.5105(5)(a), F.S., require community contributions to be in the form of cash or other liquid assets, real property, goods or inventory, or other physical resources.
[100] Sections 212.08(5)(p); 220.183; and 624.5105, F.S.
[101] Sections 212.08(5)(p)2.b.; 220.183(2)(d); 624.5105(2)(b); and 220.03(1)(t), F.S.
[102] Sections 212.08(5)(p)4.; 220.183(4); and 624.5105(4), F.S.
[103] Sections 212.08(5)(p)1.; 220.183 (1)(a) and (b); and 624.5105(1), F.S.
[104] Sections 212.08(5)(p); 220.183; and 624.5105, F.S.

credits against corporate income taxes and insurance premium taxes may be carried forward for five years.[105] Unused credits against sales taxes may be carried forward for three years.[106]

The DOR may approve $14.5 million in annual funding for projects that provide homeownership opportunities for low-income and very-low-income households or housing opportunities for persons with special needs and $4.5 million for all other projects. "Persons with special needs" is defined in current statute to include adults requiring independent living services, young adults formerly in foster care, survivors of domestic violence, and people receiving Social Security Disability Insurance, Supplemental Security Income, or veterans' disability benefits.[107]
The Legislature extended the CCTCP in 1984, 1994, 2005, 2014, and 2015,[108] and made the program permanent in 2017.[109] It has also amended the annual tax credit allocation of the CCTCP on numerous occasions.[110] Each time the allocation has been increased, the number of projects has increased to match the larger allocation.

Effect of Proposed Changes:

Sections 12 and 19 amend ss. 212.08 and 220.183, F.S., respectively, to provide that for the 2023-2024 fiscal year $25 million, rather than $14.5 million, is the total amount of tax credits which may be granted for projects that provide homeownership opportunities for low- and very-low income households or housing opportunities for persons with special needs.

Present Situation:

Local Governments and Affordable Housing Development

Consistency with Comprehensive Plans

All development, both public and private, and all development orders[111] approved by local governments must be consistent with the local government's comprehensive plan.[112] The Growth Management Act requires every city and county to create and implement a comprehensive plan to guide future development.[113] A comprehensive plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.

A locality's comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments. A comprehensive plan is made up of 10 required elements, each laying out

[105] Sections 220.183(1)(e) and (g); and 624.5105, F.S.
[106] Sections 212.08(5)(p)1.b. and f., F.S.
[107] Section 420.0004(13), F.S.
[108] Chapters 84-356, 94-136, 2005-282, 2014-38, and 2015-221, Laws of Fla.
[109] Chapter 2017-36, Laws of Fla.
[110] Chapters 94-136, 98-219, 99-265, 2005-282, 2006-78, 2008-153, 2015-221, and 2017-36, Laws of Fla.
[111] "Development order" means any order granting, denying, or granting with conditions an application for a development permit. See s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. See s. 163.3164(16), F.S.
[112] Section 163.3194(3), F.S
[113] Section 163.3167(2), F.S.

regulations for a different facet of development.[114] Most relevant among them as it pertains to the bill are the Future Land Use Element and the Housing Element.

- The Future Land Use Element designates proposed future general distribution, location, and extent of the uses of land. Specified use designations include those for residential, commercial, industry, agriculture, recreation, conservation, education, and public facilities.[115] The approximate acreage and the general range of density or intensity of use must be provided for each land use category.[116]
- The Housing Element sets forth guidelines and strategies for the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction, elimination of substandard housing conditions, provision of adequate sites for future housing, and distribution of housing for a range of incomes and types.[117]

A comprehensive plan is implemented through the adoption of land development regulations[118] that are consistent with the plan, and which contain specific and detailed provisions necessary to implement the plan.[119] Such regulations must, among other prescriptions, regulate the subdivision of land and the use of land for the land use categories in the land use element of the comprehensive plan.[120] Substantially affected persons have the right to maintain administrative actions which assure that land development regulations implement and are consistent with the comprehensive plan.[121]

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government amends its comprehensive plan first. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board, and subsequently by the governing board.[122] Following the hearings they must transmit the plan to several statutorily identified reviewing agencies, including the DEO for review.[123] Most plan amendments are placed into the Expedited State Review Process, while plan amendments relating to large-scale developments are placed into the State Coordinated Review Process.[124]

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[114] Section 163.3177(6), F.S. The 10 required elements include capital improvements; future land use plan; transportation; general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge; conservation; recreation and open space; housing; coastal management; intergovernmental coordination; and property rights. Throughout statutes exist plans and programs that may be added as optional elements.
[115] Section 163.3177(6)(a), F.S.
[116] Section 163.3177(6)(a), F.S.
[117] Section 163.3177(6)(f), F.S.
[118] "Land development regulations" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213. See s. 163.3164(26), F.S.
[119] Section 163.3202, F.S.
[120] *Id.*
[121] Section 163.3213, F.S.
[122] Sections 163.3174(4)(a) and 163.3184, F.S.
[123] Section 163.3184, F.S.
[124] *See* ss. 163.3184 and 380.06, F.S. In the Expedited State Review Process, DEO reviews and approves or amends the proposed comprehensive plan amendment. This process can take 4 to 6 months. The State Coordinated Review Process is a more thorough, complex, multi-phase process. For more information, *see* Florida Department of Economic Opportunity, *Amendments that Must Follow the State Coordinated Review Process; Procedures and Timeframes*, available at

Zoning Regulations

A comprehensive plan's Future Land Use Element establishes a range of allowable uses and densities and intensities over large areas, and the specific use and intensities for specific parcels within that range are decided by a more detailed, implementing zoning map.[125]

Zoning maps and zoning districts are adopted by a local government for developments within each land use category or sub-category. While land uses are general in nature, one or more zoning districts may apply within each land use designation.[126] Common regulations within the zoning map districts include density,[127] height and bulk of buildings, setbacks, and parking requirements.[128] Regulations for a zoning category in a downtown area may allow for more density and height than allowed in a suburb, for instance.

If a developer or landowner believes that a proposed development may have merit but it does not meet the requirements of a zoning map in a jurisdiction, the developer or landowner can seek a rezoning through a rezoning application which is reviewed by the local government and voted on by the governing body.[129] If a property has unique circumstances or small nonconformities but otherwise meets zoning regulations, local governments may ease restrictions on certain regulations such as building size or setback through an application for a variance.[130] However, any action to rezone or grant a variance must be consistent with the local government's comprehensive plan.

Ordinances or resolutions that change the actual list of permitted, conditional, or prohibited uses within a zoning category or ordinances or resolutions initiated by the local government that change the actual zoning map designation of a parcel or parcels of land must follow additional enhanced notice requirements.[131]

- If the area affected is less than 10 acres, the local government is required to notify by mail each property owner and hold a public meeting to discuss the ordinance or resolution before passage.[132]

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https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/amendments-that-must-follow-the-state-coordinated-review-process-procedures-and-timeframes (last visited Dec. 27, 2022).

[125] Richard Grosso, A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing Brevard Cty. v. Snyder, 627 So. 2d 469, 475 (Fla. 1993).

[126] Indian River County, General Zoning Questions, available at https://www.ircgov.com/communitydevelopment/planning/FAQ.htm#zoning1 (last visited Jan. 20, 2023)

[127] "Density" means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. See s. 163.3164(12), F.S.

[128] Supra note 126.

[129] City of Tallahassee, Application For Rezoning Review, available at https://www.talgov.com/Uploads/Public/Documents/place/zoning/cityrezinfsh.pdf (last visited Jan. 20, 2023)

[130] City of Tallahassee, Variance and Appeals, available at https://www.talgov.com/Uploads/Public/Documents/growth/forms/boaa_variance.pdf (last visited Jan. 20, 2023) and Seminole County, Variance Processes available at https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/variance-process-requirements.stml (last visited Jan. 20, 2023)

[131] *See* sections 125.66(4) and 166.041(3), F.S.

[132] *Id.*

- If the area affected is 10 acres or greater the local government must hold two separate meetings at which to discuss the changes, and notice the public through either mail to each property owner or to the public generally by newspaper.[133]

Effect of Proposed Changes:

Section 3, in part, amends s. 125.01055, F.S., to preempt counties on zoning, density, and height for certain multi-family rental developments in commercial and mixed-use areas. Specifically, a county must authorize multifamily and mixed-use residential[134] as allowable uses in any area zoned for commercial or mixed-use if at least 40 percent of the units will be affordable for at least 30 years and serve incomes up to 120% AMI. A county may not require a zoning, land use change, or a comprehensive plan amendment for the building height, zoning, and densities authorized in this bill.

A county may not restrict the density of such development below the highest allowed density on any unincorporated land in the county where residential development is allowed. Additionally, a county may not restrict the height of such development below the highest allowed height for a commercial or residential development in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

An application for such development must be administratively approved and no further action is required from the board of county commissioners if the development satisfies the county's land development regulations for multifamily in areas zoned for such use and is otherwise consistent with the jurisdiction's comprehensive plan. A county must consider reducing parking requirements for these developments if they are located within one-half mile of a major transit stop.

These provisions expire on October 1, 2033.

The bill also makes a technical change, correcting an internal cross-reference in subsection (5).

Section 5 amends s. 166.04151, F.S., to make identical changes in section 3, as applied to municipalities.

Present Situation:

Expedited Development Projects for Affordable Housing

In 2019, the Legislature enacted a provision to authorize counties and municipalities to approve the development of housing that is affordable on any parcel zoned for residential, commercial, or industrial use, regardless of any state or local law or regulation that would otherwise preclude such development.[135] At least 10 percent of the units in a project on a commercial or industrial parcel must be affordable and the developer of the project must agree to not seek funding from the FHFC's SAIL program.[136]

[133] *Id.*
[134] At least 65 percent of the total square footage must be used for residential purposes.
[135] Sections 125.01055(6) and 166.04151(6), F.S.
[136] *Id.*

This provision allows local governments to expedite the development of affordable housing by allowing locals to bypass state law and their comprehensive plans and zoning regulations that would otherwise preclude or delay such development.

Effect of Proposed Changes:

Section 3, in part, amends s. 125.01055(6), F.S., to remove a county's ability to approve affordable housing on *residential* parcels by bypassing state and local laws that may otherwise preclude such development. The bill also removes the SAIL restriction to allow SAIL developments to utilize this expedited approval process on commercial and industrial parcels.

Section 5 amends s. 166.04151, F.S., to make identical changes in section 3, as applied to municipalities.

Present Situation:

Local Government-owned Property

Since 2006 counties and cities have been required to prepare an inventory of publically owned real property that would be appropriate for use as affordable housing, and update the inventory every three years.[137] The list must include the address and legal description of each such real property, specifying whether it is vacant or improved. The list must be reviewed and adopted by resolution at public hearing.

Properties identified as appropriate for use as affordable housing may be:
- Sold and the proceeds used to purchase land for the development of affordable housing;
- Sold with a restriction that requires the development of permanent affordable housing on the land;
- Donated to a nonprofit housing organization for the construction of permanent affordable housing; or
- Be otherwise made available for the use for the production and preservation of permanent affordable housing.[138]

Effect of Proposed Changes:

Sections 4 and 7 amend ss. 125.379 and 166.0451, F.S., respectively, to provide that counties and cities must produce their real property inventory lists referenced above by October 1, 2023, and every three years thereafter, and make such list available on the county or city website. Counties and cities must also include real property owned by dependent special districts within their boundaries.

The bill further adds that acceptable uses of property identified as appropriate for affordable housing include utilization through a long-term land lease requiring the development and maintenance of affordable housing.

[137] Sections 125.379 and 166.0451, F.S.
[138] *Id.*

The bill includes certain best practices counties and cities are encouraged to adopt in creating surplus land programs, including:

- Establishing eligibility criteria for the receipt or purchase of surplus land by developers;
- Making the process for requesting surplus lands publicly available; and
- Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would otherwise be sold or offered at market rate.

Additionally, **Section 36** amends s. 420.531, F.S., to expressly authorize the FHFC to contract with the Florida Housing Coalition, Florida's provider for statewide training and technical assistance funded by the Catalyst Program,[139] to provide assistance to local governments related to surplus lands programs and executing contracts related to bidding for affordable housing projects and land-lease developments.

Present Situation:

Expedited Building Permits

It is the intent of the Legislature that local governments have the power to inspect all buildings, structures, and facilities within their jurisdiction in protection of the public's health, safety, and welfare.[140]

Every local government must enforce the Florida Building Code and issue building permits.[141] It is unlawful for a person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building without first obtaining a permit from the local government enforcing agency or from such persons as may, by resolution or regulation, be directed to issue such permit, upon the payment of reasonable fees as set forth in a schedule of fees adopted by the enforcing agency.[142]

Any construction work that requires a building permit also requires plans and inspections to ensure the work complies with the building code. The building code requires certain building, electrical, plumbing, mechanical, and gas inspections.[143] Construction work may not be done beyond a certain point until it passes an inspection.

Current law provides a set of deadlines for ordinary processing of a building permit, chief among them that a local government must approve, approve with conditions, or deny an application for a building permit within 120 days following receipt of a completed application.[144] Various laws require or encourage local governments to further expedite the permitting process in certain situations, including for those developments utilizing SAIL funding.[145] These statutes largely leave the nature of such expediting to the local governments, resulting in varied experiences throughout the state.

[139] Section 420.531, F.S.
[140] Section 553.72, F.S.
[141] Sections 125.01(1)(bb), 125.56(1), and 553.80(1), F.S.
[142] Sections 125.56(4)(a), 553.79(1), F.S.
[143] Section 110 Seventh edition of the Florida Building Code (Building).
[144] Section 553.792(1)(a), F.S.
[145] *See* sections 403.973(3), 420.5087(6)(c)8., and 553.80(6)(b)1., F.S.

Effect of Proposed Changes:

Section 38 amends s. 553.792, F.S., to require that a local government maintain on its website a policy containing procedures and expectations for expedited processing of those building permits and development orders required by law to be expedited.

Present Situation:

Rent Control

Counties and municipalities are permitted to pass rent control ordinances under strict circumstances.[146] Florida law provides that local governments may not impose price controls on rent unless the entity finds that such a price control would "eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public."[147] The measure enacting rent control, in addition to normal requirements for passing an ordinance, must expire in one year and must be approved by the voters in the locality.[148]

Effect of Proposed Changes:

Sections 2 and 6 amend ss. 125.0103 and 166.043, F.S., respectively, to preempt local governments from enacting ordinances controlling the price of rent under any circumstances.

Present Situation:

Keys Workforce Housing Initiative

The Florida Keys Area Protection Act[149] provides, in part, that comprehensive plan amendments within the covered area, which includes the majority of Monroe County, must comply with "goals, objectives and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24 hours."[150] Monroe County, applicable municipalities, and the DEO have agreed to use a multi-phase evacuation model and limit residential building permits going forward in order to comply with these standards.[151]

In response to need for affordable housing, the DEO developed, and the Administration Commission approved in 2018, the Keys Workforce Housing Initiative ("Initiative"), which provided for up to 1,300 building permit allocations for deed restricted affordable housing properties agreeing to evacuate at least 48 hours in advance of a hurricane landfall.[152]

[146] Sections 125.0103 and 166.043, F.S.
[147] *Id.*
[148] *Id.*
[149] Section 380.0552, F.S.
[150] *Id.* at (9)(e)2.
[151] *See Mattino v. City of Marathon*, 345 So.3d 939 (Fla. 3d DCA 2022), for detailed background on this section.
[152] These residents would be part of the first evacuation phase, which under most circumstances evacuates in the 48 to 24 hour window before a hurricane. Florida Administration Commission, Exhibit b, Supporting Documentation for Agenda Item 2., Presentation of the Department of Economic Opportunity's Keys Workforce Housing Initiative, *available at* https://www.myflorida.com/myflorida/cabinet/adcom/supportingdocs/20180613/item3b.pdf (last visited Feb. 24, 2023).

In 2022, the Florida Third District Court of Appeal found that the Initiative's conditional approval of those residential building permits did not successfully remove those residents from consideration of the 24-hour evacuation time constraint, and found the comprehensive plan amendments in certain jurisdictions that would have enabled development under the Initiative not in compliance with state law.[153]

Effect of Proposed Changes:

Section 42 provides through chapter law that the Initiative is considered an exception to the evacuation time constraints of s. 380.0552(9)(a)2., F.S., by requiring that workforce housing properties receiving permits through the program agree to evacuate at least 48 hours in advance of hurricane landfall. The section provides that a comprehensive plan amendment approved by the Department of Economic Opportunity to implement the initiative is valid, and local governments may adopt ordinances and regulations to implement such a plan amendment.

Present Situation:

Ad Valorem Taxation

The ad valorem tax or "property tax" is an annual tax levied by counties, municipalities, school districts, and some special districts. The tax is based on the taxable value of property as of January 1 of each year.[154] The property appraiser annually determines the "just value"[155] of property within the taxing jurisdiction and then applies relevant exclusions, assessment limitations, and exemptions to determine the property's "taxable value."[156] Tax bills are mailed in November of each year based on the previous January 1 valuation, and payment is due by March 31 of the following year.

The Florida Constitution prohibits the state from levying ad valorem taxes,[157] and it limits the Legislature's authority to provide for property valuations at less than just value, unless expressly authorized.[158]

The just valuation standard generally requires the property appraiser to consider the highest and best use of property;[159] however, the Florida Constitution authorizes certain types of property to be valued based on their current use (classified use assessments), which often results in lower assessments. Properties that receive classified use treatment in Florida include agricultural land,

[153] *Id*. at 943-46.
[154] Both real property and tangible personal property are subject to tax. Section 192.001(12), F.S., defines "real property" as land, buildings, fixtures, and all other improvements to land. Section 192.001(11)(d), F.S., defines "tangible personal property" as all goods, chattels, and other articles of value capable of manual possession and whose chief value is intrinsic to the article itself.
[155] Property must be valued at "just value" for purposes of property taxation, unless the Florida Constitution provides otherwise. FLA. CONST. art VII, s. 4. Just value has been interpreted by the courts to mean the fair market value that a willing buyer would pay a willing seller for the property in an arm's-length transaction. *See Walter v. Shuler,* 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *Southern Bell Tel. & Tel. Co. v. Dade County,* 275 So. 2d 4 (Fla. 1973).
[156] *See* s. 192.001(2) and (16), F.S.
[157] FLA. CONST. art. VII, s. 1(a).
[158] *See* FLA. CONST. art. VII, s. 4.
[159] Section 193.011(2), F.S.

land producing high water recharge to Florida's aquifers, and land used exclusively for noncommercial recreational purposes;[160] land used for conservation purposes;[161] historic properties when authorized by the county or municipality;[162] and certain working waterfront property.[163]

Ad Valorem Exemption for Literary, Scientific, Religious, or Charitable Organizations

The Florida Constitution allows the Legislature to exempt from ad valorem taxation portions of property that are used predominantly for educational, literary, scientific, religious or charitable purposes.[164] The Legislature has implemented these exemptions and set forth criteria to determine whether property is entitled to an exemption.[165]

To determine whether a property's use qualifies for an education, literary, scientific, religious, or charitable exemption, the property appraiser must consider the nature and extent of the qualifying activity compared to other activities or other uses of the property.[166]

Incidental use of property for an exempt purpose will not qualify the property for an exemption nor will the incidental use of the property for a non-exempt purpose impair an exemption.[167, 168]

Property claimed as exempt which is used for profitmaking purposes is not exempt and is subject to ad valorem taxation; however, the Legislature has allowed certain property to remain exempt even when used for profitmaking purposes when the use of the property does not require a business or occupational license and the revenue derived from the profitmaking activity is used wholly for exempt purposes.[169]

Ad Valorem Exemption for Charitable Purposes and Affordable Housing

In 1999, the Legislature authorized a charitable use property tax exemption for property owned by a nonprofit corporation that provides affordable housing.[170, 171] The exemption is limited to only those portions of the property that house persons or families whose income does not exceed

[160] FLA. CONST. art. VII, s. 4(a).
[161] FLA. CONST. art. VII, s. 4(b).
[162] FLA. CONST. art. VII, s. 4(e).
[163] FLA. CONST. art. VII, s. 4(j).
[164] FLA. CONST. art. VII, s. 3(a).
[165] Section 196.196, F.S.
[166] Section 196.196(1), F.S.
[167] Section 196.196(2), F.S.
[168] *Underhill v. Edwards*, 400 So.2d 129, 132 (Fla. 5th DCA 1981). The district court found that trustees of a private not-for profit hospital were not entitled to an exemption on the new wing's first floor, which was used for a private purpose and not for a charitable purpose or other exempt purpose, despite the fact that the portion of the hospital used for a non-exempt purpose represented only a very small percentage of the otherwise exempt property; see also *Central Baptist Church of Miami, Florida Incorporated v. Dade County, Florida, et. al.*, 216 So.2d 4, 6 (Fla 1968). The Supreme Court found that "limited part time rental of a portion of the church lot for commercial parking on weekday business hours is reasonably incidental to the primary use of the church property as a whole for church or religious purposes and is not a sufficiently divergent commercial use that eliminates the exemption as to the commercial parking lot portion of the property."
[169] See section 196.196(4), F.S.
[170] Chapter 99-378, s. 15, Laws of Fla. (creating s. 196.1978, F.S, effective July 1, 1999).
[171] The not-for-profit corporation must qualify as charitable under s. 501(c)(3) of the Internal Revenue Code and other federal regulations. See 26 U.S.C. § 501(c)(3) ("charitable purposes" include relief of the poor, the distressed or the underprivileged, the advancement of religion, and lessening the burdens of government).

120 percent of the median income of the state, the metropolitan area, or the county where the person lives, whichever is greater.

In 2017, the Legislature authorized a charitable use property tax discount for property with an agreement with the FHFC where more than 70 of the units provide affordable housing. The discount is limited to only those portions of the property that house persons or families whose income does not exceed 80 percent of the median income of the state, the metropolitan area, or the county where the person lives, whichever is greater. The tax discount amounted to 50 percent of the taxable value of eligible units and was applicable to taxes assessed after the 15th completed year of an agreement with the FHFC.[172] In 2021, the Legislature increased the 50 percent discount to a full exemption.[173]

Effect of Proposed Changes:

The bill includes three new property tax exemptions:

Nonprofit Land Lease Exemption

Section 8, in part, amends s. 196.1978(1), F.S., to provide that land owned entirely by a nonprofit entity which is leased for at least 99 years for the purpose of and is in fact used for providing affordable housing for extremely-low-, very-low-, low-, or moderate-income persons or families is exempt from ad valorem taxation.

In order to receive this exemption the improvements on the land being used for affordable housing purposes must encompass more than half the square footage of all improvements on the land. This exemption first applies to the 2024 tax roll and is repealed on December 31, 2059.

Exemption for Newly Constructed Units Providing Affordable Housing

Section 8, in part, amends s. 196.1978(3), F.S., to provide a new ad valorem tax exemption for certain property used to provide affordable housing. This exemption applies throughout the state without further action by local governments.

Eligible property includes units in a newly constructed multifamily project containing more than 70 units dedicated to housing natural persons or families below certain income thresholds.

"Newly constructed" is defined as an improvement substantially completed within 5 years before the property owner's first application for this exemption. The units must be occupied by such persons or families and rent limited so as to provide affordable housing at either the 80 or 120 percent AMI threshold. Rent for such units also may not exceed 90 percent of the fair market value rent as determined by a rental market study.

Qualified property used to provide affordable housing at the 80 to 120 percent AMI threshold receives an exemption of 75 percent of the assessed value of the units, while such property providing affordable housing up to the 80 percent AMI threshold receives a complete ad valorem tax exemption.

[172] Section 196.1978(2)(a), F.S. (2018) and ch. 2017-36, s. 6, Laws of Fla.
[173] See ch. 2021-31, s. 10, Laws of Fla.

If an occupied unit qualifies for this exemption and the following year is vacant on January 1, the vacant unit is eligible for the exemption provided it meets the other requirements and a reasonable effort is made to lease the unit to eligible persons or families.

To receive this exemption, a property owner must submit an application by March 1 to the property appraiser, accompanied by a certification notice from the FHFC. To receive a FHFC certification, a property owner must submit a request on a form including the most recent market study, which must have been conducted by an independent certified general appraiser in the preceding 3 years; a list of units for which the exemption is sought; the rent amount received for each unit, and a sworn statement restricting the property for a period of not less than 3 years to provide affordable housing.

The certification process will be administered within the FHFC. Their responsibilities include publishing the deadline for submission, reviewing each request, sending certification notices to both the successful property owner and appropriate property appraiser, notifying unsuccessful property owners with reasons for denial.

If the property appraiser determines that such an exemption has been improperly granted within the last 10 years, the property appraiser must serve the owner with a notice of intent to record a tax lien. Such property will be subject to the taxes improperly exempted, plus a penalty of 50 percent and 15 percent annual interest. Penalty and interest amounts do not apply to exemptions erroneously granted due to clerical mistake or omission by the property appraiser.

Units subject to a recorded agreement with the FHFC under ch. 420, F.S., to provide affordable housing, and property receiving an exemption under s. 196.1979, F.S., as created by the following section of the bill, are not eligible to receive this exemption.

The bill provides the FHFC rulemaking authority to implement this section.

This section first applies to the 2024 tax roll and is repealed December 31, 2059.

Local Option Affordable Housing Exemption

Section 9 creates s. 196.1979, F.S., which provides that the governing body of a county or municipality may adopt by ordinance an ad valorem tax exemption for certain property used for providing affordable housing.

Portions of property eligible for such an exemption must be utilized to house persons or families meeting the extremely-low- or very-low-income limits specified in s. 420.0004, F.S, be contained in a multifamily project of at least 50 units where at least 20 percent are reserved for affordable housing, and have rent set such that it provides affordable housing to people in the target income bracket, or no higher than 90 percent of the fair market rent value as determined by a rental market study, whichever is less. Additionally, the property must not have been cited for three code violations in the preceding 24 months and must not have outstanding code violations or related fines.

In adopting this exemption, a local government may choose to offer either or both an exemption for two income groups: those earning up to 30 percent AMI and those earning between 30 to 60 percent AMI. The value of the exemption is up to 75 percent of the assessed value of each unit if less than 100 percent of the multifamily project's units are used to provide affordable housing, or up to 100 percent of the assessed value if 100 percent of the project's units are used to provide affordable housing.

An ordinance enacting such an exemption must:

- Be adopted under normal non-emergency procedures;
- Designate the local entity under the supervision of the governing body which must develop, receive, and review applications for certification and develop notices of determination of eligibility;
- Require the property owner to apply for certification on a form including the most recent market study, which must have been conducted by an independent certified general appraiser in the preceding three years; a list of units for which the exemption is sought; and the rent amount received for each unit;
- Require the designated entity to verify and certify property as having met the requirements for the exemption, and to notify unsuccessful applicants with the reasons for denial;
- Set out the requirements for each unit discussed above;
- Require the property owner to submit an application for exemption accompanied by certification to the property appraiser by March 1;
- Specify that such exemption only applies to taxes levied by the unit of government granting the exemption;
- Specify that the property may not receive such an exemption after the expiration of the ordinance granting the exemption;
- Identify the percentage of assessed value to be exempted, and whether such exemption applies to very-low-income, extremely-low-income, or both; and
- Require that the deadline to submit an application and a list of certified properties be published on the government's website.

Such an ordinance must expire before the fourth January 1 after adoption, however the governing body may adopt a new ordinance renewing the exemption.

If the property appraiser determines that such an exemption has been improperly granted within the last 10 years, the property appraiser must serve the owner with a notice of intent to record a tax lien. Such property will be subject to the taxes improperly exempted, plus a penalty of 50 percent and 15 percent annual interest. Penalty and interest amounts do not apply to exemptions erroneously granted due to clerical mistake or omission by the property appraiser.

This section first applies to the 2024 tax roll.

Miscellaneous Effects of Proposed Changes

Sections 17, 18, 20 and 22 amend ss. 220.02, 220.13, 220.186, and 220.222 F.S., respectively, to make conforming changes with regards to the Live Local program.

Section 37 amends s. 420.6075, F.S., to make technical changes.

Section 39 amends s. 624.509, F.S., to make technical changes.

Section 40 amends s. 624.5105, F.S., to make technical changes.

Section 43 expressly grants the DOR emergency rulemaking authority as it relates to administering the Live Local Program created by the bill. This authority is repealed July 1, 2026.

Section 48 provides that the Legislature finds and declares that this act fulfills an important state interest.

Section 49 provides that, except as otherwise provided, the bill will take effect July 1, 2023.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Article VII, s. 18(a) of the Florida Constitution provides, in part, that a county or municipality may not be bound by a general law requiring a county or municipality to spend funds or take an action that requires the expenditure of funds unless certain specified exemptions or exceptions are met. Under the bill counties and municipalities may be required to spend funds related to publishing certain policies and documents online, administering new tax exemptions, and updating inventories of publicly owned land.

Article VII, s. 18(b) of the Florida Constitution provides that, except upon the approval of each house of the Legislature by a two-thirds vote of the membership, the Legislature may not enact, amend, or repeal any general law if the anticipated effect of doing so would be to reduce the authority that municipalities or counties have to raise revenue in the aggregate, as such authority existed on February 1, 1989. The portions of the bill alleviating ad valorem taxes under certain circumstances for properties providing affordable housing reduce taxing authority.

If the bill does qualify as a mandate, in order to be binding upon cities and counties the bill must contain a finding of important state interest and be approved by a two-thirds vote of the membership of each house.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

The amount directed to the State Housing Trust Fund from Documentary Stamp Tax collections does not affect the amount received by the Land Acquisition Trust Fund, as required by Article X, s. 28(a) of the Florida Constitution.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

The Revenue Estimating Conference (REC) made the following estimates for the specified bill provisions:

- The sales tax refund for building materials will reduce General Revenue Fund receipts by $31.9 beginning in Fiscal Year 2023-2024, and will reduce local government revenues by $8.9 million beginning in Fiscal Year 2023-2024.
- Increasing the Community Contribution Tax Credit cap will reduce General Revenue Fund receipts by $8.4 million beginning in Fiscal Year 2023-2024, and will reduce local government revenues by $2.1 million beginning in Fiscal Year 2023-2024.
- The Live Local Program will reduce General Revenue receipts by $50 million in Fiscal Year 2023-2024 and by $100 million in future years.
- The property tax exemption for certain lands leased for affordable housing will reduce local property tax revenues by $8.5 million beginning in Fiscal Year 2023-2024.
- The local option affordable housing property tax exemption will have an indeterminate reduction to local property tax revenue due to variations in how many local governments implement the program, but the REC estimates the impact could be a reduction of local property tax revenues by $225.1 million by Fiscal Year 2027-2028.
- The General Revenue service charge redirect will reduce General Revenue Fund receipts by $150 million beginning in Fiscal Year 2023-2024 and will increase State Housing Trust Fund receipts by $150 million beginning in Fiscal Year 2023-2024.
- The property tax exemption for newly constructed or substantially renovated multi-family rental units used to provide affordable housing will reduce local government revenues by $183 million by Fiscal Year 2027-2028, with no impact in Fiscal Year 2023-2024 and increasing rates thereafter.

B. Private Sector Impact:

Developers of multifamily housing should see a reduction in bureaucracy, and an increase in the amount of property available, for residential development relating to housing projects which qualify for the density, height, and zoning preemptions. Developers will also benefit from tax exemption portions of the legislation, and increased funding to the FHFC.

Individuals may benefit from a resulting increase in income-limited units, overall housing production increases, and downpayment assistance eligibility.

C. Government Sector Impact:

Local governments may incur expenditures and lost revenues in implementing the bill with regards to updating inventory lists of publicly owned land, publishing certain procedures and regulations electronically, and administering new ad valorem tax exemptions. Local governments may benefit from the expansion of the Community Contribution Tax Credit Program, the locally held land leasing provisions, and SHIP funding.

Certain components of the bill, specifically the General Revenue service charge redirection and Live Local program, have the neutral effect of reducing general revenue while increasing funding to FHFC programs.

The DOR and the FHFC will face costs related to administration of various provisions of the bill.

The bill makes the following appropriations to the FHFC:

- $100 million in non-recurring funds from the General Revenue Fund to implement the Florida Hometown Heroes Program;
- $252 million in non-recurring funds from the Local Government Housing Trust Fund for the SHIP program;
- $150 million in recurring funds from the State Housing Trust Fund for the purpose of implementing section 30 of the bill, related to SAIL project funding derived from a redirected General Revenue service charge;
- $109 million in non-recurring funds from the State Housing Trust Fund for the SAIL program; and
- $100 million in non-recurring funds from the General Revenue Fund to implement a competitive loan program to alleviate inflation-related cost increases for FHFC-approved multifamily projects that have not yet commenced construction; if not used by December 1, 2023, these funds are allocated to the SAIL program.[174]

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

[174] FHFC currently maintains such an effort through a program called the Construction Housing Inflation Response Program (CHIRP), which sets aside funding for projects that were previously awarded SAIL funding but risk failure due to acutely rising construction costs. *See* FHFC, *Construction Housing Inflation Response Program (CHIRP)*, April 29, 2022, available at https://www.floridahousing.org/docs/default-source/programs/competitive/2022/2022--chirp/4-29-22-board-presentation-re-chirp-(1).pdf?sfvrsn=c94cf57b_0 (last visited January 19, 2023). This provision takes effect upon the bill becoming a law.

VIII. Statutes Affected:

This bill substantially amends or creates the following sections of the Florida Statutes: 125.0103, 125.01055, 125.379, 166.04151, 166.043, 166.0451, 196.1978, 196.1979, 201.15, 212.08, 213.053, 215.212, 215.22, 220.02, 220.13, 220.183, 220.186, 220.1878, 220.222, 253.034, 253.0341, 288.101, 420.0003, 420.503, 420.504, 420.507, 420.5087, 420.50871, 420.50872, 420.5096, 420.531, 420.6075, 553.792, 624.509, 624.5105, and 624.51058.

This bill creates undesignated sections of Florida law.

IX. Additional Information:

A. Committee Substitute – Statement of Changes:
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Appropriations on February 22, 2023:
The committee substitute:

- Clarifies that an affordable housing development does not have to obtain a zoning or land use change and must be otherwise consistent with comprehensive plan requirements except for zoning, height, and density.
- Clarifies for consideration of reduced parking requirements on certain affordable housing developments, that a major transit stop is as defined in local land use regulations.
- Amends the tax exemption for newly constructed affordable housing property by removing reference to statewide adjusted median income, correcting a reference to the income and rent limits utilized to prove affordability, and authorizing the DOR to create an application form for the exemption.
- Amends the local option property tax exemption by increasing the upper qualifying income percentage from 50 to 60 percent of the median income, authorizing local governments to deny or revoke exemptions based on multiple code violations, removing reference to statewide adjusted median income, correcting a reference to the income and rent limits utilized to prove affordability, and authorizing the DOR to create an application form for the exemption.
- Amends the Live Local tax credit donation program by making technical corrections clarifying the DOR's ability to share information with the FHFC, clarifying that a taxpayer can carry forward unused credits for 10 taxable years, rather than calendar years, clarifying that payments under the program are to be incorporated into tax underpayment calculations; and removing the requirement that authorized "projects of regional significance" be 50 percent larger than any development within a 30-mile radius.
- Provides that the building materials sales tax exemption applies to qualifying purchases made on or after July 1, 2023, and removes a related provision requiring the DOR to move a percentage of the exemption from the Local Government Half-Cent Sales Tax Trust Fund.
- Clarifies that loans under the Hometown Heroes program may be made regardless of the purchased property's form of title, be it realty or tangible personal property.

- Provides that the DEO's Keys Workforce Housing Initiative, approved by the Administration Commission in 2018, is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

Live Local Act, SB 102

Bill text

Source: https://flsenate.gov/Session/Bill/2023/102/?Tab=BillText

An act relating to housing; providing a short title; amending s. 125.0103, F.S.; deleting the authority of local governments to adopt or maintain laws, ordinances, rules, or other measures that would have the effect of imposing controls on rents; amending s. 125.01055, F.S.; revising applicability for areas of critical state concern; specifying requirements for, and restrictions on, counties in approving certain housing developments; providing for future expiration; amending s. 125.379, F.S.; revising the date by which counties must prepare inventory lists of real property; requiring counties to make the inventory lists publicly available on their websites; authorizing counties to use certain properties for affordable housing through a long-term land lease; revising requirements for counties relating to inventory lists of certain property for affordable housing; providing that counties are encouraged to adopt best practices for surplus land programs; amending s. 166.04151, F.S.; revising applicability for areas of critical state concern; specifying requirements for, and restrictions on, municipalities in approving applications for certain housing developments; providing for future expiration; amending s. 166.043, F.S.; deleting the authority of local governments to adopt or maintain laws, ordinances, rules, or other measures that would have the effect of imposing controls on rents; amending s.

166.0451, F.S.; revising the date by which municipalities must prepare inventory lists of real property; requiring municipalities to make the inventory lists publicly available on their websites; authorizing municipalities to use certain properties for affordable housing through a long-term land lease; revising requirements for municipalities relating to inventory lists of certain property for affordable housing; providing that municipalities are encouraged to adopt best practices for surplus land programs; amending s. 196.1978, F.S.; providing an exemption from ad valorem taxation for land that meets certain criteria; providing applicability; providing for future repeal; defining terms; providing an ad valorem tax exemption for portions of property in a multifamily project if certain conditions are met; providing that vacant units may be eligible for the exemption under certain circumstances; specifying percentages of the exemption for qualified properties; specifying requirements for applying for the exemption with the property appraiser; specifying requirements for requesting certification from the Florida Housing Finance Corporation; specifying requirements for the corporation in reviewing requests, certifying property, and posting deadlines for applications; specifying requirements for property appraisers in reviewing and granting exemptions and for improperly granted exemptions; providing a penalty; providing limitations on eligibility; specifying requirements

for a rental market study; authorizing the corporation to adopt rules; providing applicability; providing for future repeal; creating s. 196.1979, F.S.; authorizing local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements; specifying requirements and limitations for the exemption; providing that vacant units may be eligible for the exemption under certain circumstances; specifying requirements for ordinances granting an exemption; specifying requirements for a rental market study; providing that ordinances must expire within a certain timeframe; requiring the property appraiser to take certain action in response to an improperly granted exemption; providing a penalty; providing applicability; amending s. 201.15, F.S.; suspending, for a specified period, the General Revenue Fund service charge on documentary stamp tax collections; providing for specified amounts of such collections to be credited to the State Housing Trust Fund for certain purposes; providing for certain amounts to be credited to the General Revenue Fund under certain circumstances; prohibiting the transfer of such funds to the General Revenue Fund in the General Appropriations Act; providing for the future expiration and reversion of specified statutory text; amending s. 212.08, F.S.; revising the total amount of community contribution tax credits which may be granted for certain projects; defining terms;

providing a sales tax exemption for building materials used in the construction of affordable housing units; defining terms; specifying eligibility requirements; specifying requirements for applying for a sales tax refund with the Department of Revenue; specifying requirements for and limitations on refunds; providing requirements for the department in issuing refunds; authorizing the department to adopt rules; providing applicability; amending s. 213.053, F.S.; authorizing the department to make certain information available to the corporation to administer the Live Local Program; creating s. 215.212, F.S.; prohibiting the deduction of the General Revenue Fund service charge on documentary stamp tax proceeds; providing for future repeal; amending s. 215.22, F.S.; conforming a provision to changes made by the act; providing for the future expiration and reversion of specified statutory text; amending s. 220.02, F.S.; specifying the order of application of Live Local Program tax credits against the state corporate income tax; amending s. 220.13, F.S.; specifying requirements for the addition to adjusted federal income of amounts taken as a credit under the Live Local Program; amending s. 220.183, F.S.; conforming a provision to changes made by the act; amending s. 220.186, F.S.; providing applicability of Live Local Program tax credits to the Florida alternative minimum tax credit; creating s. 220.1878, F.S.; providing a credit against the state corporate income tax under the Live Local

Program; specifying requirements and procedures for making eligible contributions and claiming the credit; amending s. 220.222, F.S.; requiring returns filed in connection with the Live Local Program tax credits to include the amount of certain credits; amending s. 253.034, F.S.; modifying requirements for the analysis included in land use plans; making technical changes; amending s. 253.0341, F.S.; requiring that local government requests for the state to surplus conservation or nonconservation lands for any means of transfer be expedited throughout the surplusing process; amending s. 288.101, F.S.; authorizing the Governor, under the Florida Job Growth Grant Fund, to approve state or local public infrastructure projects to facilitate the development or construction of affordable housing; providing for future repeal; amending s. 420.0003, F.S.; revising legislative intent for, and policies of, the state housing strategy; revising requirements for the implementation of the strategy; revising duties of the Shimberg Center for Housing Studies at the University of Florida; requiring the Office of Program Policy Analysis and Government Accountability to evaluate specified strategies, policies, and programs at specified intervals; specifying requirements for the office's analyses; authorizing rule amendments; amending s. 420.503, F.S.; revising the definition of the term "qualified contract" for purposes of the Florida Housing Finance Corporation Act; amending s.

420.504, F.S.; revising the composition of the corporation's board of directors; providing specifications for filling vacancies on the board of directors; amending s. 420.507, F.S.; specifying a requirement for the corporation's annual budget request to the Secretary of Economic Opportunity; providing for the future expiration and reversion of specified statutory text; amending s. 420.5087, F.S.; revising prioritization of funds for the State Apartment Incentive Loan Program; creating s. 420.50871, F.S.; specifying requirements for, and authorized actions by, the corporation in allocating certain increased revenues during specified fiscal years to finance certain housing projects; providing construction; providing for future repeal; providing a directive to the Division of Law Revision; creating s. 420.50872, F.S.; defining terms; creating the Live Local Program; specifying responsibilities of the corporation; specifying the annual tax credit cap; specifying requirements for applying for tax credits with the department; providing requirements for the carryforward of credits; specifying restrictions on, and requirements for, the conveyance, transfer, or assignment of credits; providing requirements and procedures for the rescindment of credits; specifying procedures for calculating underpayments and penalties; providing construction; authorizing the department and the corporation to develop a cooperative agreement; authorizing the department to

adopt rules; requiring the department to annually notify certain taxpayers of certain information; creating s. 420.5096, F.S.; providing legislative findings; creating the Florida Hometown Hero Program for a specified purpose; authorizing the corporation to underwrite and make certain mortgage loans; specifying terms for such loans and requirements for borrowers; authorizing loans made under the program to be used for the purchase of certain manufactured homes; providing construction; amending s. 420.531, F.S.; authorizing the Florida Housing Corporation to contract with certain entities to provide technical assistance to local governments in establishing selection criteria for proposals to use certain property for affordable housing purposes; amending s. 420.6075, F.S.; making technical changes; amending s. 553.792, F.S.; requiring local governments to maintain on their websites a policy relating to the expedited processing of certain building permits and development orders; amending s. 624.509, F.S.; specifying the order of application of Live Local Program tax credits against the insurance premium tax; amending s. 624.5105, F.S.; conforming a provision to changes made by the act; creating s. 624.51058, F.S.; providing a credit against the insurance premium tax under the Live Local Program; providing a requirement for making eligible contributions; providing construction; providing applicability; exempting a certain initiative from certain evacuation time constraints;

specifying that certain comprehensive plan amendments are valid; authorizing certain local governments to adopt local ordinances or regulations for certain purposes; authorizing the department to adopt emergency rules; providing for future expiration of such rulemaking authority; providing appropriations; providing a declaration of important state interest; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. This act may be cited as the "Live Local Act."

Section 2. Section 125.0103, Florida Statutes, is amended to read:

125.0103 Ordinances and rules imposing price controls~~; findings required; procedures~~.—

(1)(a) Except as hereinafter provided, a ~~no~~ county, municipality, or other entity of local government may not ~~shall~~ adopt or maintain in effect an ordinance or a rule that ~~which~~ has the effect of imposing price controls upon a lawful business activity that ~~which~~ is not franchised by, owned by, or under contract with, the governmental agency, unless specifically provided by general law.

(b) This section does not prevent the enactment by local governments of public service rates otherwise authorized by law, including water, sewer, solid waste, public transportation, taxicab, or port rates, rates for towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, or rates for removal and storage of wrecked or

disabled vehicles or vessels from an accident scene or the removal and storage of vehicles or vessels in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel.

(c) Counties must establish maximum rates which may be charged on the towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, removal and storage of wrecked or disabled vehicles or vessels from an accident scene or for the removal and storage of vehicles or vessels, in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel. However, if a municipality chooses to enact an ordinance establishing the maximum rates for the towing or immobilization of vehicles or vessels as described in paragraph (b), the county's ordinance does ~~shall~~ not apply within such municipality.

(2) ~~No law, ordinance, rule, or other measure which would have the effect of imposing controls on rents shall be adopted or maintained in effect except as provided herein and unless it is found and determined, as hereinafter provided, that such controls are necessary and proper to eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public.~~

~~(3) Any law, ordinance, rule, or other measure which has the effect of imposing controls on rents shall terminate and~~

~~expire within 1 year and shall not be extended or renewed except by the adoption of a new measure meeting all the requirements of this section.~~

~~(4) Notwithstanding any other provisions of this section, no controls shall be imposed on rents for any accommodation used or offered for residential purposes as a seasonal or tourist unit, as a second housing unit, or on rents for dwelling units located in luxury apartment buildings. For the purposes of this section, a luxury apartment building is one wherein on January 1, 1977, the aggregate rent due on a monthly basis from all dwelling units as stated in leases or rent lists existing on that date divided by the number of dwelling units exceeds $250.~~

~~(5)~~ A ~~No~~ municipality, county, or other entity of local government may not ~~shall~~ adopt or maintain in effect any law, ordinance, rule, or other measure that ~~which~~ would have the effect of imposing controls on rents ~~unless:~~

~~(a) Such measure is duly adopted by the governing body of such entity of local government, after notice and public hearing, in accordance with all applicable provisions of the Florida and United States Constitutions, the charter or charters governing such entity of local government, this section, and any other applicable laws.~~

~~(b) Such governing body makes and recites in such measure its findings establishing the existence in fact of a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency.~~

~~(c) Such measure is approved by the voters in such municipality, county, or other entity of local government~~.

~~(6) In any court action brought to challenge the validity of rent control imposed pursuant to the provisions of this section, the evidentiary effect of any findings or recitations required by subsection (5) shall be limited to imposing upon any party challenging the validity of such measure the burden of going forward with the evidence, and the burden of proof (that is, the risk of nonpersuasion) shall rest upon any party seeking to have the measure upheld.~~

(3)~~(7)~~ Notwithstanding any other provisions of this section, municipalities, counties, or other entities of local government may adopt and maintain in effect any law, ordinance, rule, or other measure which is adopted for the purposes of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Section 3. Subsections (5) and (6) of section 125.01055, Florida Statutes, are amended, and subsection (7) is added to that section, to read:

125.01055 Affordable housing.—

(5) Subsection (4) ~~(2)~~ does not apply in an area of critical state concern, as designated in s. 380.0552.

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the board of county commissioners may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for ~~residential,~~ commercial~~,~~ or industrial use~~. If a parcel is zoned for commercial or industrial use, an approval pursuant to this subsection may include any residential development project, including a mixed-use residential development project~~, so long

as at least 10 percent of the units included in the project are for housing that is affordable ~~and the developer of the project agrees not to apply for or receive funding under s. 420.5087~~. The provisions of this subsection are self-executing and do not require the board of county commissioners to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a) A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.

(b) A county may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any unincorporated land in the county where residential development is allowed.

(c) A county may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

(d) A proposed development authorized under this subsection must be administratively approved and no further action by the board of county commissioners is required if the development satisfies the county's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

(e) A county must consider reducing parking requirements for a proposed development authorized under this subsection if the development is located within one-half mile of a major transit stop, as defined in the county's land development code, and the major transit stop is accessible from the development.

(f) For proposed multifamily developments in an unincorporated area zoned for commercial or industrial use which is within the boundaries of a multicounty independent special district that was created to provide municipal services and is not authorized to levy ad valorem taxes, and less than 20 percent of the land area within such district is designated for commercial or industrial use, a county must authorize, as provided in this subsection, such development only if the development is mixed-use residential.

(g) Except as otherwise provided in this subsection, a development authorized under this subsection must comply with all applicable state and local laws and regulations.

(h) This subsection does not apply to property defined as recreational and commercial working waterfront in s.

342.201(2)(b) in any area zoned as industrial.

(i) This subsection expires October 1, 2033.

Section 4. Section 125.379, Florida Statutes, is amended to read:

125.379 Disposition of county property for affordable housing.—

(1) By October 1, 2023 ~~July 1, 2007~~, and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title which ~~that~~ is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The governing body of the county must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. The governing body of the county shall adopt a resolution that includes an inventory list of such property following the public hearing. Each county shall make the inventory list publicly available on its website to encourage potential development.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing, offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, ~~or may be~~ sold with a restriction that requires the development of the property as permanent affordable housing, or ~~may be~~ donated to a

nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county or special district may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term "affordable" has the same meaning as in s. 420.0004(3).

(3) Counties are encouraged to adopt best practices for surplus land programs, including, but not limited to:

(a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;

(b) Making the process for requesting surplus lands publicly available; and

(c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe.

Section 5. Subsections (5) and (6) of section 166.04151, Florida Statutes, are amended, and subsection (7) is added to that section, to read:

166.04151 Affordable housing.—

(5) Subsection (4) ~~(2)~~ does not apply in an area of critical state concern, as designated by s. 380.0552 or chapter 28-36, Florida Administrative Code.

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for

~~residential,~~ commercial~~,~~ or industrial use~~. If a parcel is zoned for commercial or industrial use, an approval pursuant to this subsection may include any residential development project, including a mixed-use residential development project~~, so long as at least 10 percent of the units included in the project are for housing that is affordable ~~and the developer of the project agrees not to apply for or receive funding under s. 420.5087~~. The provisions of this subsection are self-executing and do not require the governing body to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a) A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.

(b) A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.

(c) A municipality may not restrict the height of a proposed development authorized under this subsection below the

highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

(d) A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

(e) A municipality must consider reducing parking requirements for a proposed development authorized under this subsection if the development is located within one-half mile of a major transit stop, as defined in the municipality's land development code, and the major transit stop is accessible from the development.

(f) A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential.

(g) Except as otherwise provided in this subsection, a development authorized under this subsection must comply with all applicable state and local laws and regulations.

(h) This subsection does not apply to property defined as

recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

(i) This subsection expires October 1, 2033.

Section 6. Section 166.043, Florida Statutes, is amended to read:

166.043 Ordinances and rules imposing price controls~~; findings required; procedures~~.—

(1)(a) Except as hereinafter provided, a ~~no~~ county, municipality, or other entity of local government may not ~~shall~~ adopt or maintain in effect an ordinance or a rule that ~~which~~ has the effect of imposing price controls upon a lawful business activity that ~~which~~ is not franchised by, owned by, or under contract with, the governmental agency, unless specifically provided by general law.

(b) This section does not prevent the enactment by local governments of public service rates otherwise authorized by law, including water, sewer, solid waste, public transportation, taxicab, or port rates, rates for towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, or rates for removal and storage of wrecked or disabled vehicles or vessels from an accident scene or the removal and storage of vehicles or vessels in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel.

(c) Counties must establish maximum rates which may be charged on the towing of vehicles or vessels from or immobilization of vehicles or vessels on private property,

removal and storage of wrecked or disabled vehicles or vessels from an accident scene or for the removal and storage of vehicles or vessels, in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel. However, if a municipality chooses to enact an ordinance establishing the maximum rates for the towing or immobilization of vehicles or vessels as described in paragraph (b), the county's ordinance established under s. 125.0103 does ~~shall~~ not apply within such municipality.

(2) ~~No law, ordinance, rule, or other measure which would have the effect of imposing controls on rents shall be adopted or maintained in effect except as provided herein and unless it is found and determined, as hereinafter provided, that such controls are necessary and proper to eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public.~~

~~(3) Any law, ordinance, rule, or other measure which has the effect of imposing controls on rents shall terminate and expire within 1 year and shall not be extended or renewed except by the adoption of a new measure meeting all the requirements of this section.~~

~~(4) Notwithstanding any other provisions of this section, no controls shall be imposed on rents for any accommodation used or offered for residential purposes as a seasonal or tourist unit, as a second housing unit, or on rents for dwelling units located in luxury apartment buildings. For the purposes of this section, a luxury apartment building is one wherein on January~~

~~1, 1977, the aggregate rent due on a monthly basis from all dwelling units as stated in leases or rent lists existing on that date divided by the number of dwelling units exceeds $250.~~

~~(5)~~ A ~~No~~ municipality, county, or other entity of local government may not ~~shall~~ adopt or maintain in effect any law, ordinance, rule, or other measure that ~~which~~ would have the effect of imposing controls on rents ~~unless:~~

~~(a) Such measure is duly adopted by the governing body of such entity of local government, after notice and public hearing, in accordance with all applicable provisions of the Florida and United States Constitutions, the charter or charters governing such entity of local government, this section, and any other applicable laws.~~

~~(b) Such governing body makes and recites in such measure its findings establishing the existence in fact of a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency.~~

~~(c) Such measure is approved by the voters in such municipality, county, or other entity of local government~~.

~~(6) In any court action brought to challenge the validity of rent control imposed pursuant to the provisions of this section, the evidentiary effect of any findings or recitations required by subsection (5) shall be limited to imposing upon any party challenging the validity of such measure the burden of going forward with the evidence, and the burden of proof (that is, the risk of nonpersuasion) shall rest upon any party seeking to have the measure upheld.~~

(3)~~(7)~~ Notwithstanding any other provisions of this

section, municipalities, counties, or other entity of local government may adopt and maintain in effect any law, ordinance, rule, or other measure which is adopted for the purposes of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Section 7. Section 166.0451, Florida Statutes, is amended to read:

166.0451 Disposition of municipal property for affordable housing.—

(1) By October 1, 2023 ~~July 1, 2007~~, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality or any dependent special district within its boundaries holds fee simple title which ~~that~~ is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such property. Each municipality shall make the inventory list publicly available on its website to encourage potential development.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the municipality may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing, offered for sale and the proceeds ~~may be~~

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, ~~or may be~~ sold with a restriction that requires the development of the property as permanent affordable housing, or ~~may be~~ donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the municipality or special district may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term "affordable" has the same meaning as in s. 420.0004(3).

(3) Municipalities are encouraged to adopt best practices for surplus land programs, including, but not limited to:

(a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;

(b) Making the process for requesting surplus lands publicly available; and

(c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe.

Section 8. Effective January 1, 2024, subsection (1) of section 196.1978, Florida Statutes, is amended, and subsection (3) is added to that section, to read:

196.1978 Affordable housing property exemption.—

(1)(a) Property used to provide affordable housing to eligible persons as defined by s. 159.603 and natural persons or families meeting the extremely-low-income, very-low-income, low-

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

income, or moderate-income limits specified in s. 420.0004, which is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and in compliance with Rev. Proc. 96-32, 1996-1 C.B. 717, is considered property owned by an exempt entity and used for a charitable purpose, and those portions of the affordable housing property that provide housing to natural persons or families classified as extremely low income, very low income, low income, or moderate income under s. 420.0004 are exempt from ad valorem taxation to the extent authorized under s. 196.196. All property identified in this subsection must comply with the criteria provided under s. 196.195 for determining exempt status and applied by property appraisers on an annual basis. The Legislature intends that any property owned by a limited liability company which is disregarded as an entity for federal income tax purposes pursuant to Treasury Regulation 301.7701-3(b)(1)(ii) be treated as owned by its sole member. If the sole member of the limited liability company that owns the property is also a limited liability company that is disregarded as an entity for federal income tax purposes pursuant to Treasury Regulation 301.7701-3(b)(1)(ii), the Legislature intends that the property be treated as owned by the sole member of the limited liability company that owns the limited liability company that owns the property. Units that are vacant and units that are occupied by natural persons or families whose income no longer meets the income limits of this subsection, but whose income met those income limits at the time they became tenants, shall be treated as portions of the affordable housing property exempt under this

subsection if a recorded land use restriction agreement in favor of the Florida Housing Finance Corporation or any other governmental or quasi-governmental jurisdiction requires that all residential units within the property be used in a manner that qualifies for the exemption under this subsection and if the units are being offered for rent.

(b) Land that is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and in compliance with Rev. Proc. 96-32, 1996-1 C.B. 717, and is leased for a minimum of 99 years for the purpose of, and is predominantly used for, providing housing to natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004 is exempt from ad valorem taxation. For purposes of this paragraph, land is predominantly used for qualifying purposes if the square footage of the improvements on the land used to provide qualifying housing is greater than 50 percent of the square footage of all improvements on the land. This paragraph first applies to the 2024 tax roll and is repealed December 31, 2059.

(3)(a) As used in this subsection, the term:

1. "Corporation" means the Florida Housing Finance Corporation.

2. "Newly constructed" means an improvement to real property which was substantially completed within 5 years before the date of an applicant's first submission of a request for certification or an application for an exemption pursuant to this section, whichever is earlier.

3. "Substantially completed" has the same meaning as in s.

192.042(1).

(b) Notwithstanding ss. 196.195 and 196.196, portions of property in a multifamily project are considered property used for a charitable purpose and are eligible to receive an ad valorem property tax exemption if such portions:

1. Provide affordable housing to natural persons or families meeting the income limitations provided in paragraph (d);

2. Are within a newly constructed multifamily project that contains more than 70 units dedicated to housing natural persons or families meeting the income limitations provided in paragraph (d); and

3. Are rented for an amount that does not exceed the amount as specified by the most recent multifamily rental programs income and rent limit chart posted by the corporation and derived from the Multifamily Tax Subsidy Projects Income Limits published by the United States Department of Housing and Urban Development or 90 percent of the fair market value rent as determined by a rental market study meeting the requirements of paragraph (m), whichever is less.

(c) If a unit that in the previous year qualified for the exemption under this subsection and was occupied by a tenant is vacant on January 1, the vacant unit is eligible for the exemption if the use of the unit is restricted to providing affordable housing that would otherwise meet the requirements of this subsection and a reasonable effort is made to lease the unit to eligible persons or families.

(d)1. Qualified property used to house natural persons or families whose annual household income is greater than 80

percent but not more than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, must receive an ad valorem property tax exemption of 75 percent of the assessed value.

2. Qualified property used to house natural persons or families whose annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, is exempt from ad valorem property taxes.

(e) To receive an exemption under this subsection, a property owner must submit an application on a form prescribed by the department by March 1 for the exemption, accompanied by a certification notice from the corporation to the property appraiser.

(f) To receive a certification notice, a property owner must submit a request to the corporation for certification on a form provided by the corporation which includes all of the following:

1. The most recently completed rental market study meeting the requirements of paragraph (m).

2. A list of the units for which the property owner seeks an exemption.

3. The rent amount received by the property owner for each unit for which the property owner seeks an exemption. If a unit is vacant and qualifies for an exemption under paragraph (c),

the property owner must provide evidence of the published rent amount for each vacant unit.

4. A sworn statement, under penalty of perjury, from the applicant restricting the property for a period of not less than 3 years to housing persons or families who meet the income limitations under this subsection.

(g) The corporation shall review the request for certification and certify property that meets the eligibility criteria of this subsection. A determination by the corporation regarding a request for certification does not constitute final agency action pursuant to chapter 120.

1. If the corporation determines that the property meets the eligibility criteria for an exemption under this subsection, the corporation must send a certification notice to the property owner and the property appraiser.

2. If the corporation determines that the property does not meet the eligibility criteria, the corporation must notify the property owner and include the reasons for such determination.

(h) The corporation shall post on its website the deadline to submit a request for certification. The deadline must allow adequate time for a property owner to submit a timely application for exemption to the property appraiser.

(i) The property appraiser shall review the application and determine if the applicant is entitled to an exemption. A property appraiser may grant an exemption only for a property for which the corporation has issued a certification notice.

(j) If the property appraiser determines that for any year during the immediately previous 10 years a person who was not entitled to an exemption under this subsection was granted such

an exemption, the property appraiser must serve upon the owner a notice of intent to record in the public records of the county a notice of tax lien against any property owned by that person in the county, and that property must be identified in the notice of tax lien. Any property owned by the taxpayer and situated in this state is subject to the taxes exempted by the improper exemption, plus a penalty of 50 percent of the unpaid taxes for each year and interest at a rate of 15 percent per annum. If an exemption is improperly granted as a result of a clerical mistake or an omission by the property appraiser, the property owner improperly receiving the exemption may not be assessed a penalty or interest.

(k) Units subject to an agreement with the corporation pursuant to chapter 420 recorded in the official records of the county in which the property is located to provide housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004 are not eligible for this exemption.

(l) Property receiving an exemption pursuant to s. 196.1979 is not eligible for this exemption.

(m) A rental market study submitted as required by paragraph (f) must identify the fair market value rent of each unit for which a property owner seeks an exemption. Only a certified general appraiser as defined in s. 475.611 may issue a rental market study. The certified general appraiser must be independent of the property owner who requests the rental market study. In preparing the rental market study, a certified general appraiser shall comply with the standards of professional practice pursuant to part II of chapter 475 and use comparable

property within the same geographic area and of the same type as the property for which the exemption is sought. A rental market study must have been completed within 3 years before submission of the application.

(n) The corporation may adopt rules to implement this section.

(o) This subsection first applies to the 2024 tax roll and is repealed December 31, 2059.

Section 9. Section 196.1979, Florida Statutes, is created to read:

196.1979 County and municipal affordable housing property exemption.—

(1)(a) Notwithstanding ss. 196.195 and 196.196, the board of county commissioners of a county or the governing body of a municipality may adopt an ordinance to exempt those portions of property used to provide affordable housing meeting the requirements of this section. Such property is considered property used for a charitable purpose. To be eligible for the exemption, the portions of property:

1. Must be used to house natural persons or families whose annual household income:

a. Is greater than 30 percent but not more than 60 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides; or

b. Does not exceed 30 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within

the county in which the person or family resides;

2. Must be within a multifamily project containing 50 or more residential units, at least 20 percent of which are used to provide affordable housing that meets the requirements of this section;

3. Must be rented for an amount no greater than the amount as specified by the most recent multifamily rental programs income and rent limit chart posted by the corporation and derived from the Multifamily Tax Subsidy Projects Income Limits published by the United States Department of Housing and Urban Development or 90 percent of the fair market value rent as determined by a rental market study meeting the requirements of subsection (4), whichever is less;

4. May not have been cited for code violations on three or more occasions in the 24 months before the submission of a tax exemption application;

5. May not have any cited code violations that have not been properly remedied by the property owner before the submission of a tax exemption application; and

6. May not have any unpaid fines or charges relating to the cited code violations. Payment of unpaid fines or charges before a final determination on a property's qualification for an exemption under this section will not exclude such property from eligibility if the property otherwise complies with all other requirements for the exemption.

(b) Qualified property may receive an ad valorem property tax exemption of:

1. Up to 75 percent of the assessed value of each residential unit used to provide affordable housing if fewer

than 100 percent of the multifamily project's residential units are used to provide affordable housing meeting the requirements of this section.

2. Up to 100 percent of the assessed value if 100 percent of the multifamily project's residential units are used to provide affordable housing meeting the requirements of this section.

(c) The board of county commissioners of the county or the governing body of the municipality, as applicable, may choose to adopt an ordinance that exempts property used to provide affordable housing for natural persons or families meeting the income limits of sub-subparagraph (a)1.a., natural persons or families meeting the income limits of sub-subparagraph (a)1.b., or both.

(2) If a residential unit that in the previous year qualified for the exemption under this section and was occupied by a tenant is vacant on January 1, the vacant unit may qualify for the exemption under this section if the use of the unit is restricted to providing affordable housing that would otherwise meet the requirements of this section and a reasonable effort is made to lease the unit to eligible persons or families.

(3) An ordinance granting the exemption authorized by this section must:

(a) Be adopted under the procedures for adoption of a nonemergency ordinance by a board of county commissioners specified in chapter 125 or by a municipal governing body specified in chapter 166.

(b) Designate the local entity under the supervision of the board of county commissioners or governing body of a

municipality which must develop, receive, and review applications for certification and develop notices of determination of eligibility.

(c) Require the property owner to apply for certification by the local entity in order to receive the exemption. The application for certification must be on a form provided by the local entity designated pursuant to paragraph (b) and include all of the following:

1. The most recently completed rental market study meeting the requirements of subsection (4).

2. A list of the units for which the property owner seeks an exemption.

3. The rent amount received by the property owner for each unit for which the property owner seeks an exemption. If a unit is vacant and qualifies for an exemption under subsection (2), the property owner must provide evidence of the published rent amount for the vacant unit.

(d) Require the local entity to verify and certify property that meets the requirements of the ordinance as qualified property and forward the certification to the property owner and the property appraiser. If the local entity denies the exemption, it must notify the applicant and include reasons for the denial.

(e) Require the eligible unit to meet the eligibility criteria of paragraph (1)(a).

(f) Require the property owner to submit an application for exemption, on a form prescribed by the department, accompanied by the certification of qualified property, to the property appraiser no later than March 1.

(g) Specify that the exemption applies only to the taxes levied by the unit of government granting the exemption.

(h) Specify that the property may not receive an exemption authorized by this section after expiration or repeal of the ordinance.

(i) Identify the percentage of the assessed value which is exempted, subject to the percentage limitations in paragraph (1)(b).

(j) Identify whether the exemption applies to natural persons or families meeting the income limits of sub-subparagraph (1)(a)1.a., natural persons or families meeting the income limits of sub-subparagraph (1)(a)1.b., or both.

(k) Require that the deadline to submit an application for certification be published on the county's or municipality's website. The deadline must allow adequate time for a property owner to make a timely application for exemption to the property appraiser.

(l) Require the county or municipality to post on its website a list of certified properties for the purpose of facilitating access to affordable housing.

(4) A rental market study submitted as required by paragraph (3)(c) must identify the fair market value rent of each unit for which a property owner seeks an exemption. Only a certified general appraiser, as defined in s. 475.611, may issue a rental market study. The certified general appraiser must be independent of the property owner who requests a rental market study. In preparing the rental market study, a certified general appraiser shall comply with the standards of professional practice pursuant to part II of chapter 475 and use comparable

property within the same geographic area and of the same type as the property for which the exemption is sought. A rental market study must have been completed within 3 years before submission of the application.

(5) An ordinance adopted under this section must expire before the fourth January 1 after adoption; however, the board of county commissioners or the governing body of the municipality may adopt a new ordinance to renew the exemption. The board of county commissioners or the governing body of the municipality shall deliver a copy of an ordinance adopted under this section to the department and the property appraiser within 10 days after its adoption. If the ordinance expires or is repealed, the board of county commissioners or the governing body of the municipality must notify the department and the property appraiser within 10 days after its expiration or repeal.

(6) If the property appraiser determines that for any year during the immediately previous 10 years a person who was not entitled to an exemption under this section was granted such an exemption, the property appraiser must serve upon the owner a notice of intent to record in the public records of the county a notice of tax lien against any property owned by that person in the county, and that property must be identified in the notice of tax lien. Any property owned by the taxpayer and situated in this state is subject to the taxes exempted by the improper exemption, plus a penalty of 50 percent of the unpaid taxes for each year and interest at a rate of 15 percent per annum. If an exemption is improperly granted as a result of a clerical mistake or an omission by the property appraiser, the property

owner improperly receiving the exemption may not be assessed a penalty or interest.

(7) This section first applies to the 2024 tax roll.

Section 10. Section 201.15, Florida Statutes, is amended to read:

201.15 Distribution of taxes collected.—All taxes collected under this chapter are hereby pledged and shall be first made available to make payments when due on bonds issued pursuant to s. 215.618 or s. 215.619, or any other bonds authorized to be issued on a parity basis with such bonds. Such pledge and availability for the payment of these bonds shall have priority over any requirement for the ~~payment of service charges or~~ costs of collection and enforcement under this section. ~~All taxes collected under this chapter, except taxes distributed to the Land Acquisition Trust Fund pursuant to subsections (1) and (2), are subject to the service charge imposed in s. 215.20(1).~~ Before distribution pursuant to this section, the Department of Revenue shall deduct amounts necessary to pay the costs of the collection and enforcement of the tax levied by this chapter. The costs ~~and service charge~~ may not be levied against any portion of taxes pledged to debt service on bonds to the extent that the costs ~~and service charge~~ are required to pay any amounts relating to the bonds. All of the costs of the collection and enforcement of the tax levied by this chapter ~~and the service charge~~ shall be available and transferred to the extent necessary to pay debt service and any other amounts payable with respect to bonds authorized before January 1, 2017, secured by revenues distributed pursuant to this section. All taxes remaining after deduction of costs shall be distributed as

follows:

(1) Amounts necessary to make payments on bonds issued pursuant to s. 215.618 or s. 215.619, as provided under paragraphs (3)(a) and (b), or on any other bonds authorized to be issued on a parity basis with such bonds shall be deposited into the Land Acquisition Trust Fund.

(2) If the amounts deposited pursuant to subsection (1) are less than 33 percent of all taxes collected after first deducting the costs of collection, an amount equal to 33 percent of all taxes collected after first deducting the costs of collection, minus the amounts deposited pursuant to subsection (1), shall be deposited into the Land Acquisition Trust Fund.

(3) Amounts on deposit in the Land Acquisition Trust Fund shall be used in the following order:

(a) Payment of debt service or funding of debt service reserve funds, rebate obligations, or other amounts payable with respect to Florida Forever bonds issued pursuant to s. 215.618. The amount used for such purposes may not exceed $300 million in each fiscal year. It is the intent of the Legislature that all bonds issued to fund the Florida Forever Act be retired by December 31, 2040. Except for bonds issued to refund previously issued bonds, no series of bonds may be issued pursuant to this paragraph unless such bonds are approved and the debt service for the remainder of the fiscal year in which the bonds are issued is specifically appropriated in the General Appropriations Act or other law with respect to bonds issued for the purposes of s. 373.4598.

(b) Payment of debt service or funding of debt service reserve funds, rebate obligations, or other amounts due with

respect to Everglades restoration bonds issued pursuant to s. 215.619. Taxes distributed under paragraph (a) and this paragraph must be collectively distributed on a pro rata basis when the available moneys under this subsection are not sufficient to cover the amounts required under paragraph (a) and this paragraph.

Bonds issued pursuant to s. 215.618 or s. 215.619 are equally and ratably secured by moneys distributable to the Land Acquisition Trust Fund.

(4) After the required distributions to the Land Acquisition Trust Fund pursuant to subsections (1) and (2), the lesser of 8 percent of the remainder or $150 million in each fiscal year shall be paid into the State Treasury to the credit of the State Housing Trust Fund and shall be expended pursuant to s. 420.50871. If 8 percent of the remainder is greater than $150 million in any fiscal year, the difference between 8 percent of the remainder and $150 million shall be paid into the State Treasury to the credit of the General Revenue Fund. ~~and deduction of the service charge imposed pursuant to s. 215.20(1),~~ The remainder shall be distributed as follows:

(a) The lesser of 20.5453 percent of the remainder or $466.75 million in each fiscal year shall be paid into the State Treasury to the credit of the State Transportation Trust Fund. Notwithstanding any other law, the amount credited to the State Transportation Trust Fund shall be used for:

1. Capital funding for the New Starts Transit Program, authorized by Title 49, U.S.C. s. 5309 and specified in s. 341.051, in the amount of 10 percent of the funds;

2. The Small County Outreach Program specified in s. 339.2818, in the amount of 10 percent of the funds;

3. The Strategic Intermodal System specified in ss. 339.61, 339.62, 339.63, and 339.64, in the amount of 75 percent of the funds after deduction of the payments required pursuant to subparagraphs 1. and 2.; and

4. The Transportation Regional Incentive Program specified in s. 339.2819, in the amount of 25 percent of the funds after deduction of the payments required pursuant to subparagraphs 1. and 2. The first $60 million of the funds allocated pursuant to this subparagraph shall be allocated annually to the Florida Rail Enterprise for the purposes established in s. 341.303(5).

(b) The lesser of 0.1456 percent of the remainder or $3.25 million in each fiscal year shall be paid into the State Treasury to the credit of the Grants and Donations Trust Fund in the Department of Economic Opportunity to fund technical assistance to local governments.

Moneys distributed pursuant to paragraphs (a) and (b) may not be pledged for debt service unless such pledge is approved by referendum of the voters.

(c) An amount equaling 4.5 percent of the remainder in each fiscal year shall be paid into the State Treasury to the credit of the State Housing Trust Fund. The funds shall be used as follows:

1. Half of that amount shall be used for the purposes for which the State Housing Trust Fund was created and exists by law.

2. Half of that amount shall be paid into the State

Treasury to the credit of the Local Government Housing Trust Fund and used for the purposes for which the Local Government Housing Trust Fund was created and exists by law.

(d) An amount equaling 5.20254 percent of the remainder in each fiscal year shall be paid into the State Treasury to the credit of the State Housing Trust Fund. Of such funds:

1. Twelve and one-half percent of that amount shall be deposited into the State Housing Trust Fund and expended by the Department of Economic Opportunity and the Florida Housing Finance Corporation for the purposes for which the State Housing Trust Fund was created and exists by law.

2. Eighty-seven and one-half percent of that amount shall be distributed to the Local Government Housing Trust Fund and used for the purposes for which the Local Government Housing Trust Fund was created and exists by law. Funds from this category may also be used to provide for state and local services to assist the homeless.

(e) The lesser of 0.017 percent of the remainder or $300,000 in each fiscal year shall be paid into the State Treasury to the credit of the General Inspection Trust Fund to be used to fund oyster management and restoration programs as provided in s. 379.362(3).

(f) A total of $75 million shall be paid into the State Treasury to the credit of the State Economic Enhancement and Development Trust Fund within the Department of Economic Opportunity.

(g) An amount equaling 5.4175 percent of the remainder shall be paid into the Resilient Florida Trust Fund to be used for the purposes for which the Resilient Florida Trust Fund was

created and exists by law. Funds may be used for planning and project grants.

(h) An amount equaling 5.4175 percent of the remainder shall be paid into the Water Protection and Sustainability Program Trust Fund to be used to fund wastewater grants as specified in s. 403.0673.

(5) Notwithstanding s. 215.32(2)(b)4.a., funds distributed to the State Housing Trust Fund and expended pursuant to s. 420.50871 and funds distributed to the State Housing Trust Fund and the Local Government Housing Trust Fund pursuant to paragraphs (4)(c) and (d) ~~paragraph (4)(c)~~ may not be transferred to the General Revenue Fund in the General Appropriations Act.

(6) After the distributions provided in the preceding subsections, any remaining taxes shall be paid into the State Treasury to the credit of the General Revenue Fund.

Section 11. The amendments made by this act to s. 201.15, Florida Statutes, expire on July 1, 2033, and the text of that section shall revert to that in existence on June 30, 2023, except that any amendments to such text enacted other than by this act must be preserved and continue to operate to the extent that such amendments are not dependent upon the portions of the text which expire pursuant to this section.

Section 12. Paragraph (p) of subsection (5) of section 212.08, Florida Statutes, is amended, and paragraph (v) is added to that subsection, to read:

212.08 Sales, rental, use, consumption, distribution, and storage tax; specified exemptions.—The sale at retail, the rental, the use, the consumption, the distribution, and the

storage to be used or consumed in this state of the following are hereby specifically exempt from the tax imposed by this chapter.

(5) EXEMPTIONS; ACCOUNT OF USE.—

(p) *Community contribution tax credit for donations.*—

1. Authorization.—Persons who are registered with the department under s. 212.18 to collect or remit sales or use tax and who make donations to eligible sponsors are eligible for tax credits against their state sales and use tax liabilities as provided in this paragraph:

a. The credit shall be computed as 50 percent of the person’s approved annual community contribution.

b. The credit shall be granted as a refund against state sales and use taxes reported on returns and remitted in the 12 months preceding the date of application to the department for the credit as required in sub-subparagraph 3.c. If the annual credit is not fully used through such refund because of insufficient tax payments during the applicable 12-month period, the unused amount may be included in an application for a refund made pursuant to sub-subparagraph 3.c. in subsequent years against the total tax payments made for such year. Carryover credits may be applied for a 3-year period without regard to any time limitation that would otherwise apply under s. 215.26.

c. A person may not receive more than $200,000 in annual tax credits for all approved community contributions made in any one year.

d. All proposals for the granting of the tax credit require the prior approval of the Department of Economic Opportunity.

e. The total amount of tax credits which may be granted for

all programs approved under this paragraph and ss. 220.183 and 624.5105 is $25 ~~$14.5~~ million in the 2023-2024 ~~2022-2023~~ fiscal year and in each fiscal year thereafter for projects that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households and $4.5 million in the 2022-2023 fiscal year and in each fiscal year thereafter for all other projects. As used in this paragraph, the term "person with special needs" has the same meaning as in s. 420.0004 and the terms "low-income person," "low-income household," "very-low-income person," and "very-low-income household" have the same meanings as in s. 420.9071.

f. A person who is eligible to receive the credit provided in this paragraph, s. 220.183, or s. 624.5105 may receive the credit only under one section of the person's choice.

2. Eligibility requirements.—

a. A community contribution by a person must be in the following form:

(I) Cash or other liquid assets;

(II) Real property, including 100 percent ownership of a real property holding company;

(III) Goods or inventory; or

(IV) Other physical resources identified by the Department of Economic Opportunity.

For purposes of this sub-subparagraph, the term "real property holding company" means a Florida entity, such as a Florida limited liability company, that is wholly owned by the person; is the sole owner of real property, as defined in s.

192.001(12), located in this ~~the~~ state; is disregarded as an entity for federal income tax purposes pursuant to 26 C.F.R. s. 301.7701-3(b)(1)(ii); and at the time of contribution to an eligible sponsor, has no material assets other than the real property and any other property that qualifies as a community contribution.

b. All community contributions must be reserved exclusively for use in a project. As used in this sub-subparagraph, the term "project" means activity undertaken by an eligible sponsor which is designed to construct, improve, or substantially rehabilitate housing that is affordable to low-income households or very-low-income households; designed to provide housing opportunities for persons with special needs; designed to provide commercial, industrial, or public resources and facilities; or designed to improve entrepreneurial and job-development opportunities for low-income persons. A project may be the investment necessary to increase access to high-speed broadband capability in a rural community that had an enterprise zone designated pursuant to chapter 290 as of May 1, 2015, including projects that result in improvements to communications assets that are owned by a business. A project may include the provision of museum educational programs and materials that are directly related to a project approved between January 1, 1996, and December 31, 1999, and located in an area which was in an enterprise zone designated pursuant to s. 290.0065 as of May 1, 2015. This paragraph does not preclude projects that propose to construct or rehabilitate housing for low-income households or very-low-income households on scattered sites or housing opportunities for persons with special needs. With respect to housing,

contributions may be used to pay the following eligible special needs, low-income, and very-low-income housing-related activities:

(I) Project development impact and management fees for special needs, low-income, or very-low-income housing projects;

(II) Down payment and closing costs for persons with special needs, low-income persons, and very-low-income persons;

(III) Administrative costs, including housing counseling and marketing fees, not to exceed 10 percent of the community contribution, directly related to special needs, low-income, or very-low-income projects; and

(IV) Removal of liens recorded against residential property by municipal, county, or special district local governments if satisfaction of the lien is a necessary precedent to the transfer of the property to a low-income person or very-low-income person for the purpose of promoting home ownership. Contributions for lien removal must be received from a nonrelated third party.

c. The project must be undertaken by an "eligible sponsor," which includes:

(I) A community action program;

(II) A nonprofit community-based development organization whose mission is the provision of housing for persons with special needs, low-income households, or very-low-income households or increasing entrepreneurial and job-development opportunities for low-income persons;

(III) A neighborhood housing services corporation;

(IV) A local housing authority created under chapter 421;

(V) A community redevelopment agency created under s.

163.356;

(VI) A historic preservation district agency or organization;

(VII) A local workforce development board;

(VIII) A direct-support organization as provided in s. 1009.983;

(IX) An enterprise zone development agency created under s. 290.0056;

(X) A community-based organization incorporated under chapter 617 which is recognized as educational, charitable, or scientific pursuant to s. 501(c)(3) of the Internal Revenue Code and whose bylaws and articles of incorporation include affordable housing, economic development, or community development as the primary mission of the corporation;

(XI) Units of local government;

(XII) Units of state government; or

(XIII) Any other agency that the Department of Economic Opportunity designates by rule.

A contributing person may not have a financial interest in the eligible sponsor.

d. The project must be located in an area which was in an enterprise zone designated pursuant to chapter 290 as of May 1, 2015, or a Front Porch Florida Community, unless the project increases access to high-speed broadband capability in a rural community that had an enterprise zone designated pursuant to chapter 290 as of May 1, 2015, but is physically located outside the designated rural zone boundaries. Any project designed to construct or rehabilitate housing for low-income households or

very-low-income households or housing opportunities for persons with special needs is exempt from the area requirement of this sub-subparagraph.

e.(I) If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for less than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant tax credits for those applications and grant remaining tax credits on a first-come, first-served basis for subsequent eligible applications received before the end of the state fiscal year. If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for more than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant the tax credits for those applications as follows:

(A) If tax credit applications submitted for approved projects of an eligible sponsor do not exceed $200,000 in total, the credits shall be granted in full if the tax credit applications are approved.

(B) If tax credit applications submitted for approved projects of an eligible sponsor exceed $200,000 in total, the amount of tax credits granted pursuant to sub-sub-sub-subparagraph (A) shall be subtracted from the amount of available tax credits, and the remaining credits shall be

granted to each approved tax credit application on a pro rata basis.

(II) If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects other than those that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for less than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant tax credits for those applications and shall grant remaining tax credits on a first-come, first-served basis for subsequent eligible applications received before the end of the state fiscal year. If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects other than those that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for more than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant the tax credits for those applications on a pro rata basis.

3. Application requirements.—

a. An eligible sponsor seeking to participate in this program must submit a proposal to the Department of Economic Opportunity which sets forth the name of the sponsor, a description of the project, and the area in which the project is located, together with such supporting information as is prescribed by rule. The proposal must also contain a resolution from the local governmental unit in which the project is located certifying that the project is consistent with local plans and

regulations.

b. A person seeking to participate in this program must submit an application for tax credit to the Department of Economic Opportunity which sets forth the name of the sponsor; a description of the project; and the type, value, and purpose of the contribution. The sponsor shall verify, in writing, the terms of the application and indicate its receipt of the contribution, and such verification must accompany the application for tax credit. The person must submit a separate tax credit application to the Department of Economic Opportunity for each individual contribution that it makes to each individual project.

c. A person who has received notification from the Department of Economic Opportunity that a tax credit has been approved must apply to the department to receive the refund. Application must be made on the form prescribed for claiming refunds of sales and use taxes and be accompanied by a copy of the notification. A person may submit only one application for refund to the department within a 12-month period.

4. Administration.—

a. The Department of Economic Opportunity may adopt rules necessary to administer this paragraph, including rules for the approval or disapproval of proposals by a person.

b. The decision of the Department of Economic Opportunity must be in writing, and, if approved, the notification shall state the maximum credit allowable to the person. Upon approval, the Department of Economic Opportunity shall transmit a copy of the decision to the department.

c. The Department of Economic Opportunity shall

periodically monitor all projects in a manner consistent with available resources to ensure that resources are used in accordance with this paragraph; however, each project must be reviewed at least once every 2 years.

d. The Department of Economic Opportunity shall, in consultation with the statewide and regional housing and financial intermediaries, market the availability of the community contribution tax credit program to community-based organizations.

(v) *Building materials used in construction of affordable housing units.*—

1. As used in this paragraph, the term:

a. "Affordable housing development" means property that has units subject to an agreement with the Florida Housing Finance Corporation pursuant to chapter 420 recorded in the official records of the county in which the property is located to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004.

b. "Building materials" means tangible personal property that becomes a component part of eligible residential units in an affordable housing development. The term includes appliances and does not include plants, landscaping, fencing, and hardscaping.

c. "Eligible residential units" means newly constructed units within an affordable housing development which are restricted under the land use restriction agreement.

d. "Newly constructed" means improvements to real property which did not previously exist or the construction of a new

improvement where an old improvement was removed. The term does not include the renovation, restoration, rehabilitation, modification, alteration, or expansion of buildings already located on the parcel on which the eligible residential unit is built.

e. "Real property" has the same meaning as provided in s. 192.001(12).

f. "Substantially completed" has the same meaning as in s. 192.042(1).

2. Building materials used in eligible residential units are exempt from the tax imposed by this chapter if an owner demonstrates to the satisfaction of the department that the requirements of this paragraph have been met. Except as provided in subparagraph 3., this exemption inures to the owner at the time an eligible residential unit is substantially completed, but only through a refund of previously paid taxes. To receive a refund pursuant to this paragraph, the owner of the eligible residential units must file an application with the department. The application must include all of the following:

a. The name and address of the person claiming the refund.

b. An address and assessment roll parcel number of the real property that was improved for which a refund of previously paid taxes is being sought.

c. A description of the eligible residential units for which a refund of previously paid taxes is being sought, including the number of such units.

d. A copy of a valid building permit issued by the county or municipal building department for the eligible residential units.

e. A sworn statement, under penalty of perjury, from the general contractor licensed in this state with whom the owner contracted to build the eligible residential units which specifies the building materials, the actual cost of the building materials, and the amount of sales tax paid in this state on the building materials, and which states that the improvement to the real property was newly constructed. If a general contractor was not used, the owner must make the sworn statement required by this sub-subparagraph. Copies of the invoices evidencing the actual cost of the building materials and the amount of sales tax paid on such building materials must be attached to the sworn statement provided by the general contractor or by the owner. If copies of such invoices are not attached, the cost of the building materials is deemed to be an amount equal to 40 percent of the increase in the final assessed value of the eligible residential units for ad valorem tax purposes less the most recent assessed value of land for the units.

f. A certification by the local building code inspector that the eligible residential unit is substantially completed.

g. A copy of the land use restriction agreement with the Florida Housing Finance Corporation for the eligible residential units.

3. The exemption under this paragraph inures to a municipality, county, other governmental unit or agency, or nonprofit community-based organization through a refund of previously paid taxes if the building materials are paid for from the funds of a community development block grant, the State Housing Initiatives Partnership Program, or a similar grant or

loan program. To receive a refund, a municipality, county, other governmental unit or agency, or nonprofit community-based organization must submit an application that includes the same information required under subparagraph 2. In addition, the applicant must include a sworn statement signed by the chief executive officer of the municipality, county, other governmental unit or agency, or nonprofit community-based organization seeking a refund which states that the building materials for which a refund is sought were funded by a community development block grant, the State Housing Initiatives Partnership Program, or a similar grant or loan program.

4. The person seeking a refund must submit an application for refund to the department within 6 months after the eligible residential unit is deemed to be substantially completed by the local building code inspector or by November 1 after the improved property is first subject to assessment.

5. Only one exemption through a refund of previously paid taxes may be claimed for any eligible residential unit. A refund may not be granted unless the amount to be refunded exceeds $500. A refund may not exceed the lesser of $5,000 or 97.5 percent of the Florida sales or use tax paid on the cost of building materials as determined pursuant to sub-subparagraph 2.e. The department shall issue a refund within 30 days after it formally approves a refund application.

6. The department may adopt rules governing the manner and format of refund applications and may establish guidelines as to the requisites for an affirmative showing of qualification for exemption under this paragraph.

7. This exemption under this paragraph applies to sales of

building materials that occur on or after July 1, 2023.

Section 13. Subsection (24) is added to section 213.053, Florida Statutes, to read:

213.053 Confidentiality and information sharing.—

(24) The department may make available to the Florida Housing Finance Corporation, exclusively for official purposes, information for the purpose of administering the Live Local Program pursuant to s. 420.50872.

Section 14. Section 215.212, Florida Statutes, is created to read:

215.212 Service charge elimination.—

(1) Notwithstanding s. 215.20(1), the service charge provided in s. 215.20(1) may not be deducted from the proceeds of the taxes distributed under s. 201.15.

(2) This section is repealed July 1, 2033.

Section 15. Paragraph (i) of subsection (1) of section 215.22, Florida Statutes, is amended to read:

215.22 Certain income and certain trust funds exempt.—

(1) The following income of a revenue nature or the following trust funds shall be exempt from the appropriation required by s. 215.20(1):

(i) Bond proceeds or revenues dedicated for bond repayment~~, except for the Documentary Stamp Clearing Trust Fund administered by the Department of Revenue~~.

Section 16. The amendment made by this act to s. 215.22, Florida Statutes, expires on July 1, 2033, and the text of that section shall revert to that in existence on June 30, 2023, except that any amendments to such text enacted other than by this act must be preserved and continue to operate to the extent

that such amendments are not dependent upon the portions of the text which expire pursuant to this section.

Section 17. Subsection (8) of section 220.02, Florida Statutes, is amended to read:

220.02 Legislative intent.—

(8) It is the intent of the Legislature that credits against either the corporate income tax or the franchise tax be applied in the following order: those enumerated in s. 631.828, those enumerated in s. 220.191, those enumerated in s. 220.181, those enumerated in s. 220.183, those enumerated in s. 220.182, those enumerated in s. 220.1895, those enumerated in s. 220.195, those enumerated in s. 220.184, those enumerated in s. 220.186, those enumerated in s. 220.1845, those enumerated in s. 220.19, those enumerated in s. 220.185, those enumerated in s. 220.1875, those enumerated in s. 220.1876, those enumerated in s. 220.1877, those enumerated in s. 220.1878, those enumerated in s. 220.193, those enumerated in s. 288.9916, those enumerated in s. 220.1899, those enumerated in s. 220.194, those enumerated in s. 220.196, those enumerated in s. 220.198, and those enumerated in s. 220.1915.

Section 18. Paragraph (a) of subsection (1) of section 220.13, Florida Statutes, is amended to read:

220.13 "Adjusted federal income" defined.—

(1) The term "adjusted federal income" means an amount equal to the taxpayer's taxable income as defined in subsection (2), or such taxable income of more than one taxpayer as provided in s. 220.131, for the taxable year, adjusted as follows:

(a) *Additions.*—There shall be added to such taxable income:

1. a. The amount of any tax upon or measured by income, excluding taxes based on gross receipts or revenues, paid or accrued as a liability to the District of Columbia or any state of the United States which is deductible from gross income in the computation of taxable income for the taxable year.

b. Notwithstanding sub-subparagraph a., if a credit taken under s. 220.1875, s. 220.1876, ~~or~~ s. 220.1877, or s. 220.1878 is added to taxable income in a previous taxable year under subparagraph 11. and is taken as a deduction for federal tax purposes in the current taxable year, the amount of the deduction allowed shall not be added to taxable income in the current year. The exception in this sub-subparagraph is intended to ensure that the credit under s. 220.1875, s. 220.1876, ~~or~~ s. 220.1877, or s. 220.1878 is added in the applicable taxable year and does not result in a duplicate addition in a subsequent year.

2. The amount of interest which is excluded from taxable income under s. 103(a) of the Internal Revenue Code or any other federal law, less the associated expenses disallowed in the computation of taxable income under s. 265 of the Internal Revenue Code or any other law, excluding 60 percent of any amounts included in alternative minimum taxable income, as defined in s. 55(b)(2) of the Internal Revenue Code, if the taxpayer pays tax under s. 220.11(3).

3. In the case of a regulated investment company or real estate investment trust, an amount equal to the excess of the net long-term capital gain for the taxable year over the amount of the capital gain dividends attributable to the taxable year.

4. That portion of the wages or salaries paid or incurred

for the taxable year which is equal to the amount of the credit allowable for the taxable year under s. 220.181. This subparagraph shall expire on the date specified in s. 290.016 for the expiration of the Florida Enterprise Zone Act.

5. That portion of the ad valorem school taxes paid or incurred for the taxable year which is equal to the amount of the credit allowable for the taxable year under s. 220.182. This subparagraph shall expire on the date specified in s. 290.016 for the expiration of the Florida Enterprise Zone Act.

6. The amount taken as a credit under s. 220.195 which is deductible from gross income in the computation of taxable income for the taxable year.

7. That portion of assessments to fund a guaranty association incurred for the taxable year which is equal to the amount of the credit allowable for the taxable year.

8. In the case of a nonprofit corporation which holds a pari-mutuel permit and which is exempt from federal income tax as a farmers' cooperative, an amount equal to the excess of the gross income attributable to the pari-mutuel operations over the attributable expenses for the taxable year.

9. The amount taken as a credit for the taxable year under s. 220.1895.

10. Up to nine percent of the eligible basis of any designated project which is equal to the credit allowable for the taxable year under s. 220.185.

11. Any amount taken as a credit for the taxable year under s. 220.1875, s. 220.1876, ~~or~~ s. 220.1877, or s. 220.1878. The addition in this subparagraph is intended to ensure that the same amount is not allowed for the tax purposes of this state as

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both a deduction from income and a credit against the tax. This addition is not intended to result in adding the same expense back to income more than once.

12. The amount taken as a credit for the taxable year under s. 220.193.

13. Any portion of a qualified investment, as defined in s. 288.9913, which is claimed as a deduction by the taxpayer and taken as a credit against income tax pursuant to s. 288.9916.

14. The costs to acquire a tax credit pursuant to s. 288.1254(5) that are deducted from or otherwise reduce federal taxable income for the taxable year.

15. The amount taken as a credit for the taxable year pursuant to s. 220.194.

16. The amount taken as a credit for the taxable year under s. 220.196. The addition in this subparagraph is intended to ensure that the same amount is not allowed for the tax purposes of this state as both a deduction from income and a credit against the tax. The addition is not intended to result in adding the same expense back to income more than once.

17. The amount taken as a credit for the taxable year pursuant to s. 220.198.

18. The amount taken as a credit for the taxable year pursuant to s. 220.1915.

Section 19. Paragraph (c) of subsection (1) of section 220.183, Florida Statutes, is amended to read:

220.183 Community contribution tax credit.—

(1) AUTHORIZATION TO GRANT COMMUNITY CONTRIBUTION TAX CREDITS; LIMITATIONS ON INDIVIDUAL CREDITS AND PROGRAM SPENDING.—

(c) The total amount of tax credit which may be granted for all programs approved under this section and ss. 212.08(5)(p) and 624.5105 is $25 ~~$14.5~~ million in the 2023-2024 ~~2022-2023~~ fiscal year and in each fiscal year thereafter for projects that provide housing opportunities for persons with special needs as defined in s. 420.0004 and homeownership opportunities for low-income households or very-low-income households as defined in s. 420.9071 and $4.5 million in the 2022-2023 fiscal year and in each fiscal year thereafter for all other projects.

Section 20. Subsection (2) of section 220.186, Florida Statutes, is amended to read:

220.186 Credit for Florida alternative minimum tax.—

(2) The credit pursuant to this section shall be the amount of the excess, if any, of the tax paid based upon taxable income determined pursuant to s. 220.13(2)(k) over the amount of tax which would have been due based upon taxable income without application of s. 220.13(2)(k), before application of this credit without application of any credit under s. 220.1875, s. 220.1876, ~~or~~ s. 220.1877, or s. 220.1878.

Section 21. Section 220.1878, Florida Statutes, is created to read:

220.1878 Credit for contributions to the Live Local Program.—

(1) For taxable years beginning on or after January 1, 2023, there is allowed a credit of 100 percent of an eligible contribution made to the Live Local Program under s. 420.50872 against any tax due for a taxable year under this chapter after the application of any other allowable credits by the taxpayer. An eligible contribution must be made to the Live Local Program

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on or before the date the taxpayer is required to file a return pursuant to s. 220.222. The credit granted by this section must be reduced by the difference between the amount of federal corporate income tax, taking into account the credit granted by this section, and the amount of federal corporate income tax without application of the credit granted by this section.

(2) A taxpayer who files a Florida consolidated return as a member of an affiliated group pursuant to s. 220.131(1) may be allowed the credit on a consolidated return basis; however, the total credit taken by the affiliated group is subject to the limitation established under subsection (1).

(3) Section 420.50872 applies to the credit authorized by this section.

(4) If a taxpayer applies and is approved for a credit under s. 420.50872 after timely requesting an extension to file under s. 220.222(2):

(a) The credit does not reduce the amount of tax due for purposes of the department's determination as to whether the taxpayer was in compliance with the requirement to pay tentative taxes under ss. 220.222 and 220.32.

(b) The taxpayer's noncompliance with the requirement to pay tentative taxes shall result in the revocation and rescindment of any such credit.

(c) The taxpayer shall be assessed for any taxes, penalties, or interest due from the taxpayer's noncompliance with the requirement to pay tentative taxes.

Section 22. Paragraph (c) of subsection (2) of section 220.222, Florida Statutes, is amended to read:

220.222 Returns; time and place for filing.—

(2)

(c)1. For purposes of this subsection, a taxpayer is not in compliance with s. 220.32 if the taxpayer underpays the required payment by more than the greater of $2,000 or 30 percent of the tax shown on the return when filed.

2. For the purpose of determining compliance with s. 220.32 as referenced in subparagraph 1., the tax shown on the return when filed must include the amount of the allowable credits taken on the return pursuant to s. 220.1878.

Section 23. Subsection (5) of section 253.034, Florida Statutes, is amended to read:

253.034 State-owned lands; uses.—

(5) Each manager of conservation lands shall submit to the Division of State Lands a land management plan at least every 10 years in a form and manner adopted by rule of the board of trustees and in accordance with s. 259.032. Each manager of conservation lands shall also update a land management plan whenever the manager proposes to add new facilities or make substantive land use or management changes that were not addressed in the approved plan, or within 1 year after the addition of significant new lands. Each manager of nonconservation lands shall submit to the Division of State Lands a land use plan at least every 10 years in a form and manner adopted by rule of the board of trustees. The division shall review each plan for compliance with the requirements of this subsection and the requirements of the rules adopted by the board of trustees pursuant to this section. All nonconservation land use plans, whether for single-use or multiple-use properties, shall be managed to provide the greatest benefit to

the state. Plans for managed areas larger than 1,000 acres shall contain an analysis of the multiple-use potential of the property which includes the potential of the property to generate revenues to enhance the management of the property. In addition, the plan shall contain an analysis of the potential use of private land managers to facilitate the restoration or management of these lands and whether nonconservation lands would be more appropriately transferred to the county or municipality in which the land is located for the purpose of providing affordable multifamily rental housing that meets the criteria of s. 420.0004(3). If a newly acquired property has a valid conservation plan that was developed by a soil and conservation district, such plan shall be used to guide management of the property until a formal land use plan is completed.

(a) State conservation lands shall be managed to ensure the conservation of this ~~the~~ state's plant and animal species and to ensure the accessibility of state lands for the benefit and enjoyment of all people of this ~~the~~ state, both present and future. Each land management plan for state conservation lands shall provide a desired outcome, describe both short-term and long-term management goals, and include measurable objectives to achieve those goals. Short-term goals shall be achievable within a 2-year planning period, and long-term goals shall be achievable within a 10-year planning period. These short-term and long-term management goals shall be the basis for all subsequent land management activities.

(b) Short-term and long-term management goals for state conservation lands shall include measurable objectives for the

following, as appropriate:

1. Habitat restoration and improvement.

2. Public access and recreational opportunities.

3. Hydrological preservation and restoration.

4. Sustainable forest management.

5. Exotic and invasive species maintenance and control.

6. Capital facilities and infrastructure.

7. Cultural and historical resources.

8. Imperiled species habitat maintenance, enhancement, restoration, or population restoration.

(c) The land management plan shall, at a minimum, contain the following elements:

1. A physical description of the land.

2. A quantitative data description of the land which includes an inventory of forest and other natural resources; exotic and invasive plants; hydrological features; infrastructure, including recreational facilities; and other significant land, cultural, or historical features. The inventory shall reflect the number of acres for each resource and feature, when appropriate. The inventory shall be of such detail that objective measures and benchmarks can be established for each tract of land and monitored during the lifetime of the plan. All quantitative data collected shall be aggregated, standardized, collected, and presented in an electronic format to allow for uniform management reporting and analysis. The information collected by the Department of Environmental Protection pursuant to s. 253.0325(2) shall be available to the land manager and his or her assignee.

3. A detailed description of each short-term and long-term

land management goal, the associated measurable objectives, and the related activities that are to be performed to meet the land management objectives. Each land management objective must be addressed by the land management plan, and if practicable, a land management objective may not be performed to the detriment of the other land management objectives.

4. A schedule of land management activities which contains short-term and long-term land management goals and the related measurable objective and activities. The schedule shall include for each activity a timeline for completion, quantitative measures, and detailed expense and manpower budgets. The schedule shall provide a management tool that facilitates development of performance measures.

5. A summary budget for the scheduled land management activities of the land management plan. For state lands containing or anticipated to contain imperiled species habitat, the summary budget shall include any fees anticipated from public or private entities for projects to offset adverse impacts to imperiled species or such habitat, which fees shall be used solely to restore, manage, enhance, repopulate, or acquire imperiled species habitat. The summary budget shall be prepared in such manner that it facilitates computing an aggregate of land management costs for all state-managed lands using the categories described in s. 259.037(3).

(d) Upon completion, the land management plan must be transmitted to the Acquisition and Restoration Council for review. The council shall have 90 days after receipt of the plan to review the plan and submit its recommendations to the board of trustees. During the review period, the land management plan

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may be revised if agreed to by the primary land manager and the council taking into consideration public input. The land management plan becomes effective upon approval by the board of trustees.

(e) Land management plans are to be updated every 10 years on a rotating basis. Each updated land management plan must identify any conservation lands under the plan, in part or in whole, that are no longer needed for conservation purposes and could be disposed of in fee simple or with the state retaining a permanent conservation easement.

(f) In developing land management plans, at least one public hearing shall be held in any one affected county.

(g) The Division of State Lands shall make available to the public an electronic copy of each land management plan for parcels that exceed 160 acres in size. The division shall review each plan for compliance with the requirements of this subsection, the requirements of chapter 259, and the requirements of the rules adopted by the board of trustees pursuant to this section. The Acquisition and Restoration Council shall also consider the propriety of the recommendations of the managing entity with regard to the future use of the property, the protection of fragile or nonrenewable resources, the potential for alternative or multiple uses not recognized by the managing entity, and the possibility of disposal of the property by the board of trustees. After its review, the council shall submit the plan, along with its recommendations and comments, to the board of trustees. The council shall specifically recommend to the board of trustees whether to approve the plan as submitted, approve the plan with

modifications, or reject the plan. If the council fails to make a recommendation for a land management plan, the Secretary of Environmental Protection, Commissioner of Agriculture, or executive director of the Fish and Wildlife Conservation Commission or their designees shall submit the land management plan to the board of trustees.

(h) The board of trustees shall consider the land management plan submitted by each entity and the recommendations of the Acquisition and Restoration Council and the Division of State Lands and shall approve the plan with or without modification or reject such plan. The use or possession of any such lands that is not in accordance with an approved land management plan is subject to termination by the board of trustees.

(i)1. State nonconservation lands shall be managed to provide the greatest benefit to the state. State nonconservation lands may be grouped by similar land use types under one land use plan. Each land use plan shall, at a minimum, contain the following elements:

a. A physical description of the land to include any significant natural or cultural resources as well as management strategies developed by the land manager to protect such resources.

b. A desired development outcome.

c. A schedule for achieving the desired development outcome.

d. A description of both short-term and long-term development goals.

e. A management and control plan for invasive nonnative

plants.

f. A management and control plan for soil erosion and soil and water contamination.

g. Measureable objectives to achieve the goals identified in the land use plan.

2. Short-term goals shall be achievable within a 5-year planning period and long-term goals shall be achievable within a 10-year planning period.

3. The use or possession of any such lands that is not in accordance with an approved land use plan is subject to termination by the board of trustees.

4. Land use plans submitted by a manager shall include reference to appropriate statutory authority for such use or uses and shall conform to the appropriate policies and guidelines of the state land management plan.

Section 24. Subsection (1) of section 253.0341, Florida Statutes, is amended to read:

253.0341 Surplus of state-owned lands.—

(1) The board of trustees shall determine which lands, the title to which is vested in the board, may be surplused. For all conservation lands, the Acquisition and Restoration Council shall make a recommendation to the board of trustees, and the board of trustees shall determine whether the lands are no longer needed for conservation purposes. If the board of trustees determines the lands are no longer needed for conservation purposes, it may dispose of such lands by an affirmative vote of at least three members. In the case of a land exchange involving the disposition of conservation lands, the board of trustees must determine by an affirmative vote of

at least three members that the exchange will result in a net positive conservation benefit. For all nonconservation lands, the board of trustees shall determine whether the lands are no longer needed. If the board of trustees determines the lands are no longer needed, it may dispose of such lands by an affirmative vote of at least three members. Local government requests for the state to surplus conservation or nonconservation lands, whether for purchase, ~~or~~ exchange, or any other means of transfer, must ~~shall~~ be expedited throughout the surplusing process. Property jointly acquired by the state and other entities may not be surplused without the consent of all joint owners.

Section 25. Subsection (2) of section 288.101, Florida Statutes, is amended to read:

288.101 Florida Job Growth Grant Fund.—

(2) The department and Enterprise Florida, Inc., may identify projects, solicit proposals, and make funding recommendations to the Governor, who is authorized to approve:

(a) State or local public infrastructure projects to promote:

1. Economic recovery in specific regions of this ~~the~~ state;~~,~~

2. Economic diversification;~~,~~ or

3. Economic enhancement in a targeted industry.

(b) State or local public infrastructure projects to facilitate the development or construction of affordable housing. This paragraph is repealed July 1, 2033.

(c) Infrastructure funding to accelerate the rehabilitation of the Herbert Hoover Dike. The department or the South Florida

Water Management District may enter into agreements, as necessary, with the United States Army Corps of Engineers to implement this paragraph.

(d) ~~(c)~~ Workforce training grants to support programs at state colleges and state technical centers that provide participants with transferable, sustainable workforce skills applicable to more than a single employer, and for equipment associated with these programs. The department shall work with CareerSource Florida, Inc., to ensure programs are offered to the public based on criteria established by the state college or state technical center and do not exclude applicants who are unemployed or underemployed.

Section 26. Section 420.0003, Florida Statutes, is amended to read:

(Substantial rewording of section. See s. 420.0003, F.S., for present text.)

420.0003 State housing strategy.—

(1) LEGISLATIVE INTENT.—It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal.

(2) POLICIES.—

(a) *Housing production and rehabilitation programs.*— Programs to encourage housing production or rehabilitation must be guided by the following general policies, as appropriate for the purpose of the specific program:

1. State and local governments shall provide incentives to encourage the private sector to be the primary delivery vehicle for the development of affordable housing. When possible, state funds should be heavily leveraged to achieve the maximum federal, local, and private commitment of funds and be used to ensure long-term affordability. To the maximum extent possible, state funds should be expended to create new housing stock and be used for repayable loans rather than grants. Local incentives to stimulate private sector development of affordable housing may include establishment of density bonus incentives.

2. State and local governments should consider and implement innovative solutions to housing issues where appropriate. Innovative solutions include, but are not limited to:

a. Utilizing publicly held land to develop affordable housing through state or local land purchases, long-term land leasing, and school district affordable housing programs. To the maximum extent possible, state-owned lands that are appropriate for the development of affordable housing must be made available for that purpose.

b. Community-led planning that focuses on urban infill, flexible zoning, redevelopment of commercial property into mixed-use property, resiliency, and furthering development in areas with preexisting public services, such as wastewater, transit, and schools.

c. Project features that maximize efficiency in land and resource use, such as high density, high rise, and mixed use.

d. Mixed-income projects that facilitate more diverse and successful communities.

e. Modern housing concepts such as manufactured homes, tiny homes, 3D-printed homes, and accessory dwelling units.

3. State funds should be available only to local governments that provide incentives or financial assistance for housing. State funding for housing should not be made available to local governments whose comprehensive plans have been found not in compliance with chapter 163 and who have not entered into a stipulated settlement agreement with the department to bring the plans into compliance. State funds should be made available only for projects consistent with the local government's comprehensive plan.

4. Local governments are encouraged to enter into interlocal agreements, as appropriate, to coordinate strategies and maximize the use of state and local funds.

5. State-funded development should emphasize use of developed land, urban infill, and the transformation of existing infrastructure in order to minimize sprawl, separation of housing from employment, and effects of increased housing on ecological preservation areas. Housing available to the state's workforce should prioritize proximity to employment and services.

(b) *Public-private partnerships.*—Cost-effective public-private partnerships must emphasize production and preservation of affordable housing.

1. Data must be developed and maintained on the affordable housing activities of local governments, community-based organizations, and private developers.

2. The state shall assist local governments and community-based organizations by providing training and technical

assistance.

3. In coordination with local activities and with federal initiatives, the state shall provide incentives for public sector and private sector development of affordable housing.

(c) *Preservation of housing stock.*—The existing stock of affordable housing must be preserved and improved through rehabilitation programs and expanded neighborhood revitalization efforts to promote suitable living environments for individuals and families.

(d) *Unique housing needs.*—The wide range of need for safe, decent, and affordable housing must be addressed, with an emphasis on assisting the neediest persons.

1. State housing programs must promote the self-sufficiency and economic dignity of the people of this state, including elderly persons and persons with disabilities.

2. The housing requirements of special needs populations must be addressed through programs that promote a range of housing options bolstering integration with the community.

3. All housing initiatives and programs must be nondiscriminatory.

4. The geographic distribution of resources must provide for the development of housing in rural and urban areas.

5. The important contribution of public housing to the well-being of citizens in need shall be acknowledged through efforts to continue and bolster existing programs. State and local government funds allocated to enhance public housing must be used to supplement, not supplant, federal support.

(3) IMPLEMENTATION.—The state, in carrying out the strategy articulated in this section, shall have the following duties:

(a) State fiscal resources must be directed to achieve the following programmatic objectives:

1. Effective technical assistance and capacity-building programs must be established at the state and local levels.

2. The Shimberg Center for Housing Studies at the University of Florida shall develop and maintain statewide data on housing needs and production, provide technical assistance relating to real estate development and finance, operate an information clearinghouse on housing programs, and coordinate state housing initiatives with local government and federal programs.

3. The corporation shall maintain a consumer-focused website for connecting tenants with affordable housing.

(b) The long-range program plan of the department must include specific goals, objectives, and strategies that implement the housing policies in this section.

(c) The Shimberg Center for Housing Studies at the University of Florida, in consultation with the department and the corporation, shall perform functions related to the research and planning for affordable housing. Functions must include quantifying affordable housing needs, documenting results of programs administered, and inventorying the supply of affordable housing units made available in this state. The recommendations required in this section and a report of any programmatic modifications made as a result of these policies must be included in the housing report required by s. 420.6075. The report must identify the needs of specific populations, including, but not limited to, elderly persons, persons with disabilities, and persons with special needs, and may recommend

statutory modifications when appropriate.

(d) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall evaluate affordable housing issues pursuant to the schedule set forth in this paragraph. OPPAGA may coordinate with and rely upon the expertise and research activities of the Shimberg Center for Housing Studies in conducting the evaluations. The analysis may include relevant reports prepared by the Shimberg Center for Housing Studies, the department, the corporation, and the provider of the Affordable Housing Catalyst Program; interviews with the agencies, providers, offices, developers, and other organizations related to the development and provision of affordable housing at the state and local levels; and any other relevant data. When appropriate, each report must recommend policy and statutory modifications for consideration by the Legislature. Each report must be submitted to the President of the Senate and the Speaker of the House of Representatives pursuant to the schedule. OPPAGA shall review and evaluate:

1. By December 15, 2023, and every 5 years thereafter, innovative affordable housing strategies implemented by other states, their effectiveness, and their potential for implementation in this state.

2. By December 15, 2024, and every 5 years thereafter, affordable housing policies enacted by local governments, their effectiveness, and which policies constitute best practices for replication across this state. The report must include a review and evaluation of the extent to which interlocal cooperation is used, effective, or hampered.

3. By December 15, 2025, and every 5 years thereafter,

existing state-level housing rehabilitation, production, preservation, and finance programs to determine their consistency with relevant policies in this section and effectiveness in providing affordable housing. The report must also include an evaluation of the degree of coordination between housing programs of this state, and between state, federal, and local housing activities, and shall recommend improved program linkages when appropriate.

(e) The department and the corporation should conform the administrative rules for each housing program to the policies stated in this section, provided that such changes in the rules are consistent with the statutory intent or requirements for the program. This authority applies only to programs offering loans, grants, or tax credits and only to the extent that state policies are consistent with applicable federal requirements.

Section 27. Subsection (36) of section 420.503, Florida Statutes, is amended to read:

420.503 Definitions.—As used in this part, the term:

(36) "Qualified contract" has the same meaning as in 26 U.S.C. s. 42(h)(6)(F) in effect on the date of the preliminary determination certificate for the low-income housing tax credits for the development that is the subject of the qualified contract request, unless the Internal Revenue Code requires a different statute or regulation to apply to the development. The corporation shall deem a bona fide contract to be a qualified contract at the time the bona fide contract is presented to the owner and the initial ~~second earnest money~~ deposit is deposited in escrow in accordance with the terms of the bona fide contract, and, in such event, the corporation is deemed to have

fulfilled its responsibility to present the owner with a qualified contract.

Section 28. Subsection (3) and paragraph (a) of subsection (4) of section 420.504, Florida Statutes, are amended to read:

420.504 Public corporation; creation, membership, terms, expenses.—

(3) The corporation is a separate budget entity and is not subject to control, supervision, or direction by the department ~~of Economic Opportunity~~ in any manner, including, but not limited to, personnel, purchasing, transactions involving real or personal property, and budgetary matters. The corporation shall consist of a board of directors composed of the Secretary of Economic Opportunity as an ex officio and voting member, or a senior-level agency employee designated by the secretary, one member appointed by the President of the Senate, one member appointed by the Speaker of the House of Representatives, and eight members appointed by the Governor subject to confirmation by the Senate from the following:

(a) One citizen actively engaged in the residential home building industry.

(b) One citizen actively engaged in the banking or mortgage banking industry.

(c) One citizen who is a representative of those areas of labor engaged in home building.

(d) One citizen with experience in housing development who is an advocate for low-income persons.

(e) One citizen actively engaged in the commercial building industry.

(f) One citizen who is a former local government elected

official.

(g) Two citizens of the state who are not principally employed as members or representatives of any of the groups specified in paragraphs (a)-(f).

(4)(a) Members of the corporation shall be appointed for terms of 4 years, except that any vacancy shall be filled for the unexpired term. Vacancies on the board shall be filled by appointment by the Governor, the President of the Senate, or the Speaker of the House of Representatives, respectively, depending on who appointed the member whose vacancy is to be filled or whose term has expired.

Section 29. Subsection (30) of section 420.507, Florida Statutes, is amended to read:

420.507 Powers of the corporation.—The corporation shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers which are in addition to all other powers granted by other provisions of this part:

(30) To prepare and submit to the Secretary of Economic Opportunity a budget request for purposes of the corporation, which request must ~~shall~~, notwithstanding the provisions of chapter 216 and in accordance with s. 216.351, contain a request for operational expenditures and separate requests for other authorized corporation programs. The request must include, for informational purposes, the amount of state funds necessary to use all federal housing funds anticipated to be received by, or allocated to, the state in the fiscal year in order to maximize the production of new, affordable multifamily housing units in this state. The request need not contain information on the

number of employees, salaries, or any classification thereof, and the approved operating budget therefor need not comply with s. 216.181(8)-(10). The secretary may include within the department's budget request the corporation's budget request in the form as authorized by this section.

Section 30. The amendment made by this act to s. 420.507(30), Florida Statutes, expires July 1, 2033, and the text of that subsection shall revert to that in existence on June 30, 2023, except that any amendments to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendments are not dependent upon the portions of text which expire pursuant to this section.

Section 31. Subsection (10) of section 420.5087, Florida Statutes, is amended to read:

420.5087 State Apartment Incentive Loan Program.—There is hereby created the State Apartment Incentive Loan Program for the purpose of providing first, second, or other subordinated mortgage loans or loan guarantees to sponsors, including for-profit, nonprofit, and public entities, to provide housing affordable to very-low-income persons.

(10) The corporation may prioritize a portion of the program funds set aside under paragraph (3)(d) for persons with special needs as defined in s. 420.0004(13) to provide funding for the development of newly constructed permanent rental housing ~~on a campus~~ that provides housing for persons in foster care or persons aging out of foster care pursuant to s. 409.1451. Such housing shall promote and facilitate access to community-based supportive, educational, and employment services and resources that assist persons aging out of foster care to

successfully transition to independent living and adulthood. The corporation must consult with the Department of Children and Families to create minimum criteria for such housing.

Section 32. Section 420.50871, Florida Statutes, is created to read:

420.50871 Allocation of increased revenues derived from amendments to s. 201.15 made by this act.—Funds that result from increased revenues to the State Housing Trust Fund derived from amendments made to s. 201.15 made by this act must be used annually for projects under the State Apartment Incentive Loan Program under s. 420.5087 as set forth in this section, notwithstanding ss. 420.507(48) and (50) and 420.5087(1) and (3). The Legislature intends for these funds to provide for innovative projects that provide affordable and attainable housing for persons and families working, going to school, or living in this state. Projects approved under this section are intended to provide housing that is affordable as defined in s. 420.0004, notwithstanding the income limitations in s. 420.5087(2). Beginning in the 2023-2024 fiscal year and annually for 10 years thereafter:

(1) The corporation shall allocate 70 percent of the funds provided by this section to issue competitive requests for application for the affordable housing project purposes specified in this subsection. The corporation shall finance projects that:

(a) Both redevelop an existing affordable housing development and provide for the construction of a new development within close proximity to the existing development to be rehabilitated. Each project must provide for building the

new affordable housing development first, relocating the tenants of the existing development to the new development, and then demolishing the existing development for reconstruction of an affordable housing development with more overall and affordable units.

(b) Address urban infill, including conversions of vacant, dilapidated, or functionally obsolete buildings or the use of underused commercial property.

(c) Provide for mixed use of the location, incorporating nonresidential uses, such as retail, office, institutional, or other appropriate commercial or nonresidential uses.

(d) Provide housing near military installations in this state, with preference given to projects that incorporate critical services for servicemembers, their families, and veterans, such as mental health treatment services, employment services, and assistance with transition from active-duty service to civilian life.

(2) From the remaining funds, the corporation shall allocate the funds to issue competitive requests for application for any of the following affordable housing purposes specified in this subsection. The corporation shall finance projects that:

(a) Propose using or leasing public lands. Projects that propose to use or lease public lands must include a resolution or other agreement with the unit of government owning the land to use the land for affordable housing purposes.

(b) Address the needs of young adults who age out of the foster care system.

(c) Meet the needs of elderly persons.

(d) Provide housing to meet the needs in areas of rural

opportunity, designated pursuant to s. 288.0656.

(3) Under any request for application under this section, the corporation shall coordinate with the appropriate state department or agency and prioritize projects that provide for mixed-income developments.

(4) This section does not prohibit the corporation from allocating additional funds to the purposes described in this section. In any fiscal year, if the funds allocated by the corporation to any request for application under subsections (1) and (2) are not fully used after the application and award processes are complete, the corporation may use those funds to supplement any future request for application under this section.

(5) This section is repealed June 30, 2033.

Section 33. The Division of Law Revision is directed to replace the phrase "this act" wherever it occurs in s. 420.50871, Florida Statutes, as created by this act, with the assigned chapter number of this act.

Section 34. Section 420.50872, Florida Statutes, is created to read:

420.50872 Live Local Program.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Annual tax credit amount" means, for any state fiscal year, the sum of the amount of tax credits approved under paragraph (3)(a), including tax credits to be taken under s. 220.1878 or s. 624.51058, which are approved for taxpayers whose taxable years begin on or after January 1 of the calendar year preceding the start of the applicable state fiscal year.

(b) "Eligible contribution" means a monetary contribution

from a taxpayer, subject to the restrictions provided in this section, to the corporation for use in the State Apartment Incentive Loan Program under s. 420.5087. The taxpayer making the contribution may not designate a specific project, property, or geographic area of this state as the beneficiary of the eligible contribution.

(c) "Live Local Program" means the program described in this section whereby eligible contributions are made to the corporation.

(d) "Tax credit cap amount" means the maximum annual tax credit amount that the Department of Revenue may approve for a state fiscal year.

(2) RESPONSIBILITIES OF THE CORPORATION.—The corporation shall:

(a) Expend 100 percent of eligible contributions received under this section for the State Apartment Incentive Loan Program under s. 420.5087. However, the corporation may use up to $25 million of eligible contributions to provide loans for the construction of large-scale projects of significant regional impact. Such projects must include a substantial civic, educational, or health care use and may include a commercial use, any of which must be incorporated within or contiguous to the project property. Such a loan must be made, except as otherwise provided in this subsection, in accordance with the practices and policies of the State Apartment Incentive Loan Program. Such a loan is subject to the competitive application process and may not exceed 25 percent of the total project cost. The corporation must find that the loan provides a unique opportunity for investment alongside local government

participation that would enable creation of a significant amount of affordable housing. Projects approved under this section are intended to provide housing that is affordable as defined in s. 420.0004, notwithstanding the income limitations in s. 420.5087(2).

(b) Upon receipt of an eligible contribution, provide the taxpayer that made the contribution with a certificate of contribution. A certificate of contribution must include the taxpayer's name; its federal employer identification number, if available; the amount contributed; and the date of contribution.

(c) Within 10 days after issuing a certificate of contribution, provide a copy to the Department of Revenue.

(3) LIVE LOCAL TAX CREDITS; APPLICATIONS, TRANSFERS, AND LIMITATIONS.—

(a) Beginning in the 2023-2024 fiscal year, the tax credit cap amount is $100 million in each state fiscal year.

(b) Beginning October 1, 2023, a taxpayer may submit an application to the Department of Revenue for an allocation of the tax credit cap for tax credits to be taken under either or both of s. 220.1878 or s. 624.51058.

1. The taxpayer shall specify in the application each tax for which the taxpayer requests a credit and the applicable taxable year. For purposes of s. 220.1878, a taxpayer may apply for a credit to be used for a prior taxable year before the date the taxpayer is required to file a return for that year pursuant to s. 220.222. For purposes of s. 624.51058, a taxpayer may apply for a credit to be used for a prior taxable year before the date the taxpayer is required to file a return for that prior taxable year pursuant to ss. 624.509 and 624.5092. The

Department of Revenue shall approve tax credits on a first-come, first-served basis.

2. Within 10 days after approving or denying an application, the Department of Revenue shall provide a copy of its approval or denial letter to the corporation.

(c) If a tax credit approved under paragraph (b) is not fully used for the specified taxable year for credits under s. 220.1878 or s. 624.51058 because of insufficient tax liability on the part of the taxpayer, the unused amount may be carried forward for a period not to exceed 10 taxable years. For purposes of s. 220.1878, a credit carried forward may be used in a subsequent year after applying the other credits and unused carryovers in the order provided in s. 220.02(8).

(d) A taxpayer may not convey, transfer, or assign an approved tax credit or a carryforward tax credit to another entity unless all of the assets of the taxpayer are conveyed, assigned, or transferred in the same transaction. However, a tax credit under s. 220.1878 or s. 624.51058 may be conveyed, transferred, or assigned between members of an affiliated group of corporations if the type of tax credit under s. 220.1878 or s. 624.51058 remains the same. A taxpayer shall notify the Department of Revenue of its intent to convey, transfer, or assign a tax credit to another member within an affiliated group of corporations. The amount conveyed, transferred, or assigned is available to another member of the affiliated group of corporations upon approval by the Department of Revenue.

(e) Within any state fiscal year, a taxpayer may rescind all or part of a tax credit allocation approved under paragraph (b). The amount rescinded must become available for that state

fiscal year to another eligible taxpayer as approved by the Department of Revenue if the taxpayer receives notice from the Department of Revenue that the rescindment has been accepted by the Department of Revenue. Any amount rescinded under this paragraph must become available to an eligible taxpayer on a first-come, first-served basis based on tax credit applications received after the date the rescindment is accepted by the Department of Revenue.

(f) Within 10 days after approving or denying the conveyance, transfer, or assignment of a tax credit under paragraph (d), or the rescindment of a tax credit under paragraph (e), the Department of Revenue shall provide a copy of its approval or denial letter to the corporation.

(g) For purposes of calculating the underpayment of estimated corporate income taxes under s. 220.34 and tax installment payments for taxes on insurance premiums or assessments under s. 624.5092, the final amount due is the amount after credits earned under s. 220.1878 or s. 624.51058 for contributions to eligible charitable organizations are deducted.

1. For purposes of determining if a penalty or interest under s. 220.34(2)(d)1. will be imposed for underpayment of estimated corporate income tax, a taxpayer may, after earning a credit under s. 220.1878, reduce any estimated payment in that taxable year by the amount of the credit.

2. For purposes of determining if a penalty under s. 624.5092 will be imposed, an insurer, after earning a credit under s. 624.51058 for a taxable year, may reduce any installment payment for such taxable year of 27 percent of the

amount of the net tax due as reported on the return for the preceding year under s. 624.5092(2)(b) by the amount of the credit.

(4) PRESERVATION OF CREDIT.—If any provision or portion of this section, s. 220.1878, or s. 624.51058 or the application thereof to any person or circumstance is held unconstitutional by any court or is otherwise declared invalid, the unconstitutionality or invalidity does not affect any credit earned under s. 220.1878 or s. 624.51058 by any taxpayer with respect to any contribution paid to the Live Local Program before the date of a determination of unconstitutionality or invalidity. The credit must be allowed at such time and in such a manner as if a determination of unconstitutionality or invalidity had not been made, provided that nothing in this subsection by itself or in combination with any other provision of law may result in the allowance of any credit to any taxpayer in excess of $1 of credit for each dollar paid to an eligible charitable organization.

(5) ADMINISTRATION; RULES.—

(a) The Department of Revenue and the corporation may develop a cooperative agreement to assist in the administration of this section, as needed.

(b) The Department of Revenue may adopt rules necessary to administer this section, s. 220.1878, and s. 624.51058, including rules establishing application forms, procedures governing the approval of tax credits and carryforward tax credits under subsection (3), and procedures to be followed by taxpayers when claiming approved tax credits on their returns.

(c) By August 15, 2023, and by each August 15 thereafter,

the Department of Revenue shall determine the 500 taxpayers with the greatest total corporate income or franchise tax due as reported on the taxpayer's return filed pursuant to s. 220.22 during the previous calendar year and notify those taxpayers of the existence of the Live Local Program and the process for obtaining an allocation of the tax credit cap. The Department of Revenue shall confer with the corporation in the drafting of the notification. The Department of Revenue may provide this notification by electronic means.

Section 35. Section 420.5096, Florida Statutes, is created to read:

420.5096 Florida Hometown Hero Program.—

(1) The Legislature finds that individual homeownership is vital to building long-term housing and financial security. With rising home prices, down payment and closing costs are often significant barriers to homeownership for working Floridians. Each person in Florida's hometown workforce is essential to creating thriving communities, and the Legislature finds that the ability of Floridians to reside within the communities in which they work is of great importance. Therefore, the Legislature finds that providing assistance to homebuyers in this state by reducing the amount of down payment and closing costs is a necessary step toward expanding access to homeownership and achieving safe, decent, and affordable housing for all Floridians.

(2) The Florida Hometown Hero Program is created to assist Florida's hometown workforce in attaining homeownership by providing financial assistance to residents to purchase a home as their primary residence. Under the program, a borrower may

apply to the corporation for a loan to reduce the amount of the down payment and closing costs paid by the borrower by a minimum of $10,000 and up to 5 percent of the first mortgage loan, not exceeding $35,000. Loans must be made available at a zero percent interest rate and must be made available for the term of the first mortgage. The balance of any loan is due at closing if the property is sold, refinanced, rented, or transferred, unless otherwise approved by the corporation.

(3) For loans made available pursuant to s. 420.507(23)(a)1. or 2., the corporation may underwrite and make those mortgage loans through the program to persons or families who have household incomes that do not exceed 150 percent of the state median income or local median income, whichever is greater. A borrower must be seeking to purchase a home as a primary residence; a first-time homebuyer and a Florida resident; and employed full-time by a Florida-based employer. The borrower must provide documentation of full-time employment, or full-time status for self-employed individuals, of 35 hours or more per week. The requirement to be a first-time homebuyer does not apply to a borrower who is an active duty servicemember of a branch of the armed forces or the Florida National Guard, as defined in s. 250.01, or a veteran.

(4) Loans made under the Florida Hometown Hero Program may be used for the purchase of manufactured homes, as defined in s. 320.01(2)(b), which were constructed after July 13, 1994; which are permanently affixed to real property in this state, whether owned or leased by the borrower; and which are titled and financed as tangible personal property or as real property.

(5) This program is intended to be evergreen, and

repayments for loans made under this program shall be retained within the program to make additional loans.

Section 36. Subsection (3) is added to section 420.531, Florida Statutes, to read:

420.531 Affordable Housing Catalyst Program.—

(3) The corporation may contract with the entity providing statewide training and technical assistance to provide technical assistance to local governments to establish selection criteria and related provisions for requests for proposals or other competitive solicitations for use or lease of government-owned real property for affordable housing purposes. The entity providing statewide training and technical assistance may develop best practices or other key elements for successful use of public property for affordable housing, in conjunction with technical support provided under subsection (1).

Section 37. Section 420.6075, Florida Statutes, is amended to read:

420.6075 Research and planning for affordable housing; annual housing report.—

(1) The research and planning functions of the department shall include the collection of data on the need for affordable housing in this state and the extent to which that need is being met through federal, state, and local programs, in order to facilitate planning to meet the housing needs in this state and to enable the development of sound strategies and programs for affordable housing. To fulfill this function, the Shimberg Center for Housing Studies ~~Affordable Housing~~ at the University of Florida shall perform the following functions:

(a) Quantify affordable housing needs in this ~~the~~ state by

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

analyzing available data, including information provided through the housing elements of local comprehensive plans, and identify revisions in the housing element data requirements that would result in more uniform, meaningful information being obtained.

(b) Document the results since 1980 of all programs administered by the department which provide for or act as incentives for housing production or improvement. Data on program results must include the number of units produced and the unit cost under each program.

(c) Inventory the supply of affordable housing units made available through federal, state, and local programs. Data on the geographic distribution of affordable units must show the availability of units in each county and municipality.

(2) By December 31 of each year, the Shimberg Center for Housing Studies ~~Affordable Housing~~ shall submit to the Legislature an updated housing report describing the supply of and need for affordable housing. This annual housing report shall include:

(a) A synopsis of training and technical assistance activities and community-based organization housing activities for the year.

(b) A status report on the degree of progress toward meeting the housing objectives of the department’s agency functional plan.

(c) Recommended housing initiatives for the next fiscal year and recommended priorities for assistance to the various target populations within the spectrum of housing need.

(3) The Shimberg Center for Housing Studies ~~Affordable Housing~~ shall:

(a) Conduct research on program options to address the need for affordable housing.

(b) Conduct research on training models to be replicated or adapted to meet the needs of community-based organizations and state and local government staff involved in housing development.

Section 38. Paragraph (a) of subsection (1) of section 553.792, Florida Statutes, is amended to read:

553.792 Building permit application to local government.—

(1)(a) Within 10 days of an applicant submitting an application to the local government, the local government shall advise the applicant what information, if any, is needed to deem the application properly completed in compliance with the filing requirements published by the local government. If the local government does not provide written notice that the applicant has not submitted the properly completed application, the application shall be automatically deemed properly completed and accepted. Within 45 days after receiving a completed application, a local government must notify an applicant if additional information is required for the local government to determine the sufficiency of the application, and shall specify the additional information that is required. The applicant must submit the additional information to the local government or request that the local government act without the additional information. While the applicant responds to the request for additional information, the 120-day period described in this subsection is tolled. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. The local

government must approve, approve with conditions, or deny the application within 120 days following receipt of a completed application. A local government shall maintain on its website a policy containing procedures and expectations for expedited processing of those building permits and development orders required by law to be expedited.

Section 39. Subsection (7) of section 624.509, Florida Statutes, is amended to read:

624.509 Premium tax; rate and computation.—

(7) Credits and deductions against the tax imposed by this section shall be taken in the following order: deductions for assessments made pursuant to s. 440.51; credits for taxes paid under ss. 175.101 and 185.08; credits for income taxes paid under chapter 220 and the credit allowed under subsection (5), as these credits are limited by subsection (6); the credit allowed under s. 624.51057; the credit allowed under s. 624.51058; all other available credits and deductions.

Section 40. Paragraph (c) of subsection (1) of section 624.5105, Florida Statutes, is amended to read:

624.5105 Community contribution tax credit; authorization; limitations; eligibility and application requirements; administration; definitions; expiration.—

(1) AUTHORIZATION TO GRANT TAX CREDITS; LIMITATIONS.—

(c) The total amount of tax credit which may be granted for all programs approved under this section and ss. 212.08(5)(p) and 220.183 is $25 ~~$14.5~~ million in the 2023-2024 ~~2022-2023~~ fiscal year and in each fiscal year thereafter for projects that provide housing opportunities for persons with special needs as defined in s. 420.0004 or homeownership opportunities for low-

income or very-low-income households as defined in s. 420.9071 and $4.5 million in the 2022-2023 fiscal year and in each fiscal year thereafter for all other projects.

Section 41. Section 624.51058, Florida Statutes, is created to read:

624.51058 Credit for contributions to the Live Local Program.—

(1) For taxable years beginning on or after January 1, 2023, there is allowed a credit of 100 percent of an eligible contribution made to the Live Local Program under s. 420.50872 against any tax due for a taxable year under s. 624.509(1) after deducting from such tax deductions for assessments made pursuant to s. 440.51; credits for taxes paid under ss. 175.101 and 185.08; credits for income taxes paid under chapter 220; and the credit allowed under s. 624.509(5), as such credit is limited by s. 624.509(6). An eligible contribution must be made to the Live Local Program on or before the date the taxpayer is required to file a return pursuant to ss. 624.509 and 624.5092. An insurer claiming a credit against premium tax liability under this section is not required to pay any additional retaliatory tax levied under s. 624.5091 as a result of claiming such credit. Section 624.5091 does not limit such credit in any manner.

(2) Section 420.50872 applies to the credit authorized by this section.

Section 42. The Department of Economic Opportunity's Keys Workforce Housing Initiative, approved by the Administration Commission on June 13, 2018, is considered an exception to the evacuation time constraints of s. 380.0552(9)(a)2., Florida Statutes, by requiring deed-restricted affordable workforce

housing properties receiving permit allocations to agree to evacuate at least 48 hours in advance of hurricane landfall. A comprehensive plan amendment approved by the Department of Economic Opportunity to implement the initiative is hereby valid and the respective local governments may adopt local ordinances or regulations to implement such plan amendment.

Section 43. (1) The Department of Revenue is authorized, and all conditions are deemed met, to adopt emergency rules under s. 120.54(4), Florida Statutes, for the purpose of implementing provisions related to the Live Local Program created by this act. Notwithstanding any other law, emergency rules adopted under this section are effective for 6 months after adoption and may be renewed during the pendency of procedures to adopt permanent rules addressing the subject of the emergency rules.

(2) This section expires July 1, 2026.

Section 44. For the 2023-2024 fiscal year, the sum of $100 million in nonrecurring funds from the General Revenue Fund is appropriated to the Florida Housing Finance Corporation to implement the Florida Hometown Hero Housing Program established in s. 420.5096, Florida Statutes, as created by this act.

Section 45. For the 2023-2024 fiscal year, the sum of $252 million in nonrecurring funds from the Local Government Housing Trust Fund is appropriated in the Grants and Aids - Housing Finance Corporation (HFC) - State Housing Initiatives Partnership (SHIP) Program appropriation category to the Florida Housing Finance Corporation.

Section 46. For the 2023-2024 fiscal year, the sum of $150 million in recurring funds and $109 million in nonrecurring

funds from the State Housing Trust Fund is appropriated in the Grants and Aids - Housing Finance Corporation (HFC) - Affordable Housing Programs appropriation category to the Florida Housing Finance Corporation. The recurring funds are appropriated to implement s. 420.50871, Florida Statutes, as created by this act.

Section 47. For the 2022-2023 fiscal year, the sum of $100 million in nonrecurring funds from the General Revenue Fund is appropriated to the Florida Housing Finance Corporation to implement a competitive assistance loan program for new construction projects in the development pipeline that have not commenced construction and are experiencing verifiable cost increases due to market inflation. These funds are intended to support the corporation’s efforts to maintain the viability of projects in the development pipeline as the unprecedented economic factors coupled with the housing crisis makes it of upmost importance to deliver much-needed affordable housing units in communities in a timely manner. Eligible projects are those that accepted an invitation to enter credit underwriting by the corporation for funding during the period of time of July 1, 2020, through June 30, 2022. The corporation may establish such criteria and application processes as necessary to implement this section. The unexpended balance of funds appropriated to the corporation as of June 30, 2023, shall revert and is appropriated to the corporation for the same purpose for the 2023-2024 fiscal year. Any funds not awarded by December 1, 2023, must be used for the State Apartment Incentive Loan Program under s. 420.5087, Florida Statutes. This section is effective upon becoming a law.

Section 48. The Legislature finds and declares that this act fulfills an important state interest.

Section 49. Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect July 1, 2023.

Site Plan submitted
April 3, 2023

DWG.NO.	INDEX OF SHEETS DESCRIPTION
1	COVER
2-5	BOUNDARY AND TOPOGRAPHIC SURVEY
6-8	DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES
9-11	DEMOLITION AND SWPPP PLAN
12	STATE ROAD 40 RIGHT-OF-WAY SWPPP
12.1	STATE ROAD 40 RIGHT-OF-WAY SWPPP
13	TYMBER CREEK ROAD RIGHT-OF-WAY SWPPP
14	SWPPP DETAILS AND NOTES
15	OVERALL DEVELOPMENT PLAN
16	OVERALL PHASING PLAN
17-18	SITE LAYOUT PLAN
19-20	STRIPING AND SIGNAGE PLAN
21	S.R. 40 OVERALL TURN LANE IMPROVEMENTS
22	S.R. 40 RIGHT TURN LANE RIGHT-OF-WAY IMPROVEMENTS
23	S.R. 40 RIGHT TURN LANE R-O-W DRAINAGE & GRADING
23.1	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
23.2	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
24	TYMBER CREEK ROAD RIGHT-OF-WAY IMPROVEMENTS
25	TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
26	DRAINAGE PLAN
27-28	DRAINAGE DETAILS
29	STORMTECH DETAILS
30	POST-DEV WATER TABLE CALCULATION PLAN
31	ACCESS ROAD DRAINAGE PLAN
32	ACCESS ROAD STORMTECH DETAILS
33	WALGREENS DRAINAGE MODIFICATION PLAN
34-35	GRADING PLAN
36-37	RETAINING WALL DETAILS AND NOTES
38-42	CROSS SECTIONS
43-44	UTILITY PLAN
45	PLAN AND PROFILE
46	PLAN AND PROFILE
47	PLAN AND PROFILE
48	PLAN AND PROFILE
49	PLAN AND PROFILE
50	PLAN AND PROFILE
51	UTILITY CONFLICT DETAILS
52	UTILITY DETAILS AND NOTES
53-55	CITY OF ORMOND BEACH LIFT STATION DETAILS
56-57	CITY OF ORMOND BEACH DETAILS
58	MISCELLANEOUS DETAILS AND NOTES
59-64	FDOT STANDARD CONSTRUCTION DETAILS
65-66	MAINTENANCE OF TRAFFIC
67	OVERALL LANDSCAPE PLAN
68-70	LANDSCAPE PLAN
71	LANDSCAPE PLAN (TYPICAL BUILDING TYPE 1, 2, AND 3)
72	LANDSCAPE DETAILS AND NOTES
73	TREE CREDIT CALCULATION PLAN
74-76	TREE REMOVAL PLAN
77	LANDSCAPE DETAILS AND NOTES
78	OVERALL IRRIGATION PLAN
79-81	IRRIGATION PLAN
82	IRRIGATION DETAILS AND NOTES
83	TREE PRESERVATION PLAN
~~84~~	~~OVERALL TREE PRESERVATION PLAN~~
85	WETLAND IMPACT / PRESERVATION PLAN
86	WETLAND BUFFER EXHIBIT
87	MEAN HIGH WATER MARK BUFFER EXHIBIT
88	BUILDING TO BUILDING SETBACK EXHIBIT
89	AUTOTURN TRUCK PLAN
90	EASEMENT PLAN
91	SITE PHOTOMETRIC PLAN
92	PHOTOMETRIC DETAILS

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

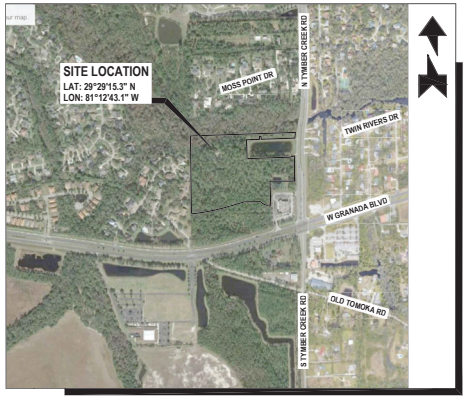
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SITE PLAN DRAWINGS FOR

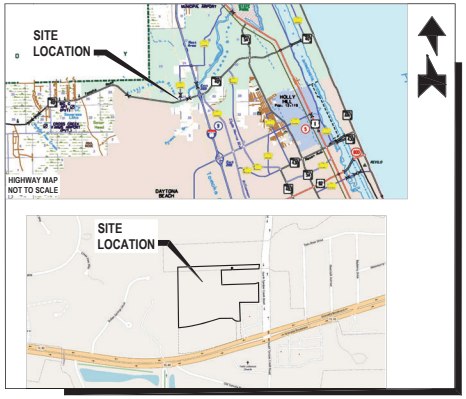
TYMBER CREEK APARTMENTS

SECTION 25, TOWNSHIP 14 S, RANGE 31 E
412500000221 & 412500000230
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

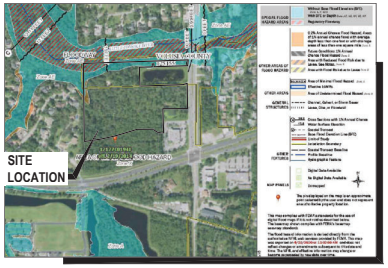
NOVEMBER 2021
REVISED MARCH 2023



AERIAL MAP
SCALE: 1" = 700'

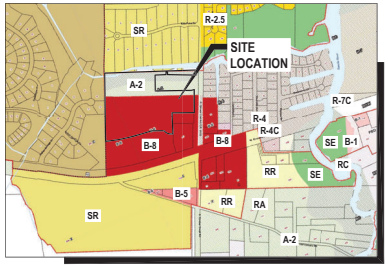


LOCATION MAP
SCALE: 1" = 1,200'



FLOOD ZONE MAP
SCALE: 1" = 700'

PANEL NO. 12127C0194 J
FLOOD ZONE "X" & "AE"



ZONING MAP
SCALE: 1" = 800'

PROJECT ZONING DISTRICT:
B-8 (COMMERCIAL)



SOILS MAP
SCALE: 1" = 500'

SOIL TYPES: SEE SITE AND GENERAL INFORMATION SHEET No. 5

LEGAL DESCRIPTION

SEE BOUNDARY AND TOPOGRAPHIC SURVEY, SHEETS 2-5.

PROJECT STATEMENT

PROPOSE A 270-UNIT APARTMENT COMPLEX CONSISTING OF 8 APARTMENT BUILDINGS, CLUBHOUSE WITH POOL, MAINTENANCE BUILDING, TRASH COMPACTOR AND DOG PARK. THE PROJECT CONSISTS OF 19.62 ACRES WITH 7.517 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-008
FDEP (WASTEWATER)	.
FDEP (NPDES NOI)	FLR
FDOT (ACCESS)	2021-A-591-00078
FDOT (DRAINAGE)	2021-D-591-00042
FDOT (UTILITY)	.
SJRWMD (STORMWATER)	95674-3
VOLUSIA COUNTY (USE)	2020-P-USE-0578
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	.

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF ORMOND BEACH (386) 673-3238
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT TEAM

PROPERTY OWNER/APPLICANT: VCP ORMOND BEACH II LLC
2120 S HIGHWAY A1A
VERO BEACH, FL 32963
EMAIL: GMCMILLAN@TELLUS-PARTNERS.COM
PHONE: (404) 798-5974

ENGINEER/ LANDSCAPE ARCHITECT/ AGENT: NEWKIRK ENGINEERING, INC.
1230 NORTH US1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

ARCHITECT: ENGLISH ASSOCIATES INC.
3084 MERCER UNIVERSITY DRIVE
ATLANTA, GA 30341
PHONE: (470) 395-6263
EMAIL: DENGLISH@ENGLISHASSOCIATESINC.COM

SURVEYOR: SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE: (386) 761-5385
EMAIL: WWW.SLIGERASSOCIATES.COM

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA BEACH, FL 32119
PHONE: (386) 756-1105
EMAIL: BPOHL@UNIVERSALENGINEERING.COM

TRAFFIC: LASSITER TRANSPORTATION GROUP
1450 W GRANADA BOULEVARD, SUITE 2
ORMOND BEACH, FL 32174
PHONE: (386) 257-6996
EMAIL: INFO@LTG-INC.US

ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.
235 HUNT CLUB BOULEVARD, SUITE 202
LONGWOOD, FL 32779
PHONE: (407) 869-9434
EMAIL: BGRIFFY@ECSFL.CC

One Nation... One Number... 811
Know what's below. Call before you dig.

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A.# 30209
LC. # 26000084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

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PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER
1

PROJECT No. 2020-06

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

- BENCHMARK ID
- BORING ID
- EXISTING CABLE TV PEDESTAL
- EXISTING CAP OR PLUG
- EXISTING CLEAN OUT
- EXISTING CONDUIT RISER/ MARKER
- EXISTING ELECTRIC METER
- EXISTING ELEVATION (SOFT)
- PROPOSED ELEVATION (SOFT)
- EXISTING ELEVATION (HARD)
- PROPOSED ELEVATION (HARD)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GUY WIRE & ANCHOR PIN
- EXISTING MAIL BOX
- EXISTING MANHOLE (UNKNOWN)
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGNS AND POSTS
- PROPOSED SIGN AND POST
- EXISTING TEE
- EXISTING UTILITY POLE
- EXISTING VALVE IRRIGATION
- EXISTING VALVE WATER
- PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER WITH INLET
- FOUND 1/2" CAPPED IRON ROD L.B. #3724
- FOUND 1/2" IRON ROD (NO I.D.)
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
- EXISTING EASEMENT
- EXISTING UNDERGROUND FIBER OPTIC CABLE
- EXISTING FORCE MAIN (# INDICATES SIZE)
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC CABLES
- EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
- EXISTING RAW WATER MAIN (# INDICATES SIZE)
- EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
- PROPOSED SANITARY SEWER (# INDICATES SIZE)
- PROPOSED WATER MAIN (# INDICATES SIZE)
- EXISTING CONTOUR
- PROPOSED CONTOUR (SOFT)
- PROPOSED CONTOUR (HARD)
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING UNDERGROUND ELECTRICAL POWER CABLE
- JURISDICTIONAL WETLAND LINE
- EXISTING SANITARY SEWER (# INDICATES SIZE)
- EXISTING WATER MAIN (# INDICATES SIZE)
- EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
- EXISTING SWALE OR CENTER OF DITCH
- PROPOSED SWALE OR CENTER OF DITCH
- EXISTING TOP OF DITCH BANK
- EXISTING BOTTOM OF DITCH BANK
- EXISTING WOOD FENCE
- EXISTING WIRE OR CHAIN LINK FENCE
- PROPOSED WIRE OR CHAIN LINK FENCE
- PROPOSED SILT/SEDIMENT FENCE
- PROPOSED COIR ROLL OR WATTLE
- PROPOSED FLOATING TURBIDITY BARRIER
- PROPOSED TREE PROTECTION

VOLUSIA COUNTY IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS, WHEN UTILIZED, SHALL CONTAIN A FUNCTIONAL RAIN SENSOR DEVICE, CAPABLE OF BEING SET TO ONE MINUTE RUN TIMES, AND BATTERY BACKUP CAPABILITY TO RETAIN PROGRAMMING IN THE EVENT OF A POWER FAILURE.
2. A RAIN SENSOR PLACED ON A STATIONARY STRUCTURE, FREE AND CLEAR OF ANY OVERHEAD OBSTRUCTIONS AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE.
3. EQUIPMENT WITH CHECK VALVES USED IN LOW-LYING AREAS TO PREVENT LOW HEAD DRAINAGE.
4. BACKFLOW PREVENTION METHODS AND OTHER PROVISIONS PRESCRIBED IN SECTION 74-42.
5. IRRIGATION DESIGN WITH THE APPROPRIATE UNIFORMITY FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
6. IRRIGATION SYSTEM EQUIPMENT INSTALLED AS DESIGNED.
7. IRRIGATION ZONES DIVIDED ACCORDING TO: AVAILABLE FLOW RATE, VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.), SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND SOIL CHARACTERISTICS.
8. SPRAY HEADS AND ROTORS NOT MIXED IN SAME ZONE.
9. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE HAVING MATCHED PRECIPITATION RATES.
10. APPLICATION RATES THAT AVOID RUNOFF AND PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER AND PREVAILING WINDS.
11. A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
12. A MINIMUM SEPARATION OF 12 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
13. NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS AND DRIVES.
14. LAWN SPRAY PATTERNS PROVIDING HEAD TO HEAD COVERAGE.
15. WATER CONVEYANCE SYSTEMS WITH A FLOW VELOCITY OF FIVE FEET PER SECOND OR LESS.
16. PIPELINES DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
17. PRESSURE REGULATING HEADS.
18. A MAINTENANCE CHECKLIST PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR ACCOMPANIED BY A RECOMMENDED MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS.
19. IRRIGATION SYSTEM DESIGN WILL BE PERMITTED THROUGH VOLUSIA COUNTY.

VOLUSIA COUNTY LANDSCAPE REQUIREMENTS:

1. A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA. LOW OR MEDIUM VOLUME IRRIGATION AREAS MAY BE UTILIZED IN LIEU OF ANY HIGH VOLUME IRRIGATION AREA.
2. A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA. HOWEVER, THE LANDSCAPED AREA MAY CONTAIN UP TO 75 PERCENT MEDIUM VOLUME IRRIGATION AREA, IF NO HIGH VOLUME IRRIGATION AREA IS UTILIZED ON SITE.
3. A LOW VOLUME IRRIGATION AREA MAY BE UTILIZED FOR AN ENTIRE LANDSCAPED AREA WITH THE EXCEPTION OF NATIVE VEGETATION AREAS REGULATED BY SECTION 50-373(b)(4).
4. IN THE ALTERNATIVE TO (1), (2), AND (3) ABOVE, IF 25 PERCENT OF THE PRE-EXISTING NATIVE VEGETATION IS RETAINED ON SITE, THE REMAINING 75 PERCENT OF THE LANDSCAPED AREA MAY BE A HIGH VOLUME IRRIGATION AREA. FOR ALL PRE-EXISTING NATIVE VEGETATION RETAINED ON A PARCEL:
   - NO SUPPLEMENTAL WATER SHALL BE APPLIED TO THE NATIVE VEGETATION AREA.
   - ONLY HAND PRUNING OF NATIVE VEGETATION IS ALLOWED.
   - MECHANICAL MOWING OR CLEARING IS PROHIBITED.

VOLUSIA COUNTY CONTRACTOR LICENSE REQUIREMENTS:

NO PERSON MAY INSTALL OR REPAIR AN IRRIGATION SYSTEM IN VOLUSIA COUNTY UNLESS THEY POSSESS A VALID IRRIGATION CERTIFICATE OF COMPETENCY FROM THE DEPARTMENT. THE FOLLOWING PERSONS ARE EXEMPTED FROM HAVING TO POSSESS A CERTIFICATE OF COMPETENCY:

- LICENSED FLORIDA WATER WELL CONTRACTORS AND FLORIDA STATE CERTIFIED PLUMING CONTRACTORS.
- FLORIDA STATE REGISTERED PLUMBING CONTRACTORS.
- PROPERTY OWNERS WHO PERSONALLY PERFORM CONSTRUCTION, MAINTENANCE OR REPAIRS ON AN IRRIGATION SYSTEM THAT SERVES HIS OR HER OWNER-OCCUPIED SINGLE FAMILY RESIDENCE.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2020 / 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL
425-010	STRUCTURE BOTTOMS - TYPES J AND P
205	PIPE BACKFILL
425-021	CURB INLET TOPS - TYPES 5 & 6
425-024	CURB INLET TOP - TYPE 9
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H
430-022	SIDE DRAIN MITERED END SECTION
520-001	CURB & CURB AND GUTTER
522-002	PUBLIC SIDEWALK CURB RAMPS
350-001	CONCRETE PAVEMENT JOINTS
522-001	CONCRETE SIDEWALK
120-001	EMBANKMENT UTILIZATION
514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS
330-001	TURNOUTS
546	SIGHT DISTANCE AT INTERSECTIONS
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
711-001	SPECIAL MARKING AREAS

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	H/C	HANDICAP	SAN	SANITARY
CMP	CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
CPP	CORRUGATED PLASTIC PIPE	INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
CTV	CABLE TELEVISION	K_H	HORIZONTAL PERMEABILITY	SMH	SANITARY MANHOLE
DIP	DUCTILE IRON PIPE	K_V	VERTICAL PERMEABILITY	SS	SANITARY SEWER
ESMT	EASEMENT	KO	KNOCK OUT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EXIST	EXISTING	LF	LINEAL FEET	TSB	TEMPORARY SEDIMENT BASIN
FAC	FLORIDA ADMINISTRATIVE CODE	MB	MAP BOOK	TYP	TYPICAL
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	MES	MITERED END SECTION	UGE	UNDERGROUND ELECTRIC
		MJ	MECHANICAL JOINT	UGT	UNDERGROUND TELEPHONE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/A	NOT APPLICABLE	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
		NIC	NOT IN CONTRACT	W	WATER (POTABLE)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OHE	OVERHEAD ELECTRIC		
		OR	OFFICIAL RECORD		
FH	FIRE HYDRANT	PG	PAGE		
FOC	FIBER OPTIC CABLE	PSI	POUNDS PER SQUARE INCH		
FF EL	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE		
FM	FORCE MAIN	PVMT	PAVEMENT		
FPD	FEET PER DAY	R	RADIUS		
G	GAS	RCP	REINFORCED CONCRETE PIPE		
GW	GROUND WATER	RPM	REFLECTIVE PAVEMENT MARKER		
		R/W	RIGHT-OF-WAY		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 854,635 SF OR 19.620 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY SLIGER AND ASSOCIATES (SEE SHEET No. 2.1, 2.2, 2.3 & 2.4 OF THESE PLANS).
2. THE EXISTING ZONING IS B-8 (COMMERCIAL) AND A-2 (RURAL AGRICULTURE). THE PROPOSED ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE FLUM IS (1) OPEN SPACE / CONSERVATION, (2) RESIDENTIAL, OFFICE RETAIL AND (3) GENERAL COMMERCIAL.
4. THE TAX PARCEL NUMBERS ARE 412500000221 AND 412500000230.
6. THE EXISTING SITE CONDITION IS UNDEVELOPED. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
7. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (1) APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES, (19) DELAND FINE SAND, 0 TO 5 PERCENT SLOPES, (22) ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES, (23) FARMTON FINE SAND AND (51) POMONA-ST. JOHNS COMPLEX.
8. THE SITE IS LOCATED WITHIN ZONE "X" & "AE" PER FEMA MAP PANEL No. 12127C0194 J, DATED FEBRUARY 19, 2014.
9. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY FLORIDA POWER & LIGHT. NATURAL GAS WILL BE PROVIDED BY TECO PEOPLES GAS COMPANY. TELEPHONE, CABLE AND INTERNET SERVICE WILL BE PROVIDED BY AT&T. CABLE TV AND INTERNET CAN ALSO BE PROVIDED BY SPECTRUM.
10. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE PRO, INC.
11. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
12. STORMWATER WILL BE PROVIDED BY INTERCONNECTED EXFILTRATION AND DRY RETENTION PRE-TREATMENT TO WET DETENTION POND SYSTEM.
13. POTABLE WATER AND WASTEWATER UTILITIES PROVIDED BY CITY OF ORMOND BEACH.
14. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.
15. ACCESS WILL BE PROVIDED FROM S.R. 40 (GRANADA BOULEVARD) WITH A RIGHT-IN AND RIGHT-OUT DRIVEWAY. EMERGENCY ACCESS WILL BE PROVIDED BY CONNECTION TO WALGREENS.

SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
270 UNITS / 16.42 = 16.44 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	120,665	2.770	14.1
PAVEMENT	161,047	3.697	18.8
CONCRETE SIDEWALKS / PADS/ POOL DECK	45,724	1.050	5.4
RESERVED PARKING	11,410	0.262	1.3
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	319,004	7.323	37.3
WET DETENTION PONDS	36,353	0.835	4.3
WETLANDS	104,588	2.401	12.2
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	327,436	7.517	38.3
TOTAL PERVIOUS	527,199	12.103	61.7

3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BEDROOM x 114 = 171 SPACES
0.5 SPACES RESERVE PER 1 BEDROOM x 114 = 57 SPACES
2.0 SPACES PER 2 BEDROOM x 144 = 288 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 540 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	2.0
STANDARD	489	90.6
RESERVE	40	7.4
TOTAL PARKING PROVIDED	540	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 540 = 54
REQUIRED BICYCLE PARKING = 54 SPACES

6. BICYCLE PARKING PROVIDED

57 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
3/29/23	CITY COMMENTS

1238 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LIC. # 26061684
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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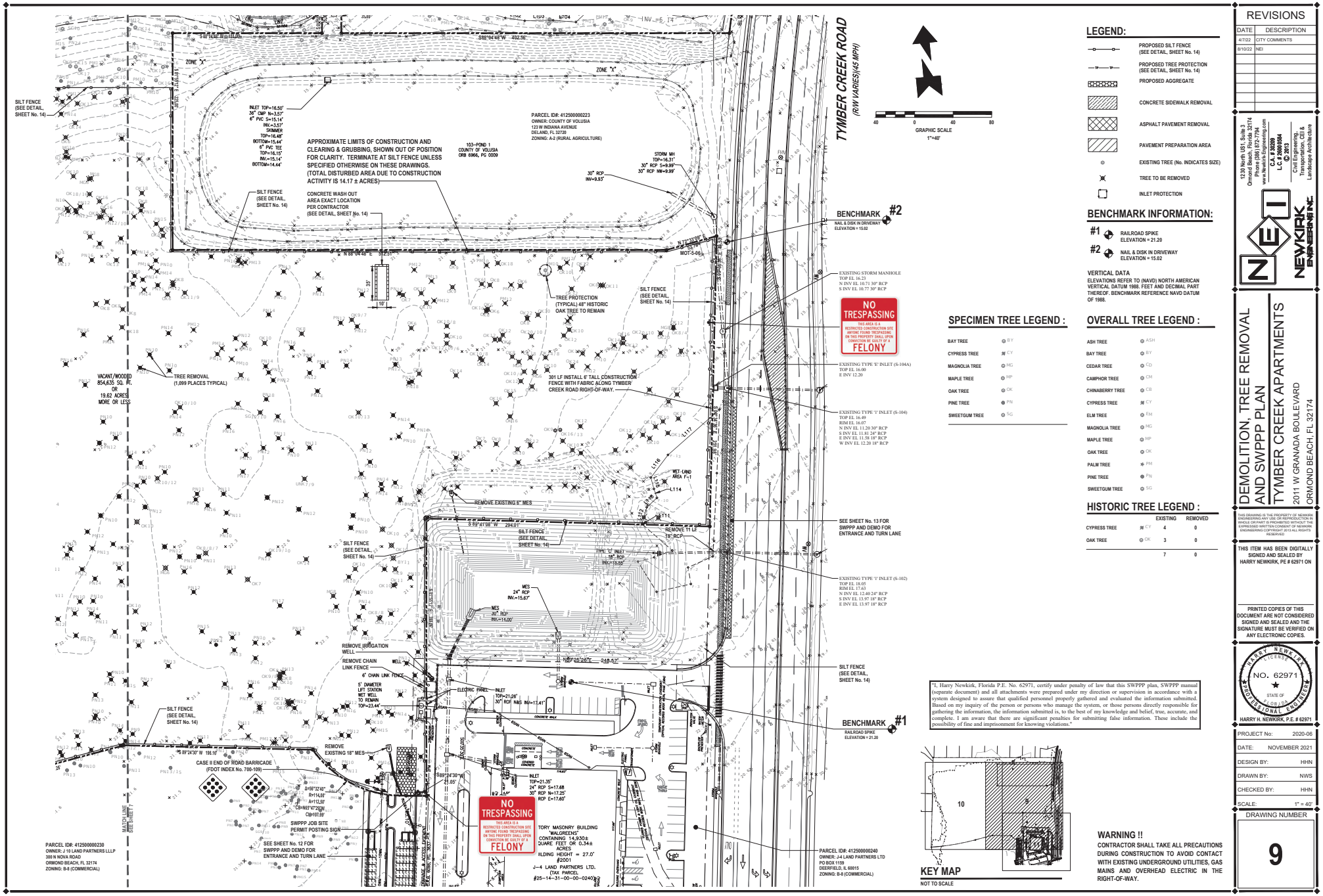
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HARRY H. NEWKIRK, P.E. # 62971

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DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

8



LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PINE TREE	PN
SWEETGUM TREE	SG

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

HISTORIC TREE LEGEND :

		EXISTING	REMOVED
CYPRESS TREE	CY	4	0
OAK TREE	OK	3	0
		7	0

"I, Harry Newkirk, Florida P.E. No. 62971, certify under penalty of law that this SWPPP plan, SWPPP manual (separate document) and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information. These include the possibility of fine and imprisonment for knowing violations."

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
8/10/22	NEI

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Phone (386) 672-7794
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C.A. # 30209
LC # 26001694
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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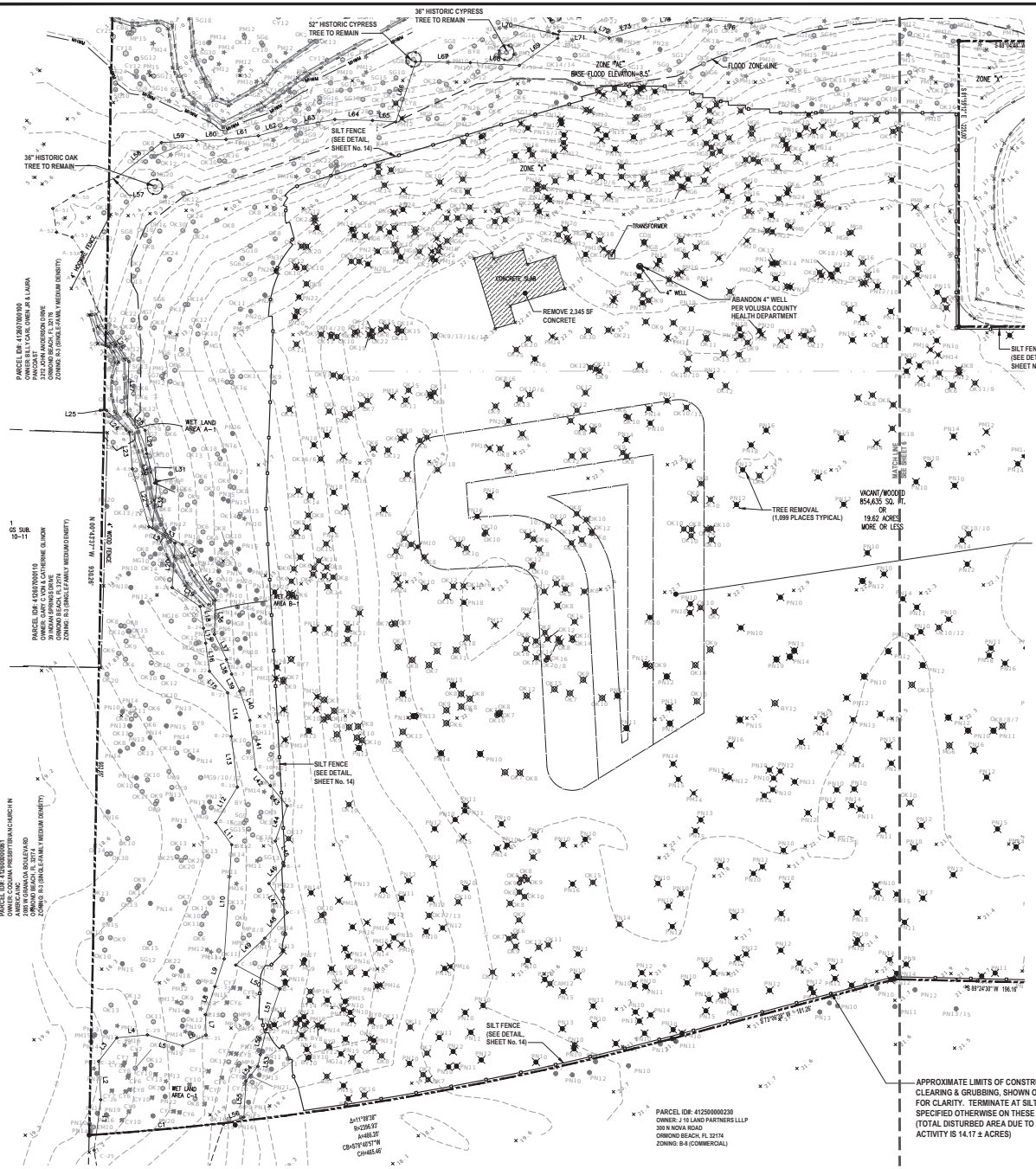
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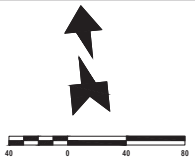
HARRY H. NEWKIRK, P.E. # 62971

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DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

9





LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 11)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 11)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
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OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

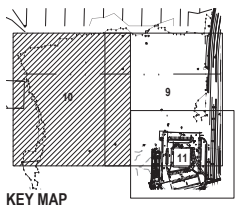
HISTORIC TREE LEGEND :

		EXISTING	REMOVED
CYPRESS TREE	CY	4	0
OAK TREE	Ok	3	0
		7	0

SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
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KEY MAP
NOT TO SCALE

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REVISIONS	
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4/7/22	TITLE BLOCK

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Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LIC. # 29061.0504
NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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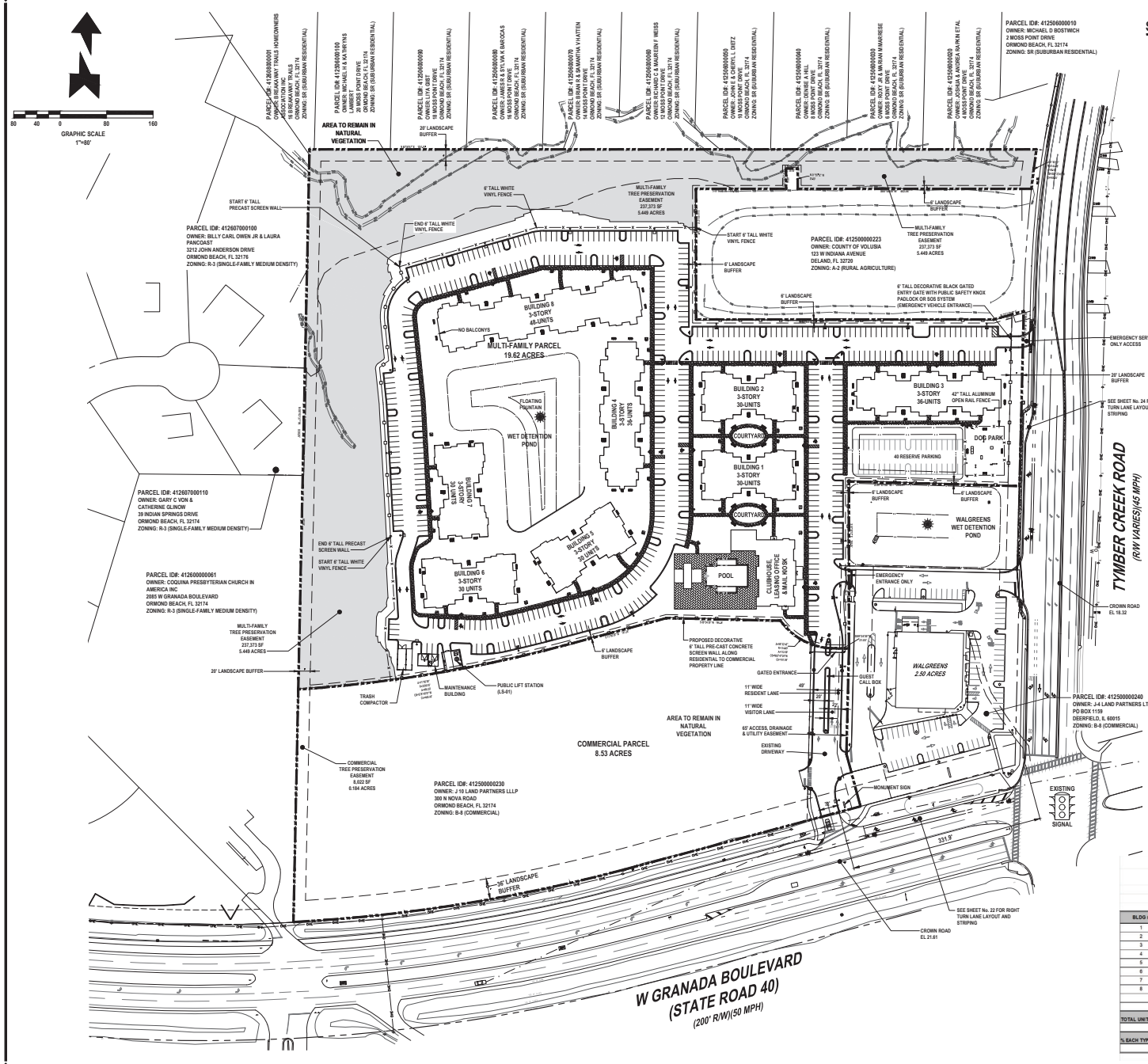
HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
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DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

10



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

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MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACECONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
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THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
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3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BEDROOM x 114 = 171 SPACES
0.5 SPACES RESERVE PER 1 BEDROOM x 114 = 57 SPACES
2.0 SPACES PER 2 BEDROOM x 144 = 288 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 540 SPACES

4. PARKING PROVIDED

		%
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STANDARD	489	90.6
RESERVE	40	7.4
TOTAL PARKING PROVIDED	540	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 540 = 54
REQUIRED BICYCLE PARKING = 54 SPACES

6. BICYCLE PARKING PROVIDED

57 BICYCLE SPACES PROVIDED

TYMBER CREEK APARTMENTS - SCHEME A

UNIT MIX & BUILDING SCHEDULE

			UNIT SQ. FT.	1 BD / 1BA 774	1 BD / 1BA 792	1 BD / 1BA 754	2BD / 2BA 1128	3BD / 2BA 1311	
BLDG #	BLDG TYPE	# OF STORIES		A1	A2	A3	B1	C1	TOTAL
1	GARDEN	3 STORY		-	-	12	24	-	36
2	GARDEN	3 STORY		12	6	-	12	-	30
3	GARDEN	3 STORY		12	6	-	12	-	30
4	GARDEN	3 STORY		-	-	12	24	-	36
5	GARDEN	3 STORY		12	6	-	12	-	30
6	GARDEN	3 STORY		12	6	-	12	-	30
7	GARDEN	3 STORY		12	6	-	12	-	30
8	GARDEN	3 STORY		-	-	-	36	12	48
TOTAL UNITS				60	30	24	144	12	270
% EACH TYPE				22.22%	11.11%	8.89%	53.33%	4.44%	100%

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
1/30/23	OWNER
3/29/23	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
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NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

OVERALL DEVELOPMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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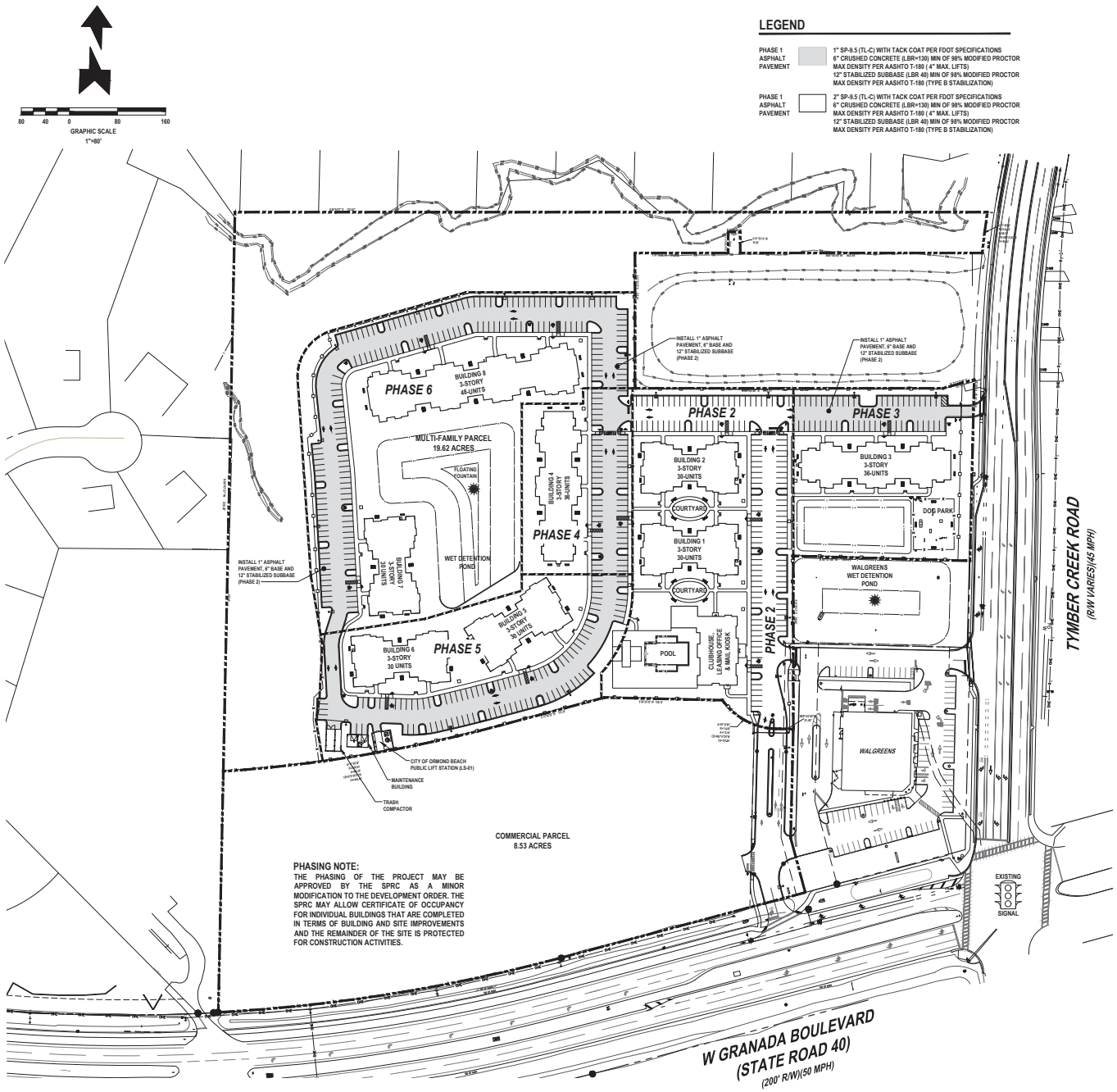
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CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

15



PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE AND1 INCH OF ASPHALT PAVEMENT.
9. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
10. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
11. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
12. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3)

1. CONSTRUCT BUILDING 3 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 4)

1. CONSTRUCT BUILDING 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 5, 6, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 5, 6, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTER'S.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 7, 8 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 7, 8 BUILDING IMPROVEMENTS AND FINAL SITE RE-INSPECTION.
2. INSTALL SECOND LIFT OF ASPHALT (1") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. IINSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NPDES NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

CITY OF ORMOND BEACH SPRC NOTE:

THE PHASING OF THE PROJECT MAY BE APPROVED BY SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
3/29/23	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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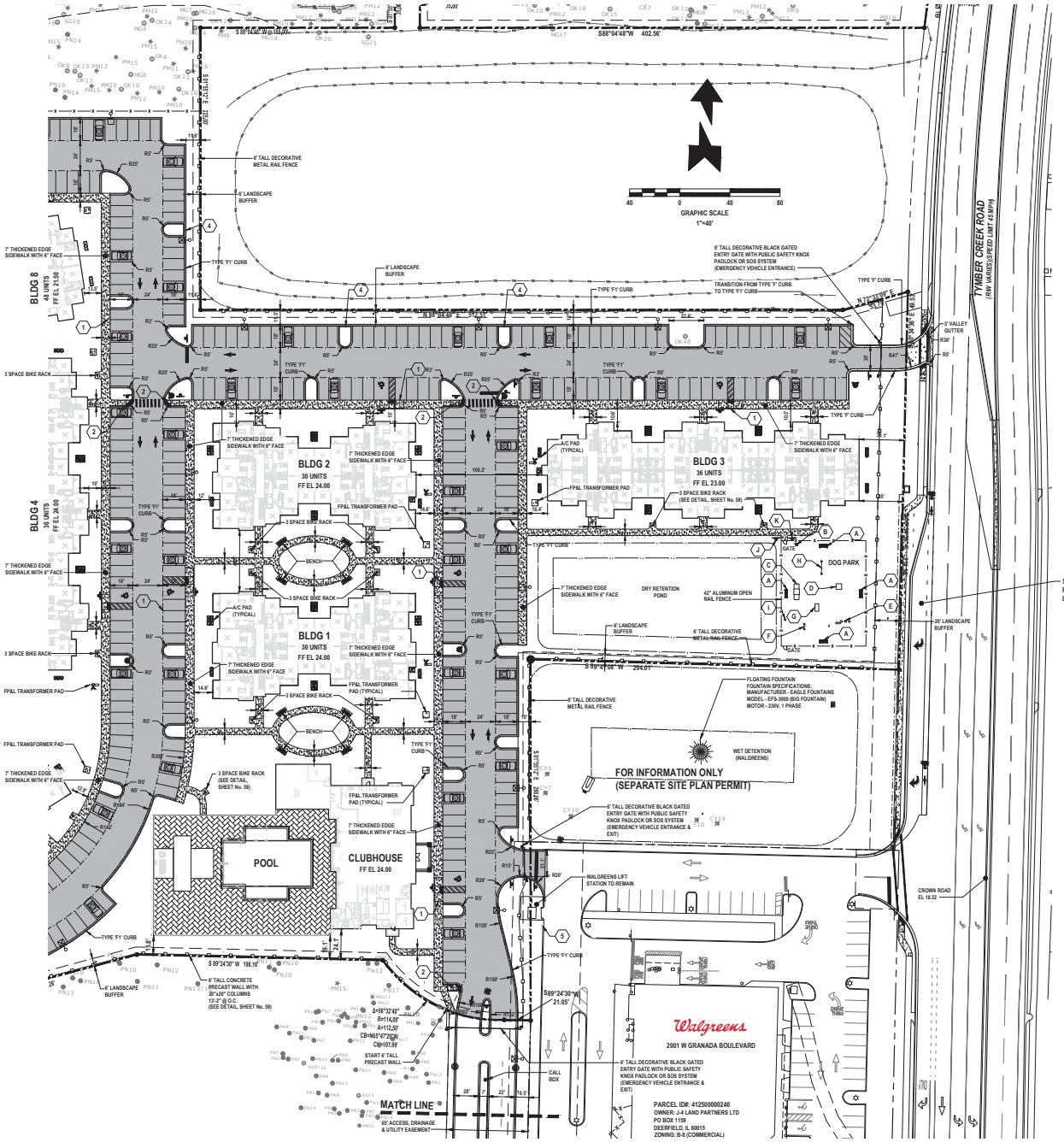
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

16



PAVING LEGEND

ASPHALT PAVEMENT	2" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) (TYPE B STABILIZATION) *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. @ 28 DAYS) WITH FIBER MESH PER MANUFACTURER SPECIFICATIONS 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) (TYPE B STABILIZATION) (SEE DETAIL, SHEET No. 56 & 58)
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 56, 58, 62-64).
POOL DECK PAVERS	POOL DECK PAVERS

DOG PARK / PLAYGROUND KEYNOTES:

HTTPS://PARKWAREHOUSE.COM/PRODUCT/INTERMEDIATE-COURSE-BARKPARK-DOG-AGILITY-COURSE/

- (A) GYMS FOR DOGS 6' PARK BENCH (622DP235)
- (B) DOG PARK PET CLEAN UP WASTE STATION (DL-PWR-FT)
- (C) KING OF THE HILL (622DP100)
- (D) PAWS TABLE (622DP110)
- (E) STEPPING PAWS (622DP130)
- (F) HOOP JUMP (622DP115)
- (G) DOGGIE CRAWL (622DP150)
- (H) ROVER JUMP OVER (622DP125)
- (I) DRINKING FOUNTAIN (648WF345)
- (J) GYMS FOR DOGS WELCOME SIGN (DL-WELCM-SIGN)
- (K) GYMS FOR DOGS RULES SIGN (DL-RULES-SIGN)

LEGEND

- TYPE 'F' CURB (SEE DETAIL, SHEET No. 56 & 58)
- 'F1' CURB (SEE DETAIL, SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'F1' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL, SHEET No. 63)
- SITE LIGHTING
  SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED.) (SEE SHEETS, No. 91 & 92)
- 3 SPACE BIKE RACK (SEE DETAIL, SHEET No. 58)
- 6' TALL WHITE VINYL FENCE (SEE DETAIL, SHEET No. 58)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL, SHEET No. 36)

KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL, SHEET No. 19 & 20)
2. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
4. 18" GUTTER BYPASS (SEE DETAIL, SHEET No. 58)
5. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)

FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038

SEE SHEET No. 24 FOR RIGHT TURN LANE LAYOUT AND STRIPING

SEE SHEET No. 22 FOR LAYOUT AND STRIPING OF ENTRANCE AND TURN LANE

MONUMENT SIGN (REQUIRES SEPARATE BUILDING PERMIT WITH CITY)

KEY MAP

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER
1/30/23	OWNER
3/29/23	CITY COMMENTS

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SITE LAYOUT PLAN (SHT. 1 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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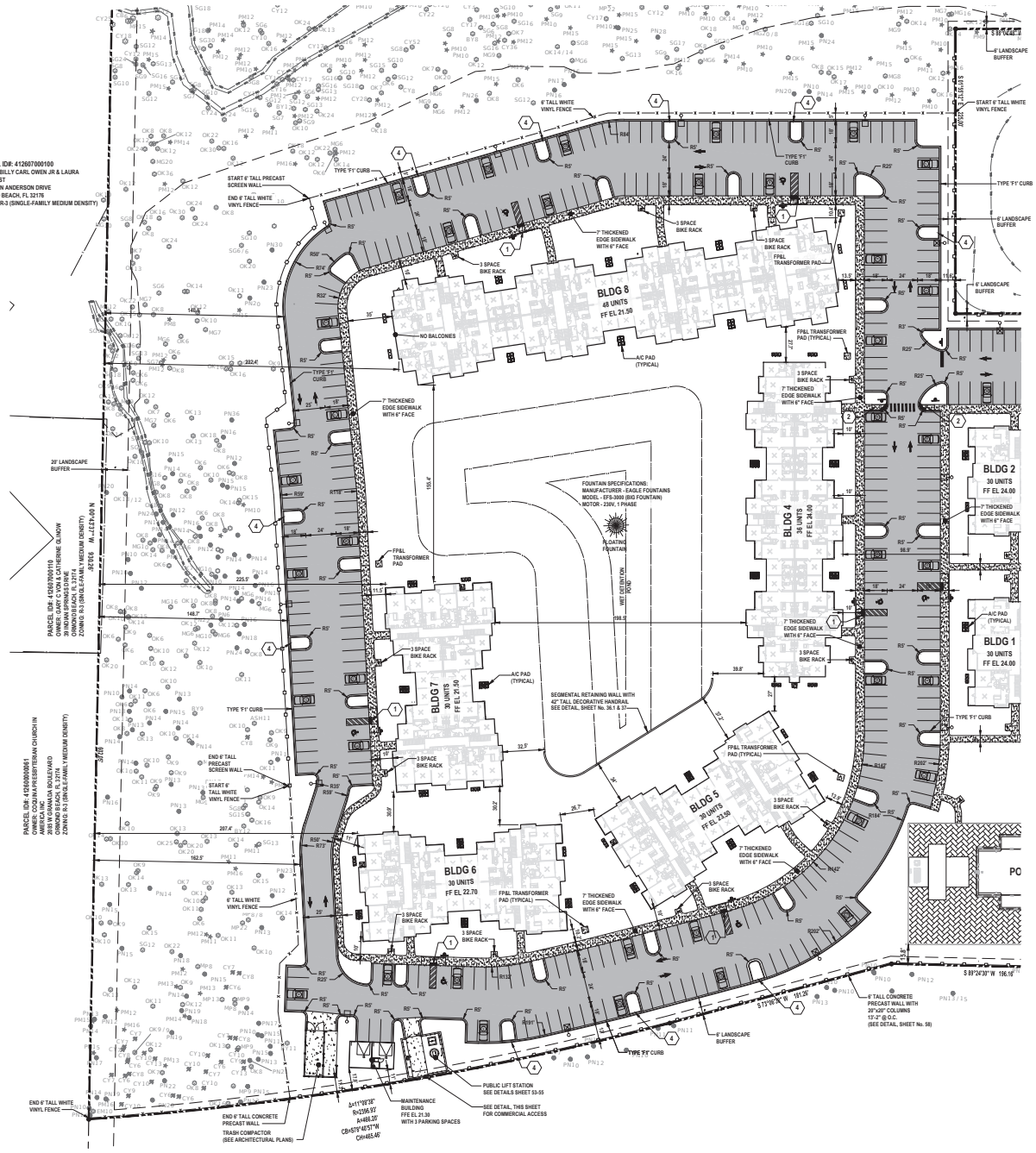
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

17



PAVING LEGEND

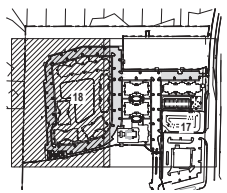
ASPHALT PAVEMENT		2" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) (TYPE B STABILIZATION) *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
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POOL DECK PAVERS		POOL DECK PAVERS

LEGEND

- TYPE 'F' CURB (SEE DETAIL, SHEET No. 56 & 58)
- 'F1' CURB (SEE DETAIL, SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 58)
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KEYNOTES:

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2. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
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KEY MAP
NOT TO SCALE

REVISIONS	
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4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
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11/18/22	ENGINEER
1/30/23	OWNER
3/29/23	CITY COMMENTS

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SITE LAYOUT PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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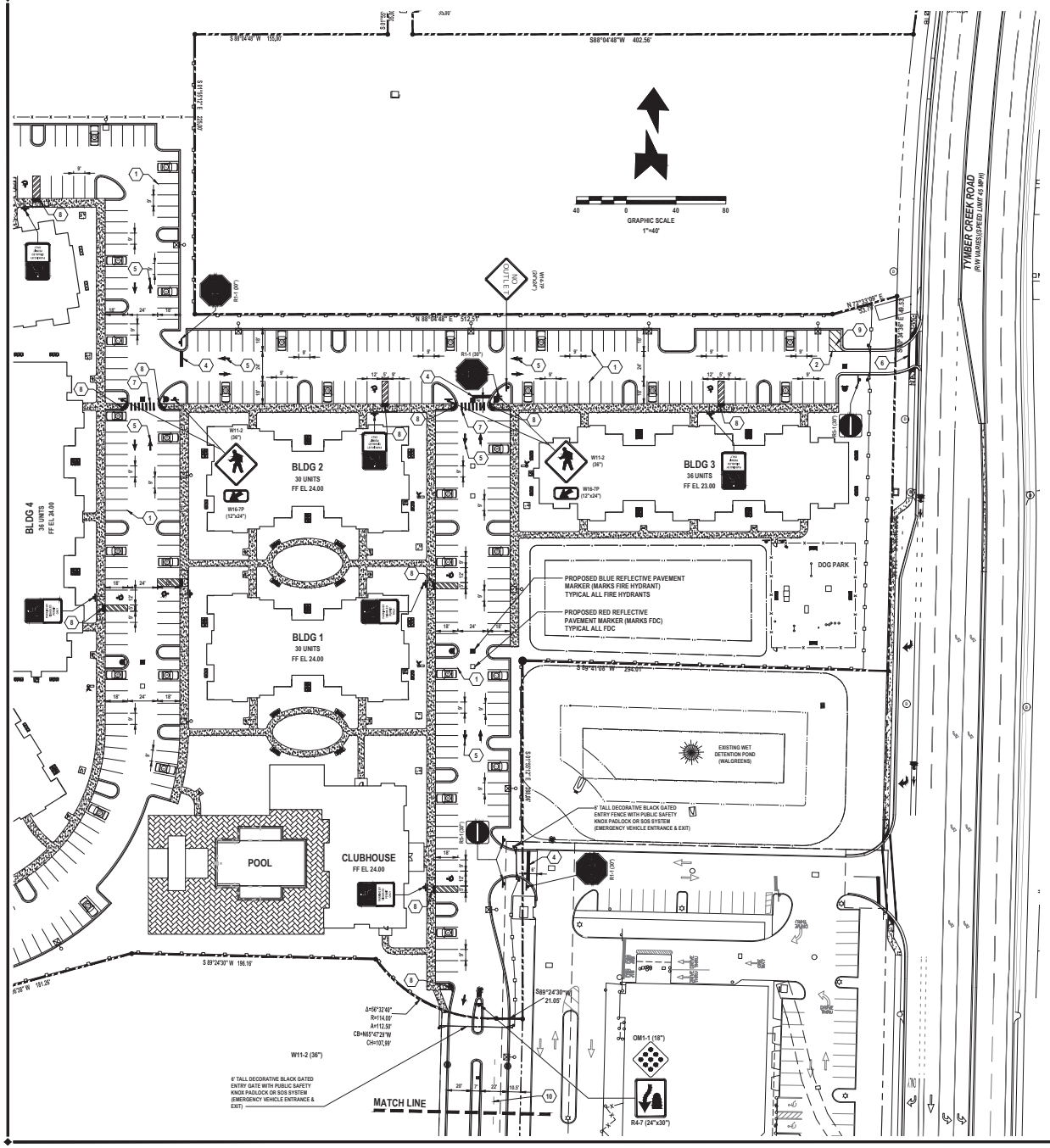
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

18



STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 6" SOLID YELLOW LINE
3. 6" SOLID DOUBLE YELLOW LINE
4. 24" WHITE STOP BAR (THERMOPLASTIC)
5. WHITE DIRECTIONAL ARROW
6. STANDARD CROSSWALK
7. SPECIAL EMPHASIS CROSSWALK
8. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
9. 6" SOLID YELLOW LINE @ 45° SPACED AT 4' ON CENTER
10. 6" WHITE LINE 6' SKIP, 10' GAP

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)

PARKING CALCULATIONS

1. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 114	= 171 SPACES
0.5 SPACES RESERVE PER 1 BEDROOM x 114	= 57 SPACES
2.0 SPACES PER 2 BEDROOM x 144	= 288 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 540 SPACES

2. PARKING PROVIDED

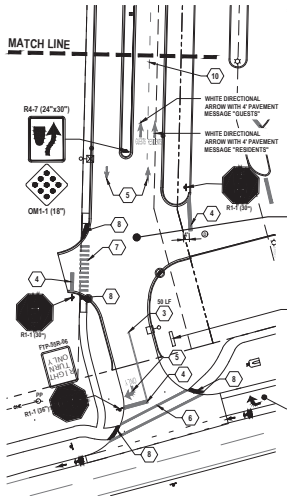
HANDICAP	10	1.9
STANDARD	490	90.7
RESERVE	40	7.4
TOTAL PARKING PROVIDED	540	100.0

3. BICYCLE PARKING REQUIRED

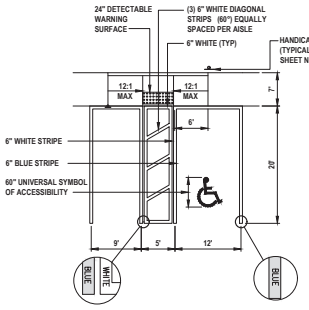
10% OF TOTAL PARKING = 0.10 x 540 = 54
REQUIRED BICYCLE PARKING = 54 SPACES

4. BICYCLE PARKING PROVIDED

57 BICYCLE SPACES PROVIDED



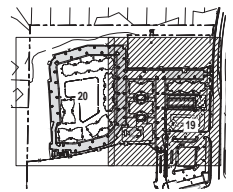
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(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



HANDICAP PARKING STRIPING

SCALE: 1" = 10'

(UNIVERSAL SPACES PER FLORIDA ADA)



KEY MAP

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
10/25/22	OWNER

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www.Newkirk Engineering.com
C.A. # 30209
LC. # 26001084
2020
Civil Engineering, Transportation, CEI & Landscape Architecture
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STRIPING AND SIGNAGE PLAN (SHT. 1 OF 2)

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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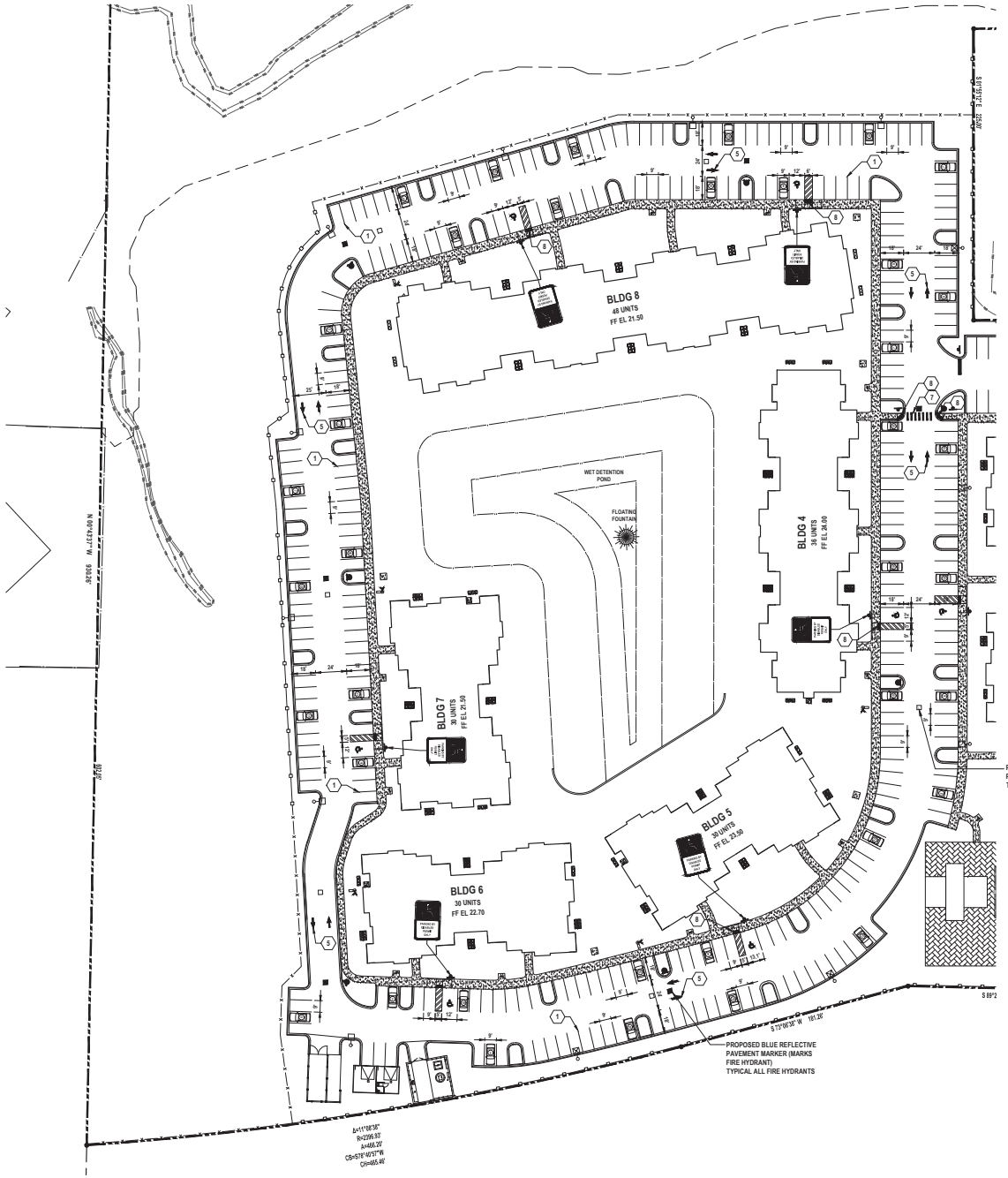
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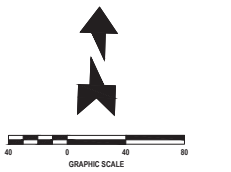
HARRY H. NEWKIRK, P.E. # 62971

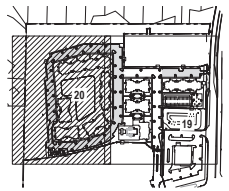
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

19







KEY MAP
NOT TO SCALE

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1	6" SOLID WHITE LINE	8	24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
2	6" SOLID YELLOW LINE	9	6" WHITE SKIP LINE (10' - 30')
3	6" SOLID DOUBLE YELLOW LINE	10	6" WHITE DOTTED LANE DROP LINE (2' - 9')
4	24" WHITE STOP BAR (THERMOPLASTIC)	11	18" YELLOW LINE @ 45° SPACED 5' ON CENTER
5	WHITE DIRECTIONAL ARROW	12	18" YELLOW LINE @ 45° SPACED 10' ON CENTER
6	STANDARD CROSSWALK	13	WHITE "SHARK-TOOTH" YIELD LINE
7	SPECIAL EMPHASIS CROSSWALK	14	6" WHITE SKIP LINE (2' - 4')

PARKING CALCULATIONS

1. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 114	= 171 SPACES
0.5 SPACES RESERVE PER 1 BEDROOM x 114	= 57 SPACES
2.0 SPACES PER 2 BEDROOM x 144	= 288 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 540 SPACES

2. PARKING PROVIDED

		%
HANDICAP	10	1.9
STANDARD	490	90.7
RESERVE	40	7.4
TOTAL PARKING PROVIDED	540	100.0

3. BICYCLE PARKING REQUIRED

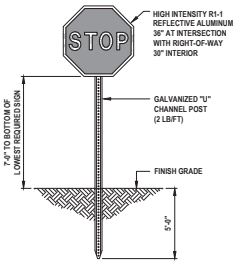
10% OF TOTAL PARKING = 0.10 x 540 = 54
REQUIRED BICYCLE PARKING = 54 SPACES

4. BICYCLE PARKING PROVIDED

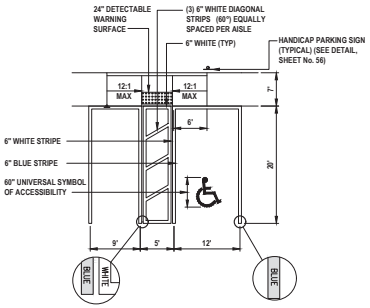
57 BICYCLE SPACES PROVIDED

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)



STOP SIGN DETAIL
NOT TO SCALE



HANDICAP PARKING STRIPING (UNIVERSAL SPACES PER FLORIDA ADA)
SCALE: 1" = 10'

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER

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STRIPING AND SIGNAGE PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
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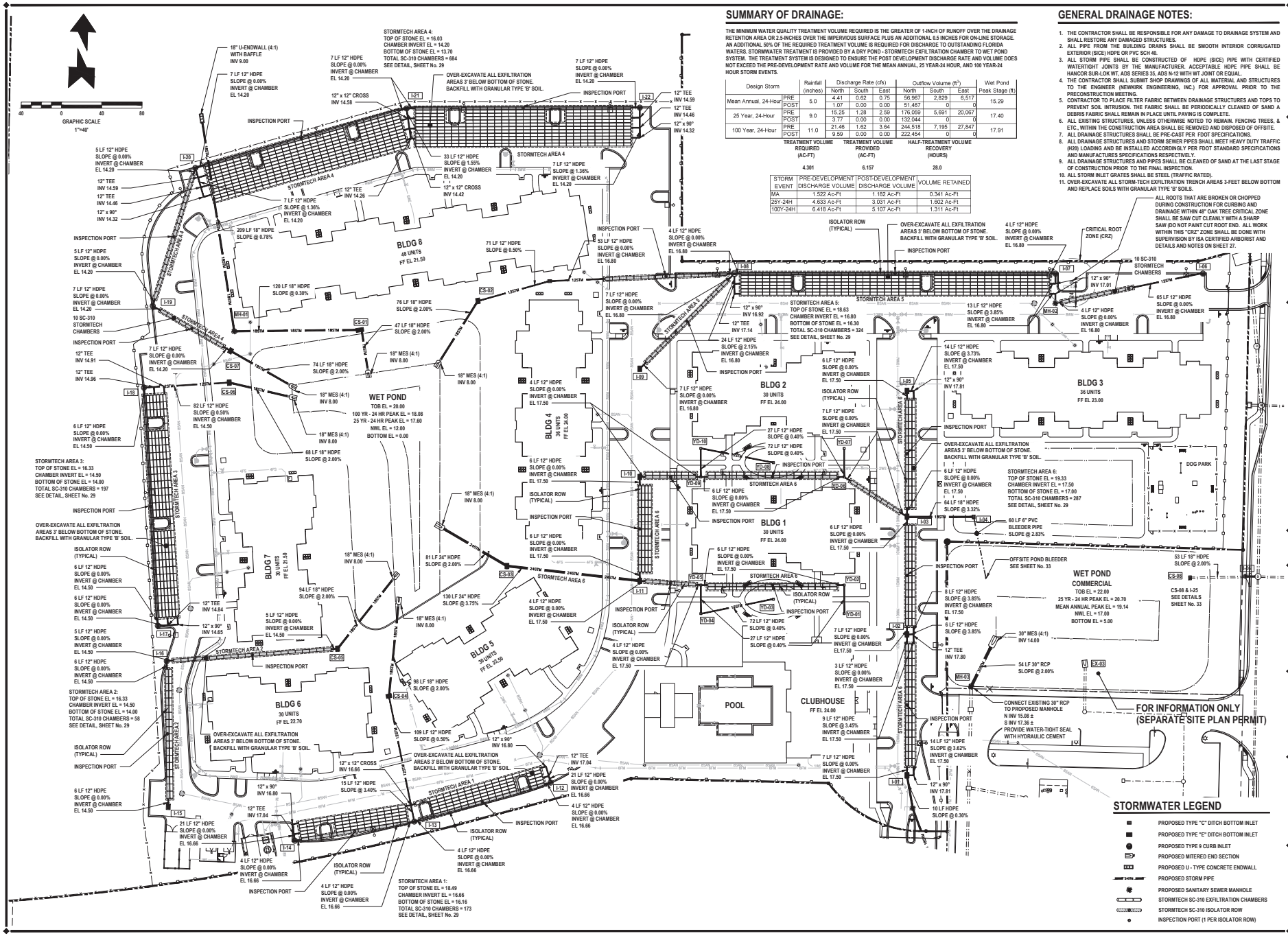
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CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

20



SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1-INCH OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.5-INCHES OVER THE IMPERVIOUS SURFACE PLUS AN ADDITIONAL 0.5 INCHES FOR ON-LINE STORAGE. AN ADDITIONAL 50% OF THE REQUIRED TREATMENT VOLUME IS REQUIRED FOR DISCHARGE TO OUTSTANDING FLORIDA WATERS. STORMWATER TREATMENT IS PROVIDED BY A DRY POND - STORMTECH EXFILTRATION CHAMBER TO WET POND SYSTEM. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

Design Storm	Rainfall (inches)	Discharge Rate (cfs) North	Discharge Rate (cfs) South	Discharge Rate (cfs) East	Outflow Volume (ft³) North	Outflow Volume (ft³) South	Outflow Volume (ft³) East	Wet Pond Peak Stage (ft)
Mean Annual, 24-Hour	PRE	5.0	4.41	0.62	0.75	56,967	2,829	6,517	15.29
	POST		1.07	0.00	0.00	51,467	0	0	
25 Year, 24-Hour	PRE	9.0	15.25	1.28	2.59	176,059	5,691	20,067	17.40
	POST		3.77	0.00	0.00	132,044	0	0	
100 Year, 24-Hour	PRE	11.0	21.46	1.62	3.64	244,518	7,195	27,847	17.91
	POST		9.59	0.00	0.00	222,454	0	0	

TREATMENT VOLUME REQUIRED (AC-FT)	TREATMENT VOLUME PROVIDED (AC-FT)	HALF-TREATMENT VOLUME RECOVERY (HOURS)
4.301	6.157	28.0

STORM EVENT	PRE-DEVELOPMENT DISCHARGE VOLUME	POST-DEVELOPMENT DISCHARGE VOLUME	VOLUME RETAINED
MA	1.522 Ac-Ft	1.182 Ac-Ft	0.341 Ac-Ft
25Y-24H	4.633 Ac-Ft	3.031 Ac-Ft	1.602 Ac-Ft
100Y-24H	6.418 Ac-Ft	5.107 Ac-Ft	1.311 Ac-Ft

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
5. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN. FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).
11. OVER-EXCAVATE ALL STORM-TECH EXFILTRATION TRENCH AREAS 3-FEET BELOW BOTTOM AND REPLACE SOILS WITH GRANULAR TYPE 'B' SOILS.

STORMWATER LEGEND

- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED TYPE "E" DITCH BOTTOM INLET
- PROPOSED TYPE 9 CURB INLET
- PROPOSED MITERED END SECTION
- PROPOSED U - TYPE CONCRETE ENDWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER MANHOLE
- STORMTECH SC-310 EXFILTRATION CHAMBERS
- STORMTECH SC-310 ISOLATOR ROW
- INSPECTION PORT (1 PER ISOLATOR ROW)

REVISIONS

DATE	DESCRIPTION
12/22/21	SJRWMD COMMENTS
4/7/22	TITLE BLOCK
5/2/22	CITY COMMENTS
10/25/22	OWNER
3/30/23	OWNER

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Civil Engineering, Transportation, CEI & Landscape Architecture

DRAINAGE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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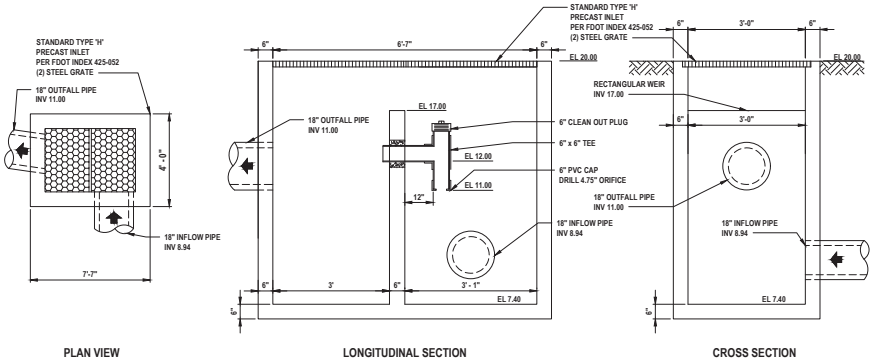
HARRY N. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY N. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

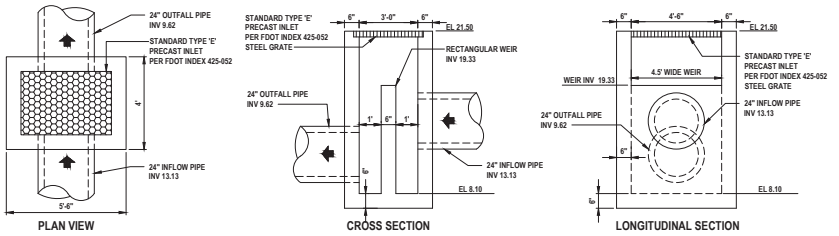
26



PLAN VIEW LONGITUDINAL SECTION CROSS SECTION

CONTROL STRUCTURE CS-01 DETAIL

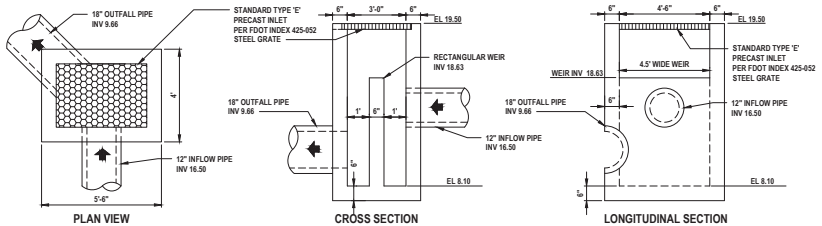
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PLAN VIEW CROSS SECTION LONGITUDINAL SECTION

CONTROL STRUCTURE CS-03 DETAIL

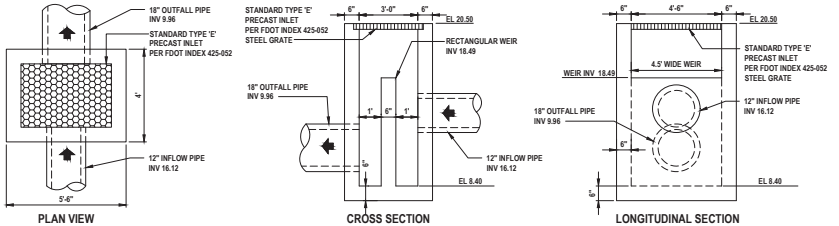
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PLAN VIEW CROSS SECTION LONGITUDINAL SECTION

CONTROL STRUCTURE CS-02 DETAIL

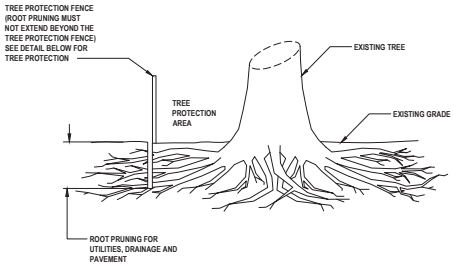
NOT TO SCALE



PLAN VIEW CROSS SECTION LONGITUDINAL SECTION

CONTROL STRUCTURE CS-04 DETAIL

NOT TO SCALE



1. INSTALL ALL TREE PROTECTION BARRIERS PRIOR TO CONSTRUCTION. LOCATION OF ALL TREE PROTECTION MUST BE APPROVED BY ISA CERTIFIED ARBORIST AND CITY OF NEW SMYRNA BEACH PRIOR TO CONSTRUCTION.
2. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI A300.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
4. ALL ROOT PRUNING MUST BE MADE CLEANLY WITH A SHARP ROOT PRUNING TOOL (SUCH AS A DOSKO OR VERMEER ROOT MECHANICAL ROOT PRUNER EQUIPMENT.
4. ROOTS OVER 1.5" DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT; WHICH IS STILL ATTACHED TO THE TREE. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES AND DRAINAGE AND ROOTS ARE BROKEN OR CHOPPED; THEN ALL ROOTS SHALL BE CLEANED SAW AT CHOPPED OR BROKEN POINT.

ROOT PRUNING DETAIL

NOT TO SCALE



CONTRACTOR TO USE DOSKO OR VERMEER MECHANICAL ROOT PRUNER EQUIPMENT WHEN WITHIN CRITICAL ROOT ZONE OR TREE PROTECTION AREA FOR INSTALLATION OF 4" CONDUITS FOR ELECTRICAL, CABLE, TELECOMMUNICATIONS AND IRRIGATION SERVICES

MECHANICAL ROOT PRUNER EQUIPMENT DETAIL

NOT TO SCALE

STORM STRUCTURE SCHEDULE

I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	---	ALT-B	E	21.00	16.00	12" 17.50	18" 17.50	12" 18.00	---
I-02	---	ALT-B	E	21.00	16.00	12" 17.50	12" 17.50	12" 18.00	---
I-03	---	ALT-B	E	21.00	16.00	12" 17.50	12" 17.50	18" 17.50	12" 17.50
I-04	---	ALT-B	E	21.00	14.79	---	6" 16.40	---	18" 16.29
I-05	---	ALT-B	E	21.00	16.00	---	12" 17.50	12" 18.00	---
I-06	4' DIA	P	9	19.72	15.30	---	---	---	12" 16.80
I-07	4' DIA	P	9	21.61	15.30	---	12" 17.30	---	12" 16.80
I-08	5' DIA	P	9	21.00	15.30	---	12" 17.30	12" 16.80	12" 16.80
I-09	---	ALT-B	E	21.61	15.30	---	---	12" 16.80	---
I-10	---	ALT-B	E	21.81	16.00	---	12" 17.50	12" 17.50	---
I-11	---	ALT-B	E	21.61	16.00	12" 17.50	---	12" 17.50	24" 18.00
I-12	---	ALT-B	E	20.16	15.16	12" 17.16	---	---	12" 16.66
I-13	4' DIA	P	9	20.16	15.16	12" 17.16	---	12" 16.66	12" 16.66
I-14	4' DIA	P	9	20.16	15.16	12" 17.16	---	12" 16.66	---
I-15	---	ALT-B	E	19.70	13.00	12" 14.50	---	---	---
I-16	4' DIA	P	9	18.00	13.00	---	12" 14.50	---	12" 14.50
I-17	4' DIA	P	9	18.00	13.00	12" 14.50	---	12" 15.00	---
I-18	4' DIA	P	9	18.23	13.00	---	12" 14.50	---	12" 15.00
I-19	4' DIA	P	9	18.00	12.70	12" 14.20	---	12" 14.20	---
I-20	4' DIA	P	9	17.70	12.80	---	12" 14.70	12" 14.30	12" 14.30

I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-21	4' DIA	P	9	17.70	12.80	---	12" 14.70	12" 14.30	12" 14.30
I-22	4' DIA	P	9	17.80	12.80	---	12" 14.70	---	12" 14.30
MH-01	4' DIA	P	MH	20.00	9.13	18" 10.63	---	18" 10.63	---
MH-02	4' DIA	P	MH	20.90	15.30	12" 17.30	---	12" 16.80	---
MH-03	4' DIA	P	MH	22.50	13.58	30" 15.08	30" 17.36	---	---

YD-01	24"	---	---	22.25	16.29	17.79	---	---	---
YD-02	24"	---	---	22.25	16.17	---	17.67	---	17.67
YD-03	24"	---	---	22.25	16.58	---	---	---	18.08
YD-04	24"	---	---	22.25	16.29	17.79	---	17.79	---
YD-05	24"	---	---	22.25	16.17	---	17.67	17.67	17.67
YD-06	24"	---	---	22.25	16.17	17.67	---	17.67	17.67
YD-07	24"	---	---	22.25	16.29	---	17.79	---	---
YD-08	24"	---	---	22.25	16.58	---	---	---	18.08
YD-09	24"	---	---	22.25	16.17	17.67	---	17.67	17.67
YD-10	24"	---	---	22.25	16.29	---	17.79	17.79	---

NOTES:

1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P', LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. NO WEEP HOLES ALLOWED AT BOTTOM OF STRUCTURES.
5. ALL STRUCTURES SHALL HAVE A 1.5' DEEP BOTTOM SUMP TO COLLECT SEDIMENT AND DEBRIS.

REVISIONS

DATE	DESCRIPTION
12/22/21	SJRWMD COMMENTS
4/7/22	TITLE BLOCK
5/2/22	CITY COMMENTS
3/30/23	OWNER

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DRAINAGE DETAILS (1 OF 2)

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
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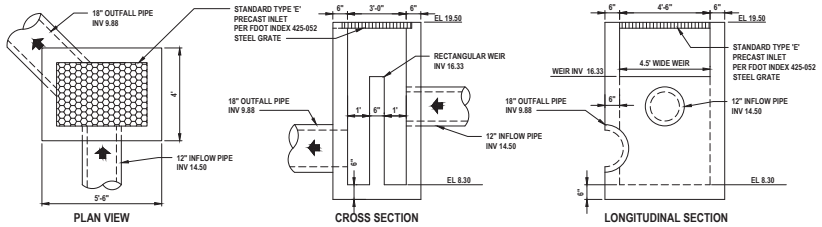
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

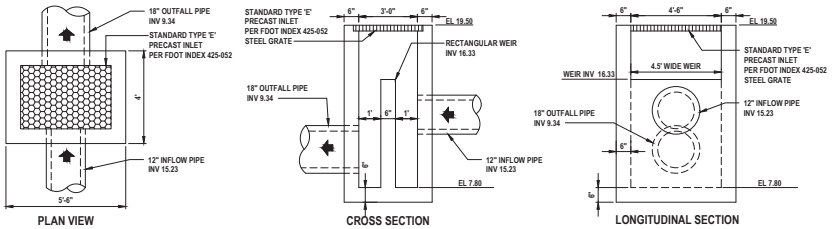
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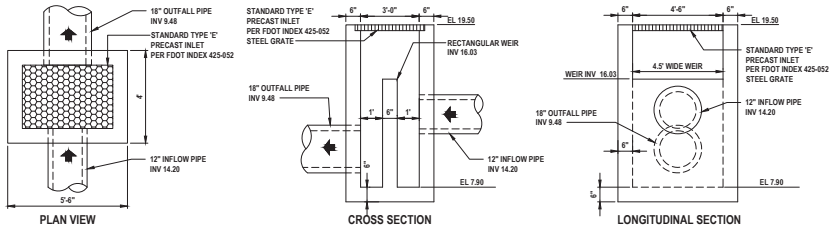
CONTROL STRUCTURE CS-05 DETAIL

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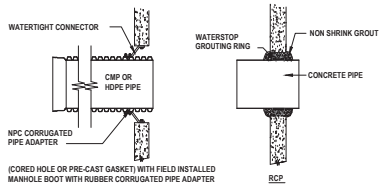
CONTROL STRUCTURE CS-06 DETAIL

NOT TO SCALE



CONTROL STRUCTURE CS-07 DETAIL

NOT TO SCALE



WATER-TIGHT PIPE TO MANHOLE CONNECTION DETAIL PRECAST HOLES REQUIRED

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
5/2/22	CITY COMMENTS
3/30/23	OWNER

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DRAINAGE DETAILS (2 OF 2)

TYMBER CREEK APARTMENTS

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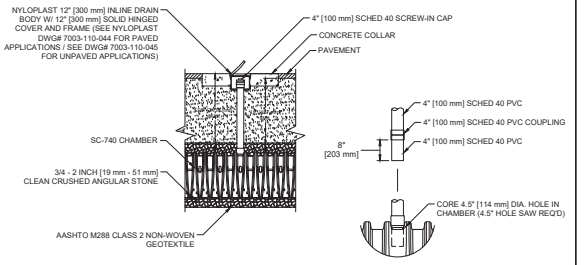
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PROJECT No:	2020-06
DATE:	NOVEMBER 2021
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DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

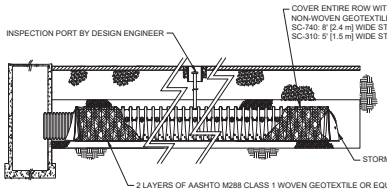
DRAWING NUMBER

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1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



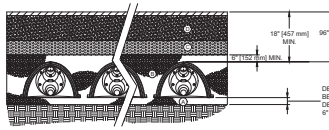
CONNECTION DETAIL
NTS



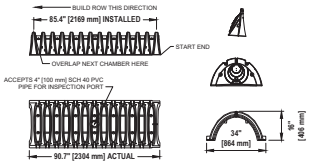
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
D	FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THIS LAYER.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" [457 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY[2]. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs [53 kN]. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs [89 kN]
B	EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY[2].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR NO. 4 STONE WOULD STATE: CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE.
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9-INCH (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



DRAWINGNAME
SCALE: SCALE
DATE: DATE
DRAWN BY: INITIALS
CHECKED: INITIALS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	34.0" x 16.0" x 85.4"
CHAMBER STORAGE	14.7 CUBIC FEET
MINIMUM INSTALLED STORAGE	31.0 CUBIC FEET
WEIGHT	35 lbs.

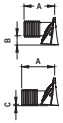
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC310EPE06T	6" [150 mm]	8.60" [244 mm]	5.80" [147 mm]	N/A
SC310EPE06B	6" [150 mm]	8.60" [244 mm]	N/A	0.50" [13 mm]
SC310EPE08T	8" [200 mm]	11.89" [302 mm]	3.50" [89 mm]	N/A
SC310EPE08B	8" [200 mm]	11.90" [302 mm]	N/A	0.60" [15 mm]
SC310EPE10T	10" [250 mm]	12.70" [323 mm]	1.40" [36 mm]	N/A
SC310EPE10B	10" [250 mm]	12.70" [323 mm]	N/A	0.70" [18 mm]
SC310EPE12B	12" [300 mm]	13.50" [343 mm]	N/A	0.90" [23 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL

*FOR THE SC310EPE12B THE 12" [300 mm] STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.20" [6 mm]. BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.



SC-310 TECHNICAL SPEC.

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310 OR APPROVED EQUAL.
2. CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418-05, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
5. ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418-05 MUST BE USED AS A PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   b. A CERTIFICATION BY THE MANUFACTURER THAT THE CHAMBERS ARE IN ACCORDANCE WITH ASTM F2418-05.
6. CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
7. ALL DESIGN SPECIFICATIONS FOR CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST DESIGN MANUAL.
8. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.

STORMWATER CHAMBER SPECIFICATIONS
SCALE: NTS
DATE: 11-7-08
DRAWN BY: JLB
CHECKED:

STORMTECH GENERAL NOTES

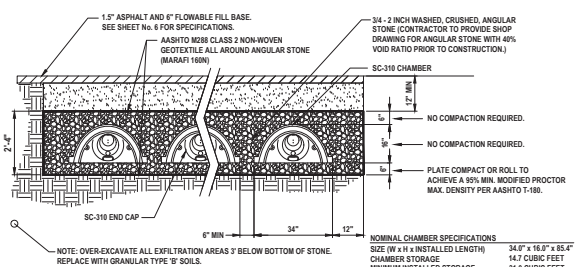
1. STORMTECH REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL **1-888-892-2694** TO SPEAK TO A TECHNICAL SERVICES REPRESENTATIVE OR VISIT **WWW.STORMTECH.COM** TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.) MINIMUM COVER IS 18" (457 mm) NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96" (2438 mm) INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24" (610 mm), MAXIMUM COVER IS 96" (2438 mm).
4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: **WWW.STORMTECH.COM**. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT **1-888-892-2694** OR VISIT **WWW.STORMTECH.COM**

STORMTECH STANDARD DETAIL DISCLAIMER
STORMTECH STANDARD DETAILS DEMONSTRATE RECOMMENDATIONS FOR INSTALLATION AND/OR STANDARD DIMENSIONS OF STORMTECH PRODUCTS. STORMTECH DETAILS DO NOT SUPERSEDE ANY STATE OR LOCAL REGULATORY SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONSULTING ENGINEER TO ENSURE COMPLIANCE WITH ALL REGULATORY SPECIFICATIONS. STORMTECH HAS NOT AUTHORIZED, AND IS NOT RESPONSIBLE FOR ANY ALTERATIONS BY OTHERS TO STORMTECH STANDARD DETAILS.

STORMTECH GENERAL NOTES
SCALE: NTS
DATE: 11-7-08
DRAWN BY: JLB
CHECKED:

INSTALLATION NOTES:

1. **THE CONTRACTOR SHALL BE FAMILIAR AND EXPERIENCED WITH THE PROCEDURES AND INSTALLATION OF SIMILAR TYPE FACILITIES.**
2. **NO SUBSTITUTION OF ALTERNATE MATERIAL IS PERMITTED.**
3. **THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE STORMTECH "INSTALLATION INSTRUCTIONS" PRIOR TO ANY INSTALLATION WORK.**
4. **THE CONTRACTOR AND ITS CREW MUST ATTEND THE PRECONSTRUCTION MEETING WITH THE ADS REPRESENTATIVE.**
5. **STONE SHALL BE CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION 3/4 - 2 INCH WITH 40% VOID RATIO. CONTRACTOR TO PROVIDE SHOP DRAWING.**
6. **CONTRACTOR TO PROVIDE SHOP DRAWING OF CLASS 1 (MARAFI 180N) AND CLASS 2 (MARAFI 160N) NON-WOVEN FILTER FABRIC OR APPROVED EQUAL.**



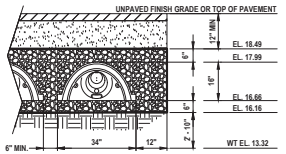
NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	34.0" x 16.0" x 85.4"
CHAMBER STORAGE	14.7 CUBIC FEET
MINIMUM INSTALLED STORAGE	31.0 CUBIC FEET
WEIGHT	37 LBS.

STORMTECH SC-310 CHAMBER SYSTEM

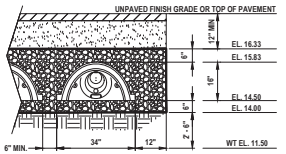
NOT TO SCALE

NOTE: OVER-EXCAVATE ALL EXFILTRATION AREAS 3' BELOW BOTTOM OF STONE. REPLACE WITH GRANULAR TYPE 'B' SOILS.



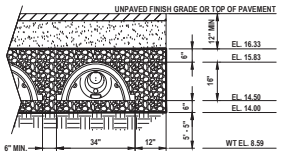
STORMTECH AREA 1 DETAIL

NOT TO SCALE; ICPR NODE (ST5), 173 CHAMBERS



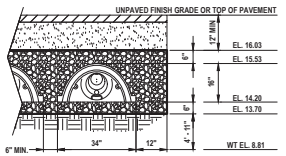
STORMTECH AREA 2 DETAIL

NOT TO SCALE; ICPR NODE (ST6), 58 CHAMBERS



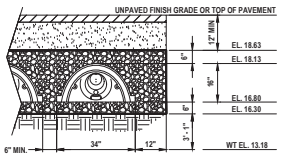
STORMTECH AREA 3 DETAIL

NOT TO SCALE; ICPR NODE (ST7), 197 CHAMBERS



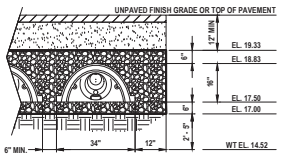
STORMTECH AREA 4 DETAIL

NOT TO SCALE; ICPR NODE (ST8), 684 CHAMBERS



STORMTECH AREA 5 DETAIL

NOT TO SCALE; ICPR NODE (ST9), 324 CHAMBERS



STORMTECH AREA 6 DETAIL

NOT TO SCALE; ICPR NODE (ST10), 287 CHAMBERS

NOTE: OVER-EXCAVATE ALL EXFILTRATION AREAS 3' BELOW BOTTOM OF STONE. REPLACE WITH GRANULAR TYPE 'B' SOILS.

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
3/30/23	OWNER

1230 North 1451, Suite 3
Orem, Utah 84057-2274
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

STORMTECH DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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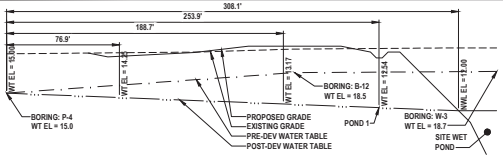
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HARRY NEWKIRK — NO. 62971 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No: 2020-06
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: AS SHOWN

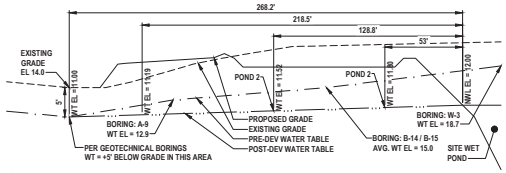
DRAWING NUMBER
29



SECTION 1: STORMTECH AREA 1, POND 2

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

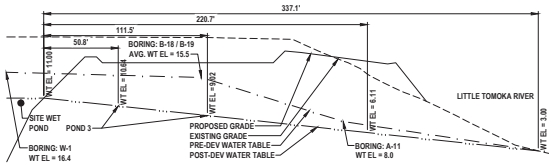
AREA 1		POINT 1	POINT 2	POINT 3
P-4 EL:	15.0	76.9	188.7	253.9
SITE POND NWL:	12.0	WT EL	WT EL	WT EL
DISTANCE (LF)	308.1	14.25	13.17	12.54
SLOPE (%)	0.97	AVERAGE WT EL:		13.32



SECTION 2: STORMTECH AREA 2 & 3, POND 3

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

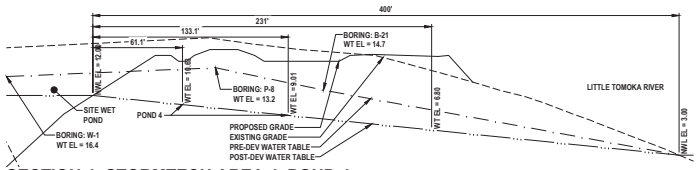
AREA 2		POINT 1	POINT 2	POINT 3
P-4 EL:	12.0	218.5	128.8	53
SITE POND NWL:	11.0	WT EL	WT EL	WT EL
DISTANCE (LF)	268.2	11.19	11.52	11.80
SLOPE (%)	0.37	AVERAGE WT EL:		11.50



SECTION 3: STORMTECH AREA 4, POND 4

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

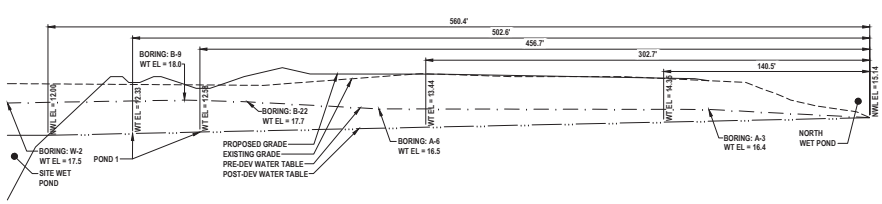
AREA 3		POINT 1	POINT 2	POINT 3
P-4 EL:	12.0	50.8	111.5	220.7
SITE POND NWL:	3.0	WT EL	WT EL	WT EL
DISTANCE (LF)	337.1	10.64	9.02	6.11
SLOPE (%)	2.67	AVERAGE WT EL:		8.59



SECTION 4: STORMTECH AREA 4, POND 4

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

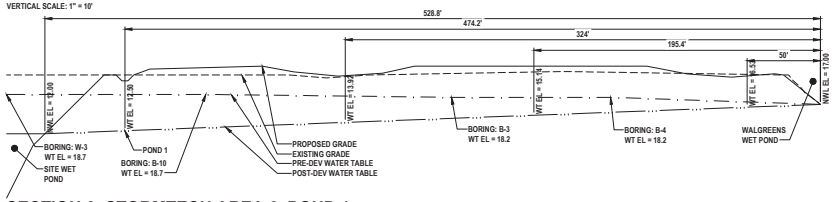
AREA 4		POINT 1	POINT 2	POINT 3
P-4 EL:	12.0	61.1	133.1	231
SITE POND NWL:	3.0	WT EL	WT EL	WT EL
DISTANCE (LF)	400	10.63	9.01	6.80
SLOPE (%)	2.25	AVERAGE WT EL:		8.81



SECTION 5: STORMTECH AREA 5, POND 1

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

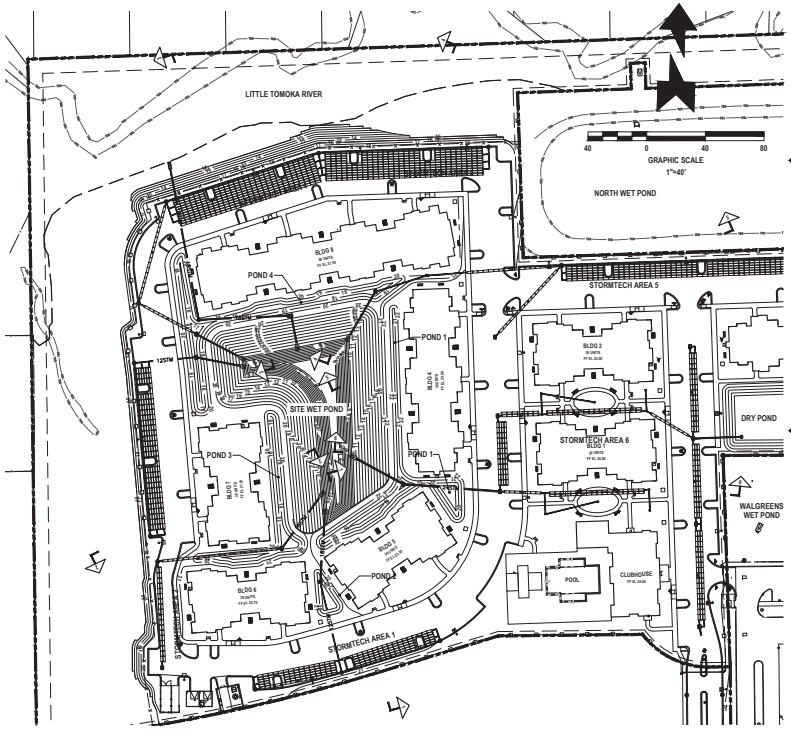
AREA 5		POINT 1	POINT 2	POINT 3	POINT 4
P-4 EL:	15.1	502.6	456.7	302.7	140.5
SITE POND NWL:	12.0	WT EL	WT EL	WT EL	WT EL
DISTANCE (LF)	560.4	12.33	12.58	13.44	14.35
SLOPE (%)	0.56	AVERAGE WT EL:		13.18	



SECTION 6: STORMTECH AREA 6, POND 1

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

AREA 6		POINT 1	POINT 2	POINT 3	POINT 4
P-4 EL:	17.0	474.2	324.0	195.4	50.0
SITE POND NWL:	12.0	WT EL	WT EL	WT EL	WT EL
DISTANCE (LF)	528.8	12.50	13.92	15.14	16.53
SLOPE (%)	0.95	AVERAGE WT EL:		14.52	



POST-DEVELOPMENT WATER TABLE CALCULATION:

IN THE PRE-DEVELOPED CONDITION ON-SITE GROUNDWATER LEVELS VARY BY 13.9' FROM EL. 18.9 NEAR THE CENTER OF THE SITE TO EL. 5.0 AT THE NORTHERN AREA OF THE SITE WITH THE ADJACENT LITTLE TOMOKA RIVER NORMAL WATER LEVEL AT EL 3.0±. ANALYSIS OF GEOTECHNICAL BORINGS SHOWS THE HIGH WATER TABLE ON SITE IS DUE TO THE PRESENCE OF CONFINING SOIL LAYERS. DESIGN INTENT IS TO DE-WATER THE AREA NATURALLY BY EXCAVATING 340,000± CF OF SOIL FOR THE ON SITE WET POND WITH A CONTROL ELEVATION AT EL. 12.00.

POST-DEVELOPMENT WATER TABLE ELEVATIONS WERE CALCULATED BY DRAWING A LINE CONNECTING KNOWN WATER TABLE ELEVATIONS (SITE WET POND, WALGREENS WET POND, NORTH WET POND, OR SOIL BORING) THROUGH THE PERTINENT STORMWATER FACILITIES. WATER TABLE ELEVATIONS AT POINTS ALONG THE LINE ARE CALCULATED USING STANDARD SLOPE INTERCEPT CALCULATIONS. THE CALCULATED WATER TABLE ELEVATIONS ARE THEN AVERAGED TO PROVIDE THE WATER TABLE ELEVATION FOR EACH SECTION OF STORMWATER FACILITIES.

Boring	Boring Top Elevation (ft)	Depth to Water (ft)	Normal Season Water Elevation (ft)
A-1	22.10	5.0	17.1
A-2	20.50	5.0	15.5
A-3	21.40	5.0	16.4
A-4	19.40	5.0	14.4
A-5	22.60	5.0	17.6
A-6	21.50	5.0	16.5
A-7	21.70	5.0	16.7
A-8	18.40	5.0	13.4
A-9	17.90	5.0	12.9
A-10	15.50	5.0	10.5
A-11	13.00	5.0	8.0
A-12	10.00	5.0	5.0
P-1	16.90	4.0	12.9
P-2	20.00	3.5	16.5
P-3	22.20	4.0	18.2
P-4	21.00	6.0	15.0
P-5	19.00	7.0	12.0
P-6	21.90	4.0	17.9
P-7	21.80	9.0	12.8
P-8	21.20	8.0	13.2
P-9	22.80	5.0	17.8
W-1	22.40	6.0	16.4
W-2	22.50	5.0	17.5
W-3	22.70	4.0	18.7

Boring	Boring Top Elevation (ft)	Depth to Water (ft)	Normal Season Water Elevation (ft)
B-1	22.50	4.0	18.5
B-2	22.60	4.0	18.6
B-3	22.20	4.0	18.2
B-4	22.20	4.0	18.2
B-5	20.20	6.0	14.2
B-6	21.80	6.0	15.8
B-7	21.40	6.0	15.4
B-8	22.40	6.0	16.4
B-9	22.50	4.5	18.0
B-10	22.70	4.0	18.7
B-11	22.40	3.5	18.9
B-12	22.50	4.0	18.5
B-13	21.10	4.0	17.1
B-14	22.90	5.5	17.4
B-15	22.60	10.0	12.6
B-16	21.30	9.0	12.3
B-17	19.00	9.0	10.0
B-18	22.50	8.0	14.5
B-19	21.50	5.0	16.5
B-20	17.10	6.0	11.1
B-21	19.60	5.5	14.1
B-22	22.70	5.0	17.7

REVISIONS	
DATE	DESCRIPTION
4/7/22	TITLE BLOCK
3/29/23	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
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Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

POST-DEVELOPMENT TABLE CALCULATION EXHIBIT
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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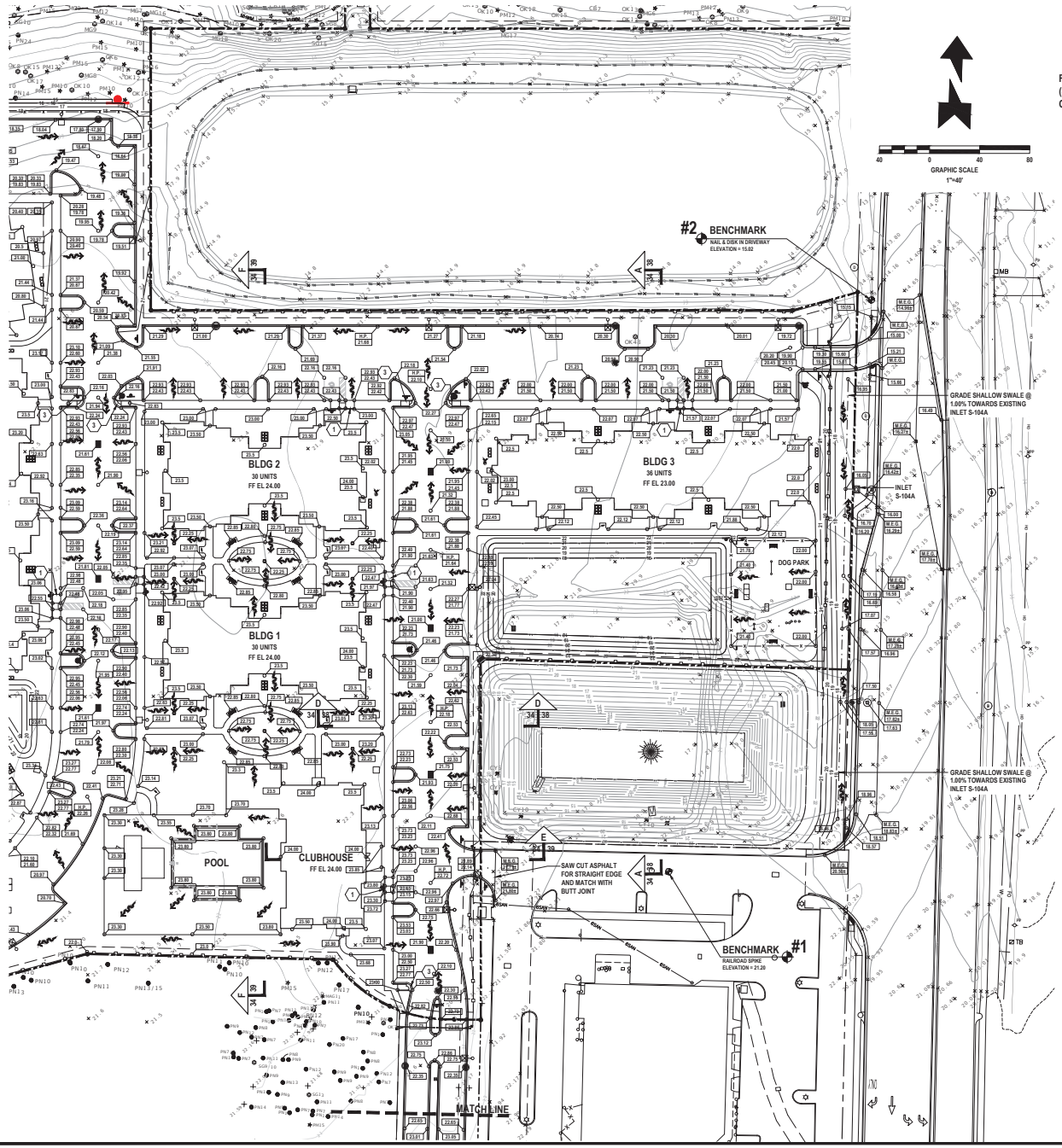
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HARRY H. NEWKIRK, P.E. # 62971

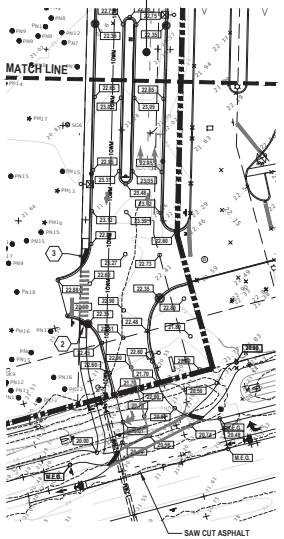
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

30



FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

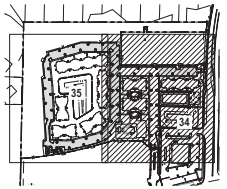
VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)



KEY MAP
NOT TO SCALE

One Nation... One Number... 811
Know what's below. Call before you dig.

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

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3/29/23	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

GRADING PLAN (SHT. 1 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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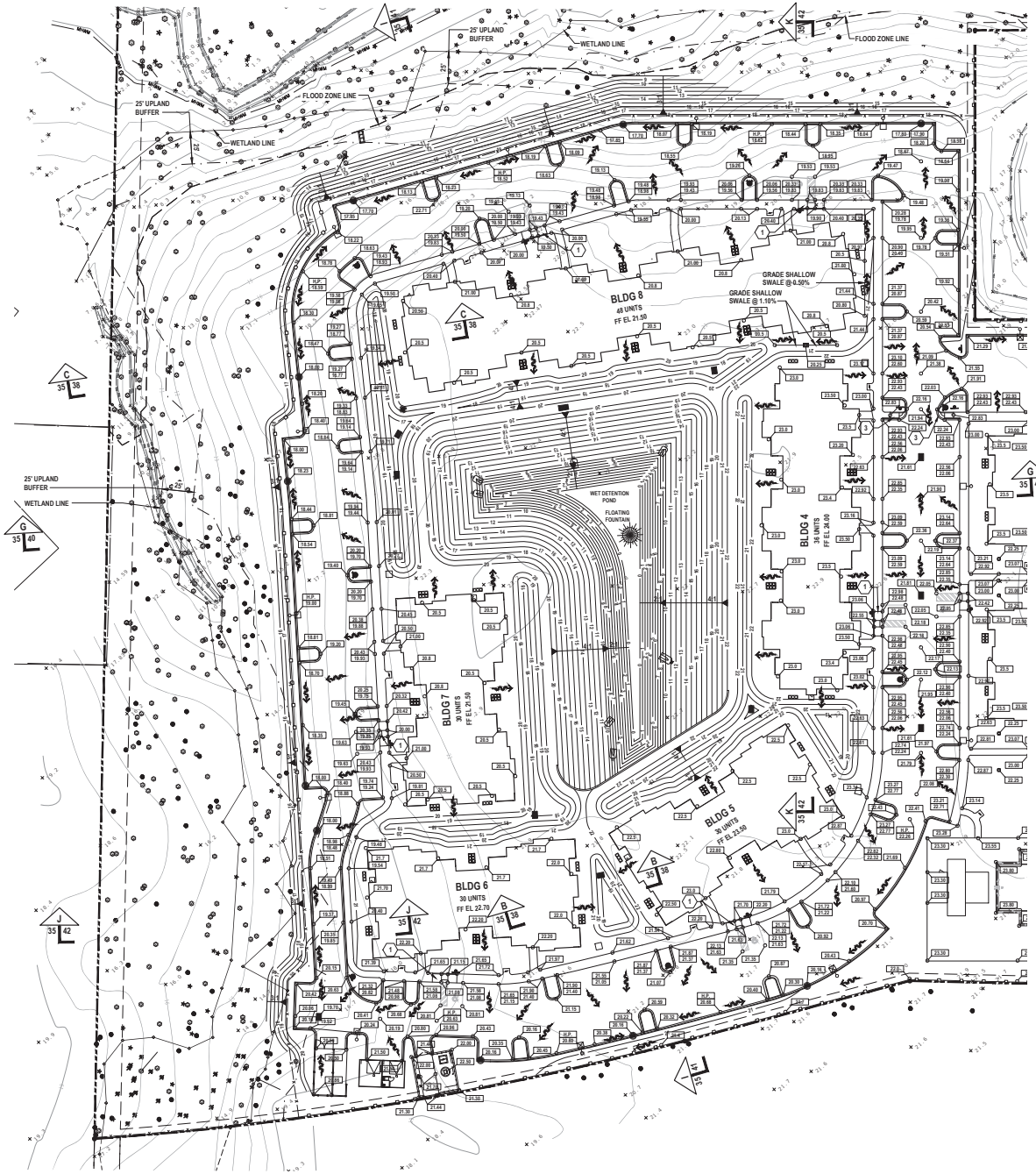
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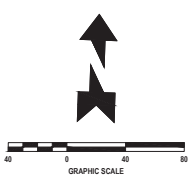
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

34





GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

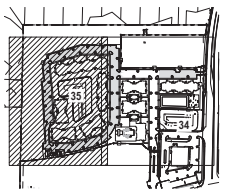
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KEYNOTES:

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2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
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KEY MAP
NOT TO SCALE



WARNING !!
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2020
Civil Engineering,
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NEWKIRK ENGINEERING INC.

GRADING PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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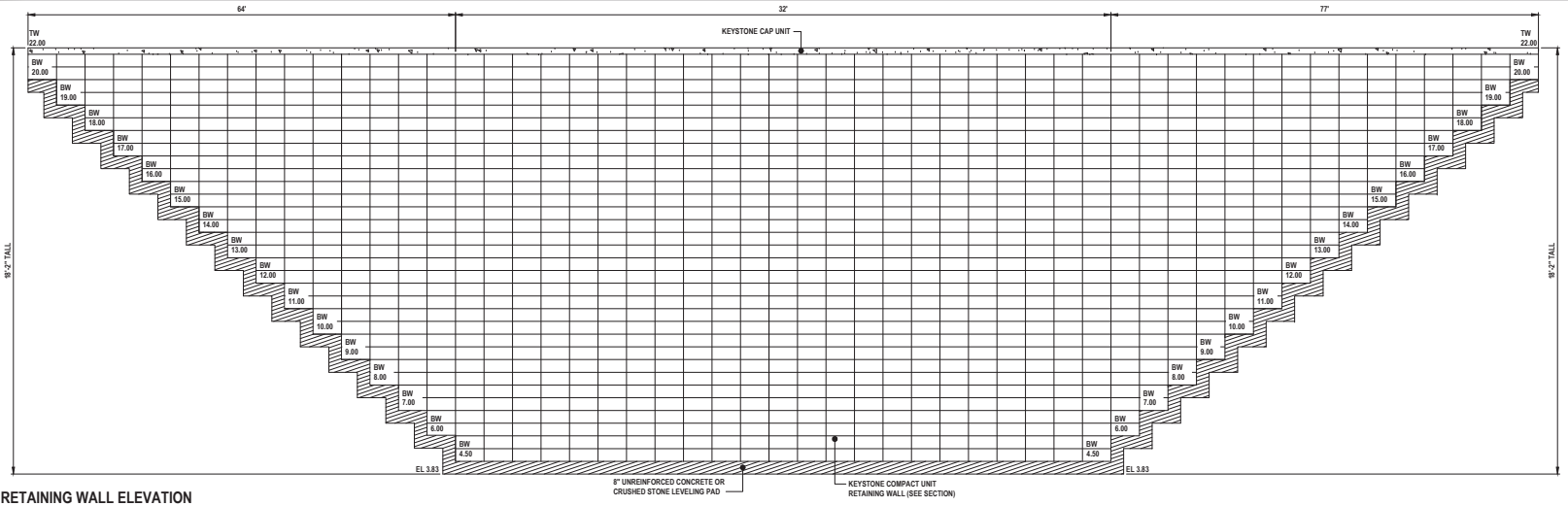
HARRY H. NEWKIRK
LICENSED
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

35

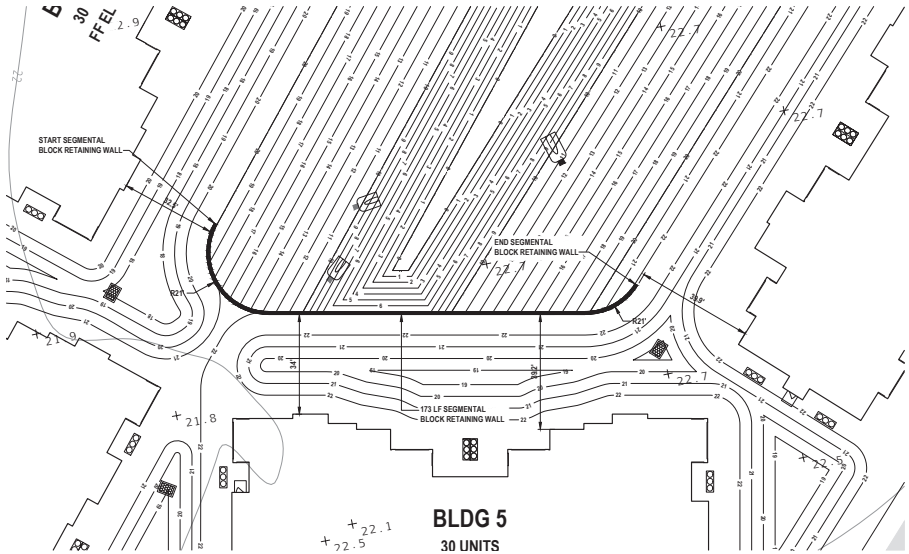


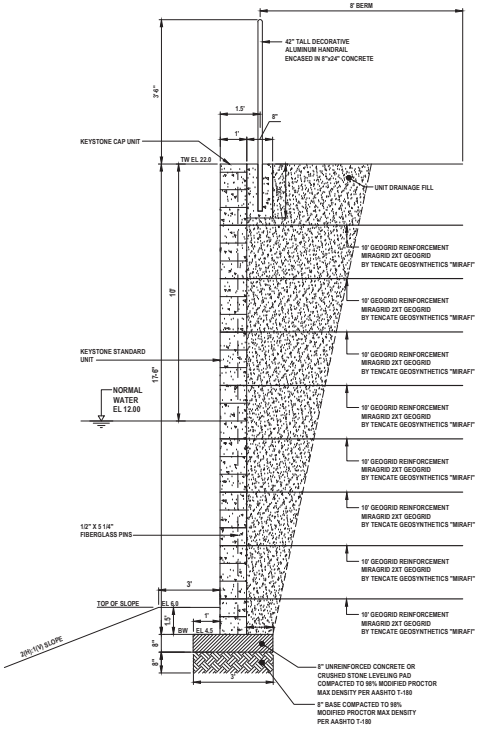
TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE

GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (7TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.





RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

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Civil Engineering,
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NEWKIRK ENGINEERING INC.

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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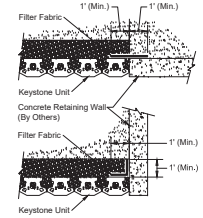
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

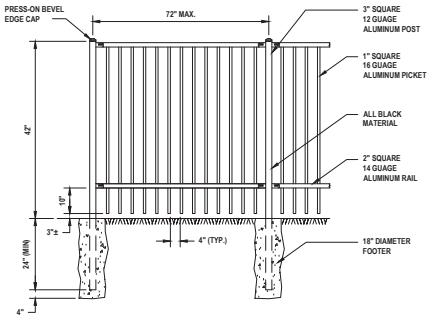
DRAWING NUMBER

36.1



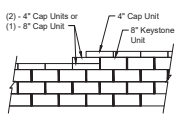
Connection Details

Compac Unit - Shown



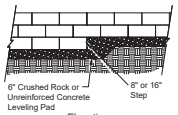
ALUMINIMUM RAIL FENCE DETAIL

NOT TO SCALE



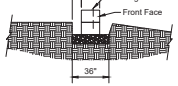
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.

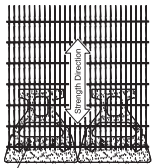


Section

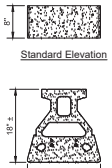
Leveling Pad Detail



Control Joint Cut



Grid & Pin Connection



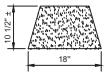
Standard Unit
*Dimensions May Vary by Region



Cap Unit Elevation

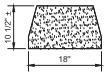


Cap Unit Elevation



Cap Unit Plan

Universal
Cap Unit Option
*Dimensions & Availability Will Vary by Region



Cap Unit Plan

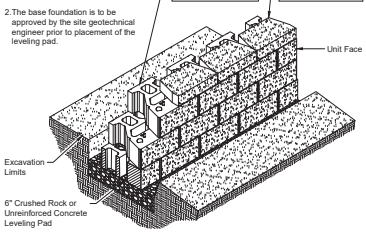
Straight Split
Cap Unit Option
*Dimensions & Availability Will Vary by Region

Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

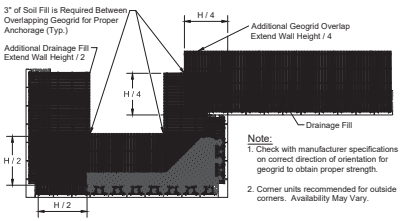
Standard Unit	
Width:	18"
*Depth:	18"
Height:	8"
*Weight:	108 lbs

Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	50 lbs



Standard Unit/Base Pad Isometric Section View

*Dimensions & Weight May Vary by Region



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

SEGMENTAL RETAINING WALL SPECIFICATIONS:

PART 1: GENERAL

1.01 DESCRIPTION

A. WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTION OF A KEYSTONE COMPAC UNIT RETAINING WALL SYSTEM OR EQUAL IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN, AND DIMENSIONS SHOWN ON THE PLANS.

B. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, UNIT DRAINAGE FILL AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.

C. WORK INCLUDES FURNISHING AND INSTALLING GEOGRID SOIL REINFORCEMENT OF THE TYPE, SIZE, LOCATION, AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS.

1.02 RELATED SECTIONS

A. SECTION 02300 (31 00 00) - EARTHWORK

1.03 REFERENCE DOCUMENTS

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

1. ASTM C140 SAMPLING AND TESTING CONCRETE MASONRY UNITS
1. ASTM C1372 SPECIFICATION FOR DRY-CAST SEGMENTAL RETAINING WALL UNITS
2. ASTM D422 PARTICLE-SIZE ANALYSIS OF SOILS
3. ASTM D698 LABORATORY COMPACTION CHARACTERISTICS OF SOIL -STANDARD EFFORT
4. ASTM D1557 LABORATORY COMPACTION CHARACTERISTICS OF SOIL -MODIFIED EFFORT
5. ASTM D3034 POLYVINYL CHLORIDE PIPE (PVC)
6. ASTM D4318 LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS
7. ASTM D4475 HORIZONTAL SHEAR STRENGTH OF PULTRUDED REINFORCED PLASTIC RODS
8. ASTM D4476 FLEXURAL PROPERTIES OF FIBER REINFORCED PULTRUDED PLASTIC RODS
9. ASTM D4595 TENSILE PROPERTIES OF GEOTEXTILES - WIDE WIDTH STRIP
10. ASTM D5262 UNCONFINED TENSION CREEP BEHAVIOR OF GEOSYNTHETICS
11. ASTM D5818 EVALUATE INSTALLATION DAMAGE OF GEOSYNTHETICS
12. ASTM D6637 TENSILE PROPERTIES OF GEOGRIDS - SINGLE OR MULTI-RIB
13. ASTM D6638 CONNECTION STRENGTH - REINFORCEMENT/SEGMENTAL UNITS
14. ASTM D6706 GEOSYNTHETIC PULLOUT RESISTANCE IN SOIL
15. ASTM D6916 SHEAR STRENGTH BETWEEN SEGMENTAL CONCRETE UNITS

B. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

1. AASHTO M 252 CORRUGATED POLYETHYLENE DRAINAGE PIPE

C. GEOSYNTHETIC RESEARCH INSTITUTE (GRI)

1. GRI-GG4 DETERMINATION OF LONG TERM DESIGN STRENGTH OF GEOGRIDS
2. GRI-GG5 DETERMINATION OF GEOGRID (SOIL) PULLOUT

D. NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)

1. NCMA SRWU-1 TEST METHOD FOR DETERMINING CONNECTION STRENGTH OF SRW
2. NCMA SRWU-2 TEST METHOD FOR DETERMINING SHEAR STRENGTH OF SRW

1.04 SUBMITTALS/CERTIFICATION

A. CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM COMPONENTS MEET THE REQUIREMENTS OF THIS SPECIFICATION AND THE STRUCTURE DESIGN.

B. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THE ENGINEERING DESIGNS, TECHNIQUES, AND MATERIAL EVALUATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S DESIGN MANUAL, NCMA DESIGN GUIDELINES FOR SEGMENTAL RETAINING WALLS, OR THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES (WHICHEVER IS APPLICABLE TO DESIGNER).

C. CONTRACTOR SHALL SUBMIT A TEST REPORT DOCUMENTING STRENGTH OF SPECIFIC MODULAR CONCRETE UNIT AND GEOGRID REINFORCEMENT CONNECTION. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOGRID SHALL BE EQUAL TO THE LABORATORY TESTED ULTIMATE STRENGTH OF GEOGRID / FACING UNIT CONNECTION AT A MAXIMUM NORMAL FORCE LIMITED BY THE "HINGE HEIGHT" OF THE STRUCTURE DIVIDED BY A SAFETY FACTOR OF 1.5. THE CONNECTION STRENGTH EVALUATION SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D6638 (NCMA SRWU_1).

1.05 QUALITY ASSURANCE

A. CONTRACTOR SHALL SUBMIT CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM (MODULAR CONCRETE UNITS AND SPECIFIC GEOGRID):

1) HAS BEEN SUCCESSFULLY UTILIZED ON A MINIMUM OF FIVE (5) SIMILAR PROJECTS, I.E., HEIGHT, SOIL FILL TYPES, ERECTION TOLERANCES, ETC.; AND

2) HAS BEEN SUCCESSFULLY INSTALLED ON A MINIMUM OF 1 MILLION (1,000,000) SQUARE FEET OF RETAINING WALLS.

B. CONTRACTOR SHALL SUBMIT A LIST OF FIVE (5) PREVIOUSLY CONSTRUCTED PROJECTS OF SIMILAR SIZE AND MAGNITUDE BY THE WALL INSTALLER WHERE THE SPECIFIC RETAINING WALL SYSTEM HAS BEEN CONSTRUCTED SUCCESSFULLY. CONTACT NAMES AND TELEPHONE NUMBERS SHALL BE LISTED FOR EACH PROJECT.

C. CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE DESIGN ENGINEER HAS A MINIMUM OF FIVE YEARS OF DOCUMENTAL EXPERIENCE IN THE DESIGN FOR REINFORCED SOIL STRUCTURES. THE DESIGN ENGINEER SHALL PROVIDE PROOF OF CURRENT PROFESSIONAL LIABILITY INSURANCE WITH AN AGGREGATE COVERAGE LIMIT OF NOT LESS THAN $2,000,000.

D. OWNER SHALL/MAY PROVIDE SOIL TESTING AND QUALITY ASSURANCE INSPECTION DURING EARTHWORK AND WALL CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PROVIDE ANY QUALITY CONTROL TESTING OR INSPECTION NOT PROVIDED BY THE OWNER. OWNER'S QUALITY ASSURANCE PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUALITY CONTROL AND WALL PERFORMANCE.

1.06 DELIVERY, STORAGE AND HANDLING

A. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE PROPER TYPE, GRADE, COLOR, AND CERTIFICATION HAVE BEEN RECEIVED.

B. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.

PART 2: PRODUCTS

2.01 DEFINITIONS

A. MODULAR UNIT _ A CONCRETE RETAINING WALL ELEMENT MACHINE MADE FROM PORTLAND CEMENT, WATER, AND AGGREGATES.

B. STRUCTURAL GEOGRID _ A STRUCTURAL ELEMENT FORMED BY A REGULAR NETWORK OF INTEGRALLY CONNECTED TENSILE ELEMENTS WITH APERTURES OF SUFFICIENT SIZE TO ALLOW INTERLOCKING WITH SURROUNDING SOIL, ROCK, OR EARTH AND FUNCTION PRIMARILY AS REINFORCEMENT.

C. UNIT DRAINAGE FILL _ DRAINAGE AGGREGATE, WHICH IS PLACED WITHIN AND IMMEDIATELY BEHIND THE MODULAR CONCRETE UNITS.

D. REINFORCED BACKFILL _ COMPACTED SOIL, WHICH IS PLACED WITHIN THE REINFORCED SOIL VOLUME AS OUTLINED ON THE PLANS.

2.02 MODULAR CONCRETE RETAINING WALL UNITS

A. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:

1. FACE COLOR - CONCRETE GRAY, UNLESS OTHERWISE SPECIFIED. THE OWNER MAY SPECIFY STANDARD MANUFACTURERS' COLOR.
2. FACE FINISH _ SCULPTURED ROCK FACE IN ANGULAR TRI-PLANER CONFIGURATION. OTHER FACE FINISHES WILL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF OWNER.
3. BOND CONFIGURATION _ RUNNING WITH BONDS NOMINALLY LOCATED AT MIDPOINT VERTICALLY ADJACENT UNITS, IN BOTH STRAIGHT AND CURVED ALIGNMENTS.
4. EXPOSED SURFACES OF UNITS SHALL BE FREE OF CHIPS, CRACKS OR OTHER IMPERFECTIONS WHEN VIEWED FROM A DISTANCE OF 10 FEET UNDER DIFFUSED LIGHTING.

B. MODULAR CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1372 - STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS.

C. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING STRUCTURAL AND GEOMETRIC REQUIREMENTS MEASURED IN ACCORDANCE WITH ASTM C140 SAMPLING AND TESTING CONCRETE MASONRY UNITS:

1. COMPRESSIVE STRENGTH: 3000 PSI (21 MPA);
2. ABSORPTION: ≤ 5% (6% IN NORTHERN STATES) FOR STANDARD WEIGHT AGGREGATES;
3. DIMENSIONAL TOLERANCES: ± 1/8" (3 MM) FROM NOMINAL UNIT DIMENSIONS NOT INCLUDING ROUGH SPLIT FACE, ±1/16" (1.5 MM) UNIT HEIGHT - TOP AND BOTTOM PLANES;
4. UNIT SIZE: 8" (203 MM) (H) X 18" (457 MM)(W) X 12" (304 MM)(D) MINIMUM;
5. UNIT WEIGHT: 75-LBS/UNIT (35 KG/UNIT) MINIMUM FOR STANDARD WEIGHT AGGREGATES.

D. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING PERFORMANCE TESTING:

1. INTER_UNIT SHEAR STRENGTH IN ACCORDANCE WITH ASTM D6916 (NCMA SRWU-2): 600-PLF (8 KN/M) MINIMUM AT 3-PSI (13 KPA) NORMAL PRESSURE;
2. GEOGRID/UNIT PEAK CONNECTION STRENGTH IN ACCORDANCE WITH ASTM D6638 (NCMA SRWU-1): 500-PLF (7 KN/M) MINIMUM AT 2-PSI (13 KPA) NORMAL FORCE.

E. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING CONSTRUCTABILITY REQUIREMENTS:

1. VERTICAL SETBACK = 1/8"± (3 MM) PER COURSE (NEAR VERTICAL) OR 1" (25 MM)+ PER COURSE PER THE DESIGN;
2. ALIGNMENT AND GRID POSITIONING MECHANISM _ FIBERGLASS PINS, TWO PER UNIT MINIMUM;
3. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/2 INCH (13 MM).

2.03 SHEAR CONNECTORS

A. SHEAR CONNECTORS SHALL BE 1/2-INCH (12 MM) DIAMETER THERMOSET ISOPTHALIC POLYESTER RESIN PULTRUDED FIBERGLASS REINFORCEMENT RODS OR EQUIVALENT TO PROVIDE CONNECTION BETWEEN VERTICALLY AND HORIZONTALLY ADJACENT UNITS WITH THE FOLLOWING REQUIREMENTS:

1. FLEXURAL STRENGTH IN ACCORDANCE WITH ASTM D4476: 126,000 PSI (882 MPA) MINIMUM;
2. SHORT BEAM SHEAR IN ACCORDANCE WITH ASTM D4475: 6,400 PSI (44 MPA) MINIMUM.

B. SHEAR CONNECTORS SHALL BE CAPABLE OF HOLDING THE GEOGRID IN THE PROPER DESIGN POSITION DURING GRID PRE_TENSIONING AND BACKFILLING.

2.04 BASE LEVELING PAD MATERIAL

A. MATERIAL SHALL CONSIST OF A COMPACTED CRUSHED STONE BASE OR NON_REINFORCED CONCRETE AS SHOWN ON THE CONSTRUCTION DRAWINGS.

2.05 UNIT DRAINAGE FILL

A. UNIT DRAINAGE FILL SHALL CONSIST OF CLEAN 1" (25 MM) MINUS CRUSHED STONE OR CRUSHED GRAVEL MEETING THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
1 INCH (25 MM)	100
3/4-INCH (19 MM)	75_100
NO. 4	0 _ 10
NO. 50	0 _ 5

B. ONE CUBIC FOOT (0.028 M3), MINIMUM, OF DRAINAGE FILL SHALL BE USED FOR EACH SQUARE FOOT (0.093 M2) OF WALL FACE. DRAINAGE FILL SHALL BE PLACED WITHIN CORES OF, BETWEEN, AND BEHIND UNITS TO MEET THIS REQUIREMENT.

2.06 REINFORCED BACKFILL

A. REINFORCED BACKFILL SHALL BE FREE OF DEBRIS AND MEET THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
2-INCH (50 MM)	100
3/4-INCH (19 MM)	100_75
NO. 40	0_60
NO. 200	0_35

PLASTICITY INDEX (PI) <15 AND LIQUID LIMIT <40 PER ASTM D-4318.

B. THE MAXIMUM AGGREGATE SIZE SHALL BE LIMITED TO 3/4 INCH (19 MM) UNLESS FIELD TESTS HAVE BEEN PERFORMED TO EVALUATE POTENTIAL STRENGTH REDUCTIONS TO THE GEOGRID DESIGN DUE TO DAMAGE DURING CONSTRUCTION.

C. MATERIAL CAN BE SITE-EXCAVATED SOILS WHERE THE ABOVE REQUIREMENTS CAN BE MET. UNSUITABLE SOILS FOR BACKFILL (HIGH PLASTIC CLAYS OR ORGANIC SOILS) SHALL NOT BE USED IN THE BACKFILL OR IN THE REINFORCED SOIL MASS.

D. CONTRACTOR SHALL SUBMIT REINFORCED FILL SAMPLE AND LABORATORY TEST RESULTS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO THE USE OF ANY PROPOSED REINFORCED FILL MATERIAL.

2.07 GEOGRID SOIL REINFORCEMENT

A. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH-DENSITY POLYETHYLENE. POLYESTER GEOGRID SHALL BE KNITTED FROM HIGH TENACITY POLYESTER FILAMENT YARN WITH A MOLECULAR WEIGHT EXCEEDING 25,000 G/M AND A CARBOXYL END GROUP VALUES LESS THAN 30. POLYESTER GEOGRID SHALL BE COATED WITH AN IMPREGNATED PVC COATING THAT RESISTS PEELING, CRACKING, AND STRIPPING.

B. TA, LONG TERM ALLOWABLE TENSILE DESIGN LOAD, OF THE GEOGRID MATERIAL SHALL BE DETERMINED AS FOLLOWS:

TA = TULT / (RFCR*RFD*RFID*FS)
TA SHALL BE EVALUATED BASED ON A 75-YEAR DESIGN LIFE.

1. TULT, SHORT TERM ULTIMATE TENSILE STRENGTH SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D4595 OR ASTM D4637.
TULT IS BASED ON THE MINIMUM AVERAGE ROLL VALUES (MARV).

2. RFCR, REDUCTION FACTOR FOR LONG-TERM TENSION CREEP
RFCR SHALL BE DETERMINED FROM 10,000-HOUR CREEP TESTING PERFORMED IN ACCORDANCE WITH ASTM D5262. REDUCTION VALUE = 1.45 MINIMUM.

3. RFD, REDUCTION FACTOR FOR DURABILITY
RFD SHALL BE DETERMINED FROM POLYMER SPECIFIC DURABILITY TESTING COVERING THE RANGE OF EXPECTED SOIL ENVIRONMENTS. RFD = 1.10 MINIMUM.

4. RFID, REDUCTION FACTOR FOR INSTALLATION DAMAGE
RFID SHALL BE DETERMINED FROM PRODUCT SPECIFIC CONSTRUCTION DAMAGE TESTING PERFORMED IN ACCORDANCE WITH ASTM D5818 (GRI_GG4). TEST RESULTS SHALL BE PROVIDED FOR EACH PRODUCT TO BE USED WITH PROJECT SPECIFIC OR MORE SEVERE SOIL TYPE. RFID = 1.05 MINIMUM.

5. FS, OVERALL DESIGN FACTOR OF SAFETY
FS SHALL BE 1.5 UNLESS OTHERWISE NOTED FOR THE MAXIMUM ALLOWABLE WORKING STRESS CALCULATION.

C. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOGRID SHALL NOT EXCEED THE LABORATORY TESTED ULTIMATE STRENGTH OF THE GEOGRID/FACING UNIT CONNECTION AS LIMITED BY THE "HINGE HEIGHT" DIVIDED BY A FACTOR OF SAFETY OF 1.5. THE CONNECTION STRENGTH TESTING AND COMPUTATION PROCEDURES SHALL BE IN ACCORDANCE WITH ASTM D6638 CONNECTION STRENGTH BETWEEN GEOSYNTHETIC REINFORCEMENT AND SEGMENTAL CONCRETE UNITS (NCMA SRWU-1).

D. SOIL INTERACTION COEFFICIENT, CI
CI VALUES SHALL BE DETERMINED PER ASTM D6706 (GRI:GG5) AT A MAXIMUM 0.75-INCH (19 MM) DISPLACEMENT.

E. MANUFACTURING QUALITY CONTROL
THE GEOGRID MANUFACTURER SHALL HAVE A MANUFACTURING QUALITY CONTROL PROGRAM THAT INCLUDES QC TESTING BY AN INDEPENDENT LABORATORY.
THE QC TESTING SHALL INCLUDE:
TENSILE STRENGTH TESTING
MELT FLOW INDEX (HDPE)
MOLECULAR WEIGHT (POLYESTER)

2.08 DRAINAGE PIPE

A. IF REQUIRED, THE DRAINAGE PIPE SHALL BE PERFORATED OR SLOTTED PVC PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D-3034 OR CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH AASHTO M252.

2.09 GEOTEXTILE FILTER FABRIC

A. WHEN REQUIRED, GEOTEXTILE FILTER FABRIC SHALL BE 4.0 OZ/SY, POLYPROPYLENE, NEEDLEPUNCHED NONWOVEN FABRIC.

PART 3: EXECUTION

3.01 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. OWNER'S REPRESENTATIVE SHALL INSPECT THE EXCAVATION AND APPROVE PRIOR TO PLACEMENT OF LEVELING MATERIAL OR FILL SOILS. PROOF ROLL FOUNDATION AREA AS DIRECTED TO DETERMINE IF REMEDIAL WORK IS REQUIRED.

B. OVER_EXCAVATION AND REPLACEMENT OF UNSUITABLE FOUNDATION SOILS AND REPLACEMENT WITH APPROVED COMPACTED FILL WILL BE COMPENSATED AS AGREED UPON WITH THE OWNER.

3.02 BASE LEVELING PAD

A. LEVELING PAD MATERIAL SHALL BE PLACED TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS, TO A MINIMUM THICKNESS OF 6 INCHES (150 MM) AND EXTEND LATERALLY A MINIMUM OF 6" (150 MM) IN FRONT AND BEHIND THE MODULAR WALL UNIT.

B. SOIL LEVELING PAD MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR DENSITY PER ASTM D-698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557.

C. LEVELING PAD SHALL BE PREPARED TO INSURE FULL CONTACT TO THE BASE SURFACE OF THE CONCRETE UNITS.

3.03 MODULAR UNIT INSTALLATION

A. FIRST COURSE OF UNITS SHALL BE PLACED ON THE LEVELING PAD AT THE APPROPRIATE LINE AND GRADE. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND INSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.

B. PLACE THE FRONT OF UNITS SIDE-BY-SIDE. DO NOT LEAVE GAPS BETWEEN ADJACENT UNITS. LAYOUT OF CORNERS AND CURVES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. INSTALL SHEAR/CONNECTING DEVICES PER MANUFACTURER'S RECOMMENDATIONS.

D. PLACE AND COMPACT DRAINAGE FILL WITHIN AND BEHIND WALL UNITS. PLACE AND COMPACT BACKFILL SOIL BEHIND DRAINAGE FILL. FOLLOW WALL ERECTION AND DRAINAGE FILL CLOSELY WITH STRUCTURE BACKFILL.

E. MAXIMUM STACKED VERTICAL HEIGHT OF WALL UNITS, PRIOR TO UNIT DRAINAGE FILL AND BACKFILL PLACEMENT AND COMPACTION, SHALL NOT EXCEED TWO COURSES.

3.04 STRUCTURAL GEOGRID INSTALLATION

A. GEOGRID SHALL BE ORIENTED WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL ALIGNMENT.

B. GEOGRID REINFORCEMENT SHALL BE PLACED AT THE STRENGTHS, LENGTHS, AND ELEVATIONS SHOWN ON THE CONSTRUCTION DESIGN DRAWINGS OR AS DIRECTED BY THE ENGINEER.

C. THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED BACKFILL AND ATTACHED TO THE MODULAR WALL UNITS. PLACE THE NEXT COURSE OF MODULAR CONCRETE UNITS OVER THE GEOGRID. THE GEOGRID SHALL BE PULLED TAUT, AND ANCHORED PRIOR TO BACKFILL PLACEMENT ON THE GEOGRID.

D. GEOGRID REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTHS AND PLACED SIDE-BY-SIDE TO PROVIDE 100% COVERAGE AT EACH LEVEL. SPLICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOGRID OR GAPS BETWEEN ADJACENT PIECES OF GEOGRID ARE NOT PERMITTED.

3.05 REINFORCED BACKFILL PLACEMENT

A. REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK IN THE GEOGRID AND INSTALLATION DAMAGE.

B. REINFORCED BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES (150 MM) WHERE HAND COMPACTION IS USED, OR 8 _ 10 INCHES (200 TO 250 MM) WHERE HEAVY COMPACTION EQUIPMENT IS USED. LIFT THICKNESS SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS REQUIRED.

C. REINFORCED BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR DENSITY PER ASTM D-698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT EACH LAYER AND SHALL BE DRY OF OPTIMUM, + 0%, - 3%.

D. ONLY LIGHTWEIGHT HAND_OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET (1 M) FROM THE TAIL OF THE MODULAR CONCRETE UNIT.

E. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOGRID REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES (150 MM) IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOGRID.

F. RUBBER TIRED EQUIPMENT MAY PASS OVER GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH (15 KPH). SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

G. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LIFT OF REINFORCED BACKFILL AWAY FROM THE WALL UNITS TO DIRECT RUNOFF AWAY FROM WALL FACE. THE CONTRACTOR SHALL NOT ALLOW SURFACE RUNOFF FROM ADJACENT AREAS TO ENTER THE WALL CONSTRUCTION SITE.

3.06 CAP INSTALLATION

A. CAP UNITS SHALL BE GLUED TO UNDERLYING UNITS WITH AN ALL-WEATHER ADHESIVE RECOMMENDED BY THE MANUFACTURER.

3.07 AS-BUILT CONSTRUCTION TOLERANCES

A. VERTICAL ALIGNMENT: ± 1.5" (40 MM) OVER ANY 10' (3 M) DISTANCE.

B. WALL BATTER: WITHIN 2 DEGREES OF DESIGN BATTER.

C. HORIZONTAL ALIGNMENT: ± 1.5" (40 MM) OVER ANY 10' (3 M) DISTANCE.
CORNERS, BENDS & CURVES: ± 1 FT (300 MM) TO THEORETICAL LOCATION.

D. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/2 INCH (13 MM).

3.08 FIELD QUALITY CONTROL

A. QUALITY ASSURANCE - THE OWNER SHALL/MAY ENGAGE INSPECTION AND TESTING SERVICES, INCLUDING INDEPENDENT LABORATORIES, TO PROVIDE QUALITY ASSURANCE AND TESTING SERVICES DURING CONSTRUCTION. THIS DOES NOT RELIEVE THE CONTRACTOR FROM SECURING THE NECESSARY CONSTRUCTION QUALITY CONTROL TESTING.

B. QUALITY ASSURANCE SHOULD INCLUDE FOUNDATION SOIL INSPECTION. VERIFICATION OF GEOTECHNICAL DESIGN PARAMETERS, AND VERIFICATION THAT THE CONTRACTOR'S QUALITY CONTROL TESTING IS ADEQUATE AS A MINIMUM. QUALITY ASSURANCE SHALL ALSO INCLUDE OBSERVATION OF CONSTRUCTION FOR GENERAL COMPLIANCE WITH DESIGN DRAWINGS AND PROJECT SPECIFICATIONS. (QUALITY ASSURANCE IS USUALLY BEST PERFORMED BY THE SITE GEOTECHNICAL ENGINEER.)

C. QUALITY CONTROL - THE CONTRACTOR SHALL ENGAGE INSPECTION AND TESTING SERVICES TO PERFORM THE MINIMUM QUALITY CONTROL TESTING DESCRIBED IN THE RETAINING WALL DESIGN PLANS AND SPECIFICATIONS. ONLY QUALIFIED AND EXPERIENCED TECHNICIANS AND ENGINEERS SHALL PERFORM TESTING AND INSPECTION SERVICES.

D. QUALITY CONTROL TESTING SHALL INCLUDE SOIL AND BACKFILL TESTING TO VERIFY SOIL TYPES AND COMPACTION AND VERIFICATION THAT THE RETAINING WALL IS BEING CONSTRUCTED IN ACCORDANCE WITH THE DESIGN PLANS AND PROJECT SPECIFICATIONS.

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NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

RETAINING WALL NOTES
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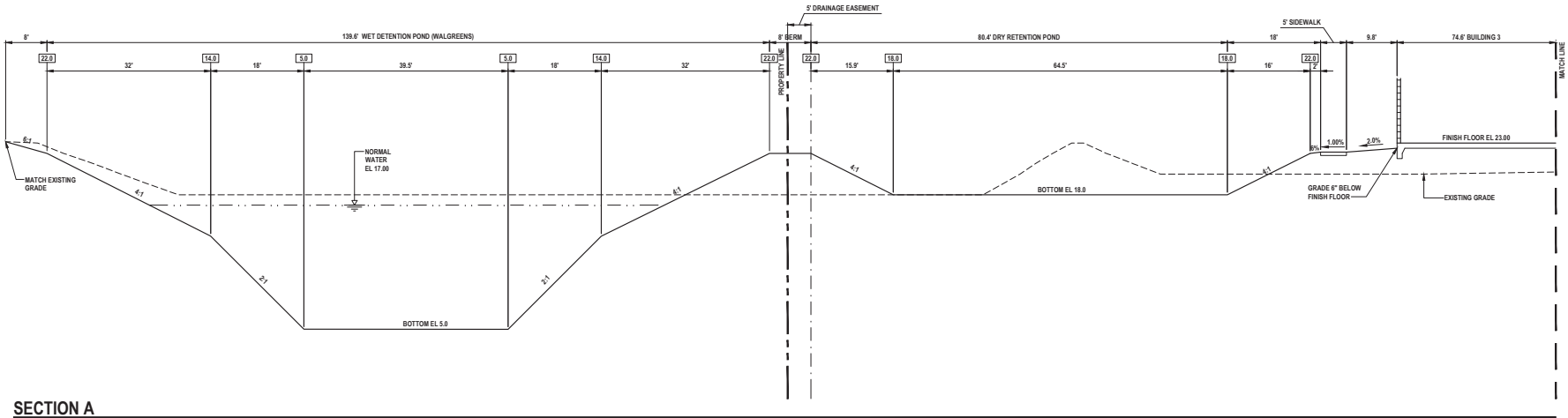
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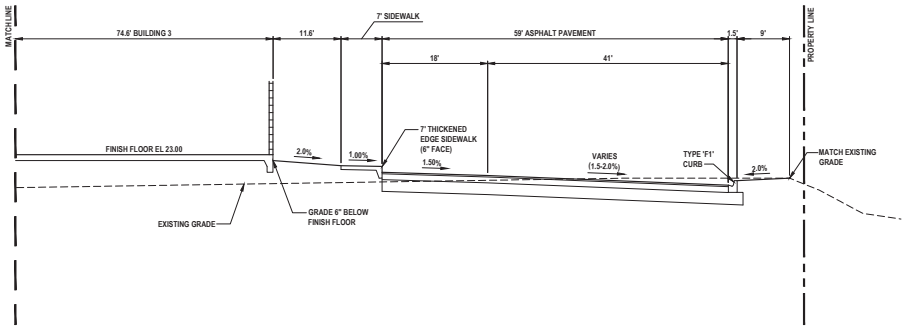
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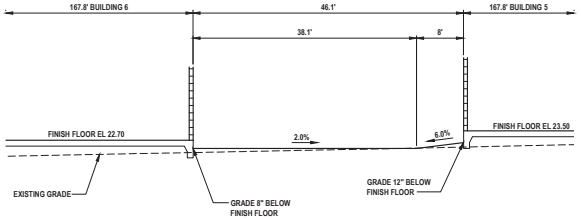
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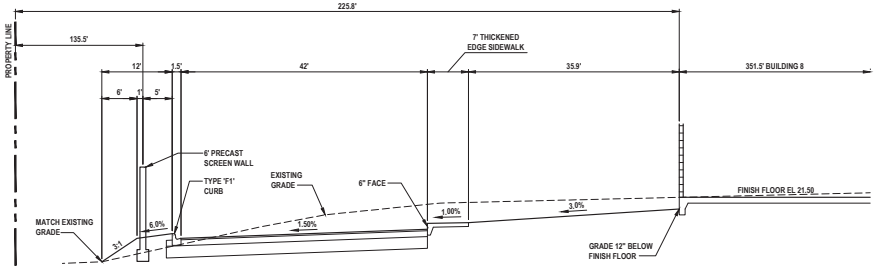
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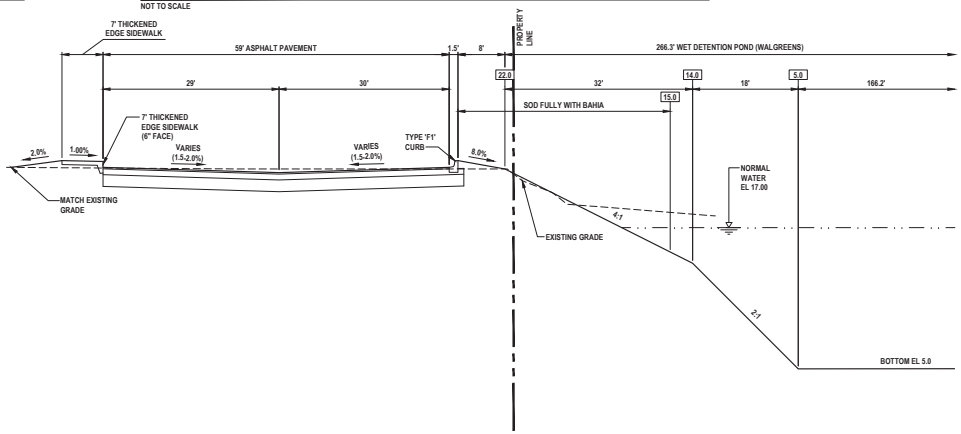
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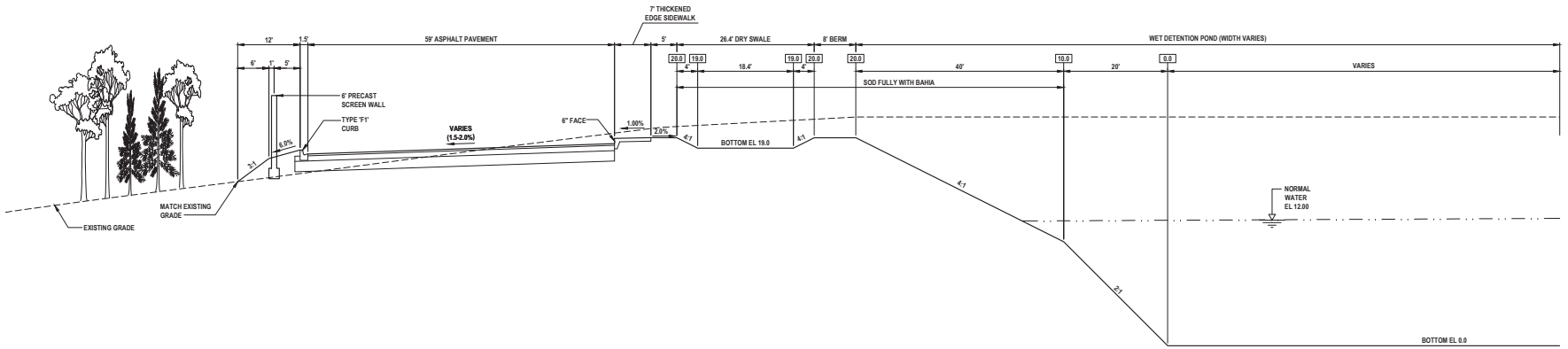
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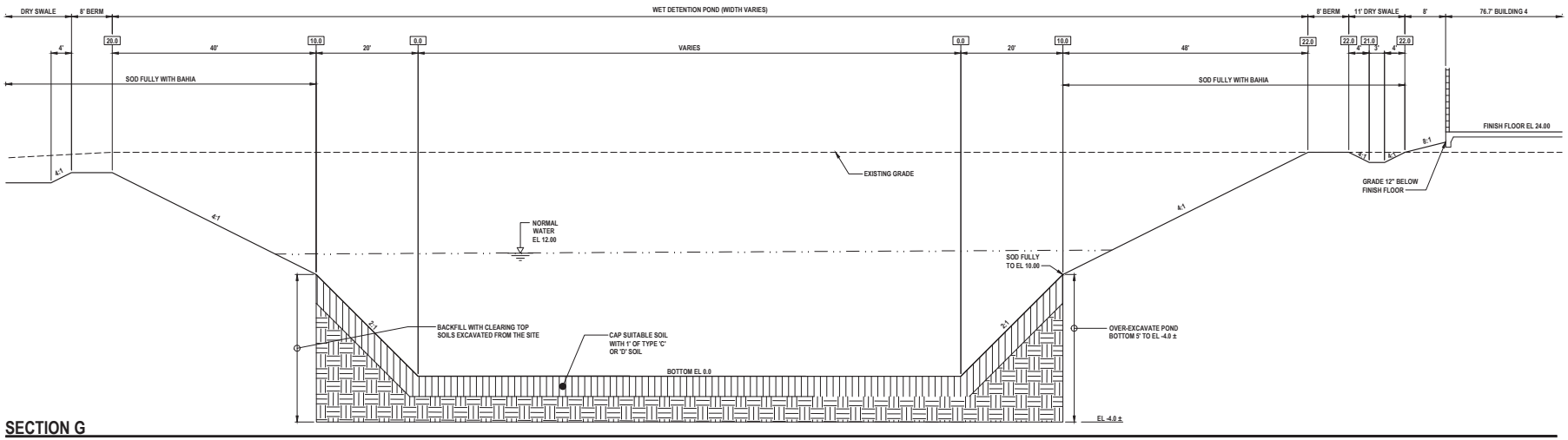
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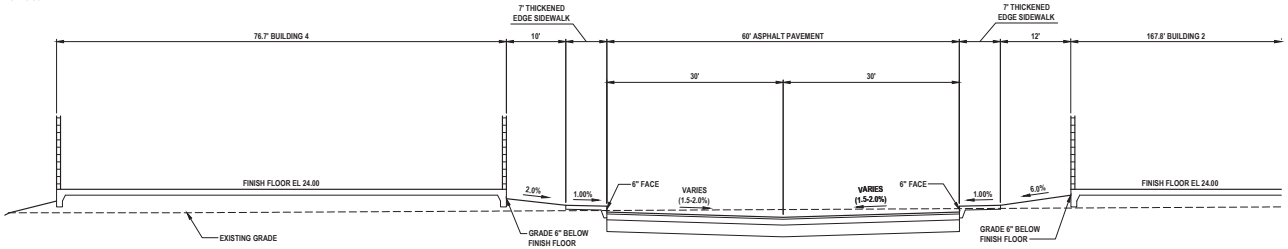
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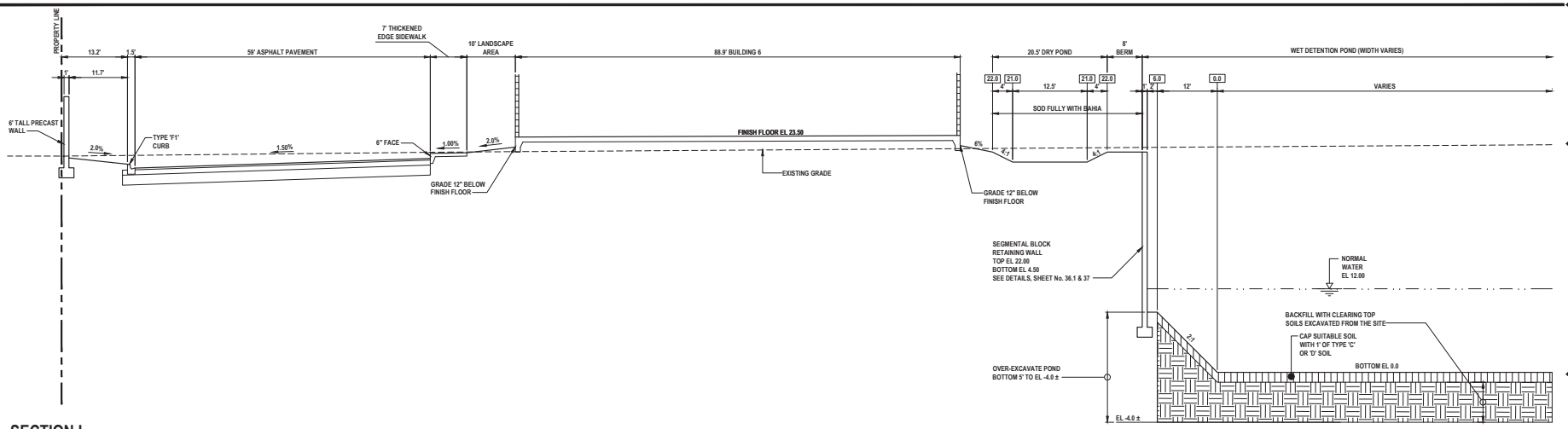
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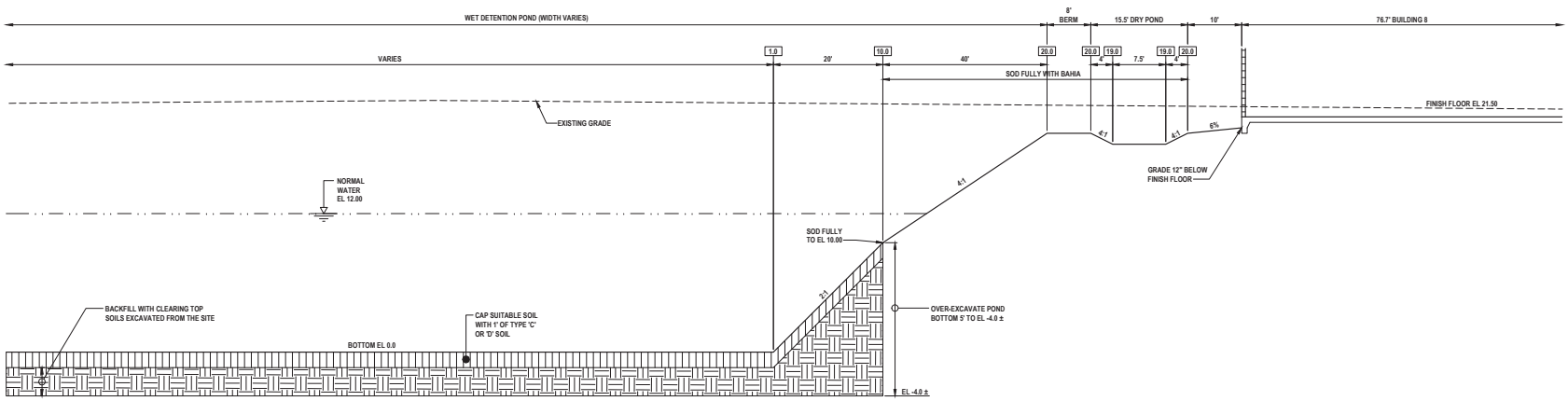
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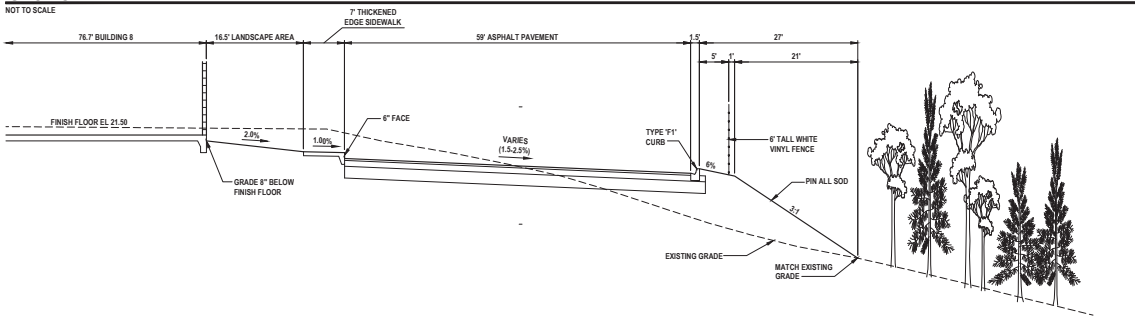
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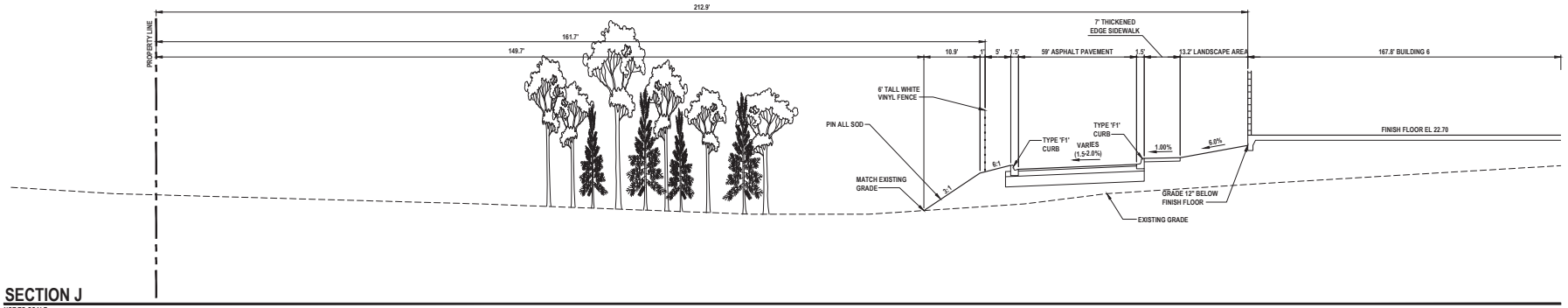
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

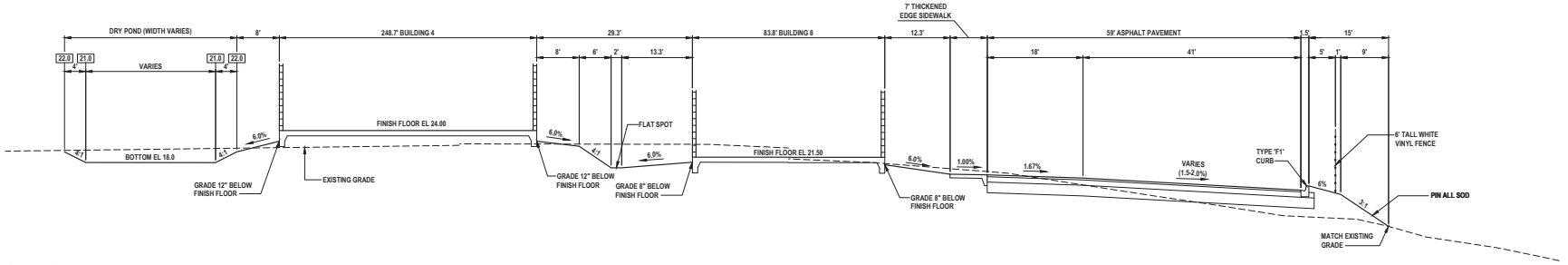
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41



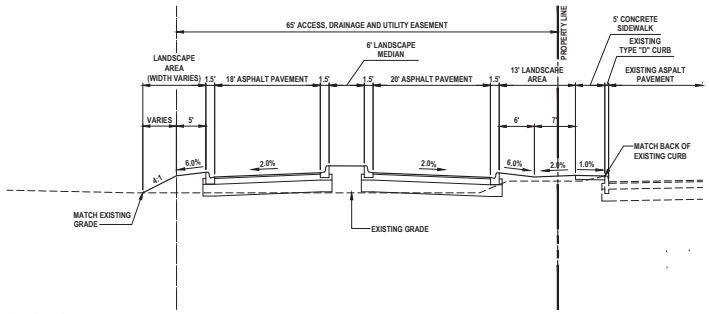
SECTION J

NOT TO SCALE



SECTION K

NOT TO SCALE



SECTION L

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
L.C. # 26001084
FL 7703
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

CROSS SECTIONS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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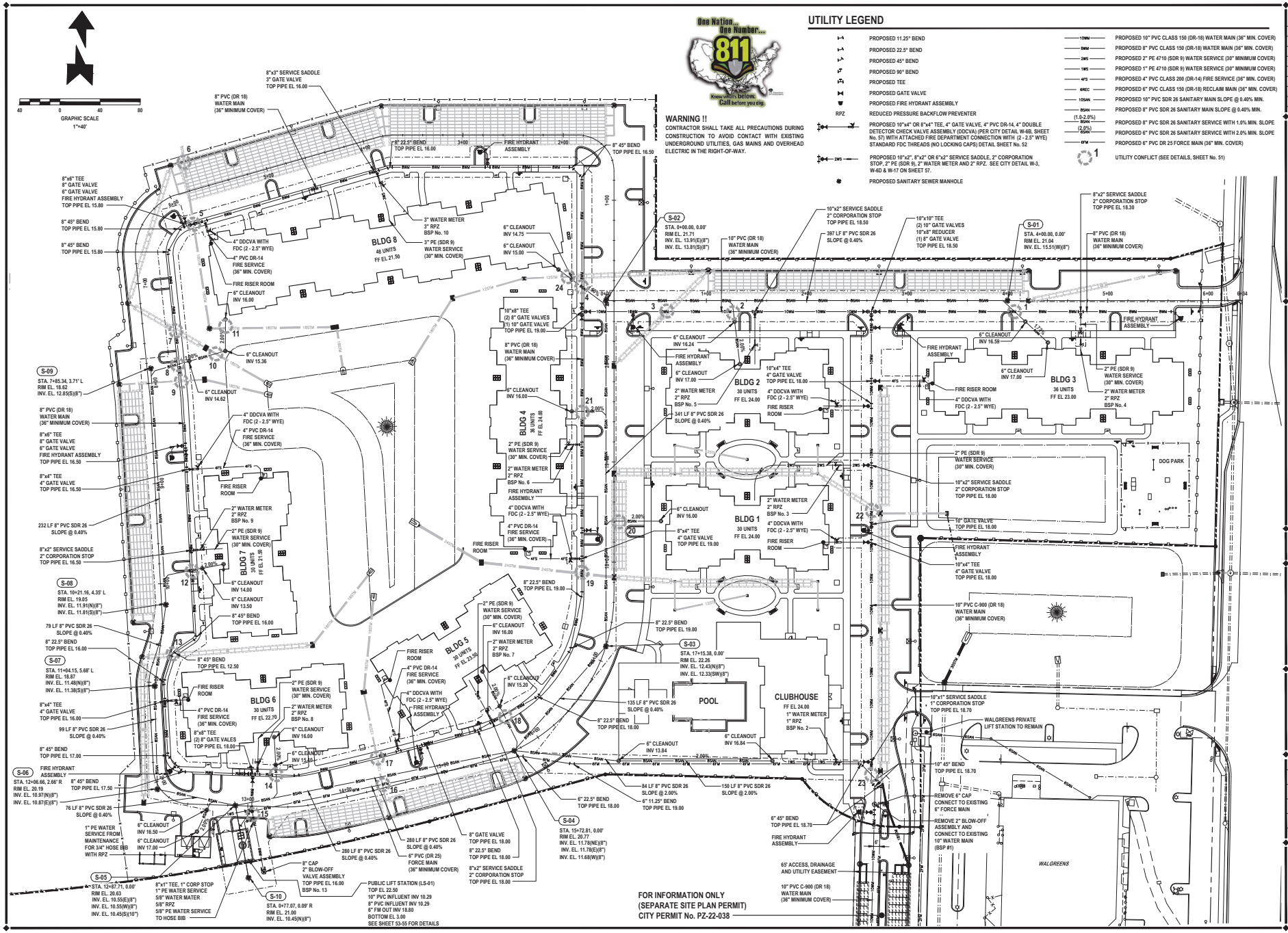
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
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SCALE:	AS SHOWN

DRAWING NUMBER

42



REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
5/2/22	CITY COMMENTS
10/25/22	OWNER

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Ormond Beach, FL 32174
Phone (386) 672-7794
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UTILITY PLAN (SHT. 1 OF 2)

TYMBER CREEK APARTMENTS

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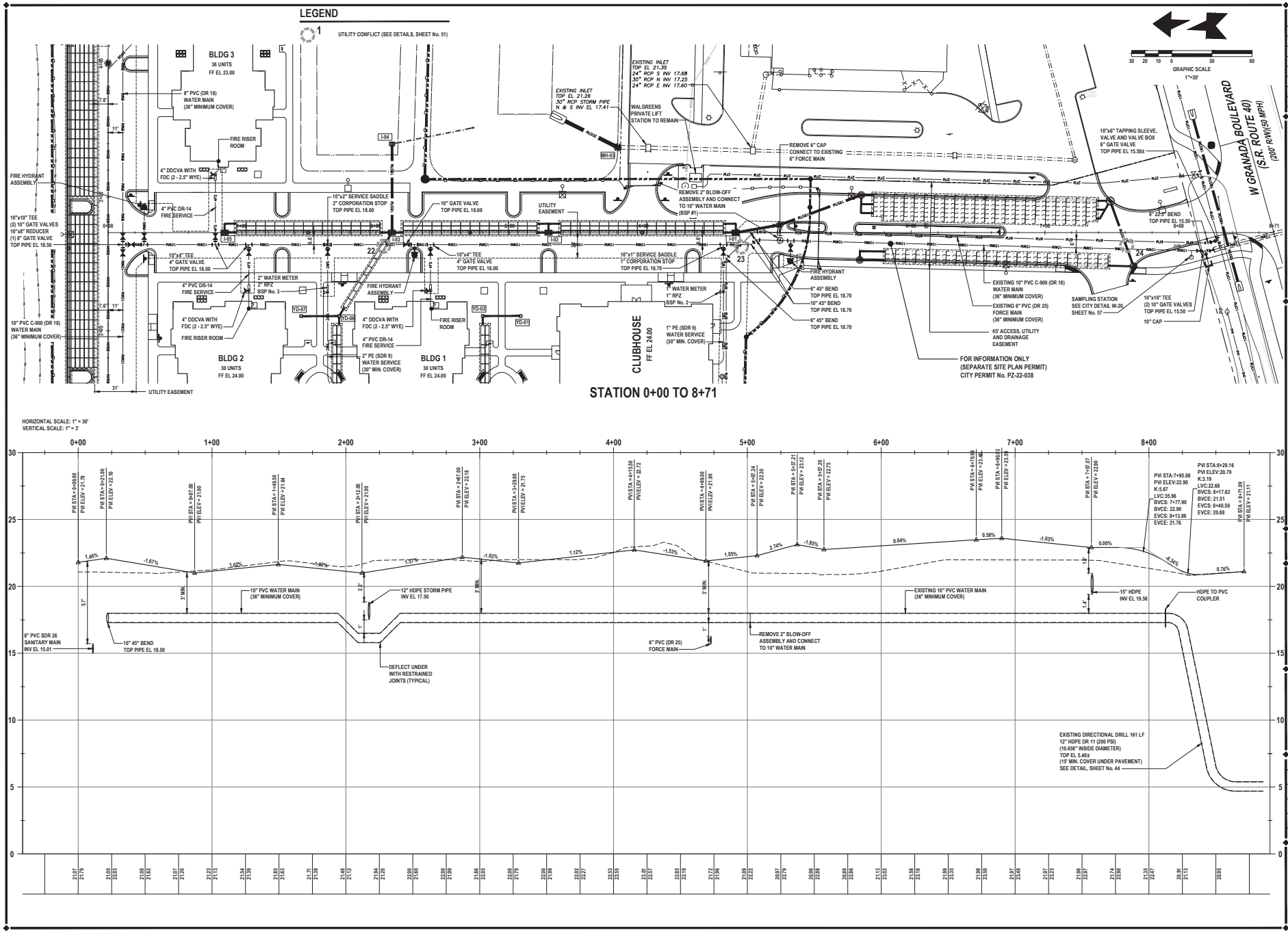
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PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

43



REVISIONS	
DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
3/29/23	CITY COMMENTS

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PLAN AND PROFILE
STA. 0+00 - 8+71
TYMBER CREEK APARTMENTS
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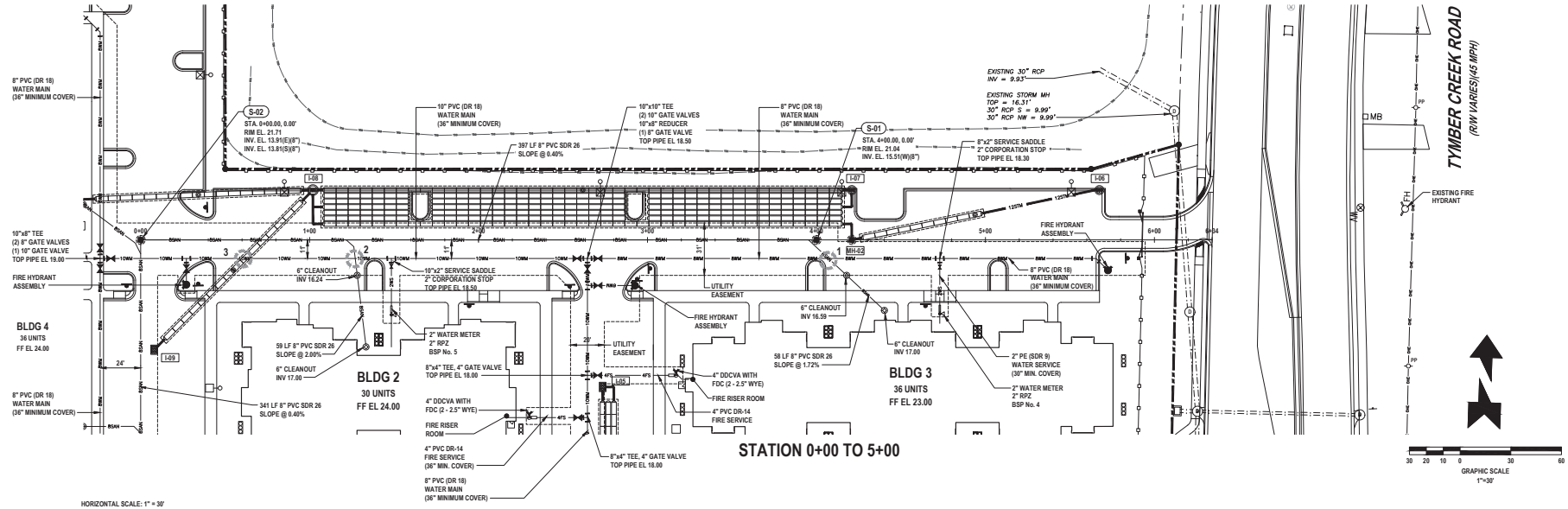
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

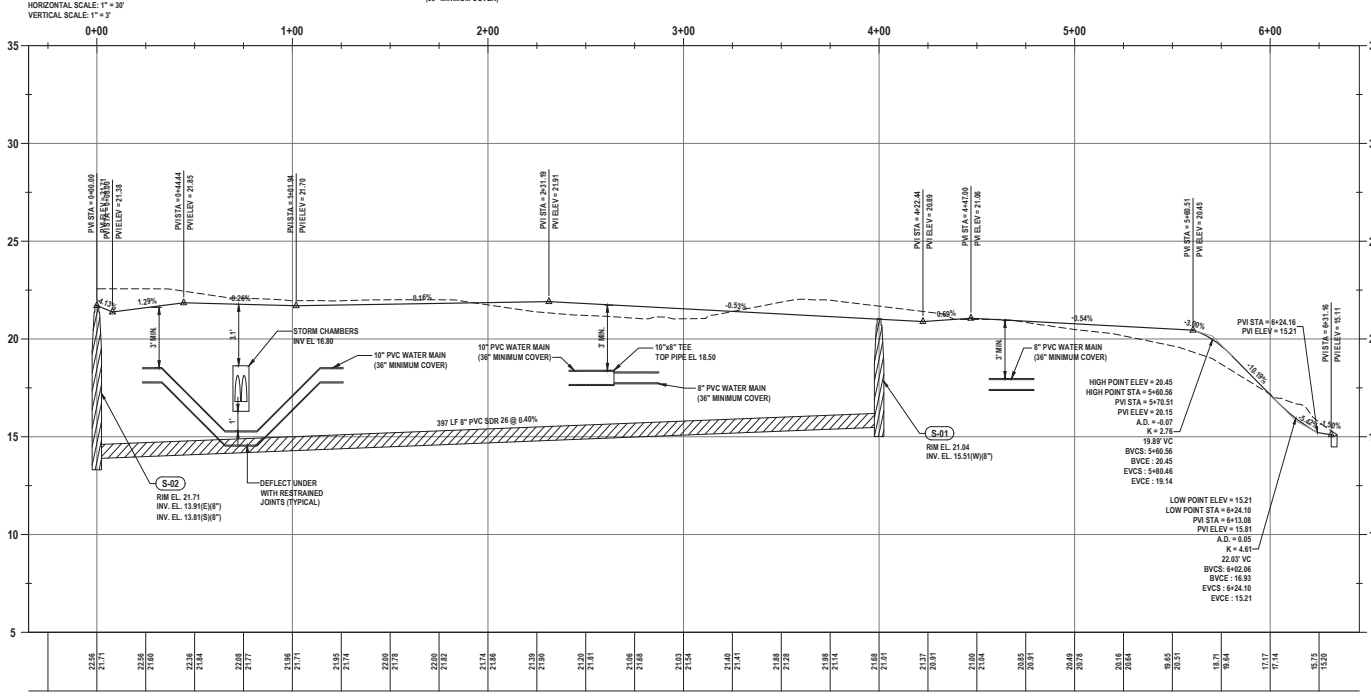
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

45





LEGEND

1 UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
3/29/23	CITY COMMENTS

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PLAN AND PROFILE STA. 0+00 - 5+00

TYMBER CREEK APARTMENTS

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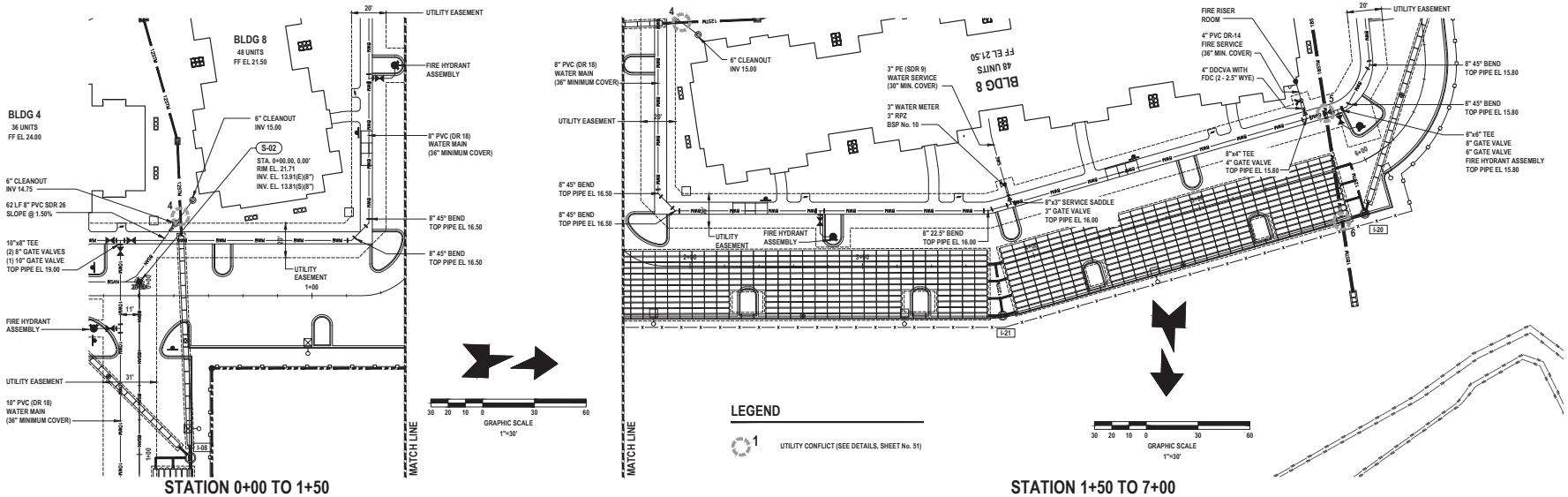
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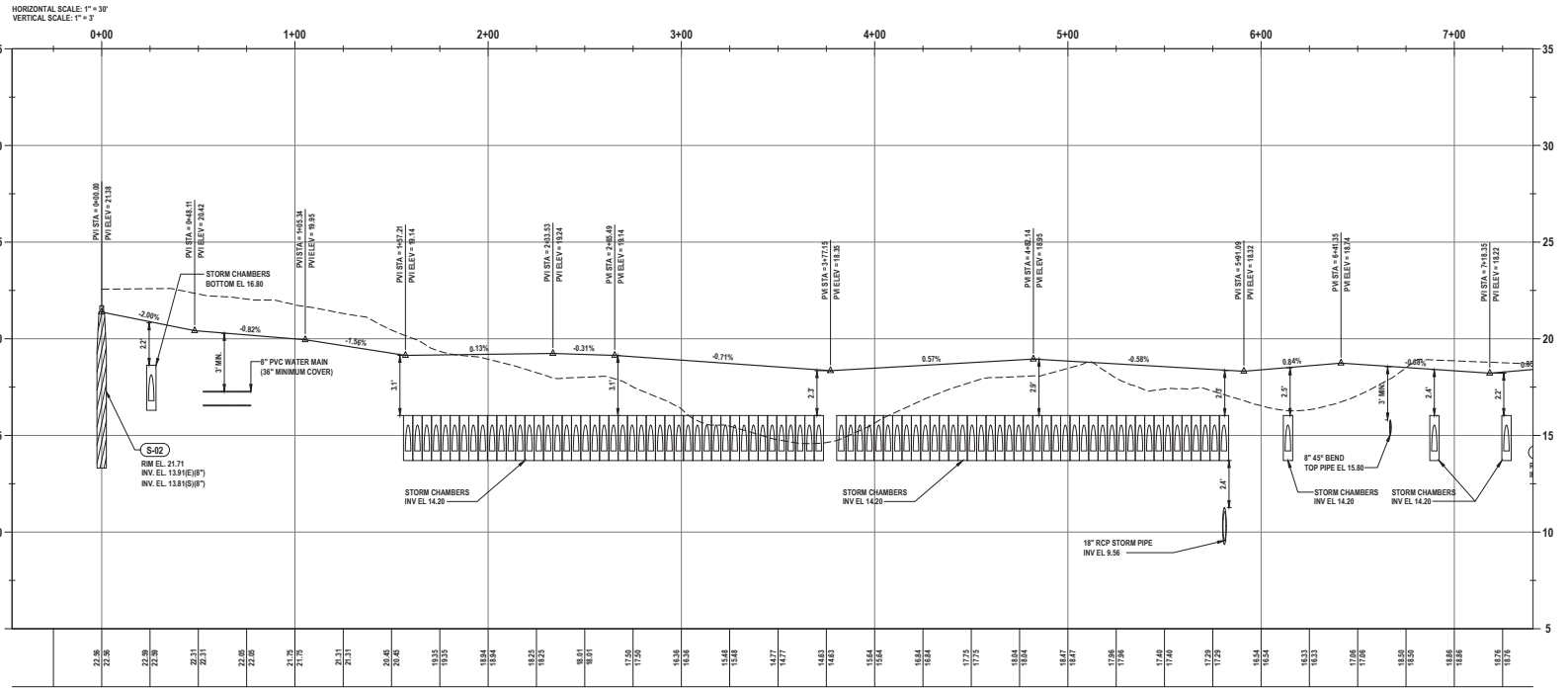
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
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DRAWN BY:	NWS
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SCALE:	AS SHOWN

DRAWING NUMBER

46





REVISIONS	
DATE	DESCRIPTION
4/7/22	TITLE BLOCK
3/29/23	CITY COMMENTS

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TYMBER CREEK APARTMENTS

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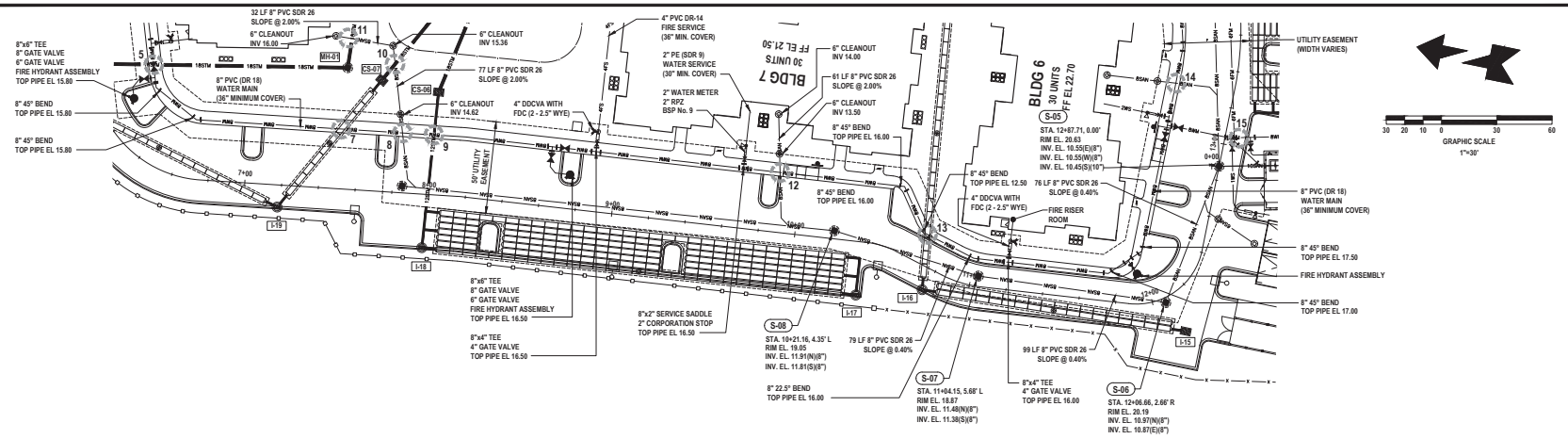
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HARRY H. NEWKIRK, P.E. # 62971

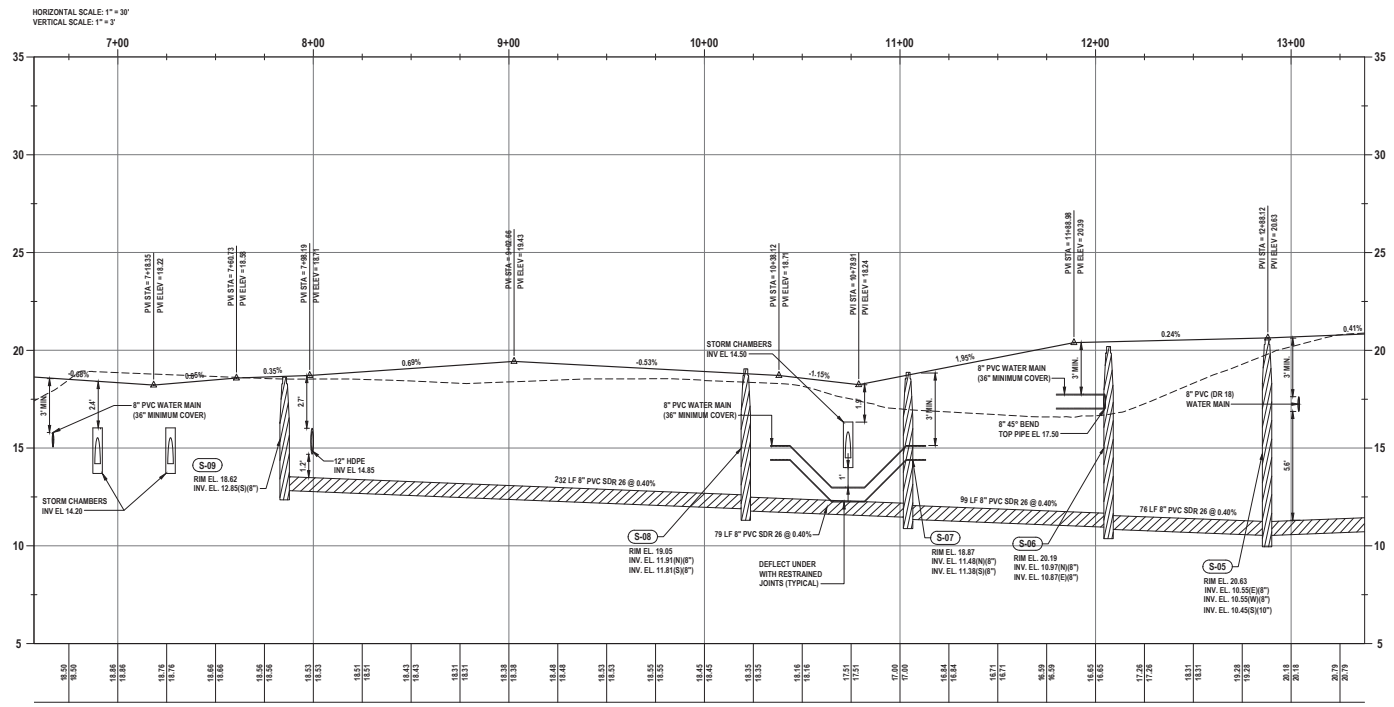
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

47



STATION 7+00 TO 13+00



LEGEND

1 UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER
3/29/23	CITY COMMENTS

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PLAN AND PROFILE
STA. 7+00 - 13+00
TYMBER CREEK APARTMENTS
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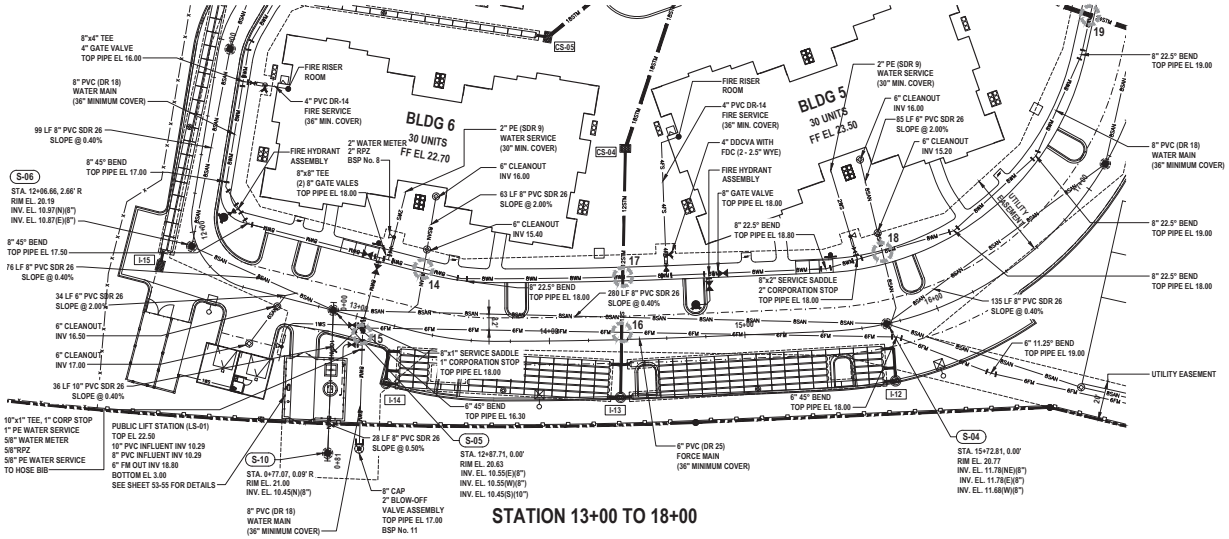
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

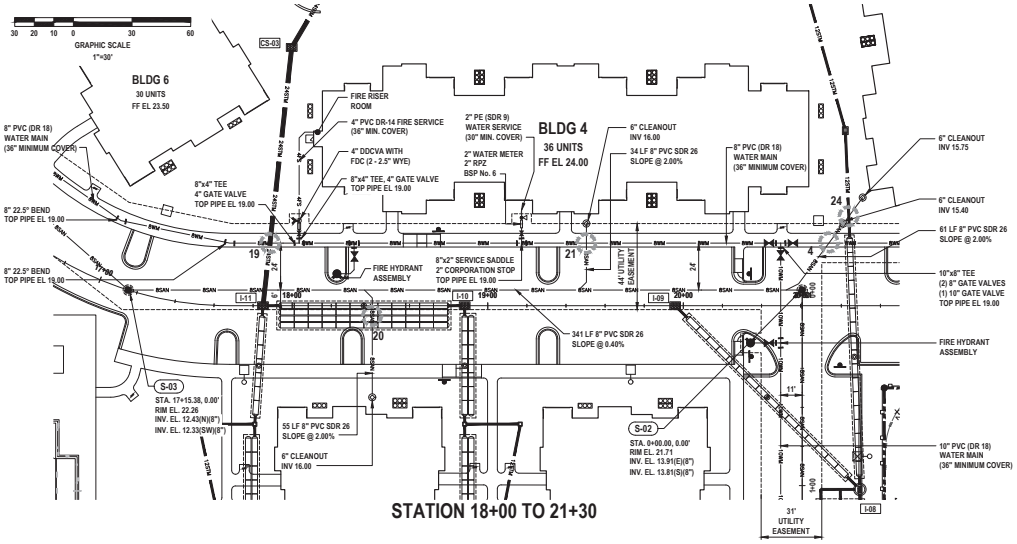
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

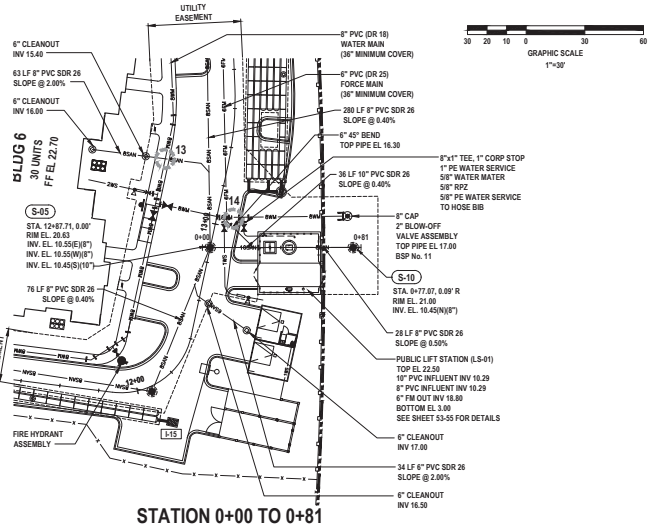
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48

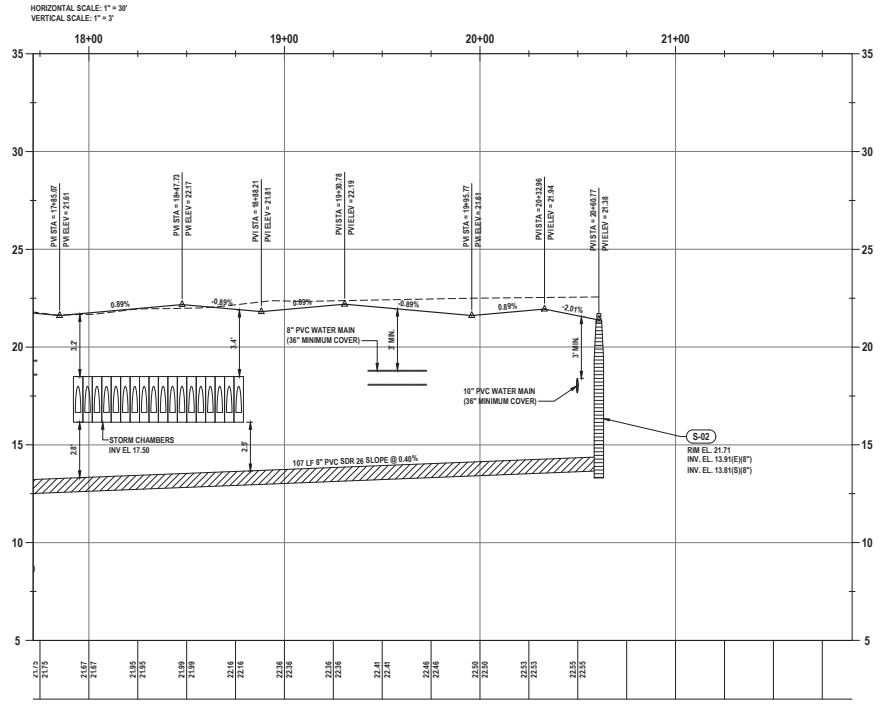

BLDG 6
30 UNITS
FF EL 22.70
BLDG 5
30 UNITS
FF EL 23.50
FIRE RISER ROOM
4" PVC DR-14 FIRE SERVICE (36" MIN. COVER)
8"x4" TEE
4" GATE VALVE
TOP PIPE EL 16.00
8" PVC (DR 18) WATER MAIN (36" MINIMUM COVER)
99 LF 8" PVC SDR 26 SLOPE @ 0.40%
8" 45° BEND TOP PIPE EL 17.00
S-06
STA. 12+06.66, 2.66' R
RIM EL. 20.19
INV. EL. 10.97(N)(8")
INV. EL. 10.87(E)(8")
8" 45° BEND TOP PIPE EL 17.50
76 LF 8" PVC SDR 26 SLOPE @ 0.40%
34 LF 6" PVC SDR 26 SLOPE @ 2.00%
6" CLEANOUT INV 16.50
6" CLEANOUT INV 17.00
36 LF 10" PVC SDR 26 SLOPE @ 0.40%
10"x1" TEE, 1" CORP STOP
1" PE WATER SERVICE
5/8" WATER METER
5/8"RPZ
5/8" PE WATER SERVICE TO HOSE BIB
PUBLIC LIFT STATION (LS-01)
TOP EL 22.50
10" PVC INFLUENT INV 10.29
8" PVC INFLUENT INV 10.29
6" FM OUT INV 18.80
BOTTOM EL 3.00
SEE SHEET 53-55 FOR DETAILS
S-10
STA. 0+77.07, 0.09' R
RIM EL. 21.00
INV. EL. 10.45(N)(8")
8" PVC (DR 18) WATER MAIN (36" MINIMUM COVER)
28 LF 8" PVC SDR 26 SLOPE @ 0.50%
8" CAP
2" BLOW-OFF VALVE ASSEMBLY
TOP PIPE EL 17.00
BSP No. 11
S-05
STA. 12+87.71, 0.00'
RIM EL. 20.63
INV. EL. 10.55(E)(8")
INV. EL. 10.55(W)(8")
INV. EL. 10.45(S)(10")
6" PVC (DR 25) FORCE MAIN (36" MINIMUM COVER)
S-04
STA. 15+72.81, 0.00'
RIM EL. 20.77
INV. EL. 11.78(NE)(8")
INV. EL. 11.78(E)(8")
INV. EL. 11.68(W)(8")
FIRE HYDRANT ASSEMBLY
2" WATER METER
2" RPZ
BSP No. 8
8"x8" TEE
(2) 8" GATE VALES
TOP PIPE EL 18.00
2" PE (SDR 9) WATER SERVICE (30" MIN. COVER)
6" CLEANOUT INV 16.00
63 LF 8" PVC SDR 26 SLOPE @ 2.00%
6" CLEANOUT INV 15.40
CS-03
CS-04
8" 22.5° BEND TOP PIPE EL 18.80
8"x2" SERVICE SADDLE
2" CORPORATION STOP
TOP PIPE EL 18.00
8" 22.5° BEND TOP PIPE EL 18.00
280 LF 8" PVC SDR 26 SLOPE @ 0.40%
6" 45° BEND TOP PIPE EL 16.30
6"x1" SERVICE SADDLE
1" CORPORATION STOP
TOP PIPE EL 18.00
2" PE (SDR 9) WATER SERVICE (30" MIN. COVER)
6" CLEANOUT INV 16.00
85 LF 6" PVC SDR 26 SLOPE @ 2.00%
6" CLEANOUT INV 15.20
4" DDCVA WITH FDC (2 - 2.5" WYE)
FIRE HYDRANT ASSEMBLY
8" GATE VALVE TOP PIPE EL 18.00
8" 22.5° BEND TOP PIPE EL 19.00
8" PVC (DR 18) WATER MAIN (36" MINIMUM COVER)
8" 22.5° BEND TOP PIPE EL 19.00
8" 22.5° BEND TOP PIPE EL 18.00
135 LF 8" PVC SDR 26 SLOPE @ 0.40%
6" 11.25° BEND TOP PIPE EL 19.00
UTILITY EASEMENT
6" 45° BEND TOP PIPE EL 18.00
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STATION 18+00 TO 21+30

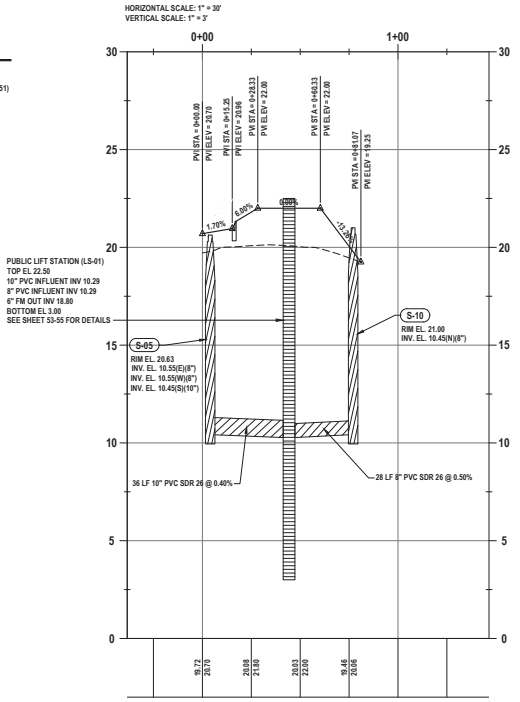


STATION 0+00 TO 0+81



LEGEND

1 UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)



REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
3/29/23	CITY COMMENTS

1230 North 1st, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

PLAN AND PROFILE STA. 18+00 - 21+30 AND 0+00 - 0+81

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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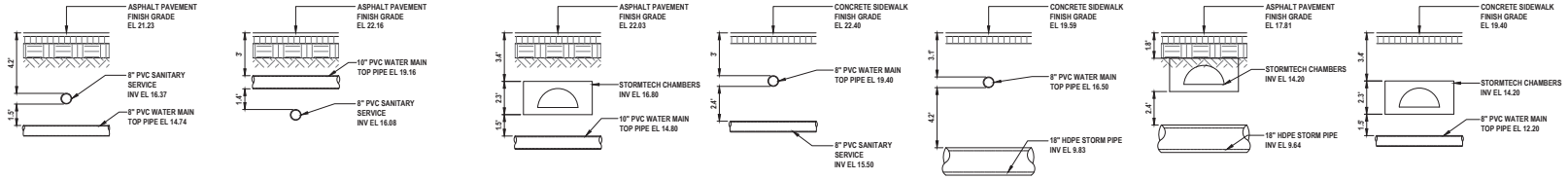
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

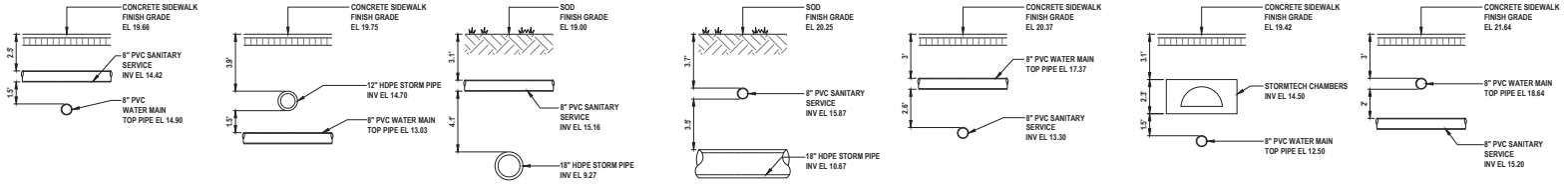
DRAWING NUMBER

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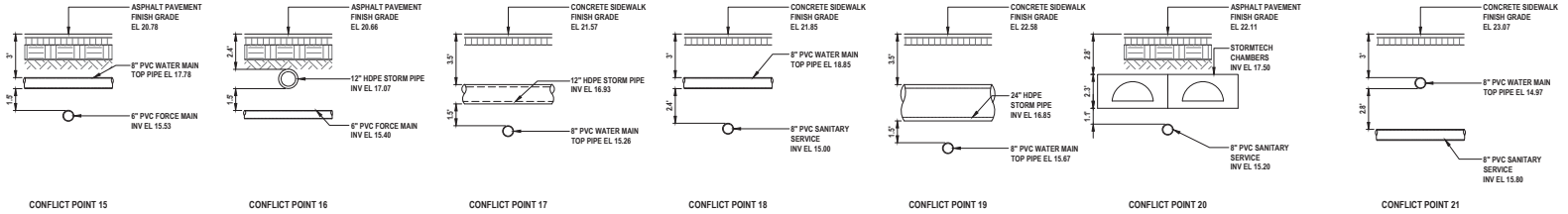
UTILITY CONFLICT DETAIL

NOT TO SCALE



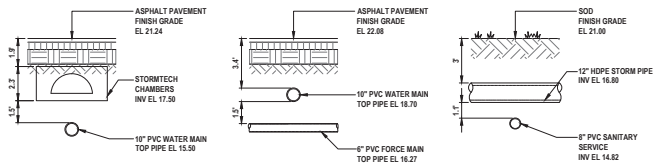
UTILITY CONFLICT DETAIL

NOT TO SCALE



UTILITY CONFLICT DETAIL

NOT TO SCALE



UTILITY CONFLICT DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
12/22/21	SJRWMD COMMENTS
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001684
2010
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

UTILITY CONFLICT DETAILS

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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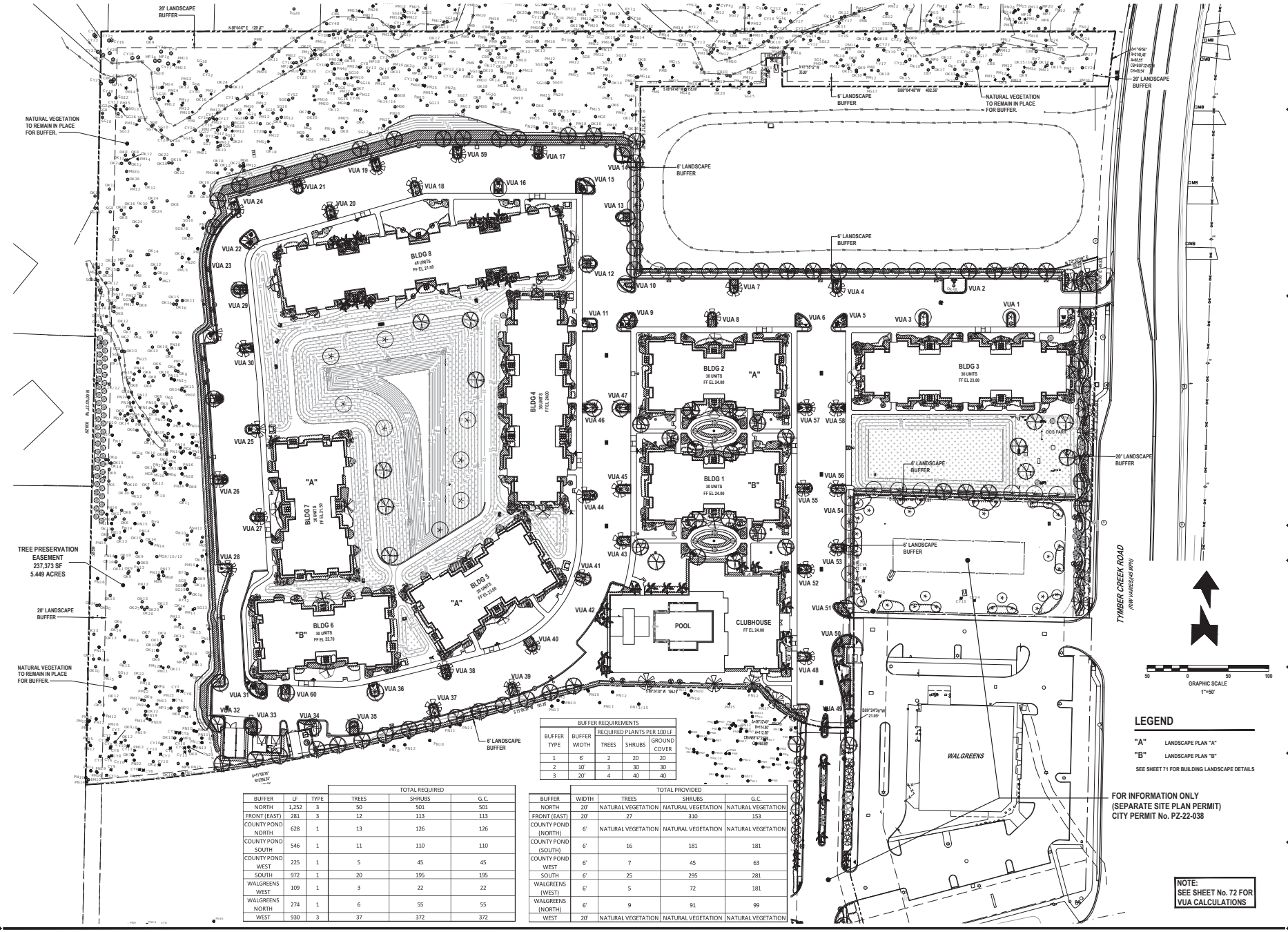
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

51



BUFFER REQUIREMENTS				
BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANTS PER 100 LF		
		TREES	SHRUBS	GROUND COVER
1	6'	2	20	20
2	10'	3	30	30
3	20'	4	40	40

			TOTAL REQUIRED		
BUFFER	LF	TYPE	TREES	SHRUBS	G.C.
NORTH	1,252	3	50	501	501
FRONT (EAST)	281	3	12	113	113
COUNTY POND NORTH	628	1	13	126	126
COUNTY POND SOUTH	546	1	11	110	110
COUNTY POND WEST	225	1	5	45	45
SOUTH	972	1	20	195	195
WALGREENS WEST	109	1	3	22	22
WALGREENS NORTH	274	1	6	55	55
WEST	930	3	37	372	372

		TOTAL PROVIDED		
BUFFER	WIDTH	TREES	SHRUBS	G.C.
NORTH	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
FRONT (EAST)	20'	27	310	153
COUNTY POND (NORTH)	6'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
COUNTY POND (SOUTH)	6'	16	181	181
COUNTY POND WEST	6'	7	45	63
SOUTH	6'	25	295	281
WALGREENS (WEST)	6'	5	72	181
WALGREENS (NORTH)	6'	9	91	99
WEST	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION

REVISIONS	
DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/28/22	CITY COMMENTS
3/29/23	CITY COMMENTS

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OVERALL LANDSCAPE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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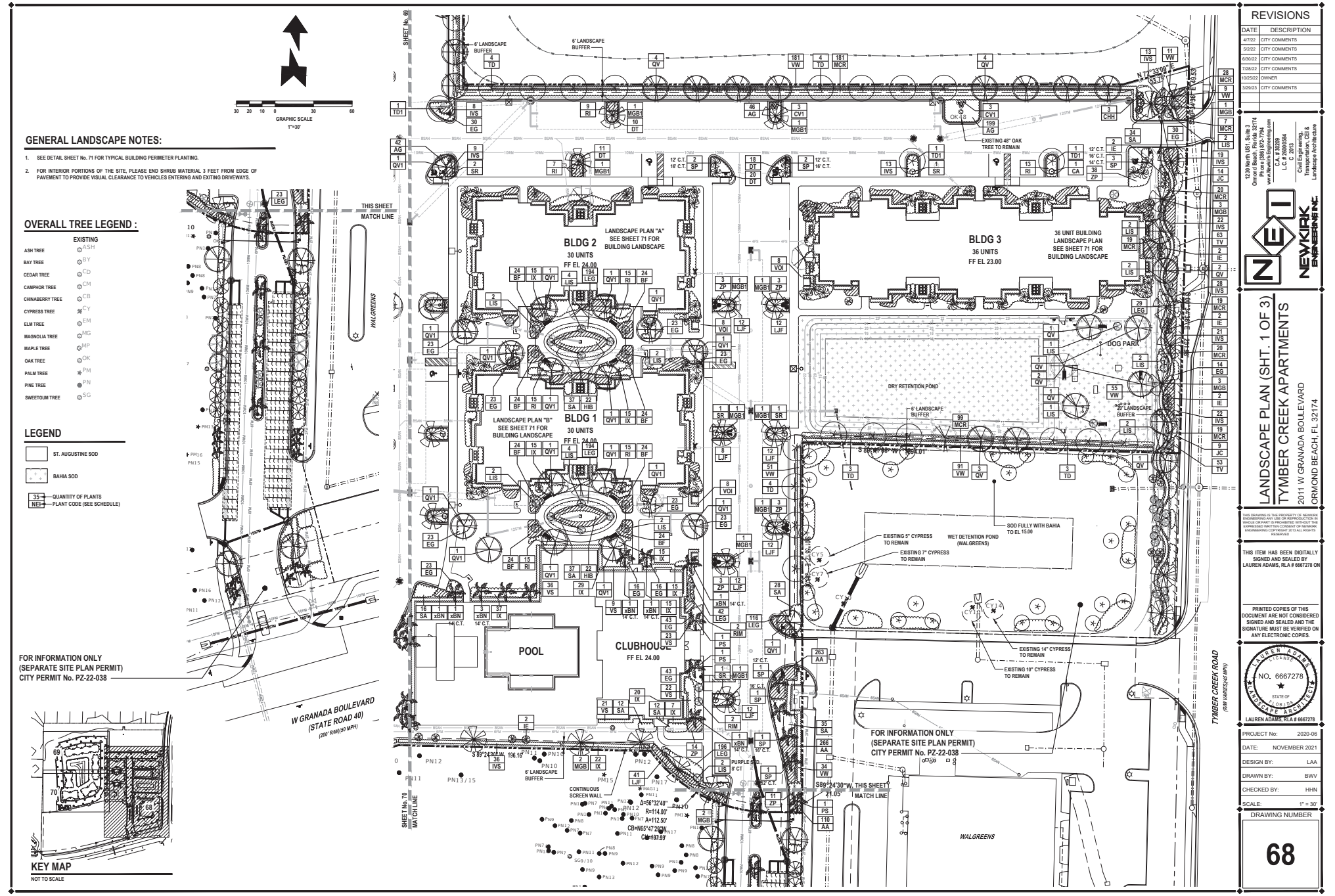
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

67



REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
3/29/23	CITY COMMENTS

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LANDSCAPE PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

68

GENERAL LANDSCAPE NOTES:

1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

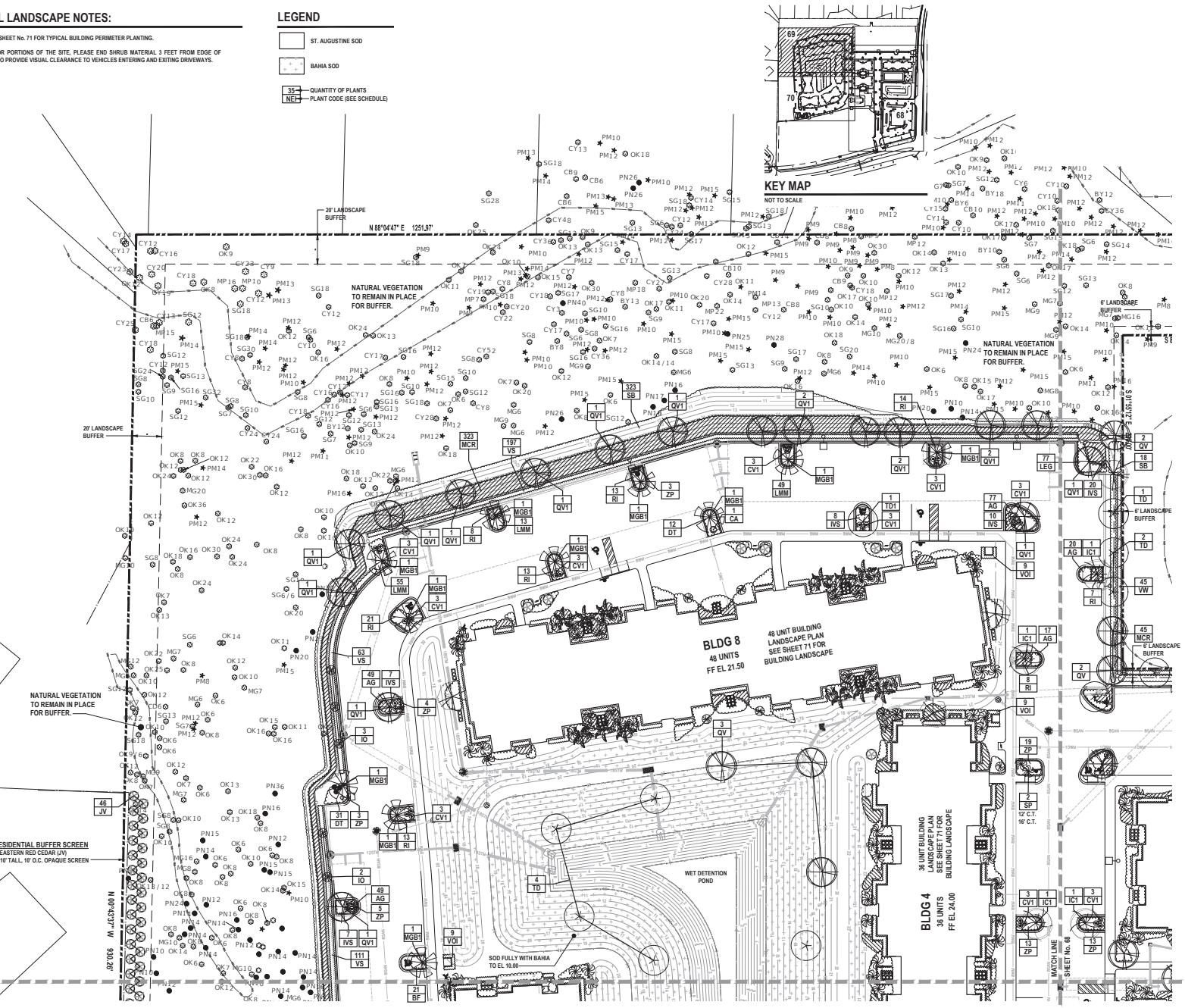
LEGEND

- ST. AUGUSTINE SOD
- BAHIA SOD
- 35 NEI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

GRAPHIC SCALE
30 20 10 0 30 60
1"=30'

OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG



REVISIONS	
DATE	DESCRIPTION
4/7/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER
3/29/23	CITY COMMENTS

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LANDSCAPE PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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LAUREN ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

69

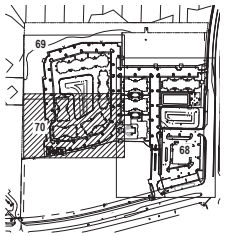
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1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

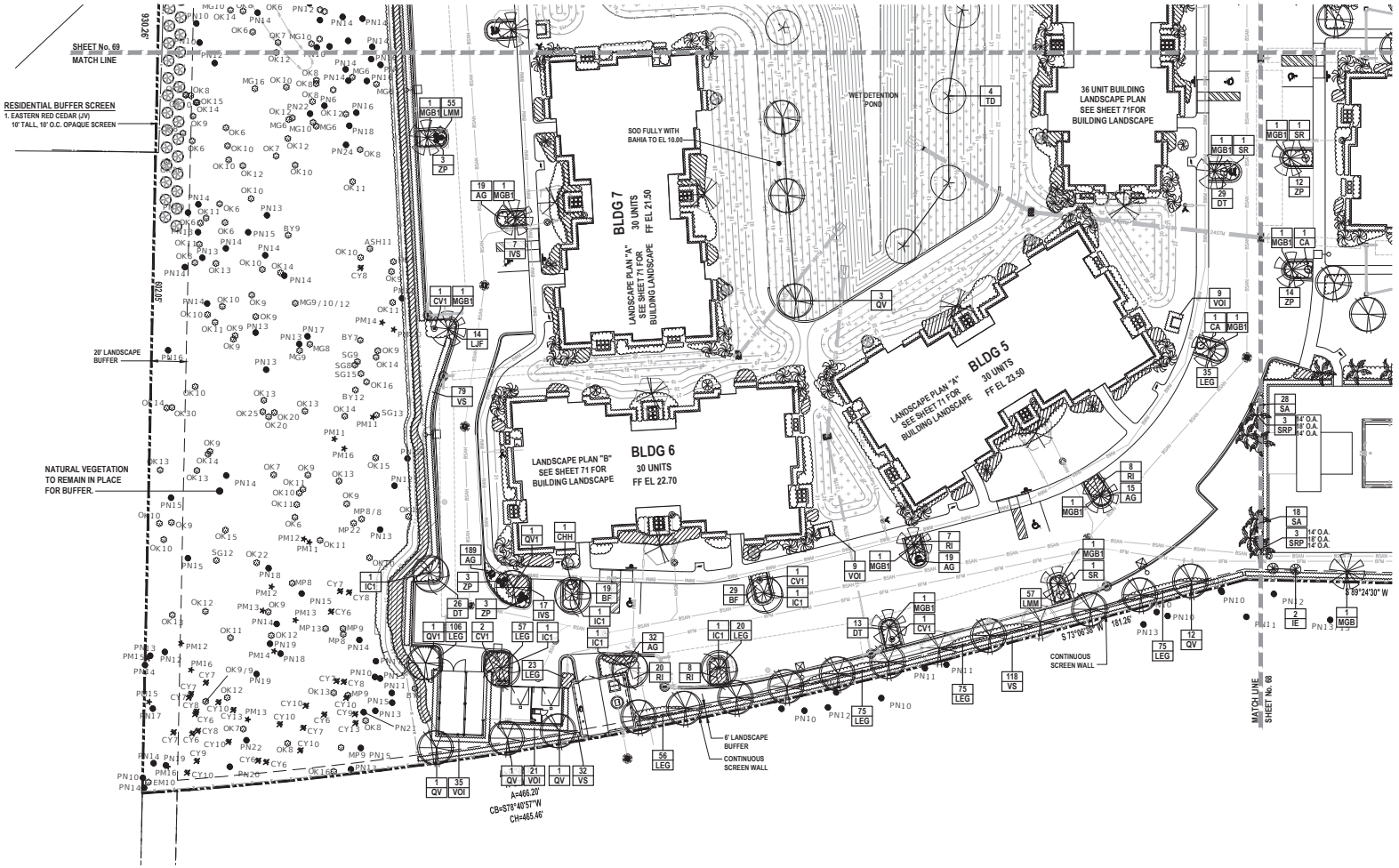
LEGEND

- ST. AUGUSTINE SOD
- BAHIA SOD
- 35 / NEI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

GRAPHIC SCALE
30 20 10 0 30 60
1"=30'



KEY MAP
NOT TO SCALE



OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

REVISIONS

DATE	DESCRIPTION
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER
3/29/23	CITY COMMENTS

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LANDSCAPE PLAN (SHT. 3 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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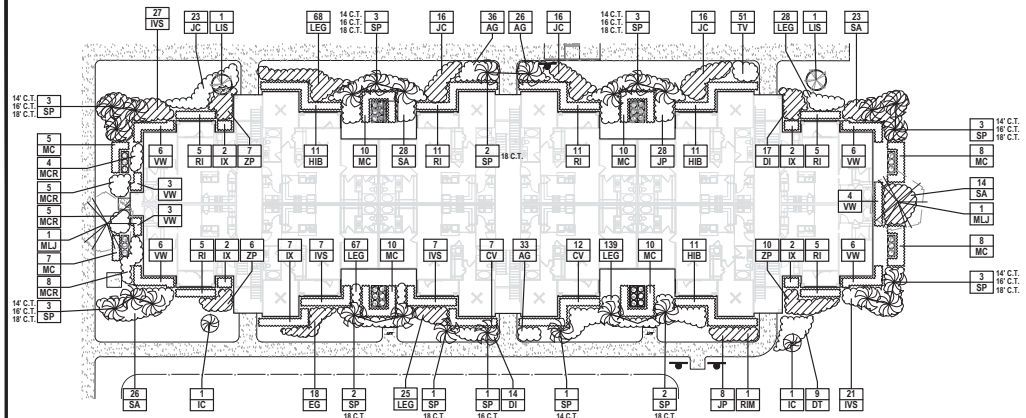
LAUREN ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

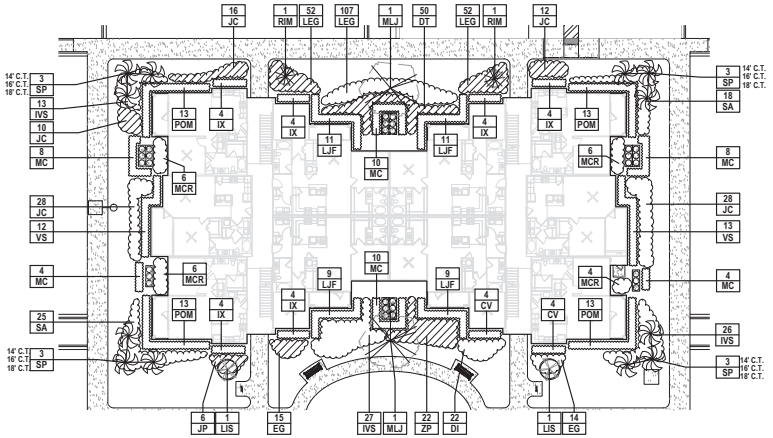
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

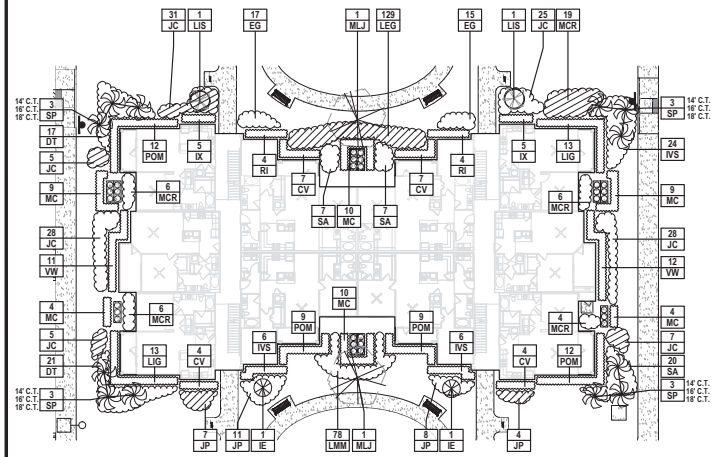
70



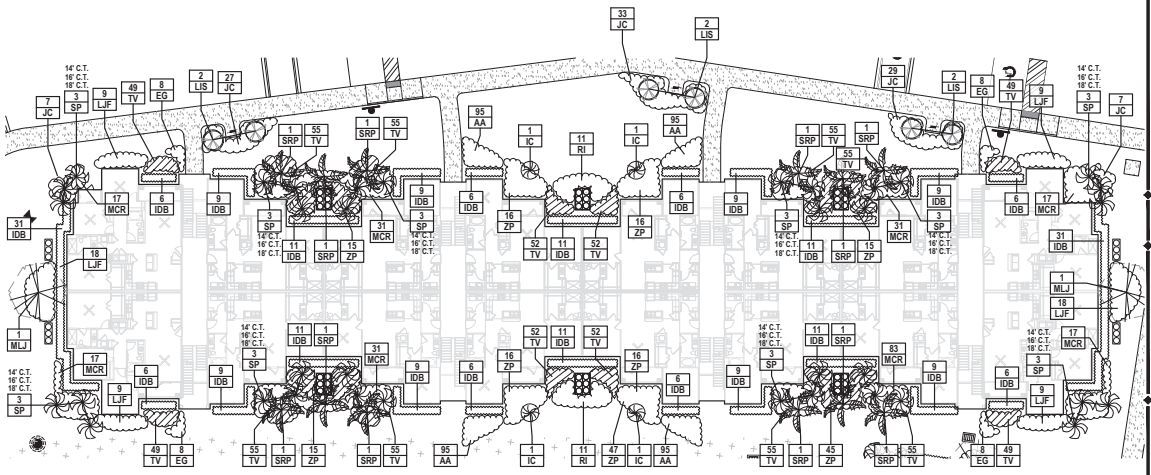
36 UNIT BUILDING LANDSCAPE PLAN (BUILDINGS #3 AND 4)
SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE PLAN "A" (BUILDINGS #2, 5 AND 7)
SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE "B" PLAN (BUILDINGS #1 AND 6)
SCALE: 1" = 20'



48 UNIT BUILDING LANDSCAPE PLAN (BUILDING #8)
SCALE: 1" = 20'

NOTE:
WHERE TYPICAL BUILDING TREE LOCATIONS RESULT IN CONFLICTS WITH UNDERGROUND UTILITY LINES, ADJUST TREE TO AT LEAST 5 FEET FROM ANY SUCH LINE (SEE SHEETS 67, 68 AND 69)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
3/29/23	CITY COMMENTS

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LANDSCAPE PLAN - TYPICAL BUILDING TYPES 1, 2A, 2B AND 3

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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LAUREN ADAMS
LICENSED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

71

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE TO FLORIDA
CANOPY TREES AND PALMS					YES/NO
JV	46	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' HGT., 2.5" CAL. @ 6"	YES
MGB	12	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
MGB1	32	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
MLJ	16	MAGNOLIA GRANDIFLORA	LITTLE GEM	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
PS	3	PHOENIX SYLVESTRIS	SILVER DATE PALM	10' CT., FULL	NO
QV	44	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
QV1	37	QUERCUS VIRGINIANA	LIVE OAK	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
SP	157	SABAL PALMETTO	CABBAGE PALM	SEE PLAN, 2-12', 2-14', 2-16'	YES
SRP	18	SYAGRUS ROMANZOFFIANA	QUEEN PALM	SEE PLAN	NO
TD	29	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
TD1	4	TAXODIUM DISTICHUM	BALD CYPRESS	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
xBN	9	x BUTIAGRUS NABONNANDII	MULE PALM	SEE PLAN	NO
SUBTOTAL	407				377 Y / 30 N
UNDERSTORY TREES					
IC	8	ILEX CASSINE	DAHOON HOLLY	10' HGT., 2.5" CAL. @ 6"	YES
IC1	10	ILEX CASSINE	DAHOON HOLLY	12' - 14' HGT., 3.5" CAL. @ 6"	YES
IE	16	ILEX ATTENUATA	EAGLESTON HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
IO	5	ILEX x NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
LIS	50	LAGERSTROEMIA INDICA (MUSKOGEE)	PURPLE CRAPE MYRTLE TREE STD.	10' HGT., 6'-7' CT, 2.5" CAL. @ 6"	NO
RIM	12	RHAPHIOLEPIS MAJESTIC BEAUTY	MAJESTIC BEAUTY STD.	5' - 6' HGT., FULL	NO
SUBTOTAL	101				39 Y / 62 N
SHRUBS / POINT PLANTS					
CA	4	CRINUM AUGUSTUM	QUEEN EMMA	15 GAL., 4' HGT., SPECIMEN	NO
CHH	4	CHAMAEDOREA HUMILIS	EUROPEAN FAN PALM	7 GAL., 24"- 30" HGT., 5 - 7 STOCKS	NO
CV	106	CODIAEUM 'GOLD DUST'	YELLOW/GREEN CROTONS	3 GAL., 16"- 18" HGT., FULL, 36" O.C.	NO
CV1	41	CODIAEUM 'MAMMEY'	YELLOW/GREEN CROTONS	7 GAL., 20"- 24" HGT., FULL, 36" O.C.	NO
HIB	110	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL, 36" O.C.	NO
IDB	248	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL., 24" HGT., 36" O.C.	YES
IVS	661	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL., 16" HGT., FULL, 36" O.C.	YES
IX	327	IXORA SSP.	RED IXORA	3 GAL., 16" HGT., FULL, 36" O.C.	NO
JP	150	JUNIPERUS CHINENSIS	PARSONI JUNIPER	1 GAL., 12"- 14" SPR, FULL, 36" O.C.	NO
LIG	52	LIGUSTRUM JAPONICUM	GREEN LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LJF	327	LIGUSTRUM SSP.	JACK FROST LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LMM	385	LIRIOPE VAR	VAR. LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
MC	360	MYRICA CERIFERA	WAX MYRTLE	7 GAL., 24" HGT., FULL, 36" O.C.	YES
MCR	1216	MUHLENBERFIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 20" HGT., FULL, 36" O.C.	YES
POM	240	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 30" HGT., FULL, 24" O.C.	NO
RI	351	PHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 18" HGT., FULL 36" O.C.	NO
SA	636	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	10 GAL., 48" HGT., FULL	NO
VO1	125	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 24"- 30" HGT., FULL, 36" O.C.	NO
VS	786	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
VW	591	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 24" HGT., FULL, 36" O.C.	YES
ZP	483	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL, 36" O.C.	YES
SUBTOTAL	7212				3559 Y / 3653 N
GROUND COVER (G.C.)					
AA	1019	AGAPANTHUS AFRICANUS	AFRICAN LILLY	1 GAL., 12" HGT., FULL, 12" O.C	NO
AG	963	ARACHIS GLABRATA	PERENNIAL PEANUT	4" POTS, 2"- 3" HGT., 12" O.C.	YES
BF	261	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL., 10"-12" HGT., 7-9 BIBS, 24" O.C.	NO
DI	128	DIETES IRIDIOIDES	WHITE AFRICAN IRIS	1 GAL., 20" HGT., 24" O.C.	NO
DT	414	DIANELLA TASMANICA (VARIEGATA CULTIVAR)	BLUEBERRY FLAX LILLY 'VARIEGATED'	1 GAL., 12" HGT., FULL, 24" O.C.	NO
EG	595	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR., FULL, 24" O.C.	NO
JC	808	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL., FULL, 30" O.C.	NO
LEG	2938	LIRIOPE MUSCARI	GIANT EVERGREEN LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
SB	341	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HGT., 36" O.C.	YES
TV	1062	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12" HGT., 12" O.C.	NO
SUBTOTAL	8529				1304 Y / 7225 N
TOTAL	16249				

NOTE:

1. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.
2. ALL TREES (NEW AND EXISTING) ARE TO HAVE A 5' DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED. (PULL MULCH 6" BACK FROM TRUNK)
3. DO NOT CHANGE PLANT MATERIAL WITHOUT WRITTEN PERMISSION FROM THE CITY OF ORMOND BEACH.

TREE CALCULATIONS:

SITE TREE REQUIRMENTS	
SITE AREA	854,635
1 TREE PER 1500 SF =	570
LANDSCAPE AREA	490,846
527,199 SF - 36,353 SF =	1227
1 TREE PER 400 SF =	
TREES REQUIRED	1852
MITIGATION FOR PROTECTED TREES	625
MITIGATION FOR SPECIMEN TREES CREDIT	-175

EXISTING TREES	
PALM TREE (3:1) 173	58
ASH TREE	1
BAY TREE	7
CEDAR TREE	1
CHINABERRY TREE	11
CYPRESS TREE	38
ELM TREE	1
MAGNOLIA TREE	31
MAPLE TREE	19
OAK TREE	157
PINE TREE	106
SWEETGUM TREE	89
TOTAL	519

EXISTING SPECIMEN TREES	
TREES	216
(SEE SHEET S1.1)	

TOTAL EXISTING TREES	735

PROPOSED TREES	
SABAL PALMS (3:1) 157	52
MAGNOLIA (2.5")	12
MAGNOLIA (3.5") 32x2	64
LITTLE GEM (2.5")	16
SILVER DATE PALM (1:1)	3
LIVE OAK (2.5")	44
LIVE OAK (3.5") 37x2	74
BALD CYPRESS (2.5")	29
BALD CYPRESS (3.5") 4x2	8
MULE PALM (3:1) 9	3
DAHOON HOLLY (2.5")	8
DAHOON HOLLY (3.5") 10x2	20
EAGLESTON HOLLY (2.5")	16
QUEEN PALM (3:1) 18	6
NELLIE HOLLY (2.5")	5
CRAPE MYRTLE (2.5")	50
EASTERN RED CEDAR (2.5")	46
TOTAL	456

MINIMUM VUA REQUIREMENTS
REQUIRED: 10%
161,047 SF x 0.1 = 16,105 SF

VUA ISLANDS

NUMBER	AREA (SF)	NUMBER	AREA (SF)	NUMBER	AREA (SF)
1	165	23	1031	45	165
2	488	24	175	46	165
3	165	25	165	47	165
4	165	26	165	48	165
5	188	27	165	49	238
6	204	28	165	50	1705
7	165	29	165	51	332
8	165	30	165	52	165
9	262	31	407	53	165
10	233	32	250	54	781
11	182	33	238	55	165
12	165	34	338	56	165
13	165	35	165	57	165
14	397	36	165	58	165
15	301	37	165	59	165
16	165	38	165	60	165
17	165	39	165	TOTAL	15337
18	165	40	165		
19	165	41	165		
20	165	42	695		
21	165	43	165		
22	292	44	165		

SEE SHEET 67 FOR VUA LOCATIONS

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

TOTAL AMOUNT OF TREES PROVIDED	
SITE TREE REQUIREMENTS	1,227
TREE MITIGATION FOR PROTECTED TREES	625
TREE MITIGATION FOR SPECIMEN TREES	-175
TOTAL TREES REQUIRED	1,852
EXISTING TREES (6" CALIPER & LARGER)	735
EXISTING TREES (2" to 5" CALIPER) WITHIN TPA	549
PROPOSED TREES	456
TOTAL TREES PROVIDED	**1,740**

MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 175 TREES USED FOR PROTECTED TREES.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
3. SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
9. EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
10. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
11. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
12. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
13. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
14. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
15. ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3" OF CLEAN SAND WITH A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
28. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.
29. PER SECTION 11.01.02.B.4 OF THE LAND DEVELOPMENT CODE, ANY EXPANSION PROJECT SHALL INCLUDE REPLACING PREVIOUSLY PLANTED REQUIRED LANDSCAPING AND REPAIR OF EXISTING IRRIGATION THAT HAS BEEN DAMAGED OR DIED. AS-BUILTS ARE AVAILABLE FROM THE CITY.

REVISIONS

DATE	DESCRIPTION
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER
11/28/22	CITY COMMENTS
3/29/23	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
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C.A. # 30209
LC. # 26001084
NEI
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LANDSCAPE DETAILS AND NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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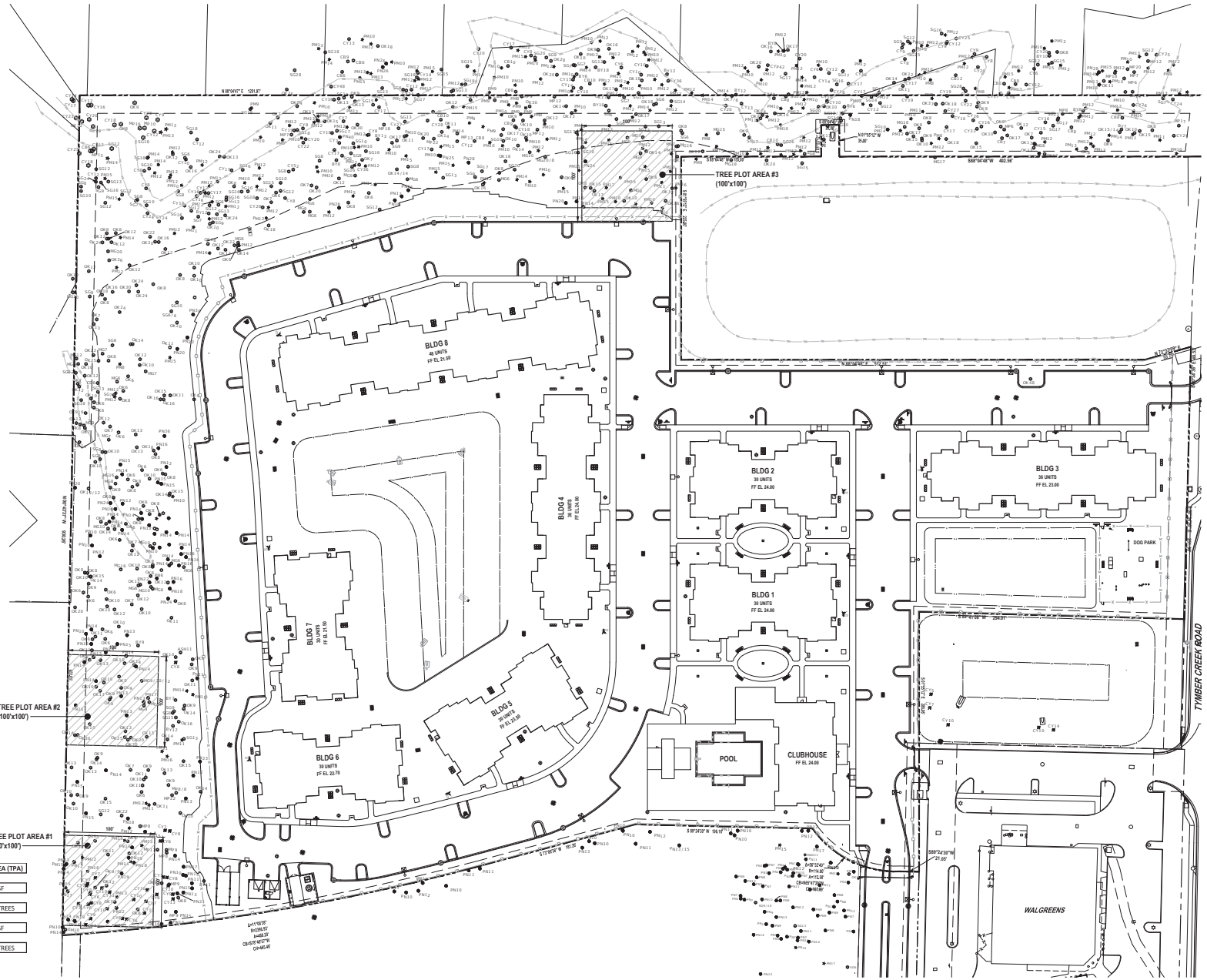
LAUREN A. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

72



OVERALL TREE LEGEND :

EXISTING

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

TREE PLOT AREA #1		
CAL @ DBH	VARIETY	QTY
3"	BAY	1
5"	BAY	3
2.5"	CYPRESS	4
3"	CYPRESS	8
3.5"	CYPRESS	1
4"	CYPRESS	1
4.5"	CYPRESS	3
5"	CYPRESS	3
5.5"	CYPRESS	2
5.75"	CYPRESS	2
2.5"	OAK	1
2.5"	PINE	1
5"	PINE	3
5.5"	PINE	1
	TOTAL	34

TREE PLOT AREA #2		
CAL @ DBH	VARIETY	QTY
3"	BAY	1
4.5"	BAY	2
2.5"	MAGNOLIA	2
3.5"	MAGNOLIA	1
4"	MAGNOLIA	1
4.5"	MAPLE	2
4.5"	OAK	1
5"	OAK	2
5.5"	OAK	2
	TOTAL	14

TREE PLOT AREA #3		
CAL @ DBH	VARIETY	QTY
3"	MAGNOLIA	1
3.75"	MAGNOLIA	1
4"	MAGNOLIA	4
4.5"	MAGNOLIA	1
5"	MAGNOLIA	3
5.5"	MAGNOLIA	2
2.5"	OAK	2
3.5"	OAK	1
4"	OAK	1
4.25"	OAK	1
5"	OAK	3
5.5"	OAK	2
3.5"	SWEETGUM	1
4"	SWEETGUM	1
4.5"	SWEETGUM	1
5.5"	SWEETGUM	2
	TOTAL	27

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

REVISIONS	
DATE	DESCRIPTION
4/7/22	CITY COMMENTS
10/25/22	OWNER
3/29/23	CITY COMMENTS

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TREE CREDIT CALCULATION PLAN
TYMBER CREEK APARTMENTS

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ORMOND BEACH, FL 32174

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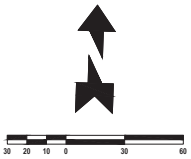
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

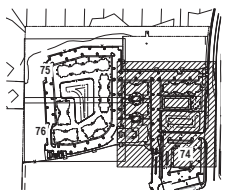
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

73





KEY MAP
NOT TO SCALE

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	By
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	Cy
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

LEGEND:

EXISTING TREE (No. INDICATES SIZE)

TREE TO BE REMOVED

CITY OF ORMOND BEACH TREE MITIGATION:

PROTECTED TREE MITIGATION	
1 NUMBER OF PROTECTED TREES TO BE REMOVED DUE TO IMPERVIOUS CONSTRUCTION	585 trees
2 REMAINDER OF PROTECTED TREES TO BE REMOVED DUE TO OTHER CONSTRUCTION	332 trees
3 CALCULATE PRESERVED TREE DENSITY. DIVIDE PRESERVED PROTECTED TREES BY TOTAL AREA 622 TREES / 19.62 ACRES =	31.7 trees/ac.
TREE DENSITY LESS THAN 50 TREES/ACRE, PROCEED TO STEP #4 OR TREE TREE DENSITY MORE THAN 50 TREES/ACRE, PROCEED TO STEP #5	
4 ENTER NUMBER OF TREES FROM LINE #1 585 / 2	293 trees
ENTER NUMBER OF TREES PROVIDED IN NUMBER 2	332 trees
PROTECTED TREE MITIGATION TOTAL	625 trees

PROPOSED TREE CREDITS ABOVE MINIMUM	
TOTAL MITIGATION REQUIRED	trees

SPECIMEN TREE REQUIREMENTS	
TOTAL SPECIMEN TREES	398
SITE AREA (AC)	19.62
SPECIMEN TREES PER ACRE	20.29
PRESERVED TREES REQUIRED (4 PER ACRE)	78
SPECIMEN TREES PRESERVED	216

MITIGATION TOTAL	288
CREDIT TOTAL	463
4.5" TREES REQ.	-175

SUMMARY	
PROTECTED TREE MITIGATION	
TOTAL 2.5" TREES REQUIRED	625
(216) SPECIMEN TREES (3 TREE CREDITS)	648
625 REQUIRED MITIGATION - 648 CREDITS	23

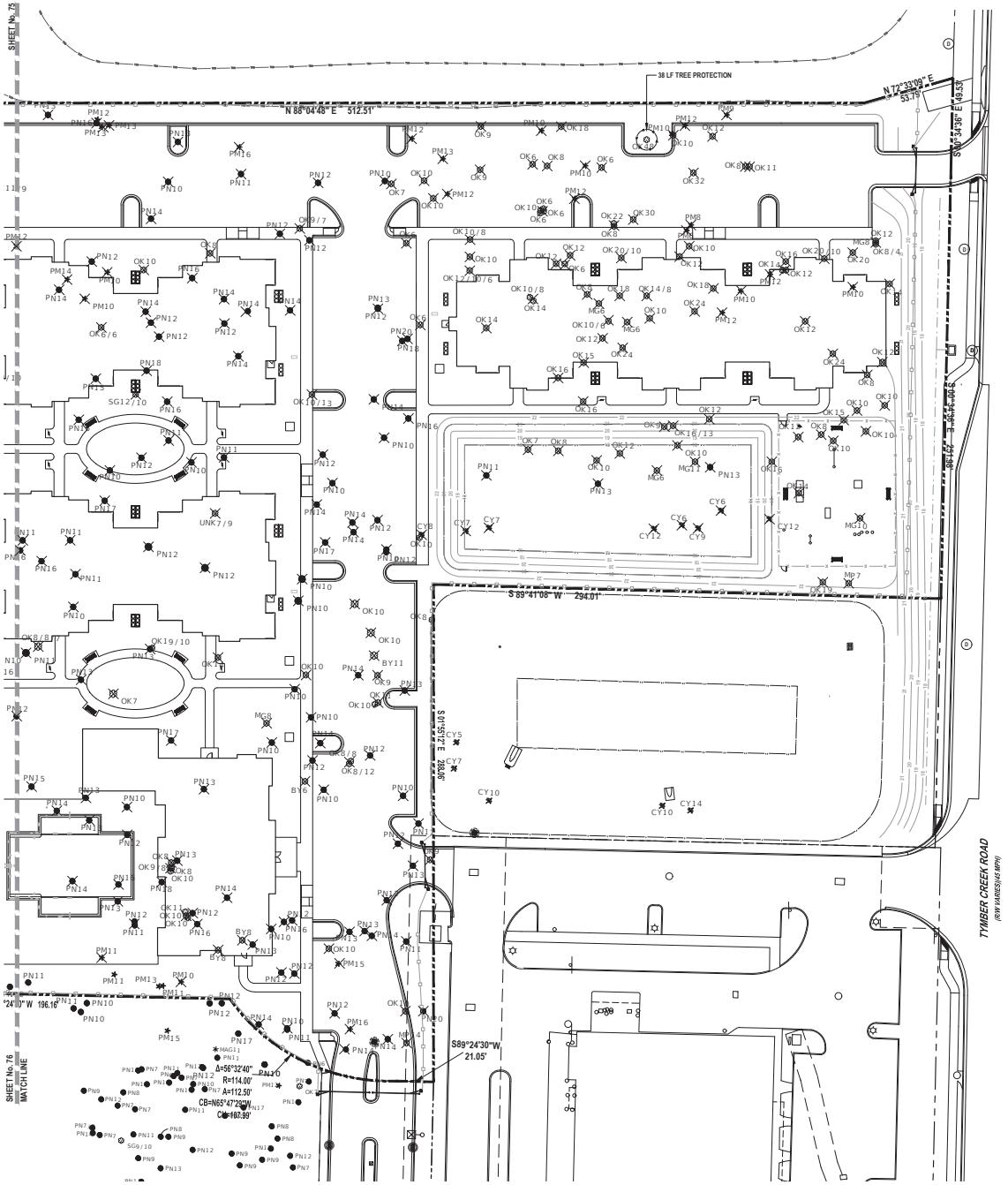
MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 23 TREES USED FOR PROTECTED TREES.

SPECIMEN TREES TO BE SAVED

CAL @ DBH	VARIETY	QTY	# OF 4.5" CAL TREES TO MITIGATE	TOTAL	TREE FUND EQUAL	TREE FUND TOTAL
12	CYPRESS	7	1	7	$307.00	$2,149.00
12	OAK	30	1	30	$307.00	$9,210.00
12	MAGNOLIA	2	1	2	$307.00	$614.00
12	BAY	2	1	2	$307.00	$614.00
13	BAY	1	1	1	$360.00	$360.00
13	OAK	20	1	20	$360.00	$7,200.00
13	CYPRESS	4	1	4	$360.00	$1,440.00
14	OAK	21	1	21	$418.00	$8,778.00
15	OAK	11	2	22	$480.00	$5,280.00
15	CYPRESS	1	2	2	$480.00	$480.00
15	MAGNOLIA	1	2	2	$480.00	$480.00
16	OAK	10	2	20	$546.00	$5,460.00
16	MAGNOLIA	3	2	6	$546.00	$1,638.00
16	CYPRESS	5	2	10	$546.00	$2,730.00
17	CYPRESS	7	2	14	$616.00	$4,312.00
17	OAK	7	2	14	$616.00	$4,312.00
18	MAPLE	1	2	2	$690.00	$690.00
18	OAK	8	2	16	$690.00	$5,520.00
18	SWEETGUM	7	2	14	$690.00	$4,830.00
18	MAGNOLIA	1	2	2	$690.00	$690.00
18	CYPRESS	5	2	10	$690.00	$3,450.00
19	CYPRESS	4	2	8	$769.00	$3,076.00
20	OAK	5	2	10	$853.00	$4,265.00
20	SWEETGUM	2	2	4	$853.00	$1,706.00
20	MAGNOLIA	2	2	4	$853.00	$1,706.00
20	CYPRESS	3	2	6	$853.00	$2,559.00
22	OAK	4	3	12	$1,032.00	$4,128.00
22	MAPLE	2	3	6	$1,032.00	$2,064.00
22	CYPRESS	2	3	6	$1,032.00	$2,064.00
23	CYPRESS	1	3	3	$1,120.00	$1,120.00
24	OAK	7	3	21	$1,220.00	$8,540.00
24	SWEETGUM	1	3	3	$1,220.00	$1,220.00
24	CYPRESS	4	3	12	$1,220.00	$4,880.00
25	CYPRESS	1	4	4	$1,332.00	$1,332.00
25	OAK	2	4	8	$1,332.00	$2,664.00
26	SWEETGUM	1	4	4	$1,441.00	$1,441.00
26	CYPRESS	2	4	8	$1,441.00	$2,882.00
27	CYPRESS	2	4	8	$1,554.00	$3,108.00
28	CYPRESS	1	4	4	$1,671.00	$1,671.00
28	SWEETGUM	1	4	4	$1,671.00	$1,671.00
30	SWEETGUM	1	5	5	$1,919.00	$1,919.00
30	OAK	5	5	25	$1,919.00	$9,595.00
32	SWEETGUM	1	6	6	$2,183.00	$2,183.00
33	CYPRESS	1	6	6	$2,308.00	$2,308.00
36	OAK	1	7	7	$2,763.00	$2,763.00
36	CYPRESS	2	7	14	$2,763.00	$5,526.00
37	OAK	1	7	7	$2,902.00	$2,902.00
48	OAK	1	12	12	$4,911.00	$4,911.00
48	CYPRESS	1	12	12	$4,911.00	$4,911.00
52	CYPRESS	1	13	13	$5,731.00	$5,731.00
TOTAL		216	SPECIMEN TREE CREDIT TOTAL	463		$165,083.00

SPECIMEN TREES TO BE REMOVED

CAL @ DBH	VARIETY	QTY	# OF 4.5" CAL TREES TO MITIGATE	TOTAL	TREE FUND EQUAL	TREE FUND TOTAL
12	OAK	39	1	39	$307.00	$11,973.00
12	BAY	2	1	2	$307.00	$614.00
12	CYPRESS	2	1	2	$307.00	$614.00
13	CYPRESS	1	1	1	$360.00	$360.00
13	OAK	14	1	14	$360.00	$5,040.00
14	BAY	1	1	1	$418.00	$418.00
14	OAK	35	1	35	$418.00	$14,630.00
14	MAGNOLIA	1	1	1	$418.00	$418.00
14	BAY	1	1	1	$418.00	$418.00
15	OAK	10	2	20	$480.00	$4,800.00
16	OAK	19	2	38	$546.00	$10,374.00
17	OAK	3	2	6	$616.00	$1,848.00
18	OAK	11	2	22	$690.00	$7,590.00
19	OAK	4	2	8	$769.00	$3,076.00
20	OAK	12	2	24	$853.00	$10,236.00
21	OAK	3	3	9	$940.00	$2,820.00
22	OAK	1	3	3	$1,032.00	$1,032.00
23	OAK	1	3	3	$1,120.00	$1,120.00
24	OAK	11	3	33	$1,220.00	$13,420.00
25	OAK	1	4	4	$1,332.00	$1,332.00
30	OAK	2	5	10	$1,919.00	$3,838.00
32	OAK	2	6	12	$2,183.00	$4,366.00
TOTAL		176	SPECIMEN TREE MITIGATION TOTAL	288		$100,337.00



REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
3/29/23	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
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LC. # 26001084
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Civil Engineering, Transportation, CEI & Landscape Architecture

TREE REMOVAL PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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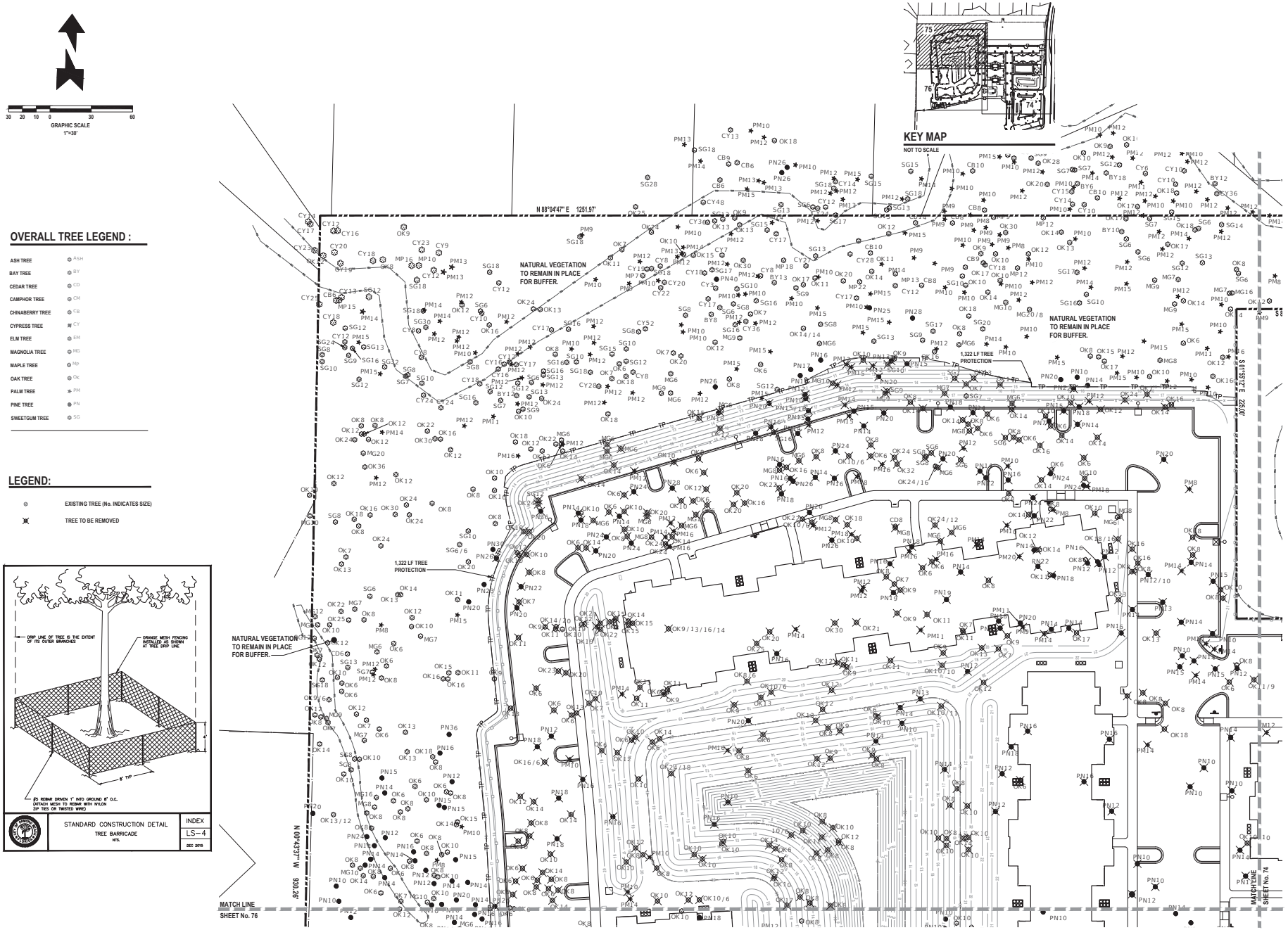
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

74



REVISIONS	
DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER
3/29/23	CITY COMMENTS

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C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

TREE REMOVAL PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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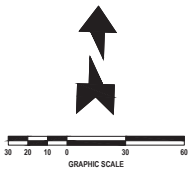
LAUREN ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

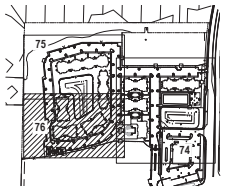
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

75





KEY MAP
NOT TO SCALE

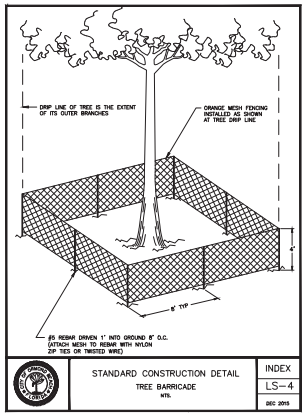
LEGEND:

- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG





STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

INDEX
LS-4
DEC 2015

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK
10/25/22	OWNER
3/29/23	CITY COMMENTS

1230 North US1, Suite 3
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Phone (386) 672-7794
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TREE REMOVAL PLAN (SHT. 3 OF 3)
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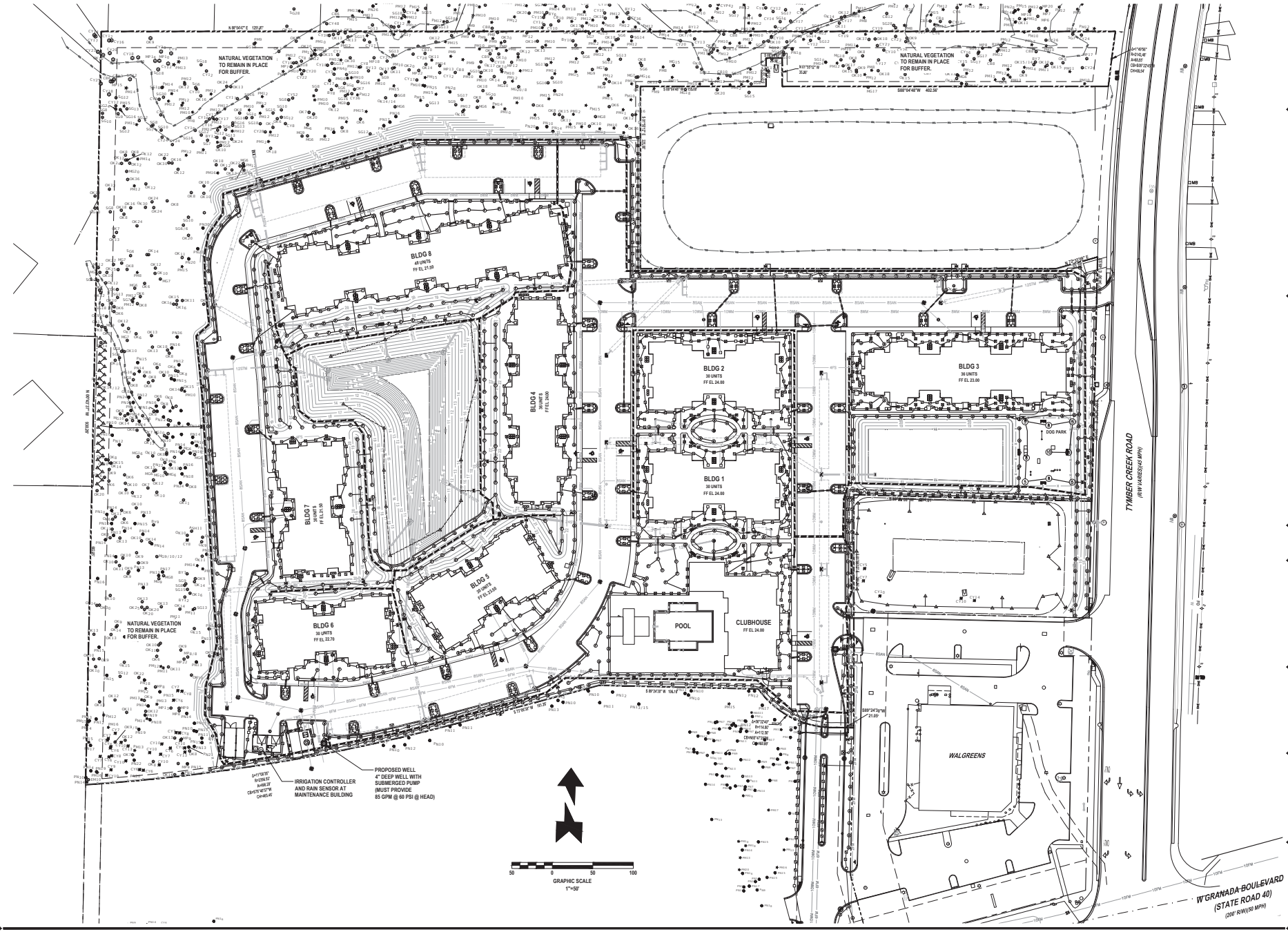
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

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OVERALL IRRIGATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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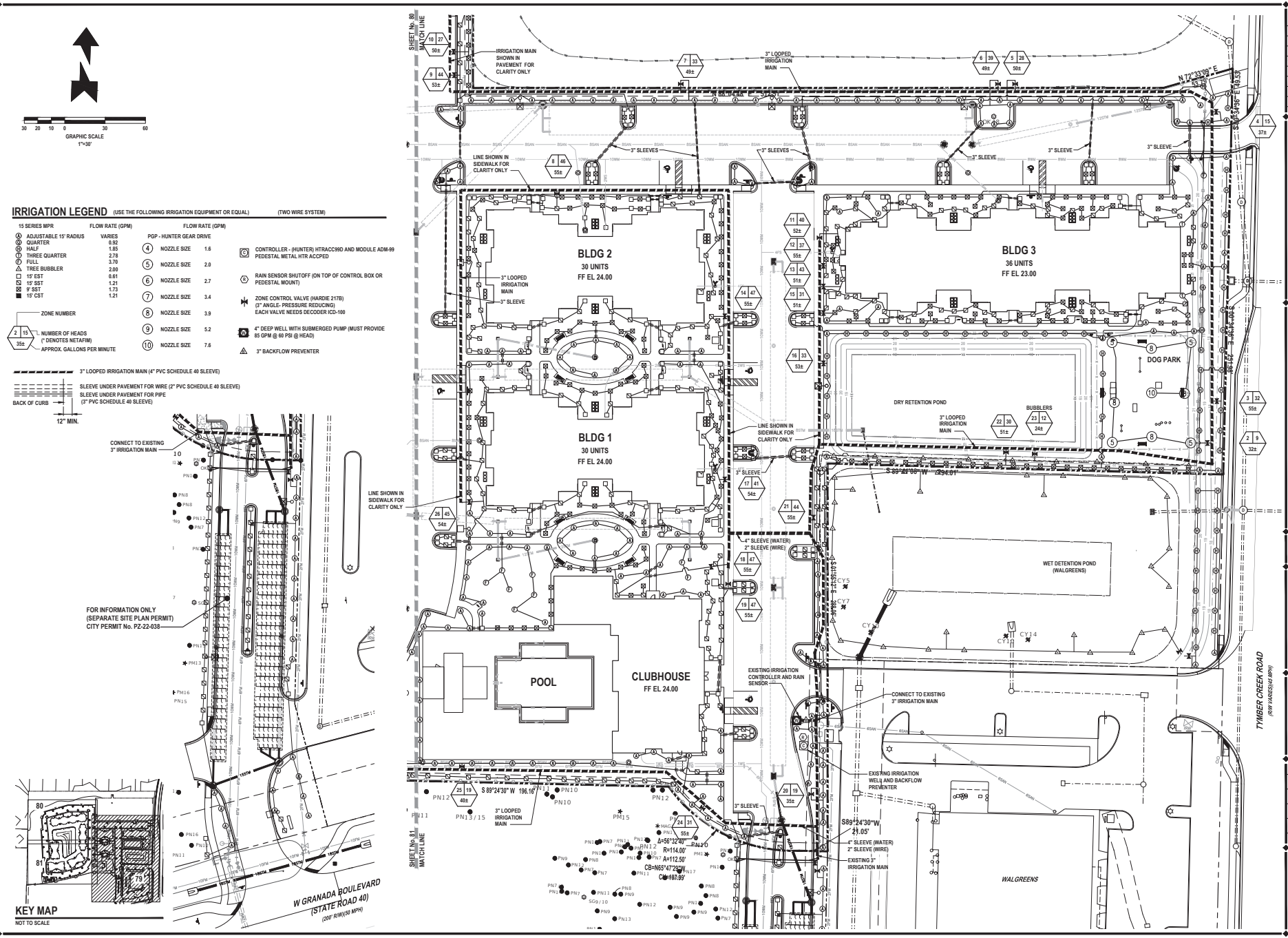
LAUREN E. ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
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DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

78



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IRRIGATION PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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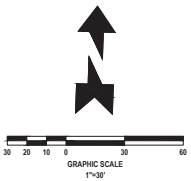
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DRAWING NUMBER

79



IRRIGATION LEGEND (USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL) (TWO WIRE SYSTEM)

15 SERIES MPR	FLOW RATE (GPM)
(A) ADJUSTABLE 15' RADIUS	VARIES
(Q) QUARTER	0.92
(H) HALF	1.85
(T) THREE QUARTER	2.78
(F) FULL	3.70
TREE BUBBLER	2.00
15' EST	0.61
15' SST	1.21
9' SST	1.73
15' CST	1.21

PGP - HUNTER GEAR DRIVE		FLOW RATE (GPM)
(4)	NOZZLE SIZE	1.6
(5)	NOZZLE SIZE	2.0
(6)	NOZZLE SIZE	2.7
(7)	NOZZLE SIZE	3.4
(8)	NOZZLE SIZE	3.9
(9)	NOZZLE SIZE	5.2
(10)	NOZZLE SIZE	7.6

ZONE NUMBER
2 15 — NUMBER OF HEADS (* DENOTES NETAFIM)
35± — APPROX. GALLONS PER MINUTE

CONTROLLER - (HUNTER) HTRACC99D AND MODULE ADM-99 PEDESTAL METAL HTR ACCPED

RAIN SENSOR SHUTOFF (ON TOP OF CONTROL BOX OR PEDESTAL MOUNT)

ZONE CONTROL VALVE (HARDIE 217B) (3" ANGLE- PRESSURE REDUCING) EACH VALVE NEEDS DECODER ICD-100

4" DEEP WELL WITH SUBMERGED PUMP (MUST PROVIDE 85 GPM @ 60 PSI @ HEAD)

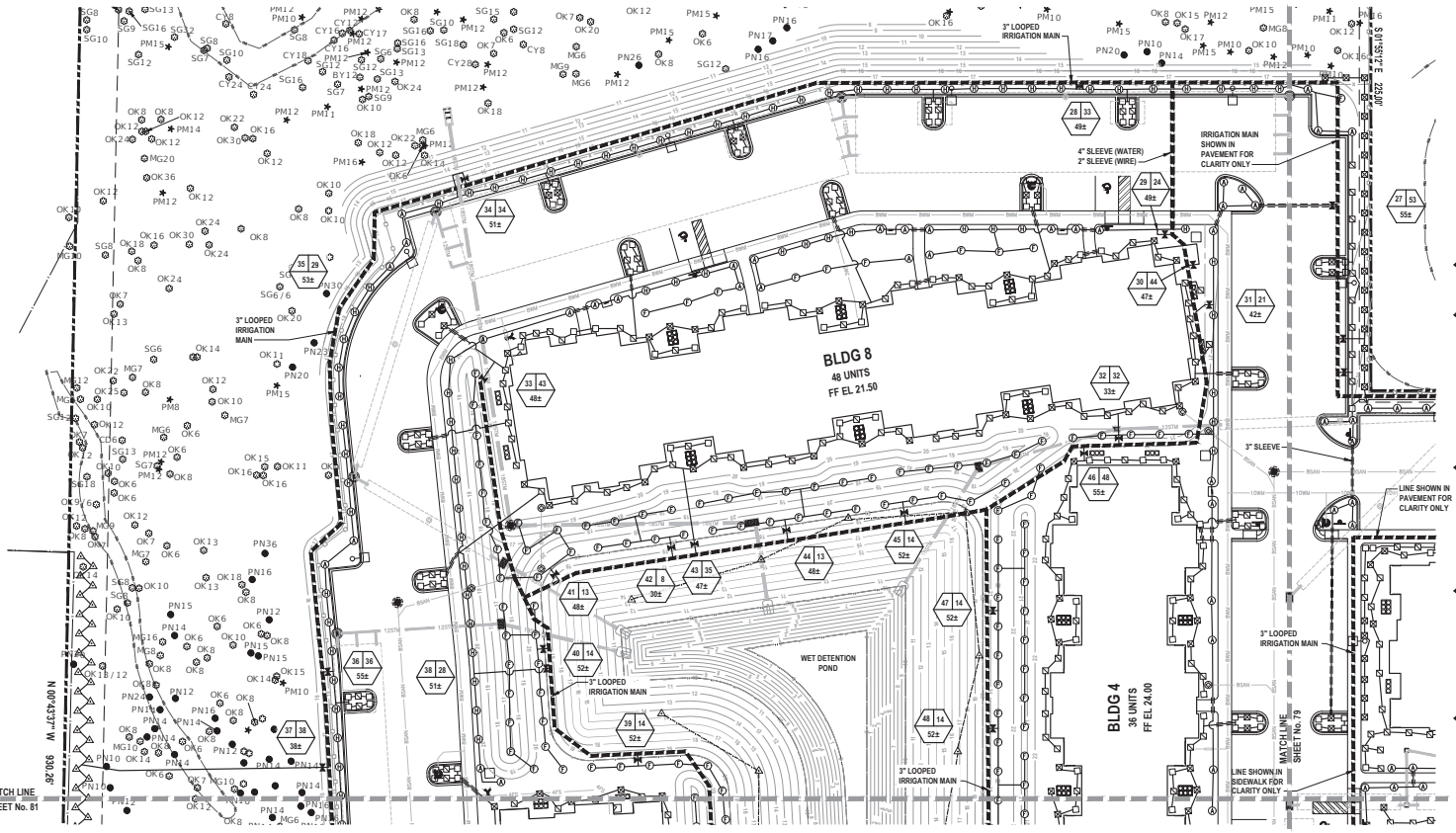
3" BACKFLOW PREVENTER

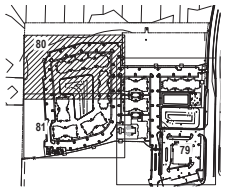
3" LOOPED IRRIGATION MAIN (4" PVC SCHEDULE 40 SLEEVE)

SLEEVE UNDER PAVEMENT FOR WIRE (2" PVC SCHEDULE 40 SLEEVE)

SLEEVE UNDER PAVEMENT FOR PIPE (3" PVC SCHEDULE 40 SLEEVE)

BACK OF CURB — 12" MIN.





KEY MAP
NOT TO SCALE

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IRRIGATION PLAN (SHT. 2 OF 3)
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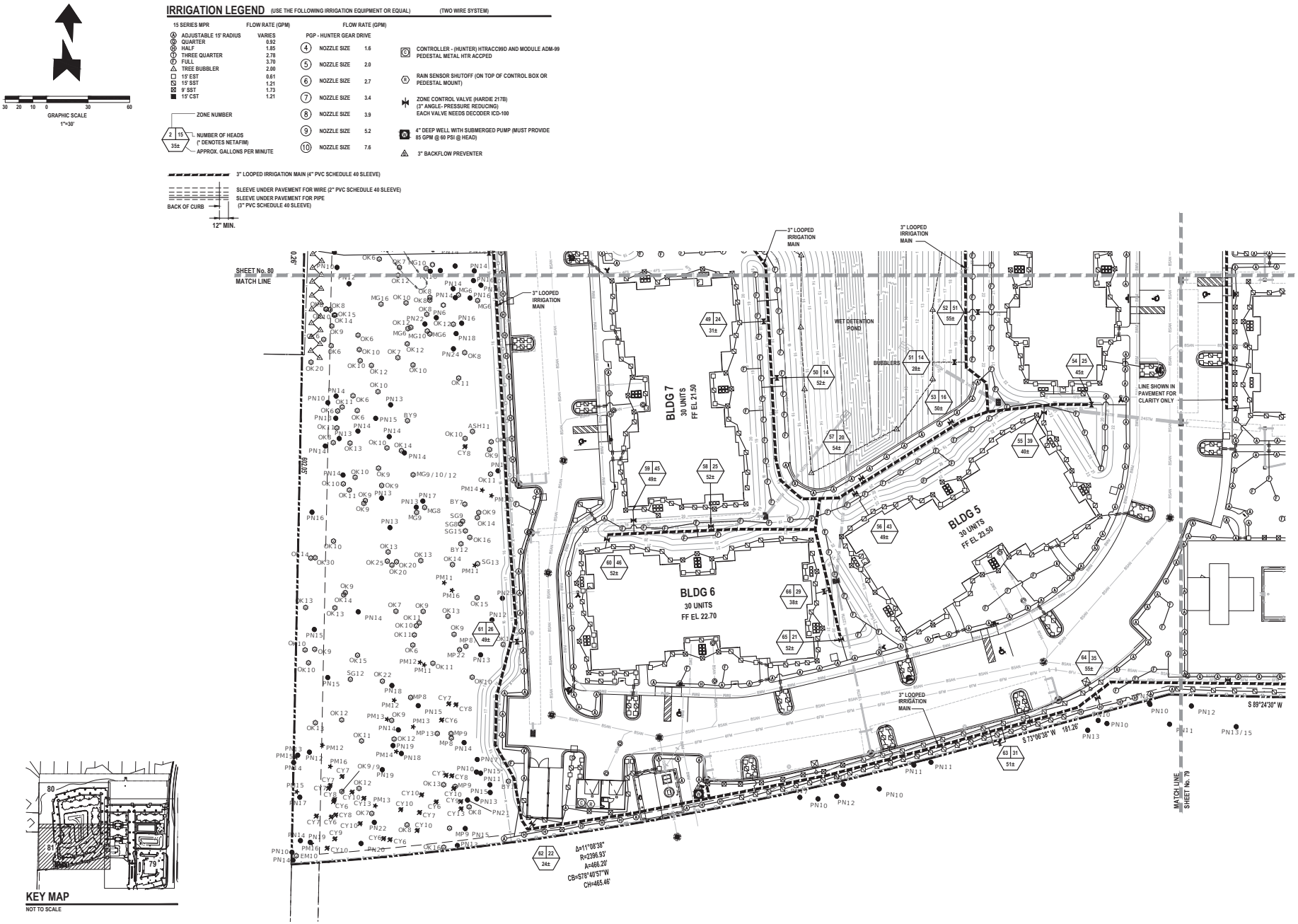
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LAUREN ADAMS, RLA # 6667278

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SCALE:	1" = 30'

DRAWING NUMBER

80



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IRRIGATION PLAN (SHT. 3 OF 3)

TYMBER CREEK APARTMENTS

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Permit Requirements

Property owners who wish to install, expand or substantially modify an irrigation system are required, in advance of such work, to obtain an irrigation permit from the Florida Department of Health in Volusia County. Irrigation installation requirements are described in the following county ordinances:

Landscape Irrigation Ordinance (http://www.volusia.org/services/growth-and-resource-management/environmental-management/pollution-control/waterwise-landscape-irrigation-ordinance/)

Wells, Pumping Facilities & Irrigation Systems - Section 74-31 to 48 County Ordinance (http://volusia.floridahealth.gov/programs-and-services/environmental-health/irrigation-construction/irrigation-forms.html)

We Volusia County Health Department developed an Irrigation Permitting Packet (http://volusia.floridahealth.gov/programs-and-services/environmental-health/irrigation-construction/_documents/irrigation-permit.pdf) in order assist applicants. It includes the application form, a Contractor/Owner Irrigation Self Certification Checklist and a site plan template. Please call our office at 386-274-0694 for more information.

A summary of site specific requirements is as follows:

1. Automatic irrigation controllers, when utilized, shall contain a functional rain sensor device, capable of being set to one minute run times, and battery backup capability to retain programming in the event of a power failure.
2. A rain sensor placed on a stationary structure, free and clear of any overhead obstructions and above the height of the sprinkler coverage.
3. Equipment with check valves used in low-lying areas to prevent low head drainage.
4. Backflow prevention methods and other provisions prescribed in section 74-42.
5. Irrigation design with the appropriate uniformity for the type of plant being grown and for the type of soil.
6. Irrigation system equipment installed as designed.
7. Irrigation zones divided according to: available flow rate, vegetated groupings (i.e., turf, shrubs, native plants, etc.), sprinkler types (i.e., sprinklers with matching precipitation rates) and soil characteristics.
8. Spray heads and rotors not mixed in same zone.
9. Distribution equipment in a given zone having matched precipitation rates.
10. Application rates that avoid runoff and permit uniform water infiltration into the soil, considering land slope, soil hydraulic properties, vegetative ground cover and prevailing winds.
11. A minimum separation of four inches between distribution equipment and pavement.
12. A minimum separation of 12 inches between distribution equipment and buildings and other vertical structures.
13. No direct spray onto walkways, buildings, roadways and drives.
14. Lawn spray patterns providing head to head coverage.
15. Water conveyance systems with a flow velocity of five feet per second or less.
16. Pipelines designed to provide the system with the appropriate pressure required for maximum irrigation uniformity.
17. Pressure regulating heads.
18. A maintenance checklist provided to the property owner by the irrigation contractor accompanied by a recommended maintenance schedule, proper irrigation system settings according to season, recommendations for checking rain sensor device, filter cleaning recommendations and information on the current water restrictions.

Landscape Requirements

1. A high volume irrigation area shall not exceed 50 percent of the landscaped area. Low or medium volume irrigation areas may be utilized in lieu of any high volume irrigation area.
2. A medium volume irrigation area shall not exceed 25 percent of the landscaped area. However, the landscaped area may contain up to 75 percent medium volume irrigation area, if no high volume irrigation area is utilize on site.
3. A low volume irrigation area may be utilized for an entire landscaped area with the exception of native vegetation areas regulated by section 50-373(b)(4).
4. In the alternative to (1), (2), and (3) above, if 25 percent of the pre-existing native vegetation is retained on site, the remaining 75 percent of the landscaped area may be a high volume irrigation area. For all pre-existing native vegetation retained on a parcel:
   - No supplemental water shall be applied to the native vegetation area.
   - Only hand pruning of native vegetation is allowed.
   - Mechanical mowing or clearing is prohibited.

License Requirements

No person may install or repair an irrigation system in Volusia County unless they possess a valid irrigation certificate of competency from the Department. The following persons are exempted from having to possess a certificate of competency:

- Licensed Florida Water Well Contractors and Florida State Certified Pluming Contractors.
- Florida State Registered Plumbing Contractors.
- Property owners who personally perform construction, maintenance or repairs on an irrigation system that serves his or her owner-occupied single family residence.

	STANDARD CONSTRUCTION DETAIL IRRIGATION SYSTEM REQUIREMENTS NTS.	INDEX LS-14A MAY 2020		STANDARD CONSTRUCTION DETAIL IRRIGATION SYSTEM REQUIREMENTS NTS.	INDEX LS-14B MAY 2020

VOLUSIA COUNTY IRRIGATION DESIGN REQUIREMENTS:

1. IRRIGATION SYSTEM TO PROVIDE 1" OF WATER PER WEEK AND TO RUN TWICE A WEEK
2. A HIGH VOLUME IRRIGATION SYSTEM LESS THAN 25 PERCENT.
3. A MEDIUM VOLUME IRRIGATION SYSTEM LESS THAN 25 PERCENT.
4. A LOW VOLUME IRRIGATION SYSTEM 50 PERCENT.

VOLUSIA COUNTY CONTRACTOR LICENSE REQUIREMENTS:

NO PERSON MAY INSTALL OR REPAIR AN IRRIGATION SYSTEM IN VOLUSIA COUNTY UNLESS THEY POSSESS A VALID IRRIGATION CERTIFICATE OF COMPETENCY FROM THE DEPARTMENT. THE FOLLOWING PERSONS ARE EXEMPTED FROM HAVING TO POSSESS A CERTIFICATE OF COMPETENCY:

- LICENSED FLORIDA WATER WELL CONTRACTORS AND FLORIDA STATE CERTIFIED PLUMING CONTRACTORS.
- FLORIDA STATE REGISTERED PLUMBING CONTRACTORS.
- PROPERTY OWNERS WHO PERSONALLY PERFORM CONSTRUCTION, MAINTENANCE OR REPAIRS ON AN IRRIGATION SYSTEM THAT SERVES HIS OR HER OWNER-OCCUPIED SINGLE FAMILY RESIDENCE.

IRRIGATION SCHEDULE:

RUN SYSTEM MONDAY THRU FRIDAY

1. ZONES: 23 , 37 & 51 (BUBBLERS) TO RUN FOR NO MORE THAN 15 MINUTES PER ZONE. (LOW VOLUME)
2. ZONES: 1 - 22 & 24 - 36 TO RUN FOR NO MORE THAN 15 MINUTES PER ZONE. (LOW VOLUME)
3. ZONES: 38 - 50 & 52 - 66 RUN NO MORE THAN 15 MINUTES PER ZONE. (MEDIUM VOLUME)

IRRIGATION LEGEND (USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL)

15 SERIES MPR	FLOW RATE (GPM)
Ⓐ ADJUSTABLE 15' RADIUS	VARIES
Ⓠ QUARTER	0.92
Ⓗ HALF	1.85
Ⓣ THREE QUARTER	2.78
Ⓕ FULL	3.70
△ TREE BUBBLER	2.00
□ 15' EST	0.61
☒ 15' SST	1.21
☒ 9' SST	1.73
■ 15' CST	1.21

2 15 — ZONE NUMBER; NUMBER OF HEADS (* DENOTES NETAFIM)

35± — APPROX. GALLONS PER MINUTE

(TWO WIRE SYSTEM) PGP - HUNTER GEAR DRIVE	FLOW RATE (GPM)
(4) NOZZLE SIZE	1.6
(5) NOZZLE SIZE	2.0
(6) NOZZLE SIZE	2.7
(7) NOZZLE SIZE	3.4
(8) NOZZLE SIZE	3.9
(9) NOZZLE SIZE	5.2
(10) NOZZLE SIZE	7.6

- CONTROLLER - (HUNTER) HTRACC99D AND MODULE ADM-99 PEDESTAL METAL HTR ACCPED
- RAIN SENSOR SHUTOFF (ON TOP OF CONTROL BOX OR PEDESTAL MOUNT)
- ZONE CONTROL VALVE (HARDIE 217B) (3" ANGLE- PRESSURE REDUCING) EACH VALVE NEEDS DECODER ICD-100
- 4" DEEP WELL WITH SUBMERGED PUMP (MUST PROVIDE 85 GPM @ 60 PSI @ HEAD)
- 3" BACKFLOW PREVENTER

3" LOOPED IRRIGATION MAIN (4" PVC SCHEDULE 40 SLEEVE)

SLEEVE UNDER PAVEMENT FOR WIRE (2" PVC SCHEDULE 40 SLEEVE)

SLEEVE UNDER PAVEMENT FOR PIPE (3" PVC SCHEDULE 40 SLEEVE)

BACK OF CURB

12" MIN.

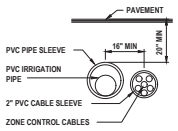
PIPE SIZING INFORMATION

GALLONS PER MINUTE (GPM)	PIPE SIZE
0-6	1/2"
7-10	3/4"
11-16	1"
17-28	1 1/4"
29-35	1 1/2"
35-55	2"

PIPE SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
2 1/2"	6"
1" THRU 2"	4"
1/2" AND 3/4"	3"

NOTE:
AT THE DISCRETION OF THE IRRIGATION CONTRACTOR, THE DIAMETER OF THE SLEEVE PIPE MAY BE REDUCED.



IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.
2. *CHECK PRESSURE AND GPM OF WATER SUPPLY BEFORE BEGINNING JOB AND REPORT FINDING TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL MAKE ANY ADJUSTMENT NECESSARY TO MAKE SYSTEM WORK AT ITS BEST.*
3. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
4. QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.
5. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.
6. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES.
7. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
8. ALL PIPE SHALL BE INSTALLED A MINIMUM OF 20" BELOW GRADE.
9. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCROACH INTO THE DRIP LINE AREA OF TREES.
10. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
11. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
12. ALL PIPE EXPOSED ABOVE GRADE AND TO VIEW SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NOTED SIZE.
13. ALL IRRIGATION EQUIPMENT (PUMP, CONTROLLER, ETC.) SHALL BE PLACED WITHIN FENCED ENCLOSURE.
14. ALL VALVES SHALL BE INSTALLED IN METER TYPE SIZE BOXES EQUAL TO AMETEK POLY-IRON.
15. PROVIDE A 6" GRAVEL SUMP AT THE BOTTOM OF ALL METER BOXES AND INSTALL 1/2" TO 1" DIAMETER GRAVEL AT THE BOTTOM OF THE VALVE PIT.
16. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
17. ALL PIPE 1/2" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN).
18. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
19. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS. RISERS SHALL BE PAINTED GREEN OR BLACK.
20. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR).

GENERAL NOTES:

1. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CITY AND COUNTY WATER WISE ORDINANCE REQUIREMENTS. THE IRRIGATION CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DEVIATIONS TO THE DRAWING.
2. IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. ALL VALVES SHALL BE LOCATED WITHIN PLANTING AREAS (NOT WITHIN PAVEMENT). LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVED.
3. WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)
4. NO SIGNIFICANT IRRIGATION OVERTHROW SHALL BE ALLOWED ONTO IMPERVIOUS SURFACES.
5. 25% OF IRRIGATION IS LOW VOLUME.
6. IRRIGATION HEADS CAN BE INSTALLED NO CLOSER THAN 12" FROM BUILDING FOUNDATION.
7. LANDSCAPE CONTRACTOR TO WATER BAHIA SOD EVERY DAY FOR TWO WEEKS TO HELP ESTABLISH BAHIA SOD.

VOLUSIA COUNTY IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS, WHEN UTILIZED, SHALL CONTAIN A FUNCTIONAL RAIN SENSOR DEVICE, CAPABLE OF BEING SET TO ONE MINUTE RUN TIMES, AND BATTERY BACKUP CAPABILITY TO RETAIN PROGRAMMING IN THE EVENT OF A POWER FAILURE.
2. A RAIN SENSOR PLACED ON A STATIONARY STRUCTURE, FREE AND CLEAR OF ANY OVERHEAD OBSTRUCTIONS AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE.
3. EQUIPMENT WITH CHECK VALVES USED IN LOW-LYING AREAS TO PREVENT LOW HEAD DRAINAGE.
4. BACKFLOW PREVENTION METHODS AND OTHER PROVISIONS PRESCRIBED IN SECTION 74-42.
5. IRRIGATION DESIGN WITH THE APPROPRIATE UNIFORMITY FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
6. IRRIGATION SYSTEM EQUIPMENT INSTALLED AS DESIGNED.
7. IRRIGATION ZONES DIVIDED ACCORDING TO: AVAILABLE FLOW RATE, VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.), SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND SOIL CHARACTERISTICS.
8. SPRAY HEADS AND ROTORS NOT MIXED IN SAME ZONE.
9. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE HAVING MATCHED PRECIPITATION RATES.
10. APPLICATION RATES THAT AVOID RUNOFF AND PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER AND PREVAILING WINDS.
11. A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
12. A MINIMUM SEPARATION OF 12 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
13. NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS AND DRIVES.
14. LAWN SPRAY PATTERNS PROVIDING HEAD TO HEAD COVERAGE.
15. WATER CONVEYANCE SYSTEMS WITH A FLOW VELOCITY OF FIVE FEET PER SECOND OR LESS.
16. PIPELINES DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
17. PRESSURE REGULATING HEADS.
18. A MAINTENANCE CHECKLIST PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR ACCOMPANIED BY A RECOMMENDED MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS.
19. IRRIGATION SYSTEM DESIGN WILL BE PERMITTED THROUGH VOLUSIA COUNTY.

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IRRIGATION DETAILS AND NOTES
TYMBER CREEK APARTMENTS
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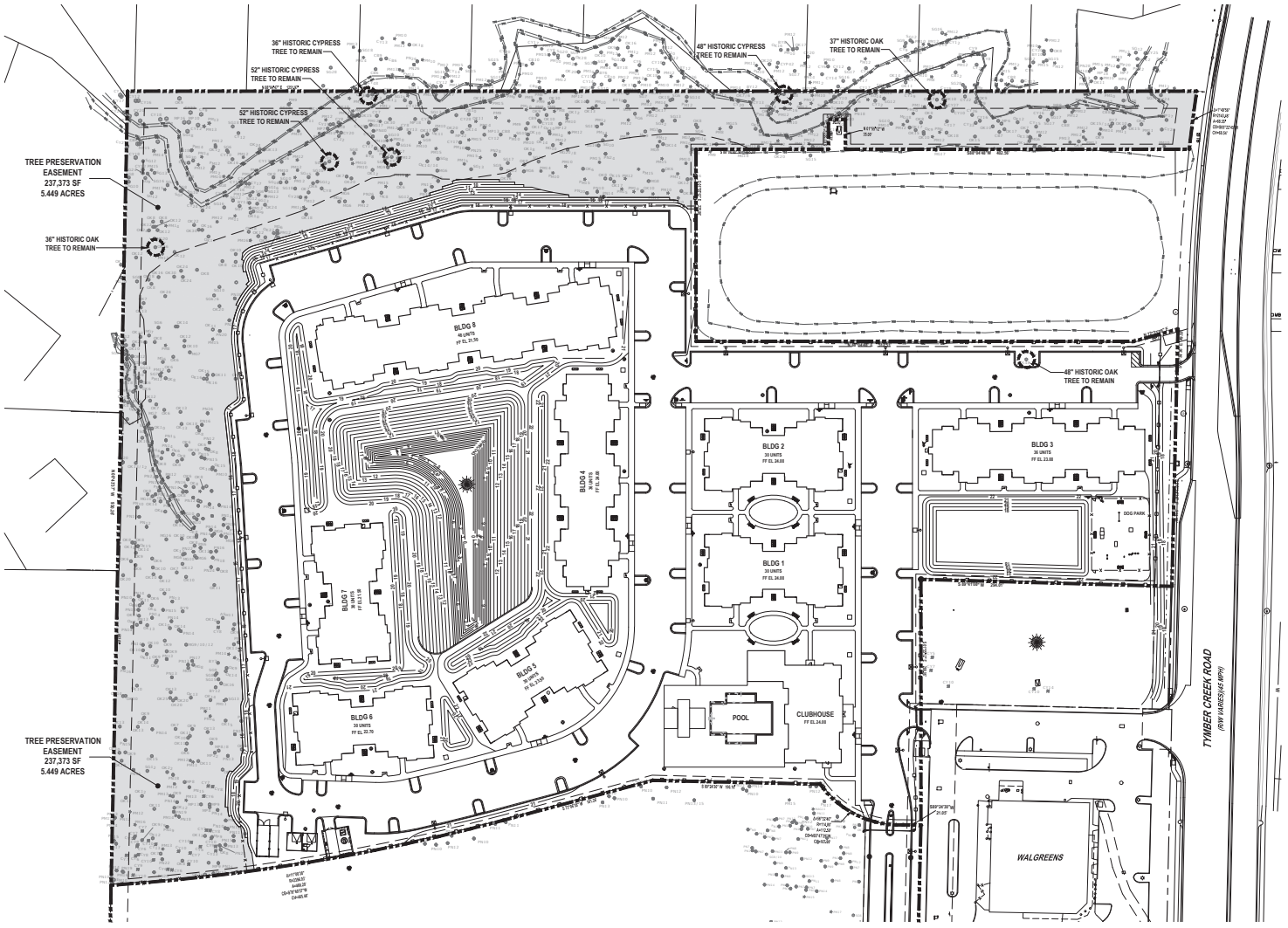
LAUREN A. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	AS SHOWN

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82



GRAPHIC SCALE
60 40 20 0 60 120
1"=60'

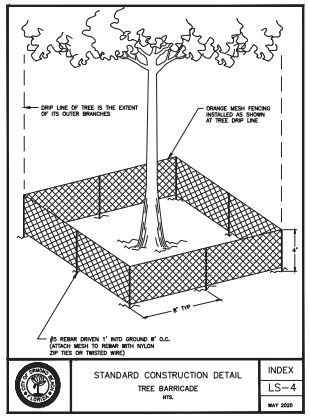
TREE PRESERVATION AREA REQUIREMENT:

REQUIRED TREE PRESERVATION = 15.0%
REQUIRED TREE PRESERVATION = 854, 635 SF x 0.15 = 128,195 SF (15.0%)

TREE PRESERVATION AREA PROVIDED	237,373 SF = 5.449 ACRES
TOTAL TREE PRESERVATION AREA	237,373 SF / 854,635 SF = 27.8%

LEGEND

TREE PRESERVATION AREA (27.8%)



STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

INDEX LS-4
MAY 2020

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TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
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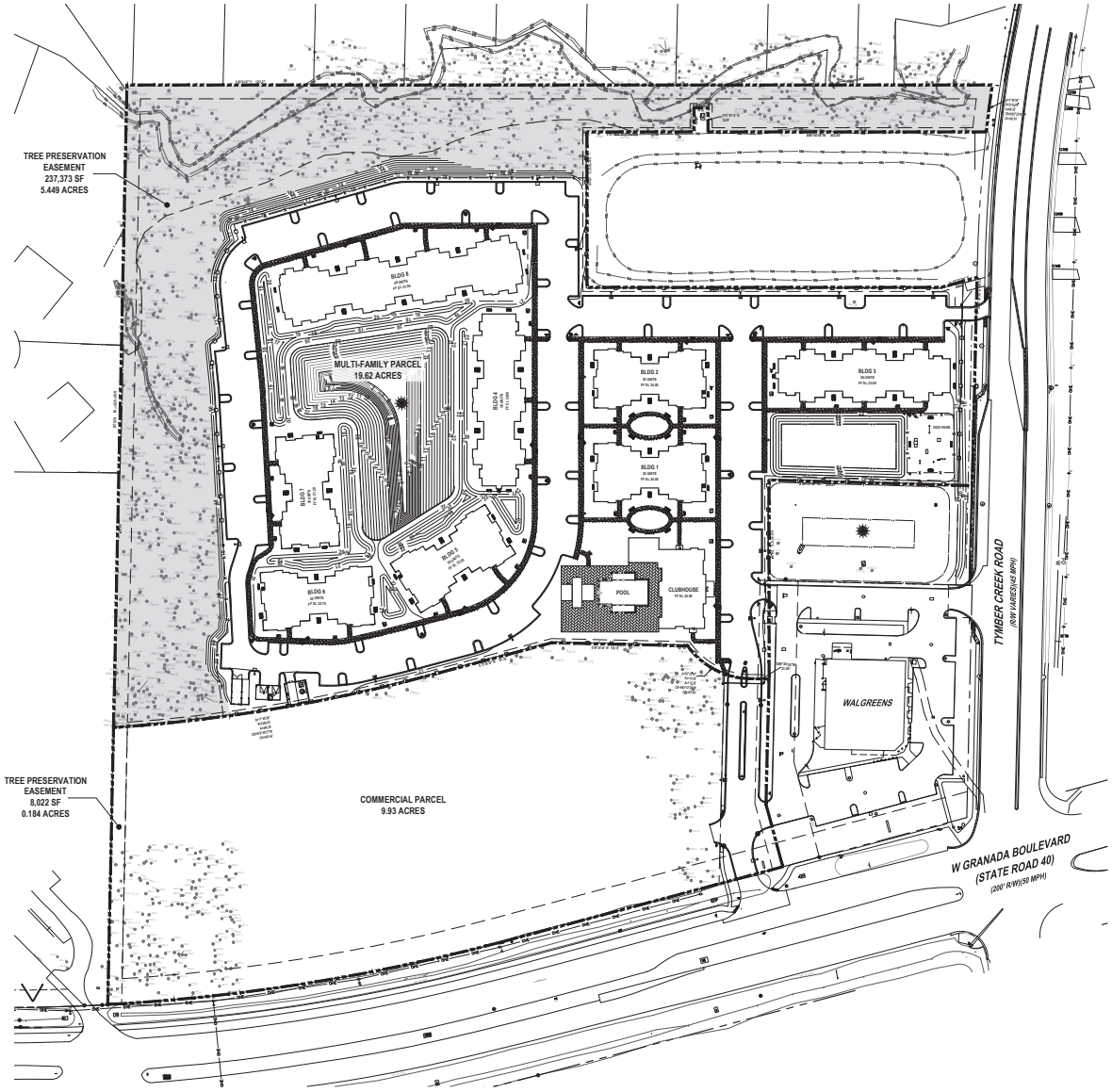
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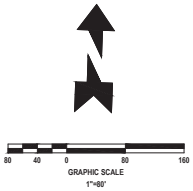
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83





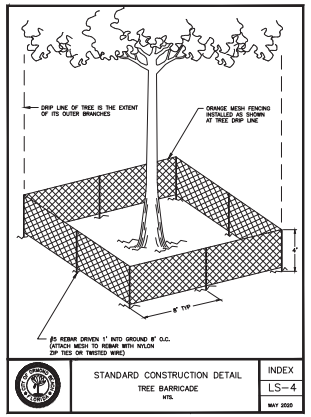
OVERALL TREE PRESERVATION AREA REQUIREMENT:

COMMERCIAL & MULTI-FAMILY
TREE PRESERVATION AREA REQUIRED = 15%
0.15 x (9.93 + 19.62) = 4.433 ACRES
TREE PRESERVATION AREA PROVIDED

MULTI-FAMILY	5.449 ACRES
COMMERCIAL	0.184 ACRES
OVERALL TOTAL TREE PRESERVATION AREA	5.633 ACRES (19.1%)
	5.633 / (9.93 + 19.62) = 19.1%

LEGEND

TREE PRESERVATION AREA (19.1%)



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OVERALL TREE PRESERVATION PLAN
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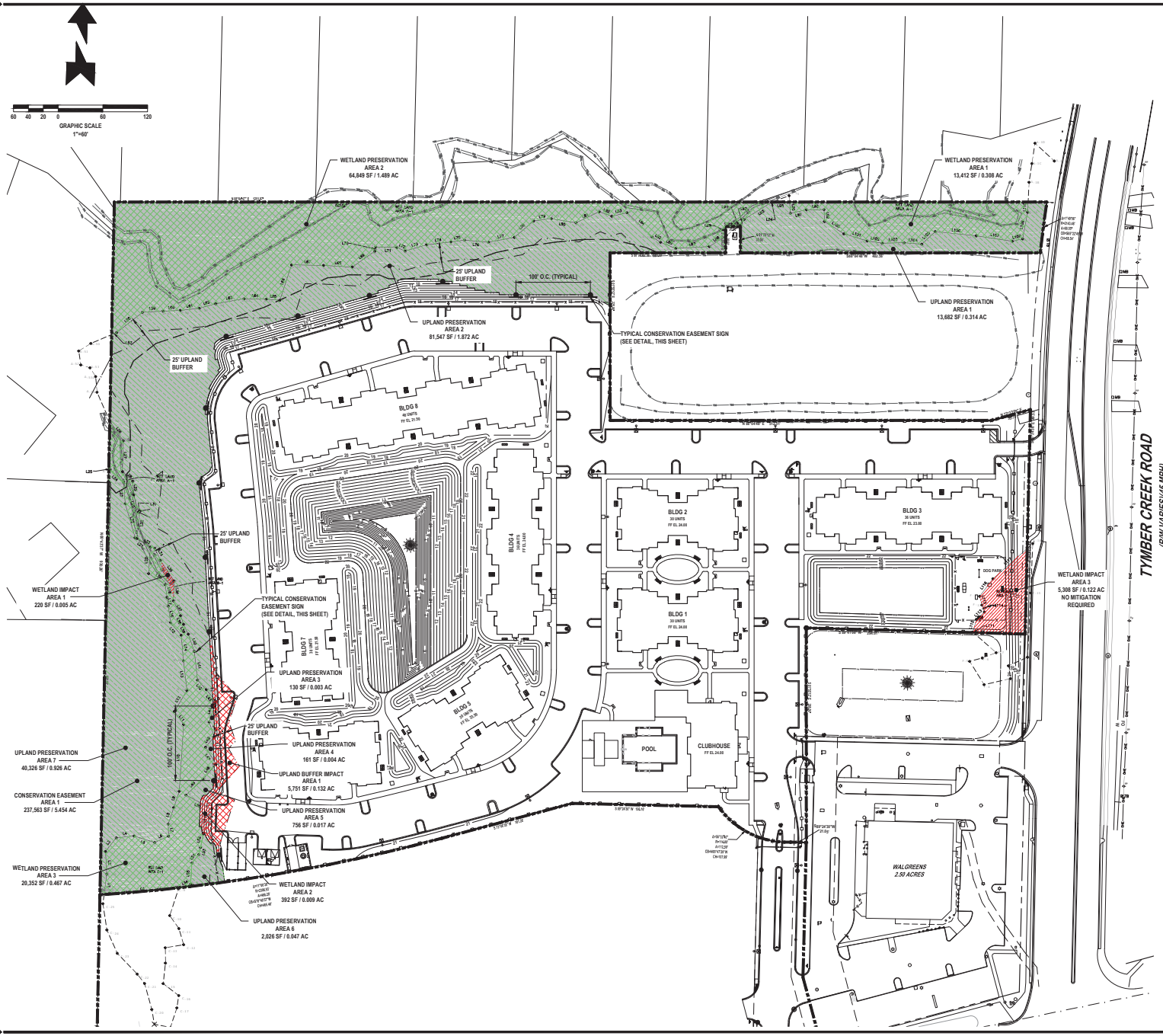
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WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
TOTAL WETLAND AREAS	104,588	2.401	12.2
TOTAL UPLAND AREAS	750,047	17.219	87.8
TOTAL PROJECT AREA	854,635	19.620	100.0

LEGEND

- WETLAND IMPACT AREA
  5,920 SF / 0.136 AC (TOTAL)
  IMPACT AREAS REQUIRING MITIGATION = 612 SF / 0.014 AC
- WETLAND PRESERVATION AREA
  98,613 SF / 2.264 AC (TOTAL)
- UPLAND PRESERVATION AREA
  138,628 SF / 3.182 AC (TOTAL)
- UPLAND BUFFER IMPACT AREA
  5,751 SF / 0.132 AC (TOTAL)
- CONSERVATION EASEMENT AREA
  237,563 SF / 5.454 AC (TOTAL)
- CONSERVATION EASEMENT SIGN
  (SEE DETAIL, THIS SHEET)

CONSERVATION AREA

NO DUMPING, LAND CLEARING OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT

FOR MORE INFORMATION, CONTACT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (321) 984-4940

12" x 12"

SEE PLAN FOR LOCATIONS, SPACE AT 100' O.C.
TOTAL 13 SIGNS

CONSERVATION EASEMENT SIGN

NOT TO SCALE

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WETLAND IMPACT/ PRESERVATION PLAN
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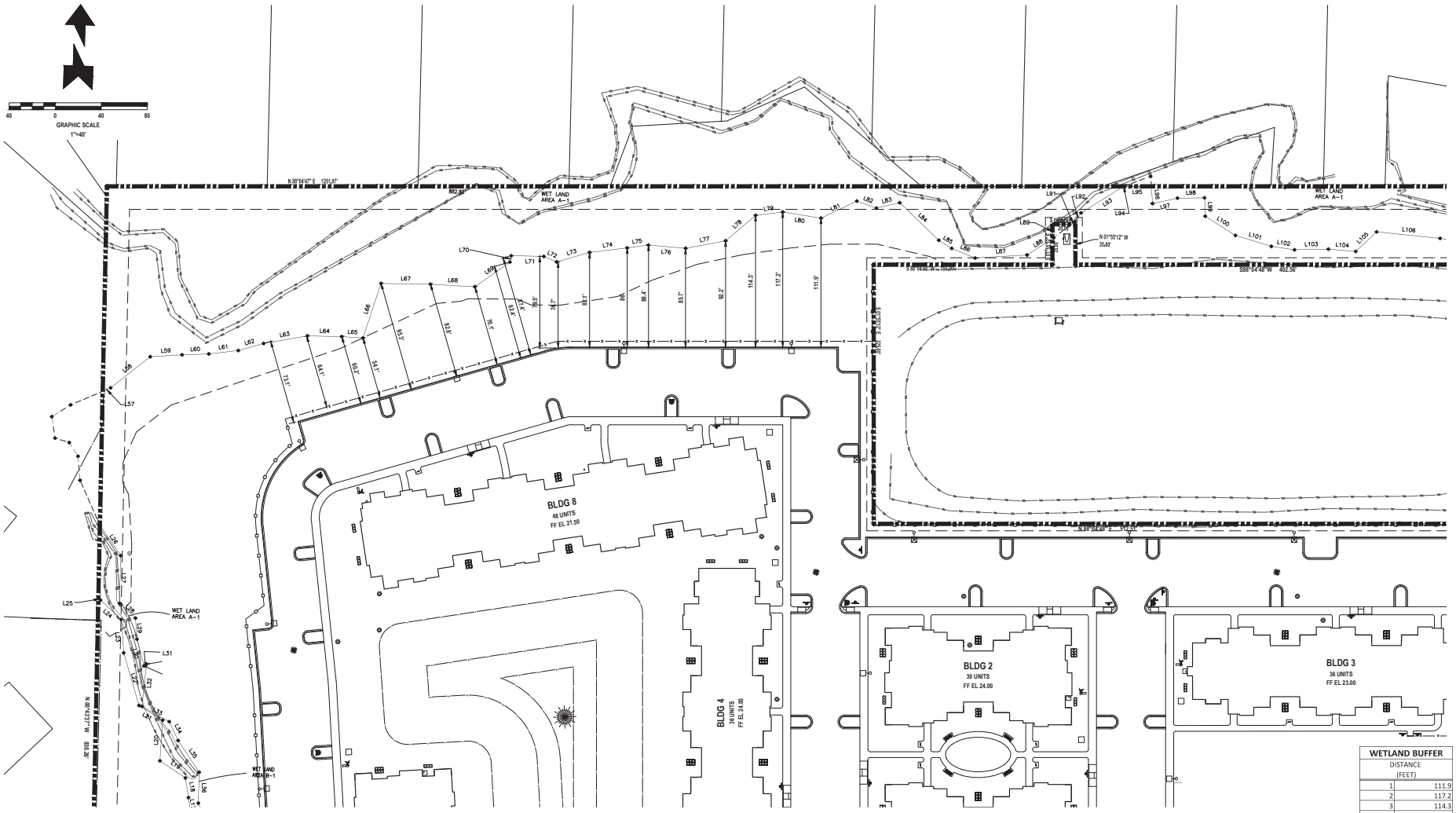
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85



LITTLE TOMOKA RIVER WETLAND BUFFER SETBACK

1. REQUIRED WETLAND SETBACK = 75' AVERAGE
2. PROVIDED WETLAND SETBACK = 83.6' AVERAGE

WETLAND BUFFER DISTANCE (FEET)	
1	111.9
2	117.2
3	114.3
4	92.2
5	85.7
6	88.4
7	86
8	82.1
9	74.7
10	79.5
11	87.4
12	82.4
13	70.1
14	82.8
15	95.3
16	54.1
17	60.2
18	64.1
19	73.1
AVERAGE	66.7

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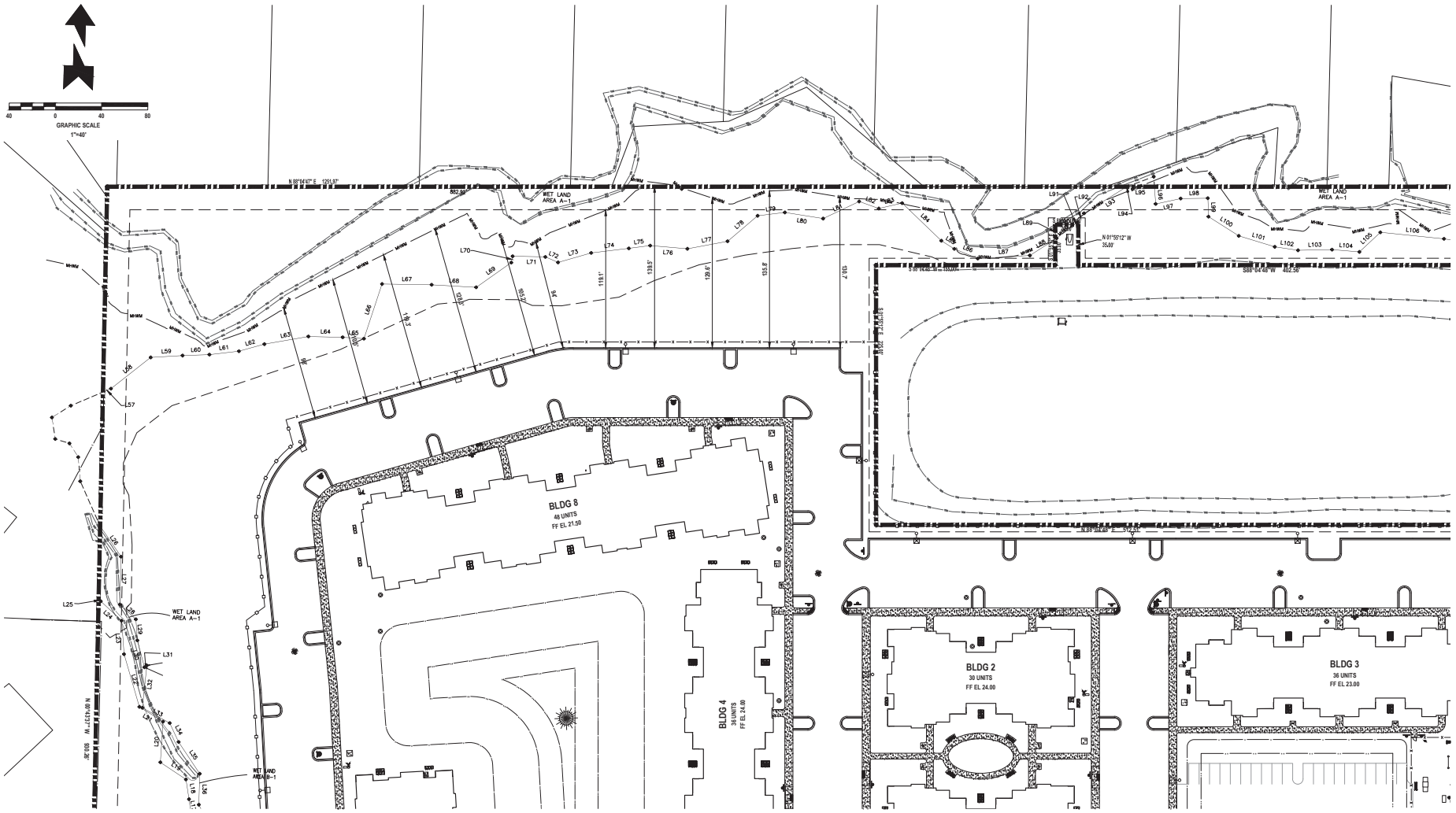
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86



MEAN HIGH WATER MARK	
DISTANCE (FEET)	
1	131.2
2	136.3
3	130.1
4	140
5	119.6
6	101
7	105.7
8	128.8
9	119.8
10	111
11	98.5
12	87.9
13	100.1
14	158.6
AVERAGE	119.2

BLUFF HEIGHT (FEET NAVD)		MHWM (FEET NAVD)	BLUFF HEIGHT (FEET)
1	17.12	2.4	14.7
2	16.72	2.4	14.3
3	15.69	2.4	13.3
4	13.60	2.4	11.2
5	11.84	2.4	9.4
6	11.23	2.4	8.8
7	12.55	2.4	10.2
8	14.83	2.4	12.4
9	14.94	2.4	12.5
10	14.95	2.4	12.6
11	14.22	2.4	11.8
12	13.03	2.4	10.6
13	12.25	2.4	9.9
14	11.73	2.4	9.3
AVERAGE BLUFF HEIGHT		11.5	

GRADING LEGEND:

MHWM — MEAN HIGH WATER MARK

BLUFF ELEVATION

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MEAN JIGH WATER MARK
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TYMBER CREEK APARTMENTS
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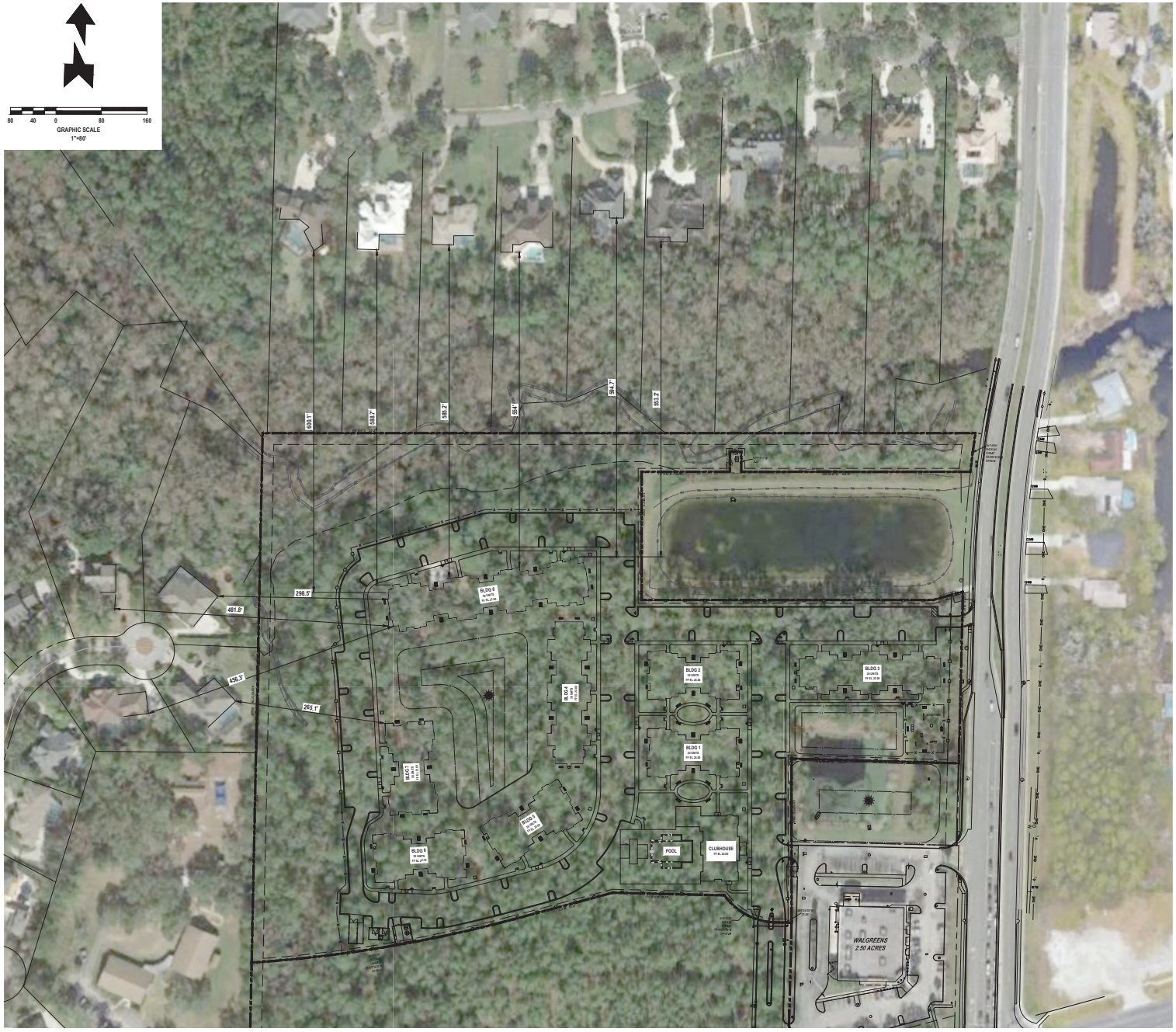
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BUILDING TO BUILDING SETBACK EXHIBIT

TYMBER CREEK APARTMENTS

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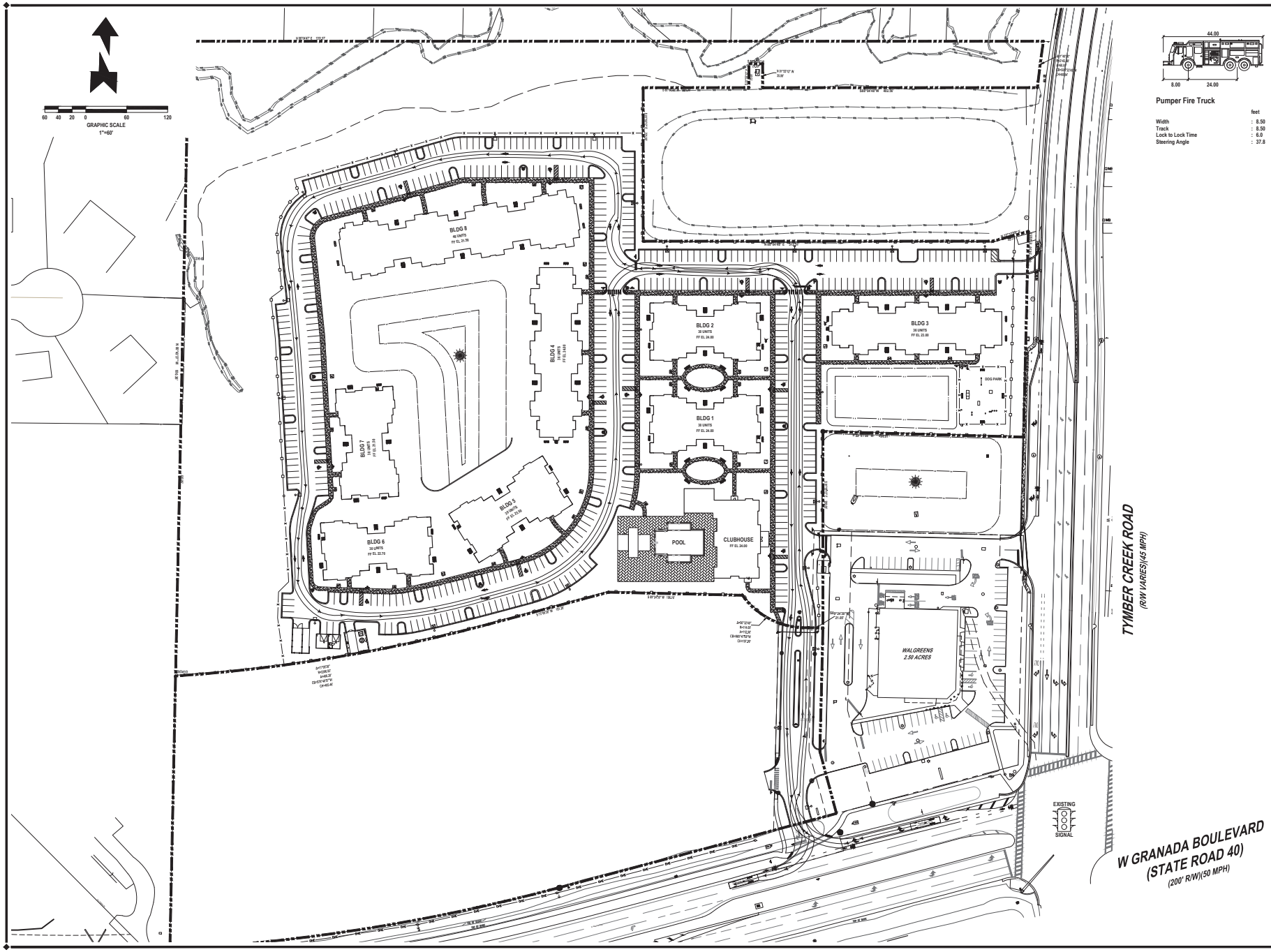
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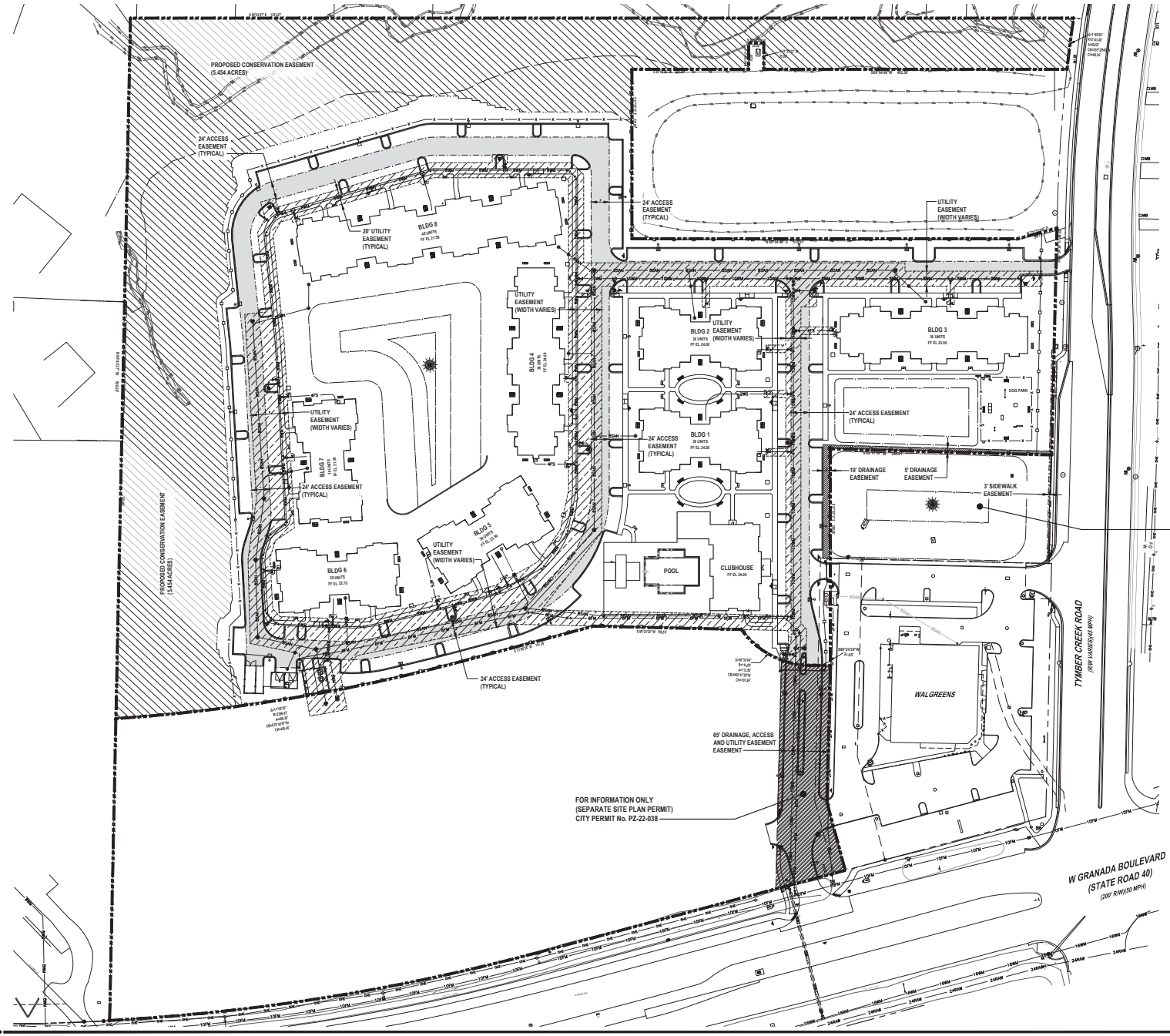
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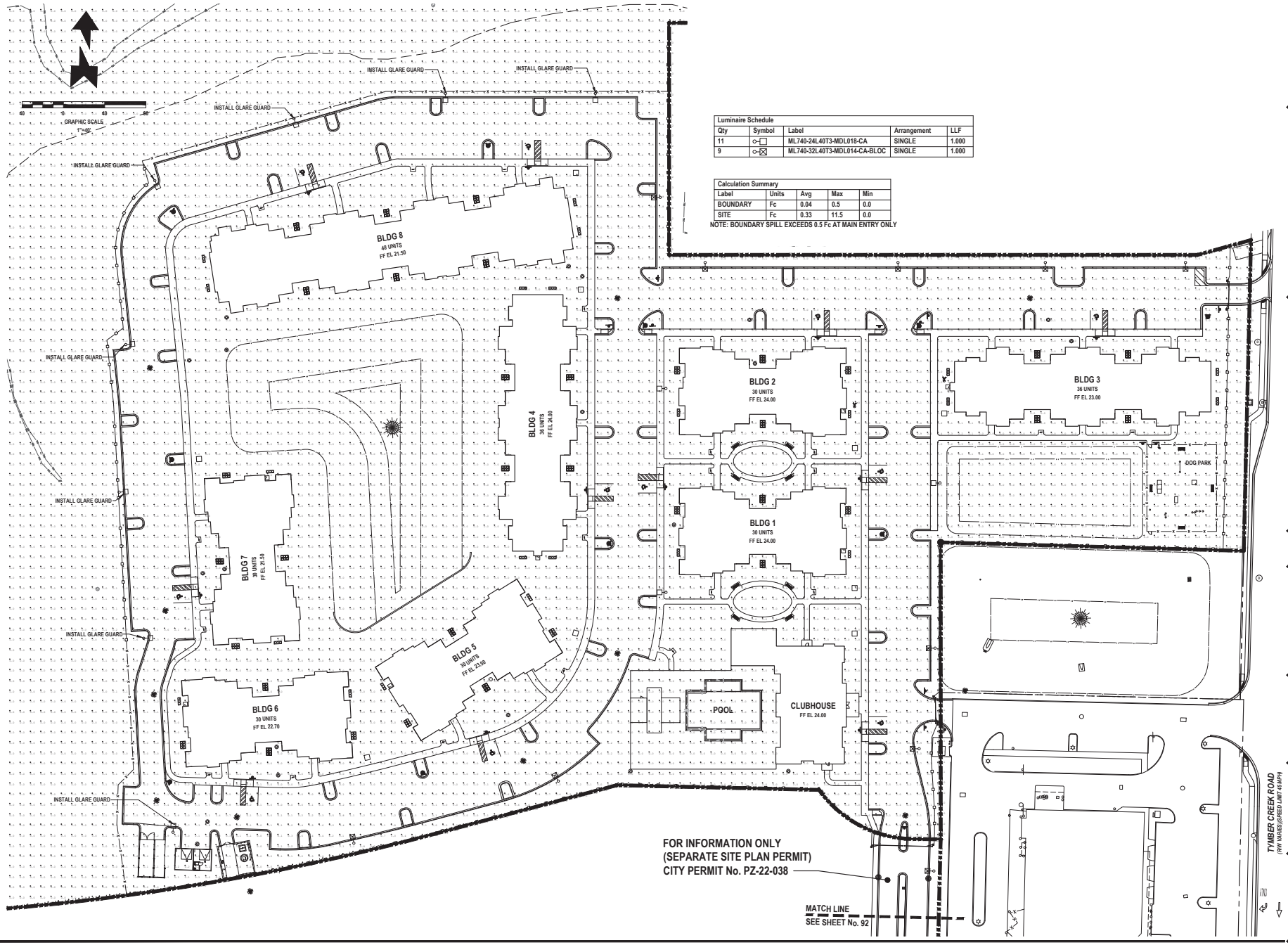
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Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
11		ML740-24L40T3-MDL018-CA	SINGLE	1.000
9		ML740-32L40T3-MDL014-CA-BLOC	SINGLE	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
BOUNDARY	Fc	0.04	0.5	0.0
SITE	Fc	0.33	11.5	0.0

NOTE: BOUNDARY SPILL EXCEEDS 0.5 Fc AT MAIN ENTRY ONLY

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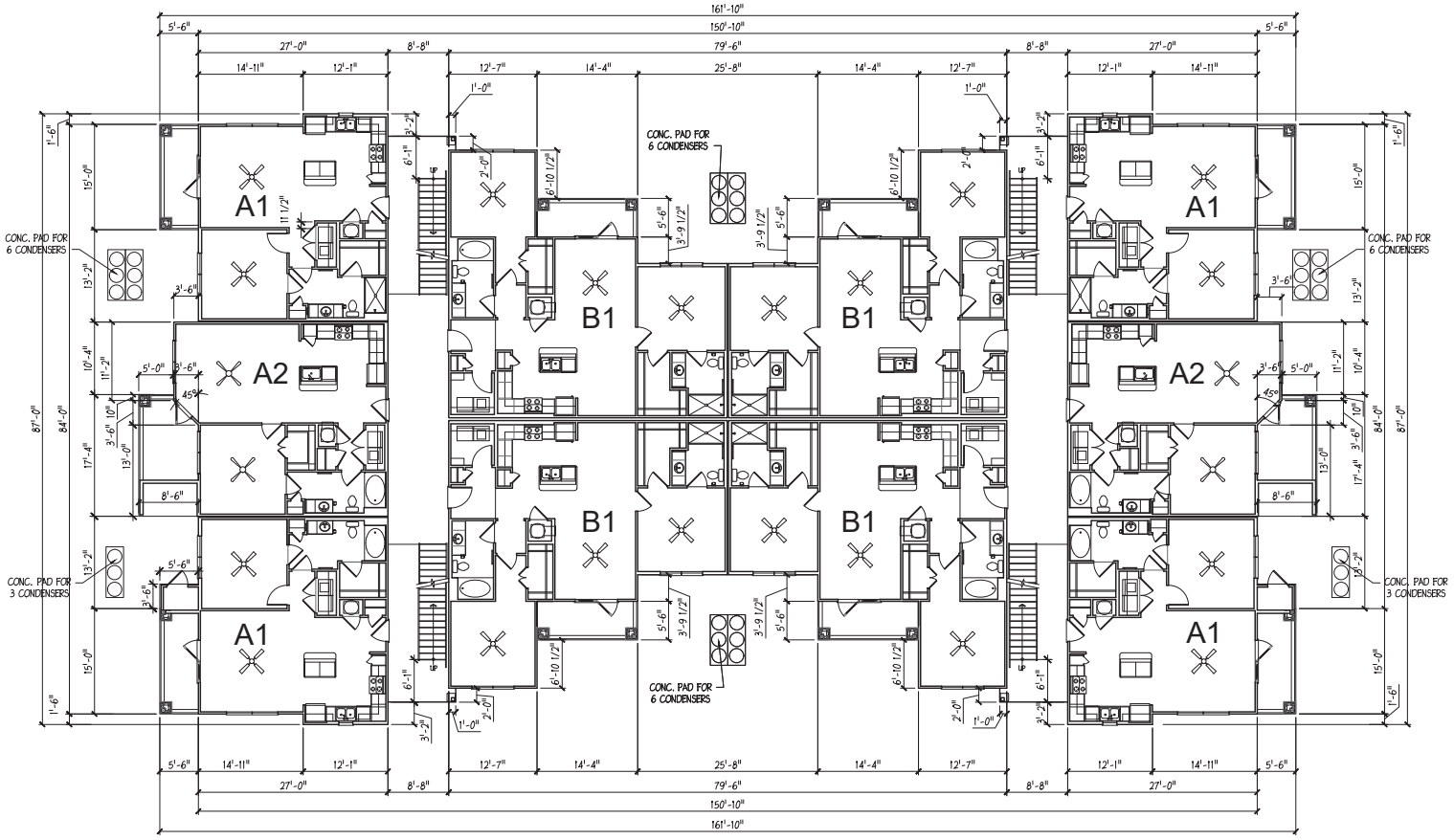
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

91



1 A1.0 BUILDING FLOOR PLAN - GROUND FLOOR

SCALE 1/8" = 1'-0" BUILDING # 1, 2, 5, 6, 7

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FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

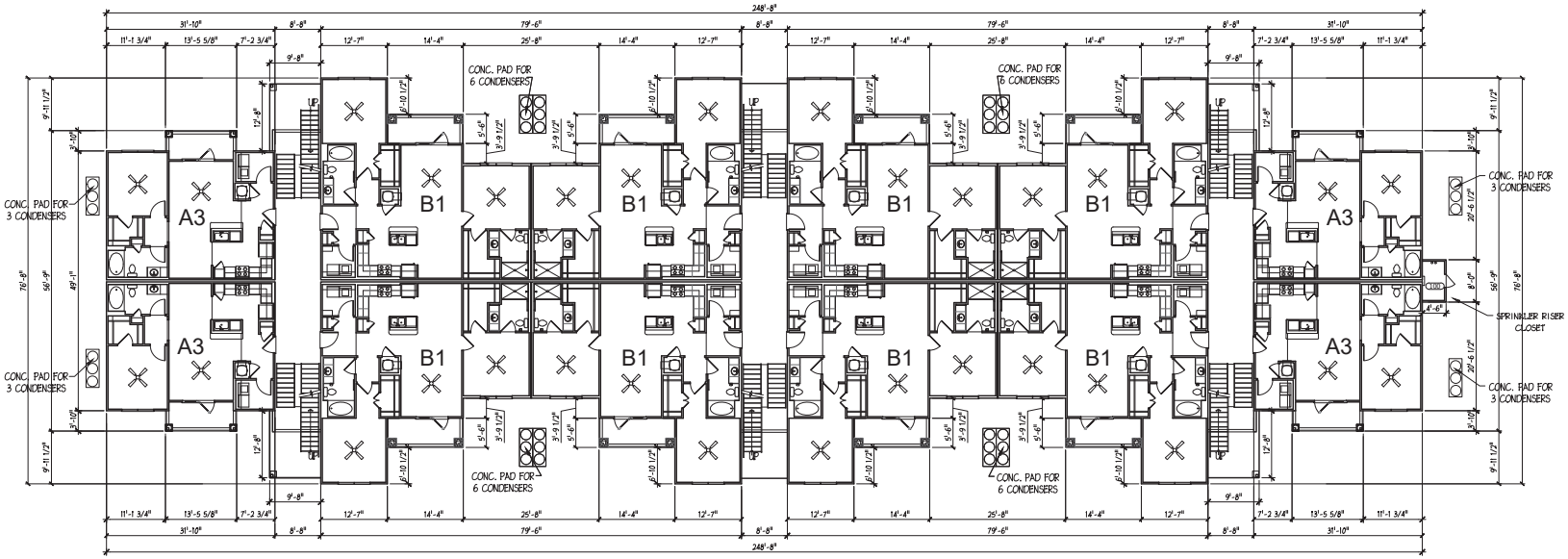
DRAWN BY:

CHECKED BY:

BUILDING PLANS
1, 2, 5, 6, 7

SHEET NO.

A1.0



1 A1.1 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 3/32" = 1'-0" BUILDING #3, 4

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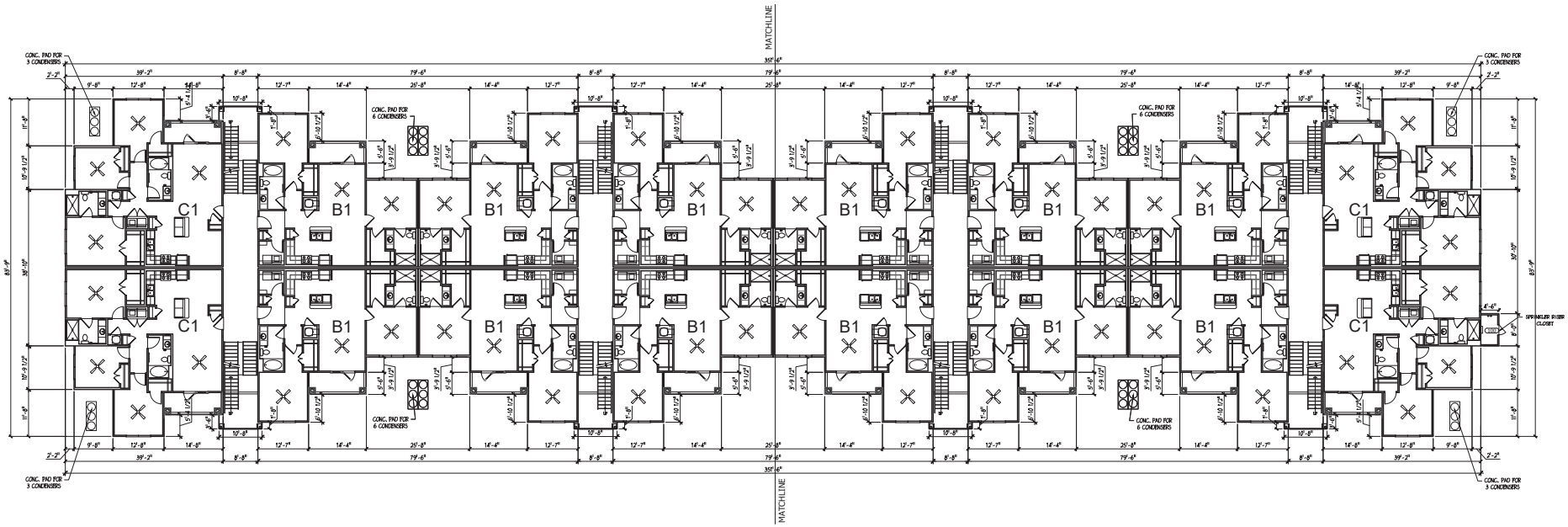
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 3, 4

SHEET NO.

A1.1



1 A1.2 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE N.T.S. BUILDING #8

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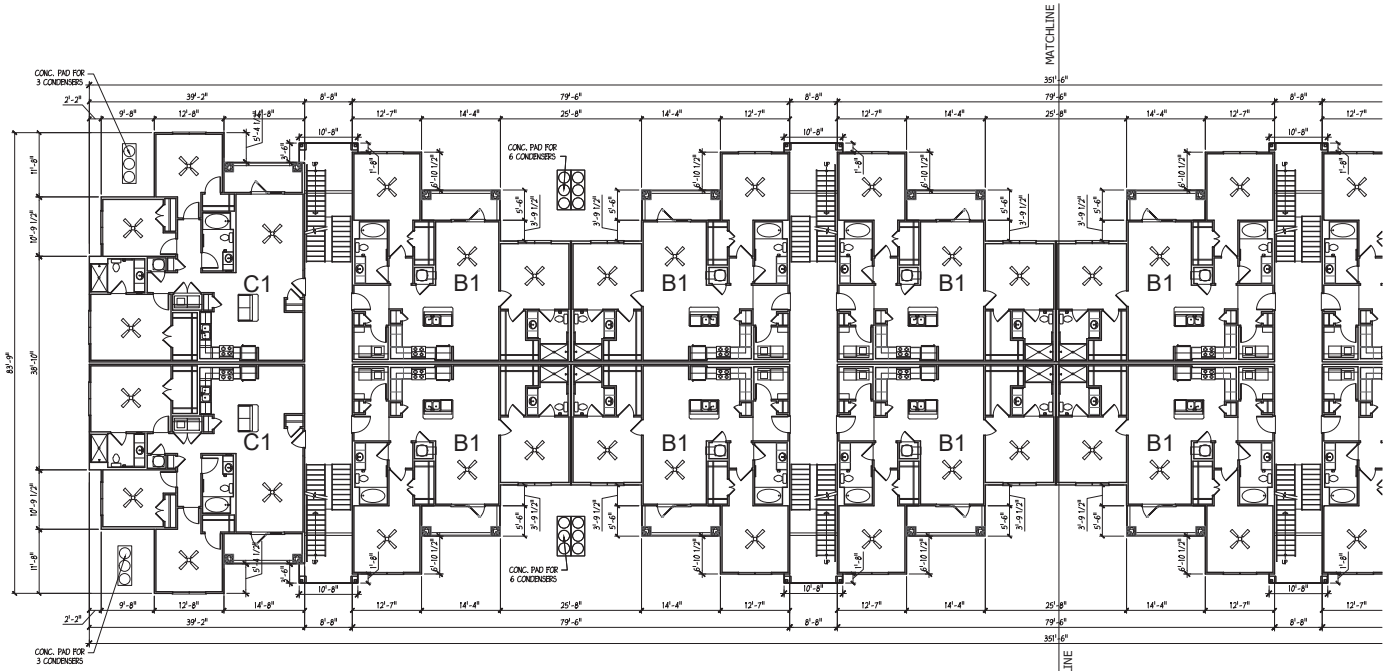
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 8

SHEET NO.

A1.2



1 / A1.2 BUILDING FLOOR PLAN - GROUND FLOOR

SCALE: 3/32" = 1'-0" BUILDING #8

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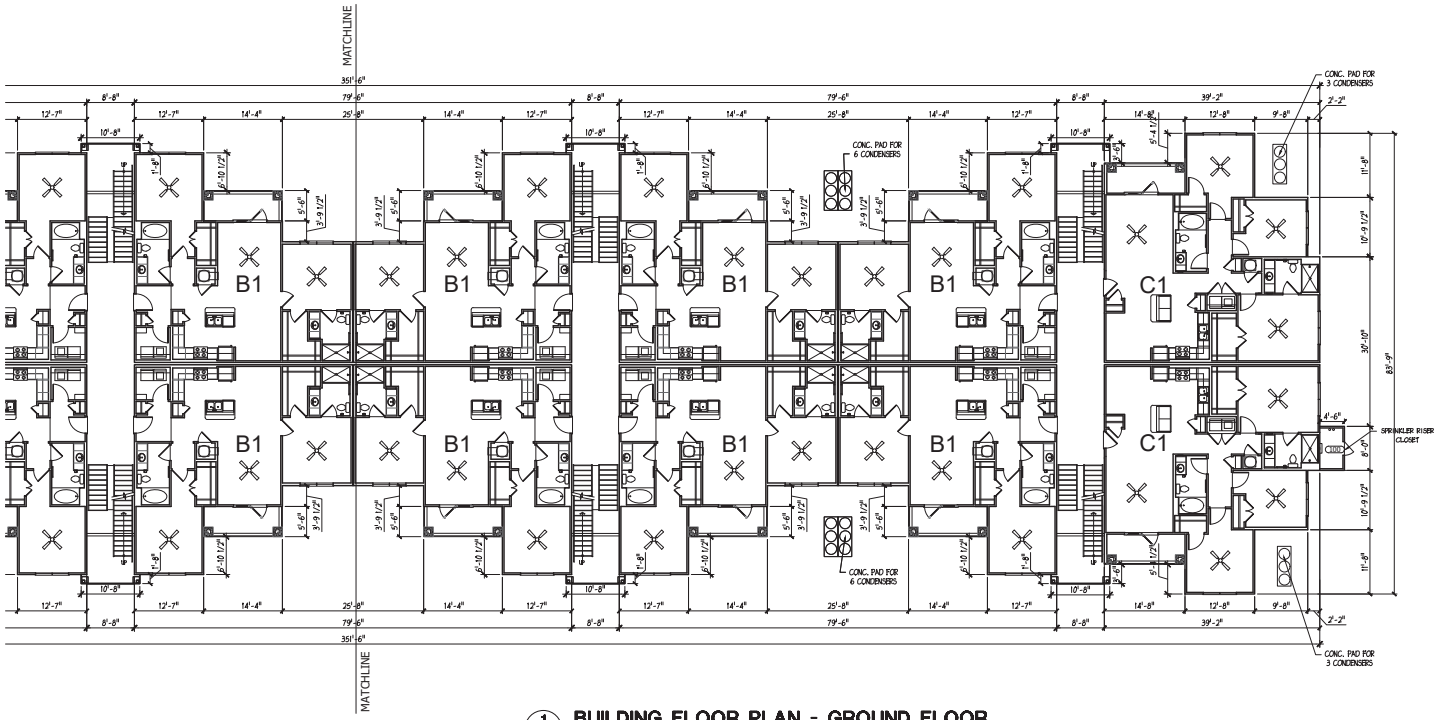
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 8

SHEET NO.

A1.2a



1 A1.2 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 3/32" = 1'-0" BUILDING #8

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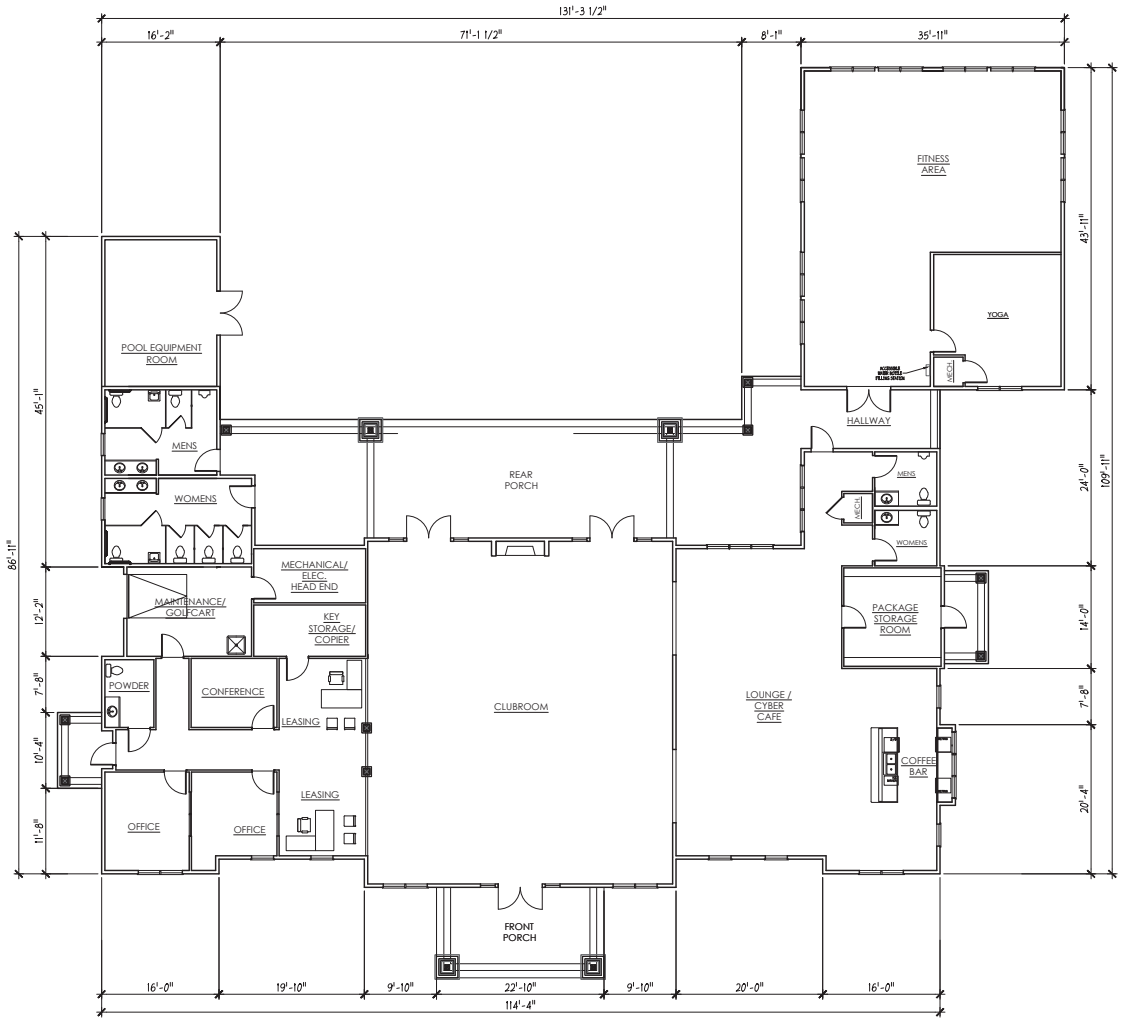
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 8

SHEET NO.

A1.2b



1 A1.3 **LEASING OFFICE - FLOOR PLAN**

SCALE 1/8" = 1'-0"

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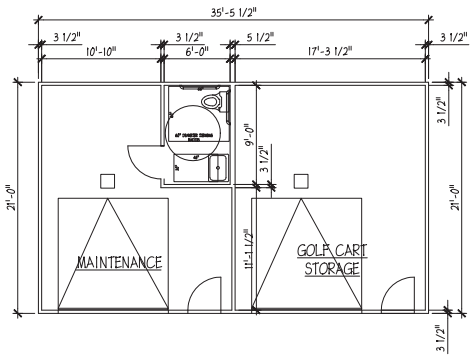
DRAWN BY:

CHECKED BY:

BUILDING PLANS
LEASING OFFICE

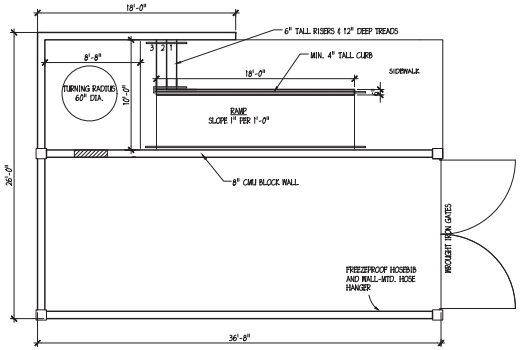
SHEET NO.

A1.3



1 A1.4 **MAINTENANCE OFFICE - FLOOR PLAN**

SCALE 3/16" = 1'-0"



2 A1.4 **TRASH COMPACTOR ENCLOSURE - FLOOR PLAN**

SCALE 3/16" = 1'-0"

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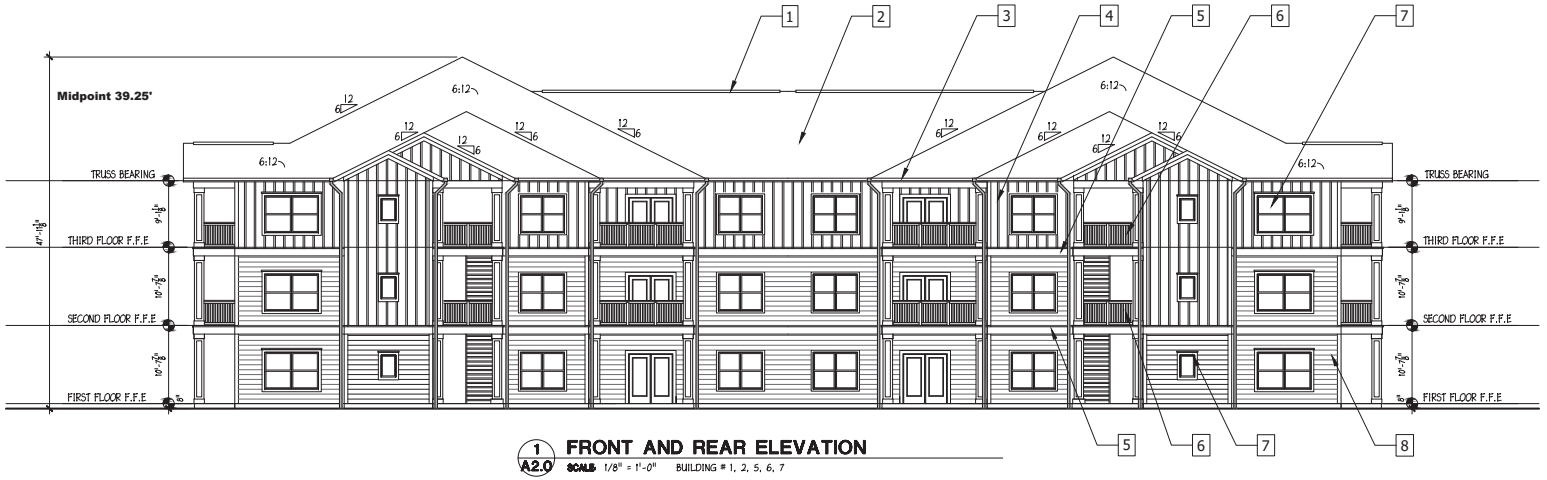
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CHECKED BY:

BUILDING PLANS
MAINT. OFFICE & TRASH

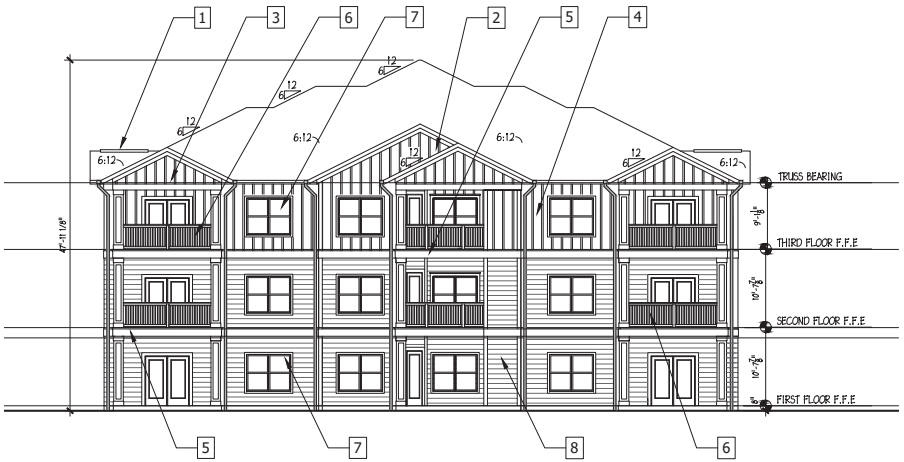
SHEET NO.

A1.4



1 A2.0 **FRONT AND REAR ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 1, 2, 5, 6, 7



2 A2.0 **LEFT AND RIGHT SIDE ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 1, 2, 5, 6, 7

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE
12. DECORATIVE GABLE VENT

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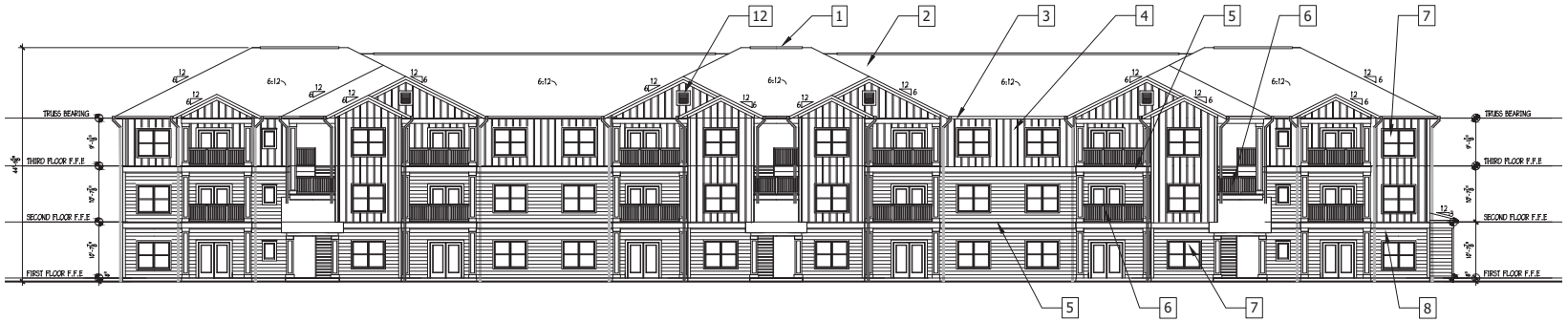
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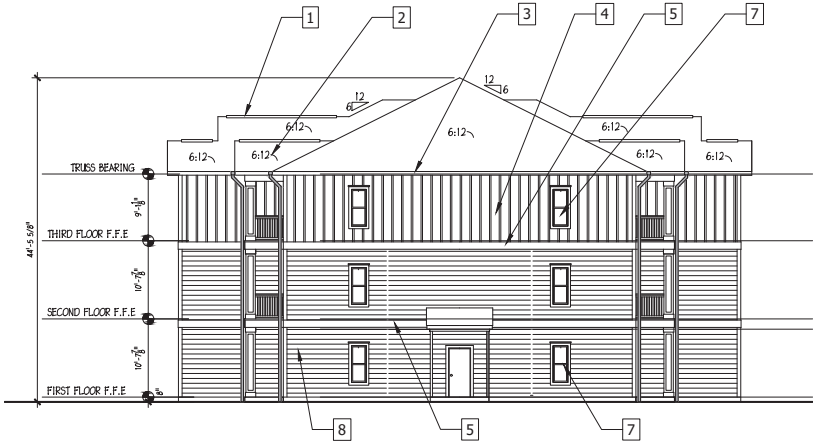
BUILDING ELEVATIONS
1, 2, 5, 6, 7

SHEET NO.

A2.0



1 A2.1 **FRONT AND REAR ELEVATION**
SCALE 3/32" = 1'-0" BUILDING # 3, 4



2 A2.1 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 3, 4

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
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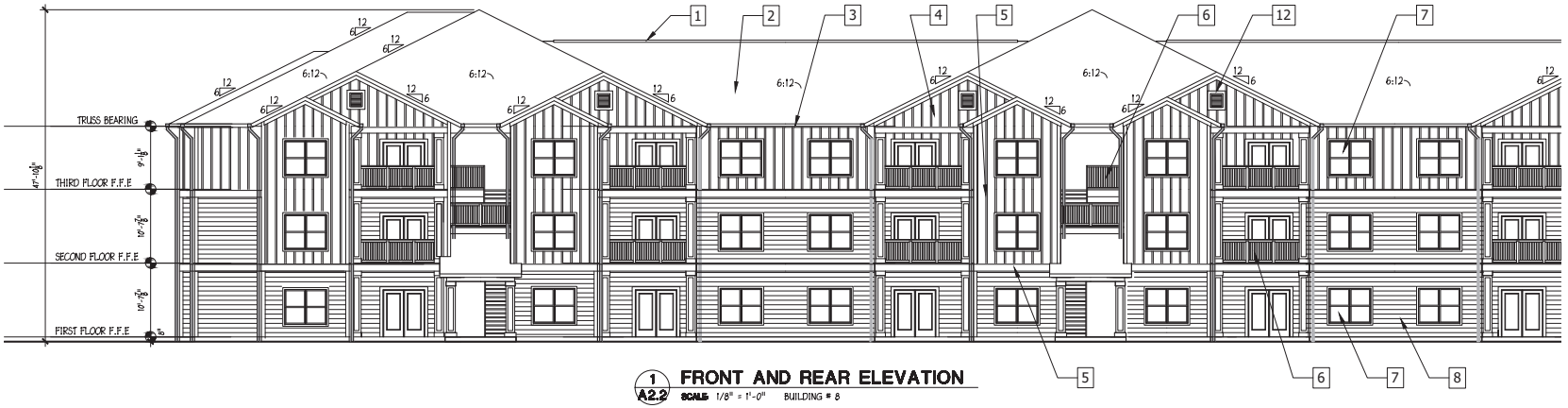
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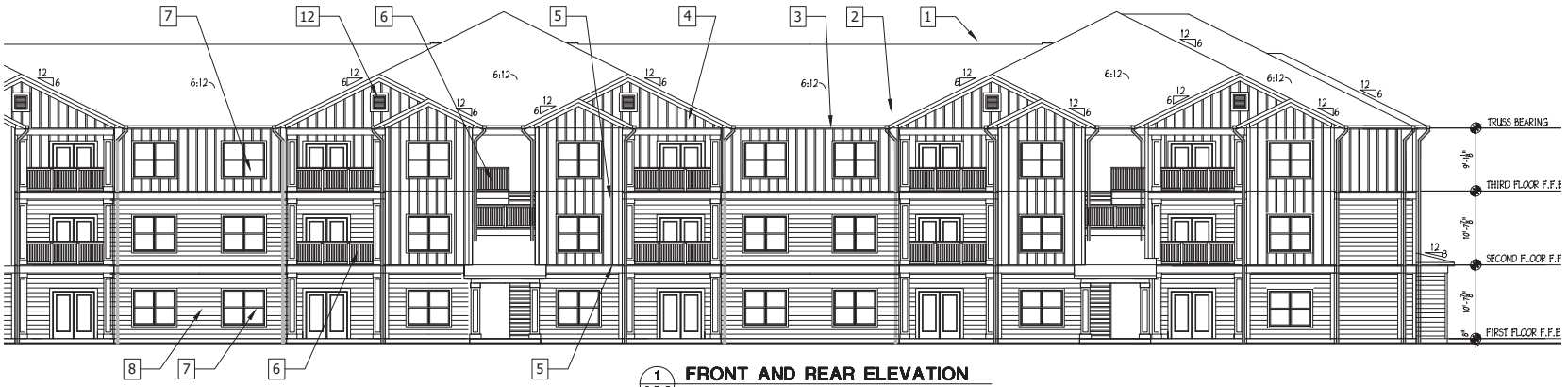
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BUILDING ELEVATIONS
BUILDING # 3, 4

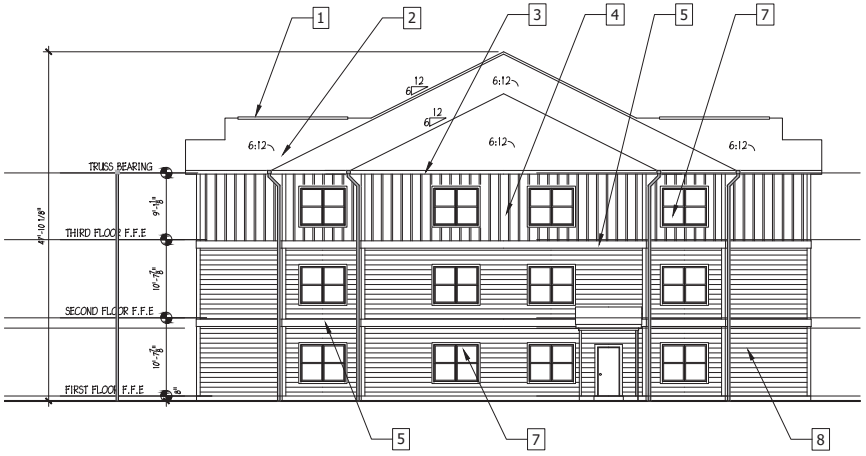
SHEET NO.
A2.1



1 A2.2 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 8



1 A2.2 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 8



2 A2.2 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 8

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE
12. DECORATIVE GABLE VENT

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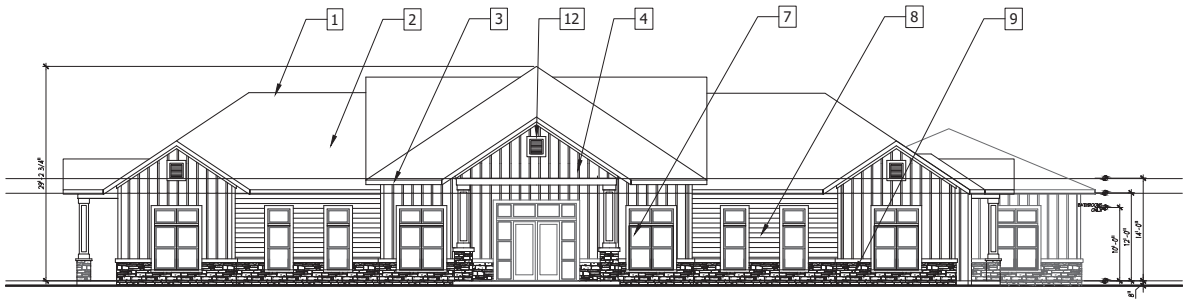
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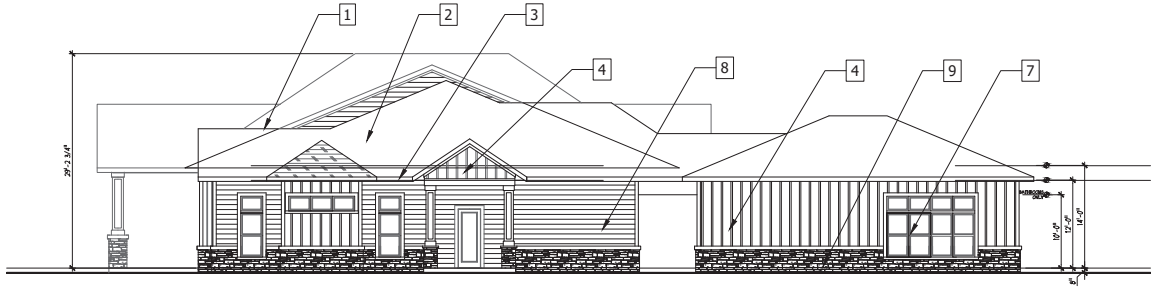
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CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 8

SHEET NO.
A2.2



1 A2.3 **LEASING OFFICE - FRONT ELEVATION**
SCALE 1/8" = 1'-0"



2 A2.3 **LEASING OFFICE - RIGHT ELEVATION**
SCALE 1/8" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
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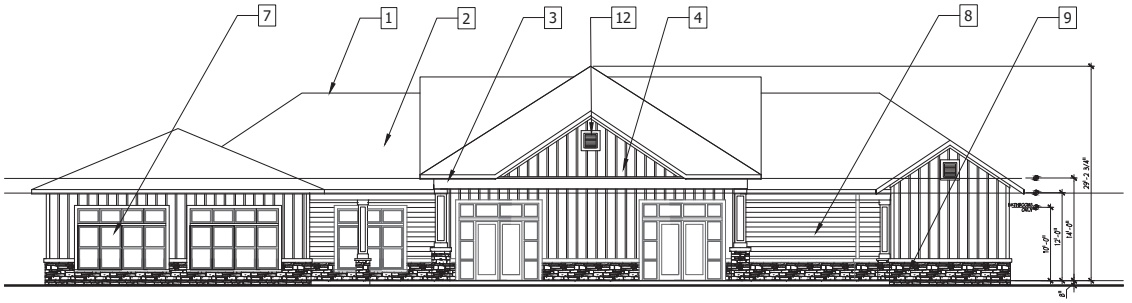
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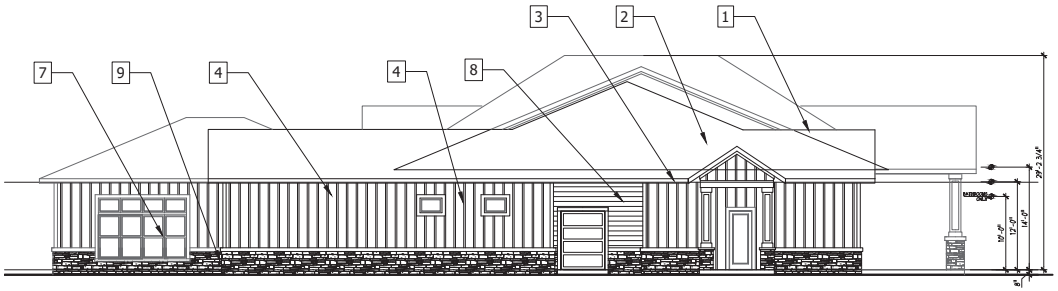
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BUILDING ELEVATIONS
LEASING OFFICE

SHEET NO.
A2.3



3 A2.3 **LEASING OFFICE - REAR ELEVATION**
SCALE 1/8" = 1'-0"



4 A2.3 **LEASING OFFICE - LEFT ELEVATION**
SCALE 1/8" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
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11. STAINED P.T. WOODEN GATE
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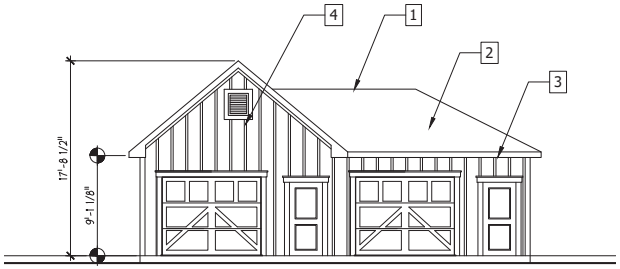
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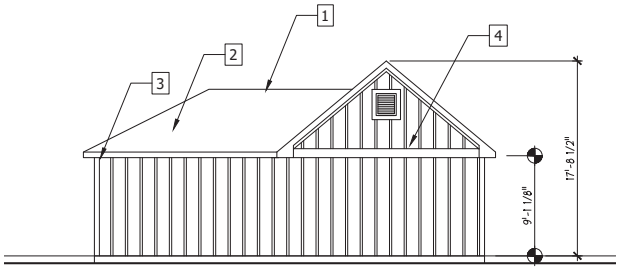
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BUILDING ELEVATIONS
LEASING OFFICE

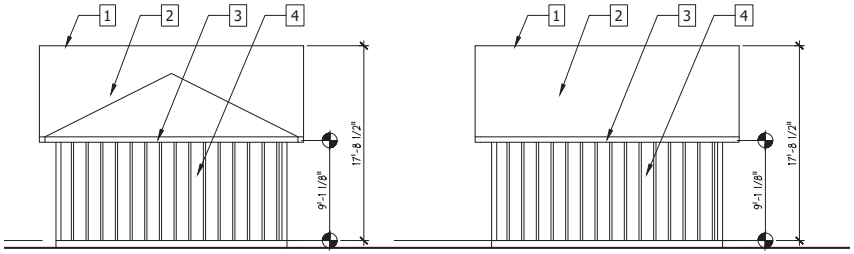
SHEET NO.
A2.4



1 A2.5 **MAINT. OFFICE - FRONT ELEVATION**
SCALE 3/16" = 1'-0"

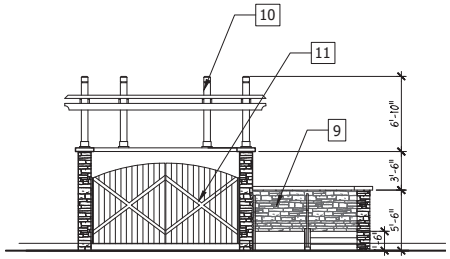


2 A2.5 **MAINT. OFFICE - REAR ELEVATION**
SCALE 3/16" = 1'-0"

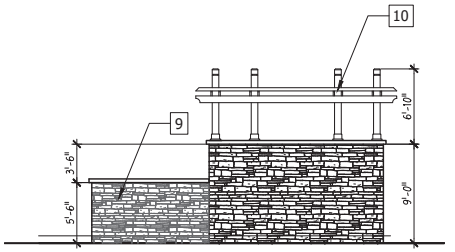


3 A2.5 **MAINT. OFFICE - RIGHT ELEV.**
SCALE 3/16" = 1'-0"

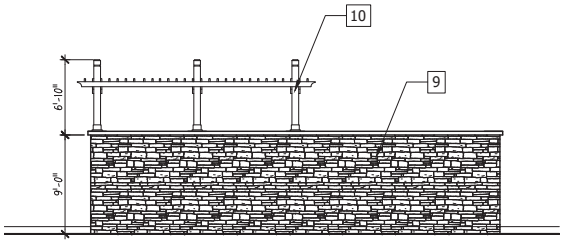
4 A2.5 **MAINT. OFFICE - RIGHT ELEV.**
SCALE 3/16" = 1'-0"



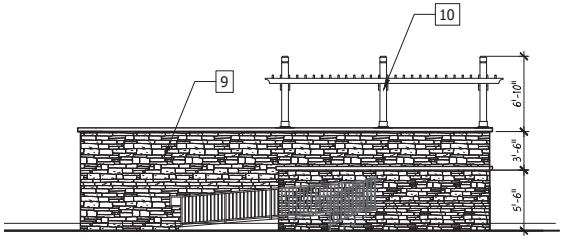
5 A2.5 **TRASH ENCLOS. - FRONT ELEVATION**
SCALE 3/16" = 1'-0"



6 A2.5 **TRASH ENCLOS. - REAR ELEVATION**
SCALE 3/16" = 1'-0"



7 A2.5 **TRASH ENCLOS. - LEFT ELEVATION**
SCALE 3/16" = 1'-0"



8 A2.5 **TRASH ENCLOS. - RIGHT ELEVATION**
SCALE 3/16" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. PREFABRICATED CEMENT PANELS
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE
12. DECORATIVE GABLE VENT

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: PERMIT REVIEW
DATE: 02-27-2020

REVISIONS:
TAG:
DATE:

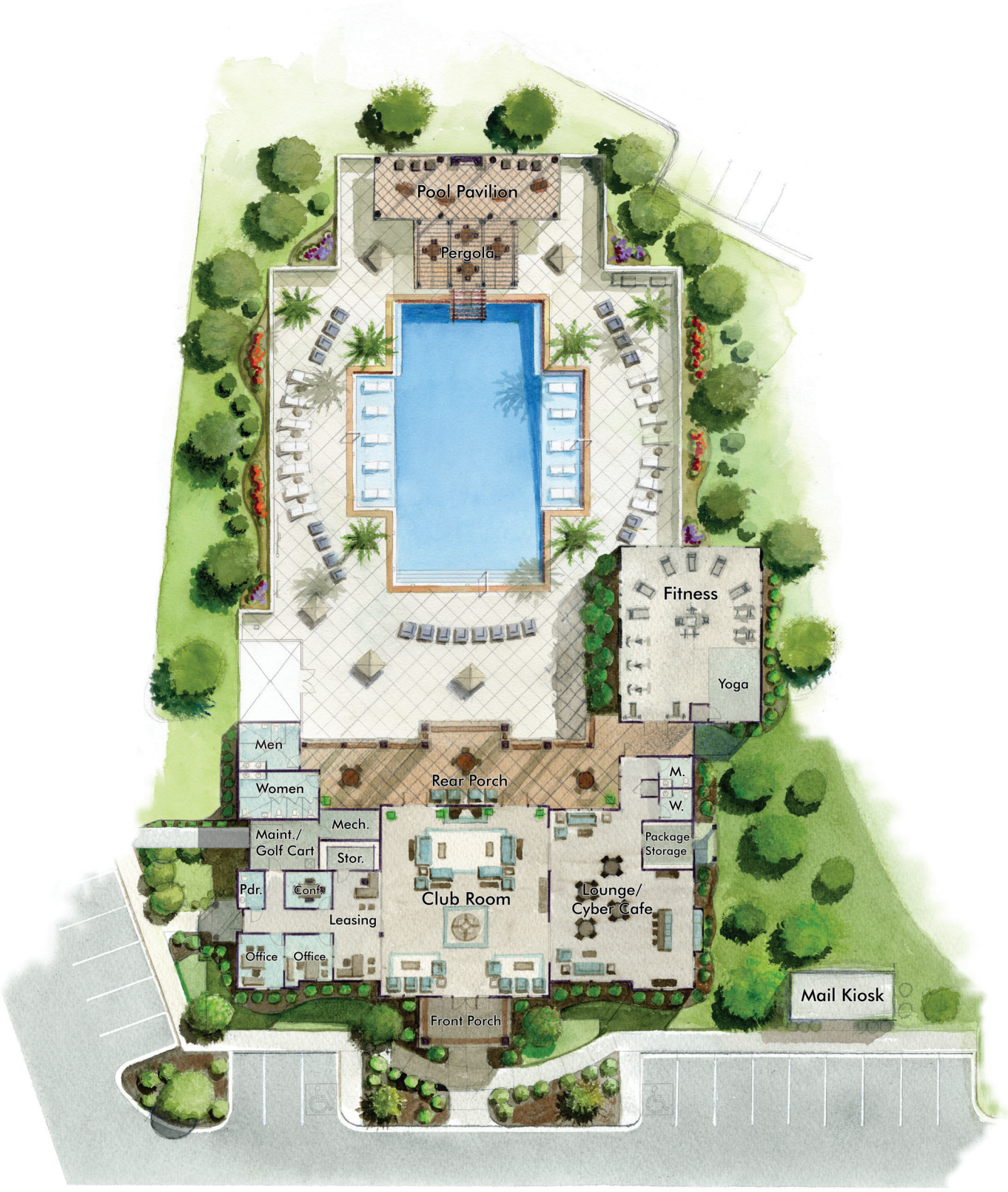
This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced, copied or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
MAINT. OFFICE & TRASH ENCLOSURE
SHEET NO.
A2.5




Pool Pavilion
Pergola
Fitness
Yoga
Men
Women
Rear Porch
M.
W.
Maint./
Golf Cart
Mech.
Stor.
Package
Storage
Pdr.
Conf.
Club Room
Lounge/
Cyber Cafe
Leasing
Office
Office
Mail Kiosk
Front Porch

VOLUSIA COUNTY SCHOOLS

Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination
Finding of Adequate Capacity Letter

December 16, 2022

Mr. Harry Newkirk
Newkirk Engineering
1230 N US Hwy 1, Suite 3
Ormond Beach, FL 32174

RE : Tymber Creek Apartments – City of Ormond Beach
School Capacity Review #22-11-28-001-A

Dear Mr. Newkirk:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the updated information for the proposed Tymber Creek Apartments associated with 19.62+/- acres of property located at or near the intersection of Granada Blvd and N Tymber Creek Rd within Ormond Beach city limits. Proposed project would provide for three hundred (300) multi-family apartment units.

The district uses a county wide Student Generation Rate (SGR) of (0.127) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate thirty-nine (39) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.273	0	0
Multifamily Dwelling Unit	0.127	300	39
Manufactured Home Dwelling Unit	0.047	0	0
	Total	**300**	**39**

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Table 2

Schools	SY 2022/23 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Pathways Elementary	729	114%	No	17
David C. Hinson, Sr. Middle	943	115%	No	10
Halifax CSA (Mainland High)	1,866	105%	No	11
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at all school levels. However, the level of service (LOS) standard for elementary and middle school is 115% of permanent capacity and 120% for high school concurrency service areas (CSAs). Because of this, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

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

Should you need additional information, please contact me at (386) 947-8786, extension 50709.
Sincerely,

Stephanie B. Doster,
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director, Planning and Construction
Steven S. Spraker, Planning Director, City of Ormond Beach
Lisa V. Divina, Volusia County School Board Project File

VOLUSIA COUNTY SCHOOLS

Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Tymber Creek Apartments
VCSB Project #	**22-11-28-001-A**
Jurisdiction Project #	
Parcel ID Numbers	4125-00-00-0221; 4125-00-00-0230
Project Location	Granada Blvd and N Tymber Creek Rd
Potential Residential Units	300 Multi-Family Apartments
Property Owner/Applicant	Harry Newkirk/Newkirk Engineering
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is <u>not</u> being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.

Stephanie B. Doster
Coordinator, Planning

December 16, 2022
Issue Date

Created: 9/2007
Owner: Facilities Services

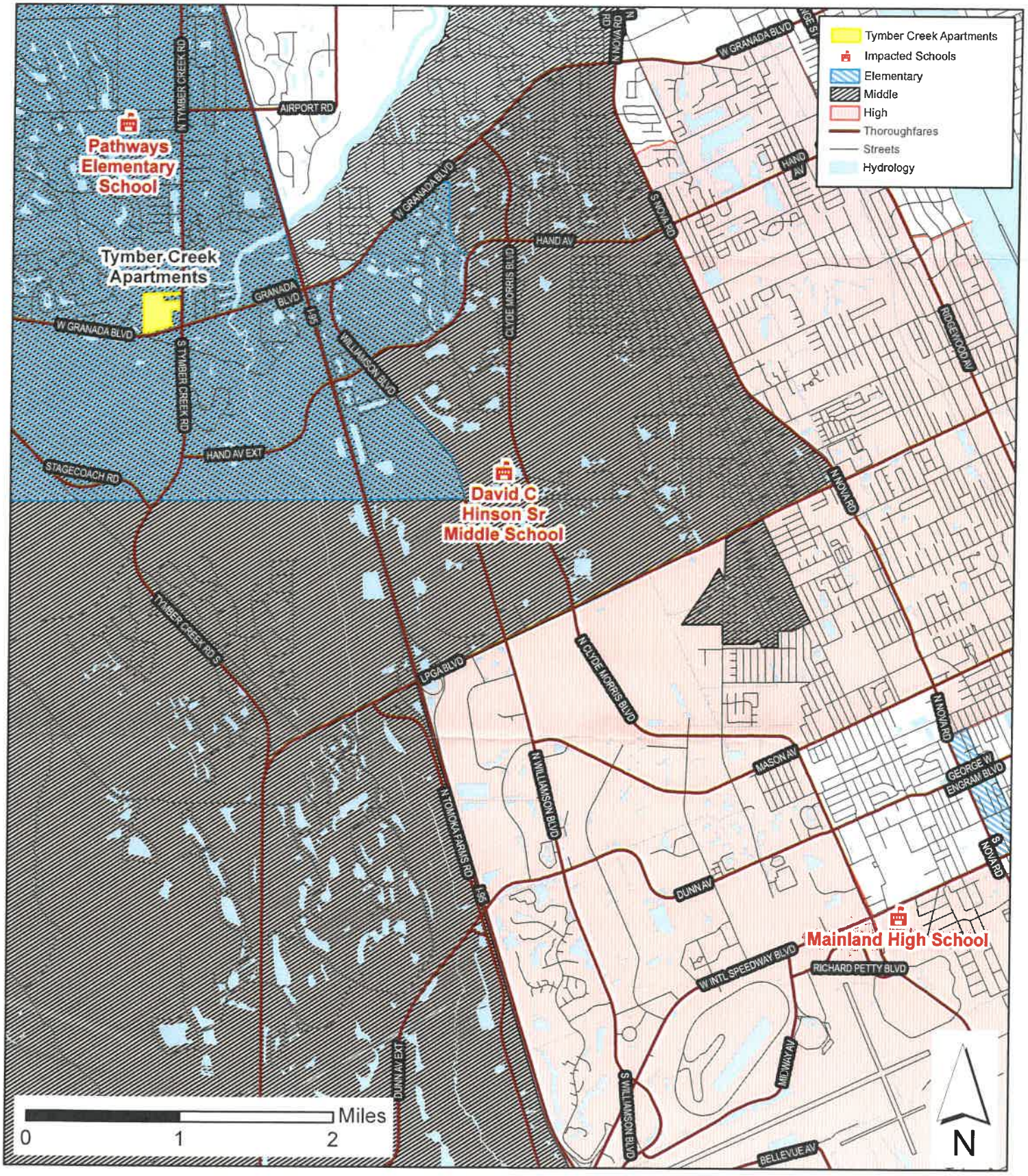
2007-073-VCS
Print Locally

VCSB Schools Impacted by Development

School Concurrency Review - Tymber Creek Apartments

VOLUSIA COUNTY SCHOOLS

Created by Facilities Services
December 2022



Correspondence received after Planning Board meeting

From: Julie and Ken Sipes
To: Dauderis, Susan
Cc: Spraker, Steven; Lochert, Taylor
Subject: Petition re: Tymber Creek Apartments
Date: Friday, January 27, 2023 3:42:20 PM
Attachments: image001.png

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Susan,

Our internet is out so the best we could do is take screenshots of the text of the petition and the current number of signers. Note, as of 3:30 pm on 1/26/2023 there were 2,333 signers.

It seems people are still signing, as at least two did within the last hour.

Again — here is the link, if you could provide this in the packet, as well, so interested parties can pull up the petition itself to review the details. It's all public.

https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

Thank you,
Ken and Julie

On Friday, January 27, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good morning,
>
> We would need this as soon as possible, by end of day today, for it to be part of the packet.
>
> Thank you,
>
> Susan
>
> ---
>
> **From:** Julie and Ken Sipes <cando2ormond@gmail.com>
> **Sent:** Wednesday, January 25, 2023 5:06 PM
> **To:** Dauderis, Susan <Susan.Dauderis@ormondbeach.org>
> **Cc:** Spraker, Steven <Steven.Spraker@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lochert, Taylor <Taylor.Lochert@ormondbeach.org>
> **Subject:** Re: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

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Thank you. Now with the continuance what is the timetable, and by when would you need a pdf of the petition?

On Monday, January 23, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good afternoon Julie and Ken,
>
> We are unable to include this in the packet for tomorrow's City Commission meeting, as the agenda packet has already been published. However, if you provide us with a paper or pdf/electronic copy of what it is that you want provided to the Mayor and Commissioners, we will get it to them.
>
> Thank you,
>
> Susan

Susan Carroll Dauderis, MA

City Clerk, City of Ormond Beach

22 South Beach Street , Ormond Beach, FL 32174

Main: (386) 677-0311 | Direct: (386) 676-3340 | Fax: (386) 676-3330

Susan.Dauderis@ormondbeach.org

www.ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Sent: Monday, January 23, 2023 7:15 AM
To: 'Julie and Ken Sipes' <cando2ormond@gmail.com>
Cc: Dauderis, Susan <Susan.Dauderis@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>
Subject: RE: Petition re: Tymber Creek Apartments

Good morning,

Thank you for your e-mail. I have forwarded your e-mail to the City Clerk for the City Commission item.

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent: Friday, January 20, 2023 7:35 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Partington, Bill <Bill.Partington@ormondbeach.org>; Persis, Susan <Susan.Persis@ormondbeach.org>; Sargent, Travis <Travis.Sargent@ormondbeach.org>; Briley, Harold <Harold.Briley@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lori.Tolland@gmail.com
Subject: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see below the link for the petition. If you need it printed out, let us know.

If possible, please include this in the packet for the upcoming 1/24 meeting. If it is too late, then please include in the 2nd Reading packet on 2/7. (Hopefully there won't be a second reading.)

Thank you.

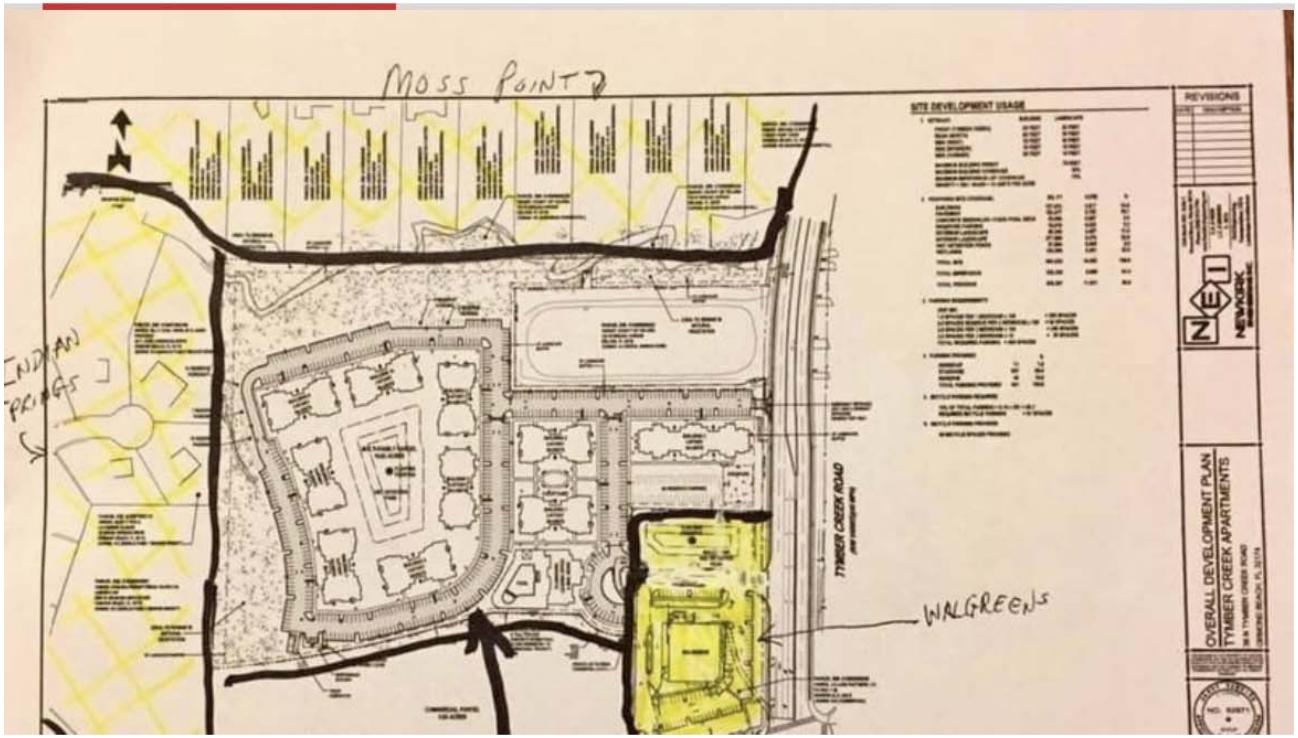
https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

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change.org

Petition details Comments Updates



TYMBER CREEK APARTMENTS

2,333 have signed. Let's get to 2,500!



Julie Sipes started this petition to The Mayor and City Commission of Ormond Beach

We have major concerns about the impact of the proposed high-density Tymber Creek Apartments located at the northwest of the intersection of West Granada Boulevard and Tymber Creek Road.

This development is not compatible with adjacent established residential areas of single-family homes and will negatively impact these property owners to the north, east, and west.

We are also concerned about the traffic from such a high-density development.

We request that the density be downsized and only single-family homes be permitted.

Furthermore, we request that Low-Impact Development principles be used, rather than wholesale clear-cutting of trees and large retention ponds. We believe it is important to preserve the natural beauty of the land.

From: Anna Hannon
To: Spraker, Steven
Subject: Re: Tymber Creek Apartments (PZ-22-008) - distribution list (05.01.2023)
Date: Monday, May 1, 2023 12:33:36 PM
Attachments: historyofhomerule.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

About SB 102 so it sounds like the legislature passed a bill to override Home Rule. I don't see how that was even allowed. Home Rule is in the Florida constitution. SB 102 doesn't say that it negates Home Rule does it? I don't see Home Rule even mentioned. I think it's unconstitutional. This was not put on a ballot for the citizens to change the Florida Constitution.

Can you please pass this on to other commissioners and the Mayor and attorney to evaluate? I know Dana McCool a Deltona commissioner is upset about this as well. The state can't just invalidate home rule and take away all of the municipalities authority in favor of developers.

> On May 1, 2023, at 12:08 PM, Spraker, Steven <Steven.Spraker@ormondbeach.org> wrote:
>
> Good afternoon,
>
> The Tymber Creek Apartments project was continued at the April 18, 2023 City Commission meeting until the **Tuesday, May 16, 2023** and **Tuesday, June 6, 2023** City Commission meeting dates, starting at 7 p.m. The City Commission second reading for the project is contingent on the application being approved at the first reading on May 16, 2023.
>
> Additional information on the application is available on the city's website at:
>
> 1. Planning Board report (12/08/2022): https://www.ormondbeach.org/Archive.aspx?AMID=75
> 2. Planning Board minutes: https://www.ormondbeach.org/Archive.aspx?AMID=51
> 3. Development Project Information (**including information on SB102, Live Local Act**): https://www.ormondbeach.org/1015/Tymber-Creek-Apartments
> 4. Public Hearing Advertisements and Notices: https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice

The City Commission agenda and packet are posted the Friday before the agenda date after noon at: www.ormondbeach.org/agenda.

Any comments for inclusion in the City Commission packet may be sent to me at: Steven.Spraker@ormondbeach.org. Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, April 3, 2023 4:13 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (04.03.2023)

Good afternoon,

The Tymber Creek Apartments project has re-submitted an updated site plan for the **Tuesday, April 18, 2023** and **Tuesday, May 2, 2023** City Commission meeting dates, starting at 7 p.m. The City Commission second reading for the project is contingent on the application being approved at the first reading on April 18, 2023.

Additional information on the application is available on the city's website at:

1. Planning Board report (12/08/2022): https://www.ormondbeach.org/Archive.aspx?AMID=75
2. Planning Board minutes: https://www.ormondbeach.org/Archive.aspx?AMID=51
3. Development Project Information (including the 04.03.2023 updated site plan): https://www.ormondbeach.org/1015/Tymber-Creek-Apartments
4. Public Hearing Advertisements and Notices:

https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice

The City Commission agenda and packet are posted the Friday before the agenda date after noon at: www.ormondbeach.org/agenda.

Any comments for inclusion in the City Commission packet may be sent to me at: Steven.Spraker@ormondbeach.org. Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, March 6, 2023 12:43 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (03.06.2023)

Good afternoon,

For your information. The Tymber Creek Apartment project has not submitted any updated or modified plans since the project continuance and **has not** been placed onto any City Commission agenda. I have received some correspondence regarding the status of the project and wanted to provide an update. The following would be submittal dates for future City Commission meetings:

- For the April 18, 2023 City Commission meeting – deadline is April 3, 2023 at noon.
- For the May 2, 2023 City Commission meeting – deadline is April 17, 2023 at noon.

Note that April 4th City Commission was canceled.

Once updated plans are received and the City Commission meetings are scheduled the following would occur:

1. Distribution e-mail would be sent;
2. Update would be posted at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments;
3. Abutter letters would sent; and
4. Newspaper advertisement would be published.

Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Friday, February 3, 2023 1:44 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (02.03.2023)

Good afternoon,

The applicant has not submitted any additional site plans or documents since the January 24, 2023 City Commission meeting continuance for the Tymber Creek Apartments project. On January 30, 2023, I received an e-mail indicating that the applicant is going to seek another continuation. No formal request has been provided to city staff to date. Because the Zoning Map Amendment and Issuance of the Development Order agenda items have been advertised, the agenda items are required to be in the City

Commission packet. The City Commission would need to take action on a continuation request if formally made by the applicant at the February 7, 2023 City Commission meeting. Staff did receive additional correspondence regarding a petition and this information has been included as an attachment in the City Commission packet.

The February 7, 2023 City Commission agenda and packet are posted at: www.ormondbeach.org/agenda. Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<image001.jpg>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, January 9, 2023 9:30 AM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (01.09.2023)

Good morning,

The City Commission meetings for the Tymber Creek Apartments application has been scheduled for **Tuesday, January 24, 2023** and **Tuesday, February 7, 2023**, starting at 7 p.m. The City Commission second reading for the project is contingent on the application being approved at the first reading on January 24, 2023.

Additional information on the application is available on the city's website at:

1. Planning Board report (12/08/2022): https://www.ormondbeach.org/Archive.aspx?AMID=75
2. Planning Board minutes: https://www.ormondbeach.org/Archive.aspx?AMID=51
3. Development Reports: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments

4. Public Hearing Advertisements and Notices: https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice

The City Commission agenda and packet are posted the Friday before the agenda date after noon at: www.ormondbeach.org/agenda.

The Tymber Creek Apartment project team has scheduled time with the Site Plan Review Committee (SPRC) on January 11, 2023 at 10:00am in the Training Room to discuss a concept plan for 164 multi-family units(attached). The SPRC agenda will be posted at: https://www.ormondbeach.org/Archive.aspx?AMID=158 at noon on Tuesday, January 10, 2023. The submittal information is at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments.

Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, November 21, 2022 1:31 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (11.21.2022)

Good afternoon,

The Tymber Creek Apartments project has been scheduled for the **December 8, 2022 Planning Board** that starts at 6:00 pm at is held at the City Commission Chambers at 22 South Beach Street. The project submittal is available at: https://www.ormondbeach.org/1015/Tymber-

Creek-Apartments and includes updates made on November 18, 2022 along the boundary of the Indian Springs subdivision (see sheets 17,18). The Planning Board report shall be published on or before December 1, 2022 and will be available at: https://www.ormondbeach.org/224/Planning-Board.

Any interested individual who desires to provide an e-mail/letter/correspondence to be included in the Planning Board packet (please state **For Planning Board** in the subject of the e-mail) can e-mail me the correspondence to Steven.Spraker@ormondbeach.org. All correspondence received on or before November 26, 2022 by 5pm will be included in the packet. Any correspondence after this date will be provided at the Planning Board meeting.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Sent: Wednesday, October 26, 2022 12:59 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

Good afternoon,

The Tymber Creek Apartments project has re-submitted to the city's Site Plan Review Committee (SPRC). The SPRC comments are due on or before November 9, 2022. The submittal has indicated a desire to be placed on the **December 8, 2022 Planning Board** meeting agenda. A final decision on placement on the Planning Board agenda will occur after the SPRC review. The project submittal is available at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments.

In order to provide sufficient time for input, any interested individual who desires to provide an e-mail/letter/correspondence to be included in the Planning Board packet (please state **For Planning Board** in the subject of the e-mail) can e-mail me any correspondence at Steven.Spraker@ormondbeach.org. All correspondence received on or before November 23, 2022 will be included in the packet. Any correspondence after this date will be provided at the Planning Board meeting.

Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Friday, July 29, 2022 3:10 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: FW: Tymber Creek Apartments (PZ-22-008) - distribution list (07.29.2022)

Good afternoon,

For your information, The Tymber Creek Apartments project has submitted to the Site Plan Review Committee today. Information on the project submittal is available at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments. No Planning Board date has been set to date.

Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

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Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <>
Sent: Thursday, July 14, 2022 8:32 AM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: FW: Tymber Creek Apartments (PZ-22-008) - distribution list (07.14.2022)

Good morning,

For your information, The Tymber Creek Apartments project has submitted to the Site Plan Review Committee since the neighborhood meeting. Information on the project is available at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments.

Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

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Department: 386.676.3238
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Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <>

Sent: Wednesday, May 25, 2022 12:28 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (05.25.2022)

Good afternoon,

Please find attached a neighborhood meeting notice for the Tymber Creek Apartments project. The notice states that Mark A. Watts, Esquire shall conduct a neighborhood meeting associated with a Planned Business Development zoning map amendment for the land located at 36 Tymber Creek Road and a portion of 2011 West Granada Boulevard. The neighborhood meeting shall be held on **Wednesday June 8, 2022 starting at 6:00 p.m. at the Coquina Presbyterian Church, located at 2085 West Granada Boulevard, Ormond Beach 32174**. The developer intends to develop the property as a multi-family planned residential development project.

As a reminder, the project submittals have been posted on the city website at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

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22 South Beach Street, Room 104
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Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <>
Sent: Wednesday, April 13, 2022 3:54 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: RE: Tymber Creek Apartments (PZ-22-008) - distribution list (04.13.2022)

Good afternoon,

The city Site Plan Review Committee (SPRC) has received a second site plan submittal from the Tymber Creek Apartments project (PZ-22-008). The resubmittal is available at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments. Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<**image001.jpg**>

Planning Department
22 South Beach Street, Room 104
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Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Tuesday, December 7, 2021 3:35 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: Tymber Creek Apartments (PZ-22-008) - distribution list

Good afternoon,

The city Site Plan Review Committee (SPRC) has received a site plan submittal from the Tymber Creek Apartments project (PZ-22-008). Based on the lack of a re-submittal, the previous Tymber Creek Apartments project (PZ-20-063) was expired by the Site Plan Review Committee.

The current application is considered a new application and would be required to conduct a neighborhood meeting. Attached is a flowchart of the application process. No dates for the neighborhood meeting, Planning Board, or City Commission meetings have been set. Staff will provide additional updates on the city's website and via this distribution list. The project information (12.06.2021 submittal) is on the city website at: https://www.ormondbeach.org/247/Development-Projects under residential projects.

If you do not wish to be on this distribution list, please respond **STOP** and staff will remove your e-mail address from the list. Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director
<image001.jpg>

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32175
Direct Line: 386.676.3341
Department: 386.676.3238
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E-mail: Steven.Spraker@ormondbeach.org

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Understanding Florida's Home Rule Power

History



The U.S. Constitution makes no mention of the powers related to local governments – the 10th Amendment reserves those powers to the state. During the 18th century, cities, counties and parishes across the nation derived their powers from their state constitutions, and these local governments relied upon their respective state legislatures for all powers. This was upheld in an 1860's court case, called "Dillon's Rule," which held for most states through the end of the 1800s.

An example of the difficulty in a non-Home Rule era would be the issue of traffic control signs: if a city wished to erect signs related to traffic control (horses, wagons, and the newly created automobiles), the city first had to obtain state permission through a special act, or general law of local application. Cities and counties might seek this permission jointly, or by population category ("all cities over 10,000 in population shall…" but still had to petition their legislators for these bills during each legislative session. It was not uncommon in Florida for more than 2,000 special acts to be filed in a session during this era.

In the early 1900s, however, states began to adopt "Home Rule" provisions in which cities and counties were allowed to enact ordinances at the local level without state "blessing" – or without the enactment of special acts, general laws of local application, or similar measures.

In Florida, Home Rule language was proposed in the 1968 Constitutional revision, and was adopted by the people. After several legal challenges, the Legislature adopted the Home Rule Powers Act in 1973, which ended challenges related to city and county powers. The Florida Constitution states in Article VIII, Section 2(b) for municipalities:

"Municipalities shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services, and may exercise power for municipal purposes except as otherwise provided by law."

These powers do not extend to fiscal Home Rule: the state reserves all taxing authority unto itself.

Application

The most precious powers a city in Florida has are its Home Rule powers. The ability to establish its form of government through its charter, and to then enact ordinances, codes, plans and resolutions without prior state approval is a tremendous authority. To further be able to enforce them "at home" and to make necessary changes as a city grows is a great reflection of the trust that citizens have in their respective city leaders.

Of course, city laws cannot conflict with state or federal laws. In the metropolitan Miami-Dade County government and in certain chartered county governments, some municipal ordinances and processes are subject to county review. However, for most of Florida's 412 municipalities, Home Rule powers ensure that the cities are effectively and efficiently providing for the wishes of their citizens.

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: December 8, 2022

SUBJECT: Tymber Creek Apartments, **Issuance of a Development Order**

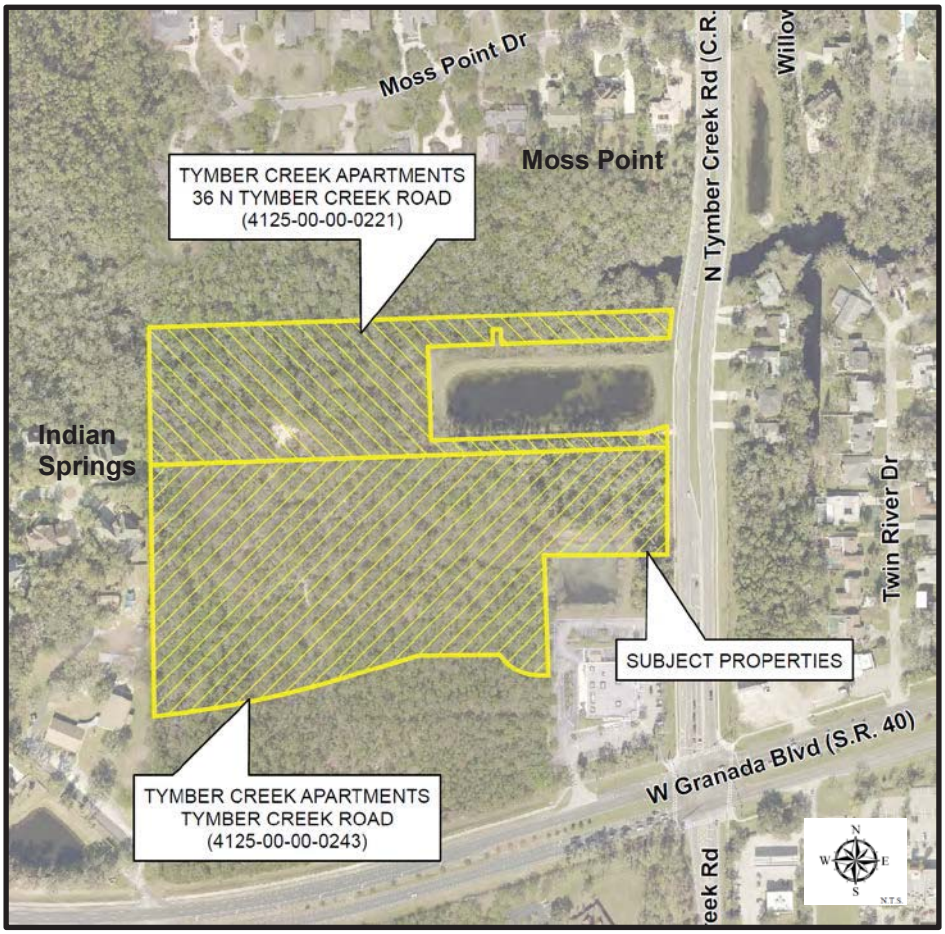
APPLICANT: VCP Ormond Beach II, LLC

NUMBER: PBD-2022-008(B)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The subject property is shown below.

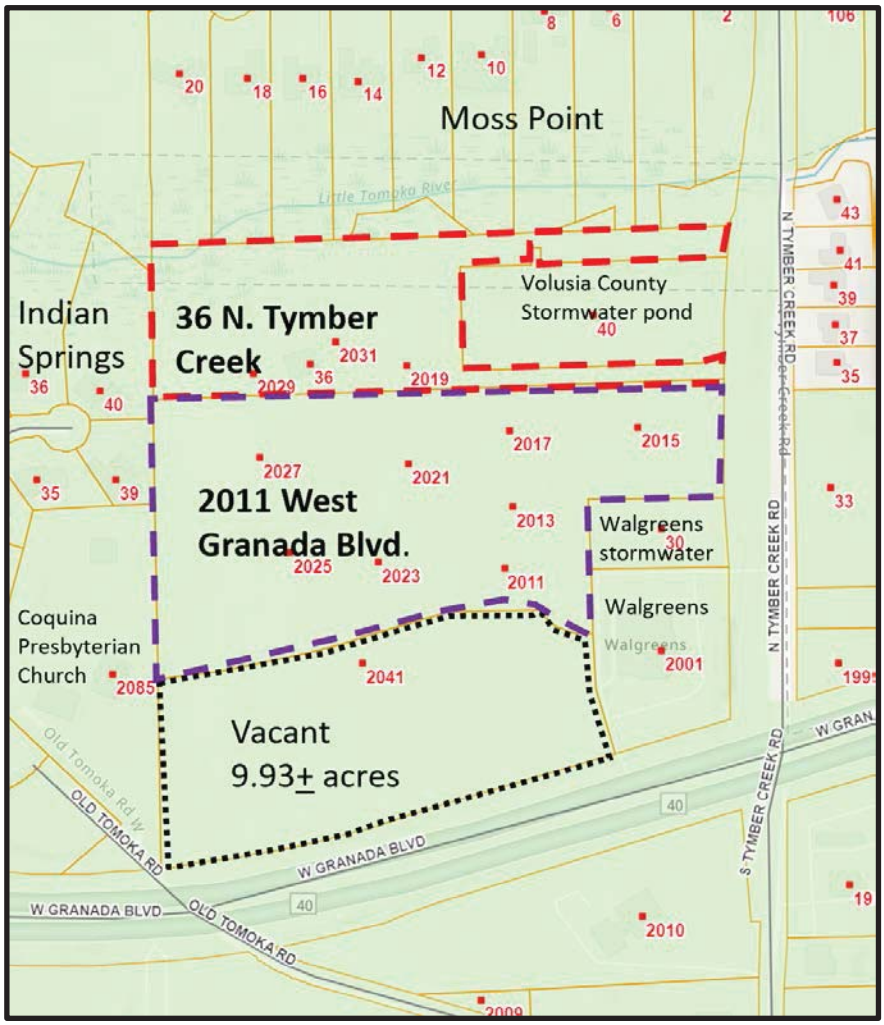
EXHIBIT 1: Project location, 36 North Tymber Creek Road and 2011 West Granada Boulevard



SECTION 2, BACKGROUND: The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County "Environmental System Corridor" (ESC) to City of Ormond Beach "Open Space/Conservation" (OS/C) and Volusia County "Urban Low Intensity" (ULI) to Ormond Beach "Residential, Office, Retail" (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of "General Commercial" and a zoning designation of B-8, Commercial.

Exhibit 2 shows the land area around the proposed Tymber Creek Apartments. The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. The property at 2041 West Granada Boulevard has a "General Commercial" land use designation and a B-8, Commercial zoning classification. Walgreens is located at 2001 West Granada Boulevard and 30 North Tymber Creek Road (stormwater pond).

EXHIBIT 2: Abutting land area to Tymber Creek Apartments



There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, there is Coquina Presbyterian Church and the Indian Springs subdivision.

The following are the abutting uses to the subject properties:

EXHIBIT 3: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
Direction	**Current Land Uses**	**Future Land Use Designation**	**Zoning Classification**
North	Volusia County detention pond and Moss Point	"Open Space/Conservation" and "Suburban Low Density Residential"	SE, Special Environmental & SR, Suburban Residential
South	Vacant land and across SR40, Faith Lutheran Church and Riverbend Church	"General Commercial" "Public/Institutional" and "Suburban Low Density Residential"	B-8 (Commercial) & SR, Suburban Residential
East	Across Tymber Creek Road: Vacant Commercial and Single-Family Residential	"General Commercial" & Volusia County "Low Medium Intensity"	B-8 (Commercial) & Volusia County R-4, Urban Single-Family Residential
West	Coquina Presbyterian Church & Indian Springs	"Open Space/Conservation" & "Public/Institutional" and "Low Density Residential"	R-3, Single Family Medium Density

Project description: The project seeks to allow 300 multi-family residential units and associated site improvements. The applicant has provided site plans (ATTACHMENT 7) for the project and a summary (ATTACHMENT 6) of the project. Below is a summary of the project. The items listed in **bold** are items that require the issuance of a development order for the Planned Business Development

1. The site is approximately 19.62 acres. Site maps are included in ATTACHMENT 2
2. Land use density allowed = 471 residential units (28.72 units per acre).
3. Zoning density allowed = 164 units (10 units per acre).
4. **Tymber Creek Apartments density requested = 300 residential units (18.29 units per acre).** The Planned Business Development is required to obtain the density allowed by the land use which is over the zoning density standard of 10 units per acre.
5. Total site impervious area = 39.5%. Allowed impervious area = 75%.

6. Total pervious area = 60.5% including wetlands, natural areas and landscape areas.
7. The project access is proposed through a master access point on West Granada Boulevard (see sheets 21-23, ATTACHMENT 7) that will serve multiple uses including the existing Walgreens. The existing master access point for the commercial uses has an approved site plan to shift to the west from the existing Walgreens access point, in accordance with the approved Florida Department of Transportation permit. The project has been issued Florida Department of Transportation permits that are enclosed in ATTACHMENT 5.
8. Along Tymber Creek Road, the project proposes an emergency access only access point. The emergency access point is designed to allow access from fire station #94. The emergency access point would not allow general traffic to access Tymber Creek Road. The access point to Walgreens will remain unchanged. Based upon the connectivity of the overall parcels, individuals of the Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot. The project is required to install a right-hand turn lane on Tymber Creek Road into the Walgreens project (see sheet 24, ATTACHMENT 7)
9. There are ten (10) residential buildings. The buildings each have 30 units with the exception of building five that has 24 units and building three that has 36 units.
10. Buildings 1, 2, 3, 4, 6, 7, 8 and 9 are 162 linear feet. Building 5 is 175 linear feet. Building 10 is 249 linear feet. **Section 2-57(22)(c) of the Land Development Code requires a Planned Development for any building length exceeding 180 linear feet.**
11. **The proposed building height is 39’3” for the multi-family buildings.** The B-8, Commercial allowed building height is 30’. Section 2-36(d)(3) of the Land Development Code: states, “Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes.” The application is seeking a building height of 39’3”.
12. The project proposes a clubhouse with a clubroom, fitness area, and lounge. The clubhouse is next to the project’s pool.
13. The project has 2.40 acres of wetlands. The project impacts are 0.14 acres or 5.7% of the wetland area. The area of wetlands remaining is 2.26 acres. The project has obtained a St. Johns River Water Management District permit for wetlands and stormwater (see ATTACHMENT 4).
14. The city’s Land Development Code requires an average setback of 75 feet from the wetland line. Sheet 86, ATTACHMENT 7 shows the additional wetland setback (over the required St. Johns River Water Management District 25’ wetland setback). The total land area preserved in a conservation easement is 5.04 acres.
15. The landscape buffers required for this project are 20’ foot landscape buffers for the north, west & east sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195’ to 130’ and narrows to 70’ in the northeastern portion of the buffer. The proposed west landscape buffer varies from 140’ to 57’ feet. The proposed east landscape

buffer along Tymber Creek Road is 20' feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffers around the Walgreens pond to the north requires a 6' foot which is shown, the west landscape buffer requires a 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6' foot buffer and a 11'-6" foot is being proposed.

16. There are 7 historic trees on-site (4 Bald Cypress & 3 Live Oaks) all of which are being saved.
17. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.
18. The anticipated average daily potable water and sewer flow rates are 108,960 gallons per day for water and 95,277 gallons of sewer. There is adequate water and sewer capacity to serve the project. The utility plans (sheets 43, 44, ATTACHMENT 7) show the construction of a public lift station to serve this use and other uses at 2041 West Granada Boulevard.
19. Stormwater management is provided by a proposed storm drain system routed to an interconnected StormTech exfiltration and dry retention (pre-treatment) to wet detention pond system. The comparison between the Pre/Post runoff shows the reduction of both rate of flow and volume of flow in accordance with the City of Ormond Beach regulations. The project has received a Saint Johns River Water Management District permit for the project stormwater system (See ATTACHMENT 4)
20. The project includes a dog park, pool area and an amenity area.
21. The project has fencing as follows:
    A. Decorative aluminum open style, 6' high: along Tymber Creek Road, Volusia County stormwater pond, entrance road.
    B. PVC vinyl, 6' high: along interface of north wetland area ("Open Space/Conservation" area) and portion of area abutting Coquina Presbyterian Church.
    C. Masonry wall, 6' high: Along area of Indian Springs, including on top of the retaining wall and abutting the future commercial area of 2041 West Granada Boulevard.

    Fencing screen wall and retaining wall details on Sheets 36, 36.1, and 36, ATTACHMENT 7.
22. The project abuts West Granada Boulevard (Florida Department of Transportation roadway) and Tymber Creek Road (Volusia County roadway). The Florida Department of Transportation roadway permits have been approved (see ATTACHMENT 5).
23. The project has submitted a series of traffic studies (see ATTACHMENT 5). A summary of the traffic studies is provided in the conclusion section of this report. The original traffic study included full access from Tymber Creek Road and an

analysis of the traffic impacts of the property at 2041 West Granada Boulevard. As the project developed, access onto Tymber Creek was restricted to emergency access only and the project only accesses West Granada Boulevard with a right in and right-out access point. The existing Walgreens access point is planned to be moved to the west and expanded to serve Tymber Creek Apartments, Walgreens, and the future commercial development at 2041 West Granada Boulevard.

An updated 2022 traffic analysis was required. This analysis included a review of the U-turn movements for individuals who were seeking to go east bound on West Granada Boulevard. The traffic analysis included the turning movements for the Riverbend Academy school expansion. The traffic impact analysis demonstrated that the residential use generates less trips than a commercial use and that the project meets concurrency requirements. The Florida Department of Transportation has issued permits for the project to access West Granada Boulevard (ATTACHMENT 5).

24. Sheet 88, ATTACHMENT 7 provides a distance exhibit of the proposed multi-family structures to existing residential structures.
25. Phasing (see Sheet 16 of ATTACHMENT 7) of project may be approved by the SPRC as a minor modification to the development order. The SPRC may allow Certificate of Occupancy for individual buildings that re completed in terms of building and site improvements and the reminder of the site is protected for construction activities.
26. The development order would contain hours of allowable outdoor construction of 7 a.m. to 7 p.m., Monday through Saturday.
27. The Planned Business Development would incorporate the uses and dimensional standards of the B-8, Commercial zoning district.

Project process: The Planned Business Development is reviewed and acted upon as two separate actions (1) zoning map amendment and (2) issuance of a development order. The two actions will be discussed together at the public hearing and require separate votes. The project has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.
2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The neighborhood meeting was conducted on June 8, 2022 and is summarized in the analysis section of this report.
3. **Planning Board.** The Planning Board conducts one public hearing for a zoning map amendment and issuance of a development order. The Planning Board provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board is appointed by the City Commission. The Planning Board in its recommendation is required to consider the following:

a. Application submitted by the applicant;
b. Staff report;
c. Written correspondence provided;
d. Testimony presented at the public hearing; and
e. Criteria for rezonings and issuance of a Development Order.

4. **City Commission.** The City Commission is an elected body that provides the final action on zoning map amendments and issuance of development orders. The tentative City Commission dates for this project are January 24, 2023 and February 7, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:

   a. Report and recommendation of the site plan review committee and the planning board.
   b. Report and recommendation of other city departments and advisory boards, as appropriate.
   c. Comments of governmental agencies, utility corporations and individuals, as received.

   Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report.

The following exhibit displays the project's history to date:

EXHIBIT 4: Application process

PZ-20-63		
Action	**Date**	**Notes**
1st SPRC submittal	June 25, 2020	SPRC review: July 13, 2020
2nd SPRC submittal	October 13, 2020	SPRC review: November 24, 2020
3rd SPRC submittal	November 30, 2020	SPRC review: December 22, 2020
Neighborhood meeting	December 3, 2020	600' mail radius; newspaper ad
Expired	September 22, 2021	

Project PZ-20-63 expired based on lack of a re-submittal to the Site Plan Review Committee (SPRC) with a specified time period. The project was re-submitted and became PZ-22-008.

PZ-22-008		
Action	**Date**	**Notes**
1st SPRC submittal	December 7, 2021	SPRC review: December 26, 2021
2nd SPRC submittal	April 12, 2022	SPRC review: April 28, 2022
Neighborhood meeting	June 8, 2022	600' mail radius; newspaper ad
3rd SPRC submittal	June 9, 2022	SPRC review: June 23, 2022
4th SPRC submittal	July 12, 2022	SPRC review: July 22, 2022
5th SPRC submittal	July 29, 2022	SPRC review: August 24, 2022
6th SPRC submittal	October 25, 2022	SPRC review: November 22, 2022
Planning Board:	November 10, 2022	300' mail radius; newspaper ad; site posting

PZ-22-008		
Action	Date	Notes
City Commission, 1st	January 24, 2023	300' mail radius; newspaper ad
City Commission, 2nd	February 7, 2023	newspaper ad
SPRC final review	To be determined	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1015/Tymber-Creek-Apartments and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

Multi-family development in Ormond Beach

Staff's research has identified the following multi-family uses, ten (10) units or over, within the City of Ormond Beach:

EXHIBIT 5: Existing multi-family units (10 units and over)

Address	Name	Year Built	Number
84 S. Beach Street	Rio Robles Apartments	1971	26
450 Tomoka Avenue	Tomoka Garden	1973	16
500 Shadow Lakes	Shadow Lakes Apartments	1973	184
125 South Orchard Street	Orchard Garden	1974	30
1 Tomoka Meadows Boulevard	Ormond Beach Apartments	1975	10
140 Lincoln Avenue	Ormond Shores Apt.	1981	26
420 Lakebridge Drive	Oaks of Lakebridge	1984	170
1088 W. Granada Boulevard	Fisherman's Landing	1985	154
875 Wilmette Avenue (450 & 469 Lakebridge)	Willow Pond	1988	162
664 South Nova Road	Prince of Peace	1996	70
1500 San Marco Drive	San Marco *(annexed)*	2002	260
600 Crowne Commerce Court	Reserve at Ormond Beach *(annexed)*	2002	272
100 Hamilton Circle	Bermuda Estates	2004	344
765 West Granada Boulevard	Olive Grove	2010	88
570 Sterthaus Drive	Madison Glenn	2010	96
		TOTAL UNITS	**1,908**

Below, is a list of the existing multi-family condominiums within the City of Ormond Beach:

EXHIBIT 6: Existing condominiums

Address	Name	Year Built	Units
815 Ocean Shore Boulevard	Ormond Holiday Club	1969	40
915 Ocean Shore Boulevard	Shoreham	1970	56
89 South Atlantic Avenue	89 Oceanfront	1971	95
855 Ocean Shore Boulevard	Ocean Club North	1971	46
65 Seton Trail	Seton Court Condo	1971	26
935 Ocean Shore Boulevard	Bent Palm Club	1972	41
111 South Atlantic Avenue	Atlantis	1972	51
640 North Nova Road	Tomoka Oaks North Condo	1973	90
60 Vining Court	Sixty Vining CT Condo	1979	16
55 Vining Court	Fountain Square Condo	1980	40
1 Tomoka Oaks Boulevard	Escondido	1981	40
395 South Atlantic Avenue	Tidesfall	1981	55
901 South Atlantic Avenue	Aliki Atrium	1981	27
60 North Halifax Drive	Club View Villas	1984	16
203 Orchard Street	Thousand Oaks Condo	1984	54
20 Tomoka Avenue	River Bridge	1985	22
20 Tomoka Avenue	River Bridge	1985	22
596 North Nova Road	Baymeadows	1985	12
671-689 Wellington Station	Wellington Station *(annexed)*	1986	72
1 John Anderson Drive	Ormond Heritage	1994	156
875 Sterthaus Drive	Ormond Renaissance Condo	2017	28
		TOTAL UNITS	**983**

The most recent multi-family developments were constructed in 2010 with Olive Grove (tax credit housing), Madison Glen (senior housing) and Ormond Renaissance Condo (one building). There have also been townhome developments that has been less than 10 units per acre that include the Gardens of Addison (56 units), Ormond Grande (60 units) and the Cupola (12 units).

On August 3, 2022, the City Commission authorized Ordinance 2022-19 that approved a maximum of 312 residential units for the Regal Multi-Family project at 215 Williamson Boulevard. Prior to 2022, the Ormond Renaissance Condominiums was approved with Ordinance 2015-19 on May 5, 2015 for 286 multi-family units. Ormond Renaissance Condominiums has constructed one (1) of the ten (10) buildings with 252 units remaining. Staff is aware of the multi-family development that has occurred within neighboring jurisdictions and Volusia County.

The rate of growth within Ormond Beach is a key Planning item. Staff maintains the table below that includes the number of platted single-family homes, population growth, and permits. The population growth from 2010 to 2020 (census dates) was 4,943 or 1.3% per year. Residential permitting has decreased as the city nears a build out condition. The annexation of lands in the Interlocal Service Boundary Agreement area has provided the city zoning and permitting control of land areas that were in Volusia County (Plantation Oaks and RidgeHaven subdivisions) for residential development.

EXHIBIT 7: Ormond Beach population and permitting information

Year	Population [1]	Percentage Change	SFH lots platted - recorded [2]	SFH Permits [3]	MF units Permits [3]	Manufacture & Mobile Home Permits [3]
1980	**21,436**	No data	2,442	No data	No data	No data
Totals (1980-1989):			**2,442**	**No data**	**No data**	**No data**
1990	**31,460**	No data	322	No data	No data	No data
1991	No data	No data	299	No data	No data	No data
1992	No data	No data	172	No data	No data	No data
1993	No data	No data	0	167	0	6
1994	No data	No data	28	166	167	2
1995	No data	No data	207	175	0	28
1996	32,426	No data	328	198	0	62
1997	34,038	4.97%	252	228	16	104
1998	34,791	2.21%	129	245	31	93
1999	36,000	3.48%	215	270	4	132
Totals (1990-1999):			**1,952**	**1,449**	**218**	**427**
2000	**36,301**	0.84%	192	212	0	118
2001	37,000	1.93%	64	230	0	115
2002	37,603	1.63%	210	261	4	104
2003	38,325	1.92%	241	306	2	111
2004	39,000	1.76%	301	327	344	41
2005	39,683	1.75%	0	196	0	7
2006	40,294	1.54%	51	113	0	5
2007	40,941	1.61%	65	43	0	7
2008	40,920	-0.05%	89	84	0	1
2009	40,832	-0.22%	48	61	0	1
Totals (2000-2009):			**1,261**	**1,833**	**350**	**510**
2010	**38,137**	-6.60%	0	83	184	3
2011	38,376	0.63%	0	43	0	1
2012	38,612	0.61%	0	35	0	1
2013	38,557	-0.14%	0	84	0	1
2014	39,246	1.79%	47	105	0	1
2015	40,013	1.95%	49	138	0	0
2016	40,360	0.87%	103	150	0	0
2017	40,716	0.88%	137	158	0	0
2018	41,134	1.03%	0	66	43	0
2019	41,284	0.36%	166	49	41	0
Totals (2010-2019):			**502**	**911**	**268**	**7**
2020	**43,080**	4.35%	5	134	4	7
2021	44,046	2.24%	138	135	18	7
2022 [4]	44,671	1.42%	0	45	54	20
Totals (2020-2029):			**143**	**314**	**76**	**34**

Notes:

(1) Population estimates from University of Florida Business of Economic and Business Research. 1980, 1990, 2000, 2010 in **bold** are from the U.S. Census.

(2) SFH lots plats are taken from the Volusia County Clerk of Court website, http://app02.clerk.org/or_plats/

(3) Single-Family, multi-family, manufactured and mobile home permits from the Ormond Beach Building Department.

(4) 2022 permitting information as of November 25, 2022.

SECTION 3, ANAYSIS:

Within the Land Development Code there are threshold trigger points that require projects to obtain approval through a public hearing. The philosophy of the Land Development Code is to allow the Site Plan Review Committee, a technical committee of city staff, to review and approve permitted uses. Projects that trigger thresholds are required to be reviewed by the Site Plan Review Committee, Planning Board and City Commission. There are many trigger thresholds within the Land Development Code. The Tymber Creek Apartments have three (3) trigger thresholds within the project submittal as follows:

1. Density. The zoning density allows 10 units per acre and the land use density allows more units per acre. The request for the additional density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.
2. Building height: The Planned Business Development allows additional height over the 30' allowed by the zoning district. The request for the additional building density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.
3. Building length of building 10: The conditional use criteria for dwelling, multifamily requires a Planned Business Development for buildings over 180 linear feet. The request for the building length is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

Planned Business Development:

According to Chapter 2, Article II, Section 2-36 of the Land Development Code, the purpose of the Planned Business Development zoning district

> "is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories."

One goal of the Planned Business Development is to "provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment."

Reason for a Planned Business Development amendment:

1. Density. The project density is a key component of the application. The land uses of the project allow the following density:

EXHIBIT 8: Comprehensive Plan density

Land Use Designation	Acres	Land use allowed density	Maximum number of units allowed
"Open Space/ Conservation"	3.2	0	0
"Residential, Office, Retail"	3.2	15	48
"General Commercial"	13.22	32	423
TOTALS	**19.62**	**NA**	**471**

The zoning designations would allow ten (10) units an acre or 164 residential units. The last major revision to the city's zoning districts occurred in 2009. The amendments allowed the Site Plan Review Committee (SPRC) to approve development that was at a density of ten (10) units per acre or less. Any development that sought a density higher than ten (10) units per acre would need to obtain a Planned Development designation. The Planned Development is a public hearing that allows public notice and an opportunity for a Planning Board recommendation and City Commission action. The request for the additional density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

2. Building height: Section 2-36(d)(3) of the Land Development Code:

> (3) *Building height.* Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services.

The proposed building height is 39'3" for the multi-family buildings. Sheet 88, ATTACHMENT 7 shows the distance from single-family homes to the multi-family buildings. For the two single-family homes within Indian Springs the distance between structures is shown as 176' and 218'. For single-family homes with Moss Point, the distance between structures is shown as 624', 592, 577', 534', 619', and 557'.

28. Building Length. Buildings 1,2,3,4,6,7,8 and 9 are 162 linear feet. Building 5 is 175 linear feet. Building 10 is 249 linear feet. Section 2-57(22)(c) of the Land Development Code requires a Planned Development for any building length exceeding 180 linear feet. Building 10 is located along the Tymber Creek frontage of the property. The Land Development Code does not contain any criteria/conditions for buildings over 180 linear feet, except that a Planned Development is required.

Project public benefits:

Section 2-36(h)(3) of the Land Development Code requires the provisions of public benefits that demonstrate that a project's site plan design is more than the minimum standards required. The applicant previously provided a list of public benefits that would apply to the multi-family project:

1. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.
2. The landscape buffers required for this project are 20' foot landscape buffers for the north and west sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195' to 130' and narrows to 70' in the north eastern portion of the buffer. The proposed west landscape buffer varies from 140' to 57' feet.
3. Additional plantings of 46 red cedars, 10 feet at planting, along the property line interface of Indian Springs.
4. Restriction of access to Tymber Creek Road to emergency access only.
5. The directional turning of building 8 was based on input from residents in Indian Springs.

Neighborhood meeting:

The project conducted a required neighborhood meeting on June 8, 2022 at the Coquina Presbyterian Church. The project attorney described the request at the neighborhood meeting. Key items discussed were:

1. Access to Tymber Creek Road. The project team described the emergency access onto Tymber Creek Road. There was acknowledgement that individuals from Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot.
2. Traffic. Traffic is heavy in the morning and the project will make it worse.
3. Concerns expressed about the U-turn movements on West Granada Boulevard.
4. Discussion of the project wetlands and buffers.
5. Based on a question, the project team stated that the project was not low income targeted and was a luxury, market rate apartment complex.
6. Discussion of a right-hand turn lane that was removed by the Florida Department of Transportation at the Indian Springs development.
7. Statement provided: Project should be made smaller. Not appropriate for the west Ormond area.
8. Statement provided: Additional density, beyond 10 units per acre is not appropriate.
9. Statement provided: That the project was not appropriate and that the traffic design was not appropriate.

10. Project team stated that residential uses generate less traffic impacts than commercial uses.
11. Statement provided: Apartments were not wanted at this location and that the project would diminish value of existing homes.
12. Statement provided: The project would create additional crime in area.
13. Question asked regarding Votran bus service. There is no Votran bus service west of I-95 currently.

Correspondence received:

ATTACHMENT 3 includes correspondence received on this application. The correspondence received included the following key points or statements provided below:

1. Traffic
   A. Concern of U-turn movements on West Granada Boulevard.
   B. Traffic is awful/horrendous already.
   C. Right turn into Indian Springs is treacherous.
   D. Negative impacts to intersection of West Granada Boulevard and Tymber Creek Road.
2. Incompatible use
   A. Impact to the existing residents in the area of the planned development.
   B. Will make our community less safe.
   C. We are a single-family community!
   D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.
3. Density
   A. Density should be maintained at 10 units per acre.
   B. If the Land Development Code allow 164 now, then why would an increase be of any value to the residence of Ormond Beach.
4. Overdevelopment
   A. Horrible location planning for apartments.
   B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.
5. Site design
   A. Desire of a masonry wall along the Indian Springs property line.
   B. The project team should show the building locations and height.
   C. Configuration/location of the buildings – specifically building 8.

6. Quality of Life
   A. Only single-family residential has been approved west of I-95.
   B. Longtime residents of upscale communities deserve better consideration.
   C. The area is already overbuilt and this will do nothing to help the situation.
   D. Future management of complex.

Indian Springs meetings

City staff met with residents of Indian Springs which led to two meetings with the project team and the residents. Residents of Indian Springs presented concerns and comments on the project at an initial meeting on August 15, 2022 and a follow-up meeting on November 16, 2022. Specific items discussed included:

1. The location and height of a buffer wall. Several options were considered and at the meeting on November 16, 2022 the wall was requested to be extended an additional 100 to the south which was added to the current site plan.
2. The project team had the locations of buildings 8 and 9 marked. On November 16, 2022, the residents of Indian Springs, the project team, and city staff walked the site area of buildings 8 and 9. The project team provided a pole that showed the heights of the building. The project team provided revised building elevations to reduce the overall building height from 45’ to 39’3”.
3. Based upon these meetings, the project team added an additional planting of 46 red cedars, 10 feet in height at planting, along the property line interface of Indian Springs.
4. The project developer and the property owner of the house abutting house discussed the concept of adding plantings around the screen enclosure on the Indian Springs property owner’s lot as another layer of buffering.

On November 26, 2022, a letter from the Indian Springs Homeowner’s Association was received that requested:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to IS HOA.
2. The Residential Block Retaining Wall on north west side of subject property:
   a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
   b. Be a minimum of 10’ tall.

SECTION 4, PBD CRITERIA:

In considering an application for a Planned Business Development, the Planning Board may recommend to approve, approve with conditions, or disapprove on the extent to which the development offers site amenities above that are normally found for permitted uses in the district with regard to the following:

a) Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the surrounding neighborhood, and aesthetics. Architectural drawings shall be approved as part of the Development Order and adhered to in all development phases.

The project seeks 300 multi-family units in ten (10) buildings. The architectural elevations are included in ATTACHMENT 7 and comply with the neo-eclectic architectural style. Design attributes include massing, exterior finishes of lap siding and stone veneer, board and batten siding, roof shingles, color changes, and building variation in the planes of the building.

b) Landscaping and related site amenities.

A landscape plan is provided in ATTACHMENT 7 and the city's Landscape Architect's analysis is included in ATTACHMENT 4. There are 7 historic trees (4 Bald Cypress & 3 Live Oaks) all of which are being saved. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site. All landscape buffers have been met or exceeded. The project is proposing a clubhouse, pool, and dog park.

c) Mitigation of off-site impacts.

The site plan has sought to eliminate any off-site impacts through (1) natural preservation, (2) landscape plantings, (3) buffer walls, and (4) shifting of building 8. The off-site traffic impacts have been reviewed by professional engineers and the Florida Department of Transportation and determined acceptable. The traffic generation from the multi-family residential use is less than other permitted uses allowed in the zoning districts.

Within the project correspondence, there are requests for denial based upon concerns of compatibility, traffic and density. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

d) Overall lighting plan, particularly in relation to aesthetics and glare.

A lighting plan is provided on Sheets 91 and 92, ATTACHMENT 7 and meets the requirements of the Land Development Code.

e) Overall signage plan, particularly related to aesthetics and readability.

The project signage will be designed in accordance with the city Land Development Code. No signage waivers are being sought.

SECTION 5, CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article I, Section 1-15. C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision. The Planning Board may (1) approve the project as submitted, (2) deny the project as submitted, or (3) provide conditions/restrictions for approval.

1. The proposed development conforms to the standards and requirements of this code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

The subject property has land use classification and existing zoning designations that allow multifamily uses. The Land Development Code's framework requires a public hearing for any density above ten (10) units per acre. The project has exceeded landscaping requirements, required setbacks, and site buffering. The project team has met with residents of Indian Springs and added landscaping, turned building 8, and added masonry walls. Along Tymber Creek Road, the project team has voluntarily eliminated resident access to address concerns from residents of Tymber Creek Road area. The trigger thresholds of density, building height, and building length have been granted in other applications. Items such as compatibility, consistency with the Comprehensive Plan and traffic are addressed with other criteria.

Input on the project have asserted that the project is not consistent with the existing development patterns in western Ormond Beach that is primarily single-family residential. There is no multi-family development west of I-95 along West Granada Boulevard, Airport Road or Tymber Creek Road. Section 2-36(d)(3) of the Land Development Code allows applicants to request additional building height. The additional height allowance considers the impact of additional building height on single-family residential uses. A key decision point of the application is the appropriateness of requested density and building height. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

From a technical perspective, the proposed development will not create undue crowding beyond the conditions normally permitted in the zoning district. It is the determination of the Site Plan Review Committee that the public health, safety, welfare or quality of life will not be adversely affected. The existing Land Development Code allows the multifamily use with a 20' landscape buffer and a 50' building setback at two-stories and a density of 10 units per acre. The project submittal has provided additional landscape buffers, building setbacks, and site buffering.

2. The proposed development is consistent with the Comprehensive Plan.

The Comprehensive Plan contains a land use map that provides the vision of uses and residential intensity. The Comprehensive Plan is an overall guide/road map for development within Ormond Beach. The subject property has three land use categories that are defined in the Future Land Use Element as follows:

Open Space/Conservation (OS/C) – 3.2 acres

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

Residential, Office, Retail (ROR) – 3.2 acres

Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

General Commercial (GC)

Purpose: A multi-use land use category to provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 32 units per acre.

Maximum FAR: 0.7 (2.0 within the Downtown Community Redevelopment area)

Below is the analysis of maximum development scenarios for residential and commercial uses from a Comprehensive Plan allowance:

EXHIBIT 9: Comprehensive Plan residential and commercial entitlements

Residential Uses						
Land Use Designation	Acres	Land use allowed density	Maximum number of units allowed	Total ITE Trip Generation(1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	15	48	266	12,288	13,488
"General Commercial"	13.22	32	423	2,343	108,288	118,863
TOTALS	19.62	NA	471	2,609	120,576	132,351

Notes:
(1) ITE Trip Generation, #221, Mid-rise multi-family of 5.54 trips per unit
(2) 256 gallons per day per unit
(3) 281 gallons per day per unit

Commercial Uses						
Land Use Designation	Acres	Land use allowed Floor Area Ratio	Maximum building square footage allowed	Total ITE Trip Generation (1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	0.2	27,878	1,052	4,182	3,554
"General Commercial"	13.22	0.7	403,104	15,217	60,466	51,396
TOTALS	19.62	NA	430,983	16,270	64,647	54,950
(1) ITE Trip Generation, #820, Retail of 37.75 trips per 1,000 square feet of gross floor area (2) Building square footage/ 100 X 15 (3) Water generation rate X 85%						

The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABLITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The application submitted is consistent with the Comprehensive Plan this application. The key consideration shall be the appropriate density of the land use can be utilized within the Planned Business Development.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The project has 2.40 acres of wetlands. The project impacts are 0.14 acres or 5.7% of the wetland area. The area of wetlands remaining is 2.26 acres. The project has obtained a St. Johns River Water Management District permit for wetlands and stormwater (see ATTACHMENT 4). The project has preserved 25.4% as natural preservation, saving all seven (7) historic trees on-site. The project has provided a Listed Species Report and Environmental Support Document regarding wildlife species and on-site wetlands. There are no wellfields or individual wells on-site. The Site Plan Review Committee concludes that the project will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The proposed project is consistent with the property's land use designation and zoning classification within the Planned Business Development. The property's land use and zoning are different than many other large parcels that have low density residential land use designations and zoning classifications in the west Ormond Beach area. Based on the location at the intersection of Tymber Creek Road and West Granada Boulevard a commercial land use designation was assigned, including the allowance of multi-family development. The project team has sought to design the project to minimize impact to the abutting residential properties at Indian Springs and Moss Point. Specific site design items include: emergency only access to Tymber Creek Road, addition of landscape plantings, turning of building 8, natural preservation areas that exceed the Land Development Code, and buffer walls and fences.

   Through the site plan process, staff has received correspondence, participated in meetings, and attended the neighborhood meeting where individuals have expressed concern regarding the project density, impacts to surrounding properties, and stated that multi-family is not compatible next to single-family residential uses. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs. Specific correspondence is provided in ATTACHMENT 3.

   Staff's analysis focuses on what the Land Development Code allows. The project can gain administrative Site Plan Review Committee approval for 164 units, two stories in height (30'), at 180 linear feet in length, accessed on both Tymber Creek Road and West Granada Boulevard with a 20' landscape buffer and a 50' building setback. Staff is also mindful that commercial uses are permitted uses that would have additional impacts (hours of operation and additional traffic). During the meeting with the project

team and the Indian Springs residents, building 8 has been the focal point of discussion and site redesign. Staff would recommend the elimination of building 8 to address concerns of incompatible uses. Staff concludes that the proposed project is consistent with the property's land use designation and the Planned Business Development classification and will not depreciate the value of surrounding property. The project's site plan will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   There are adequate public facilities to serve the proposed development, including roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The project abuts West Granada Boulevard (Florida Department of Transportation roadway) and Tymber Creek Road (Volusia County roadway). Both organizations have participated in the traffic/access review of this project. The project has submitted traffic impact analysis documents that have been reviewed by city staff, independent traffic consultant hired by the city, Volusia County, and the Florida Department of Transportation. ATTACHMENT 5 contains traffic related documents. Some documents only include the main report and attachments can be found at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments. The documents include:

   A. Florida Department of Transportation driveway and drainage permits for the project. These are the permits that allow the project access to West Granada Boulevard.

   B. Volusia County November 10, 2020 Traffic Impact Analysis approval. This approval was for the original traffic study that included (1) access on Tymber Creek Road and (2) 90,000 square feet of commercial uses on the 2041 West Granada Boulevard parcel. The Tymber Creek Apartments submittals would amend access to West Granada Boulevard only and Volusia County Traffic Engineering stated that no additional Volusia County review was required.

   C. Traffic Engineering Data Solutions, Inc., Site Access Analysis Review. Traffic Engineering Data Solutions, Inc. was hired by city staff to perform a traffic review of the project's traffic study. Traffic Engineering Data Solutions, Inc. reviewed the

August 30, 2022 site access analysis and determined it acceptable for traffic engineering and the city concurrency/traffic requirements.

D. Lassiter Transportation Group, August 30, 2022 – site access analysis. This analysis was required as an update to the original (August 2020) traffic impact analysis. The site access analysis included (1) the approved Florida Department of Transportation access/permits, (2) use current 2022 data and information, (3) incorporate the Riverbend Academy school expansion turning movements, (4) focus solely on the Tymber Creek Apartment multi-family use.

   Key findings included:

   1. Table 4, page 5: Project trip generation. Based upon the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th edition the total project trips are 1,386. The A.M. peak hour trips are 120 and the P.M. peak hour trips are 117.
   2. Figure 4A, page 9: 2024 A.M. Peak Hour Build-Out Volumes. This figure shows 83 A.M. peak hour trips making a U-turn at the unsignalized intersection of Coquina Presbyterian Church and Riverbend Church.
   3. Figure 4B, page 10: 2024 A.M. Peak Hour Build-Out Volumes. This figure shows 41 P.M. peak hour trips making a U-turn at the unsignalized intersection of Coquina Presbyterian Church and Riverbend Church.
   4. Conclusion, Page 14.
      A. The unsignalized study area intersections will continue to operate with the adopted LOS.
      B. The signalized study area intersections will continue to operate with the adopted LOS.
      C. The study area roadway segments will continue to operate with the adopted LOS.
      D. A 350-foot westbound right-turn lane (includes taper) is warranted at the project driveway, however, there is an existing 150-foot (includes taper) westbound right-turn lane at the driveway which is constrained because of its proximity to the signalized intersection of SR40/Granada Boulevard at Tymber creek Road. It is noted that this project access has been approved by FDOT at the time of this analysis update.

E. Lassiter Transportation Group, October 1, 2021 –access analysis. This analysis was an amendment to the October 2020 Traffic Impact Analysis. The analysis was done to evaluate the adequacy of the existing turn-lane lengths at SR40 at Coquina Presbyterian Church driveway to the west and the intersection of SR40/Tymber Creek Road to the east where project trips will make U-turn maneuvers. The analysis concluded:

   1. The unsignalized study area intersections will continue to operate with the adopted LOS.
   2. The signalized study area intersections will continue to operate with the adopted LOS.

F. Lassiter Transportation Group, October 2020 – Traffic Impact Analysis. This is the original project Traffic Impact Analysis. This study has been amended and updated. It is important to note that this analysis included (1) access onto Tymber Creek Road and the land area of 2041 West Granada Boulevard for the development of 90,000 square feet of commercial on 9.93 acres. Tables 9 and 10, page 11 of the analysis show the following trip generation:

EXHIBIT 10: Trip generation tables

Project Trip Generation

The trip generation for the development was determined using the Institute of Transportation Engineers (ITE) 10th Edition of the *Trip Generation Manual* and is presented in Table 9.

Table 9
Gross Trip Generation
Tymber Creek Apartments

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Mid-Rise Multifamily	221	T=5.45(X)-1.75	300	DU	50%	50%	817	817	1,634
	Shopping Center	820	Ln(T)=0.68Ln(X)+5.57	90	KSF	50%	50%	2,799	2,799	5,598
							Totals:	3,616	3,616	7,232
A.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.36(X)	300	DU	26%	74%	28	80	108
	Shopping Center	820	T = 0.50(X)+151.78	90	KSF	62%	38%	122	75	197
							Totals:	150	155	305
P.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.44(X)	300	DU	61%	39%	81	51	132
	Shopping Center	820	Ln(T)=0.74Ln(X)+2.89	90	KSF	48%	52%	241	262	503
							Totals:	322	313	635

Due to the mixed-use nature of the development, a certain portion of the trips generated is expected to remain internal to the site, known as internal trips. Additionally, a portion of the trips known as pass-by trips (limited to 14% of the adjacent roadway traffic volume for County facilities, and 10% on State facilities) will be attracted to the development from existing traffic on the adjacent roadways. These internal trips were calculated using The National Cooperative Highway Research Program (NCHRP) Report 684 worksheet while pass-by trips were calculated using procedures outlined in the ITE Trip Generation Handbook, 3rd Edition. Internal and pass-by trips were deducted from the gross trip generation and the resulting net new external a.m. and p.m. peak-hour trips are provided in Table 10.

Table 10
Net Trip Generation
Tymber Creek Apartments

Time Period	Land Use	Total Trips			Internal Capture Trips			Pass-by Capture Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A.M. Peak-Hour	Mid-Rise Multifamily	28	80	108	1	1	2	0	0	0	27	78	105
	Shopping Center	122	75	197	1	1	2	0	0	0	121	74	195
	Totals:	**150**	**155**	**305**	**2**	**2**	**4**	**0**	**0**	**0**	**148**	**152**	**300**
Time Period	**Land Use**	**Total Trips**			**Internal Capture Trips**			**Pass-by Capture Trips**			**New External Trips**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
P.M. Peak-Hour	Mid-Rise Multifamily	81	51	132	37	21	57	0	0	0	44	30	74
	Shopping Center	241	262	503	21	37	59	74	77	151	146	148	294
	Totals:	**322**	**313**	**635**	**58**	**58**	**116**	**74**	**77**	**151**	**190**	**178**	**368**

An important aspect of this application is the traffic and trip generation. While this analysis has been updated, it is important to note the trip generation of multi-family residential versus commercial uses. The traffic analysis shows that the residential use has a lower trip generation in the daily trips, a.m. peak hour, and p.m. peak hour. The Tymber Creek Apartments is a larger parcel (19.62 acres versus the 9.93 acres in this analysis) and permitted commercial uses would have greater traffic impacts than the current application.

Based upon the issuance of the Florida Department of Transportation permits and the traffic analysis prepared for this project, staff concludes the ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle

and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The site design allows a function use of space and is aesthetically acceptable. The project provides recreational area for residents including the clubhouse, pool and dog park area.

8. **The proposed development provides for the safety of occupants and visitors.**

   The proposed development provides for the safety of its occupants and visitors. Pedestrian access has been provided. Fire safety SPRC reviewers have determined that the project is acceptable.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The proposed material and architectural features are compliant with the Land Development Code regulations. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

10. **The testimony provided at public hearings**.

    This application has not been heard and no public testimony has been provided.

SECTION 6, RECOMMENDATION:

The Planning Board has three (3) options in the review of this application:

1. Approve as submitted.
2. Deny as submitted.
3. Approve the project with conditions. An example of the conditions would be the request from the Indian Springs Homeowner's Association to eliminate buildings 8 and 9 based on impacts to Indian Springs.

Key aspects in the review of the application:

1. Multi-family dwellings are an allowed use within the B-8, Commercial zoning designation.
2. The land use density allows 471 residential units and the zoning density allows 164 residential units. In order to exceed 164 residential units, a Planned Business Development is required and the criteria are included in this staff report.
3. The proposed use of multi-family dwellings has a lower trip generation than other commercial uses allowed as permitted uses (no public hearing required).
4. The project has provided public benefits through the Planned Business Development that may or may not occur with a permitted use site plan. These include restricted access onto Tymber Creek Road, larger building setbacks, increase landscape buffers, increase overall land preservation, minimal wetland impacts, turning of a building, and increase fence/wall buffering.
5. The trigger thresholds that require a Planned Business Development are (1) density, (2) building height, and (3) building length.

6. Project correspondence has been included in ATTACHMENT 3 and demonstrate concerns about compatibility, traffic, density, quality of life, and site design. These correspondences generally seek option 2 above to deny the application.
7. Both the project team and Indian Springs have met to discuss the project impacts and potential project alternatives. The project team has been responsive in seeking site design solutions to address the concerns expressed. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks Option 3 (approve with conditions) above to eliminate buildings 8 and 9 based on impacts to Indian Springs.
8. Florida Department of Transportation permits have been issued for this project.
9. The project has wetland and stormwater permits from the St. Johns River Water Management District.

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2022-008 that approves a Planned Business Development construction of 300 multi-family units on 19.62 acres at 36 North Tymber Creek Road and 2011 West Granada Boulevard with the condition of the elimination of building 8. During the meeting with the project team and the Indian Springs residents, building 8 has been the focal point of discussion. The project is tentatively scheduled for the City Commission on January 24, 2023 (first reading) and if approved on first reading, the second reading on February 7, 2022 (final reading).

Another option available to the Planning Board would be to deny the application. If there is a desire to deny the application, Criteria 4 and 10 could provide the denial framework. A third option is to approve the project with conditions. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

Attachments:

Attachment 1: Site Plan Review Committee comments

Attachment 2: Maps of the project area

Attachment 3: Project correspondence

Attachment 4: Environmental information

Attachment 5: Traffic information

Attachment 6: Applicant provided information

Attachment 7: Site plans

ATTACHMENT 1

Site Plan Review
Committee comments

Project Name: PZ-22-008
Project Description: Tymber Creek Apartments
Review Comments List Date: 11/27/2022

Ref. # 77, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Wall and Building Review, 36.1 WALL DETAILS.pdf

The review of this wall requires the design calculations being reviewed for the structural capability adjacent to the wet detention facility and the building in close proximity. The two structures will require separate building permits. The City of Ormond Beach will require an independent review by a structural engineer for the correlation between the structures. This review will be completed and the cost will be the responsibility of the developer.

Ref. # 78, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Building Code, 36.1 WALL DETAILS.pdf

This should reference the 2020 Florida Building Code (7th Edition).

Ref. # 79, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil- Building Location, 36.1 WALL DETAILS.pdf

Show the location of the building foundation on this cross section.

Ref. # 80, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Distance, 36.1 WALL DETAILS.pdf

Provide distance from segmental wall to building footprint.

Ref. # 81, Civil Engineer, David Allen, 11/1/22 3:02 PM, Cycle 6, Unresolved

Markup: Civil-Wall Comments, 36 WALL DETAILS.pdf

See the comments on Sheet 36.1 regarding the review of the segmental block walls.

Ref. # 83, Civil Engineer, David Allen, 11/16/22 3:14 PM, Cycle 6, Unresolved

Markup: Civil-Lighting, 91 PHOTOMETRIC.pdf

The details for the lighting includes wall mounted, WSG4L45K, fixtures. However, the photometric plan does not indicate additional foot-candles. Where will the wall mounted lights be placed? Will these light fixtures also need the glare guards?

Ref. # 73, Landscape Architect, Cara Culliver, 7/13/22 11:25 AM, Cycle 4, Unresolved

Markup: Landscape Comment Sheet 67, 67 OVERALL LANDSCAPE.pdf

- The provided ground covers for the front buffer is 153 and not 212, please check the math.

Ref. # 75, Landscape Architect, Cara Culliver, 8/9/22 5:08 PM, Cycle 5, Unresolved

Markup: Total Amount of Tree Provided Chart, 72 LANDSCAPE DETAILS.pdf

- See mark-up regarding the numbers, please correct.

Ref. # 82, Landscape Architect, Cara Culliver, 11/3/22 2:21 PM, Cycle 6, Unresolved

Markup: Sheets 67 & 72, 67 OVERALL LANDSCAPE.pdf

- Sheet #72 was not submitted and has outstanding comments.
- Sheet 67 has not been corrected, comment on project doxs.

ATTACHMENT 2

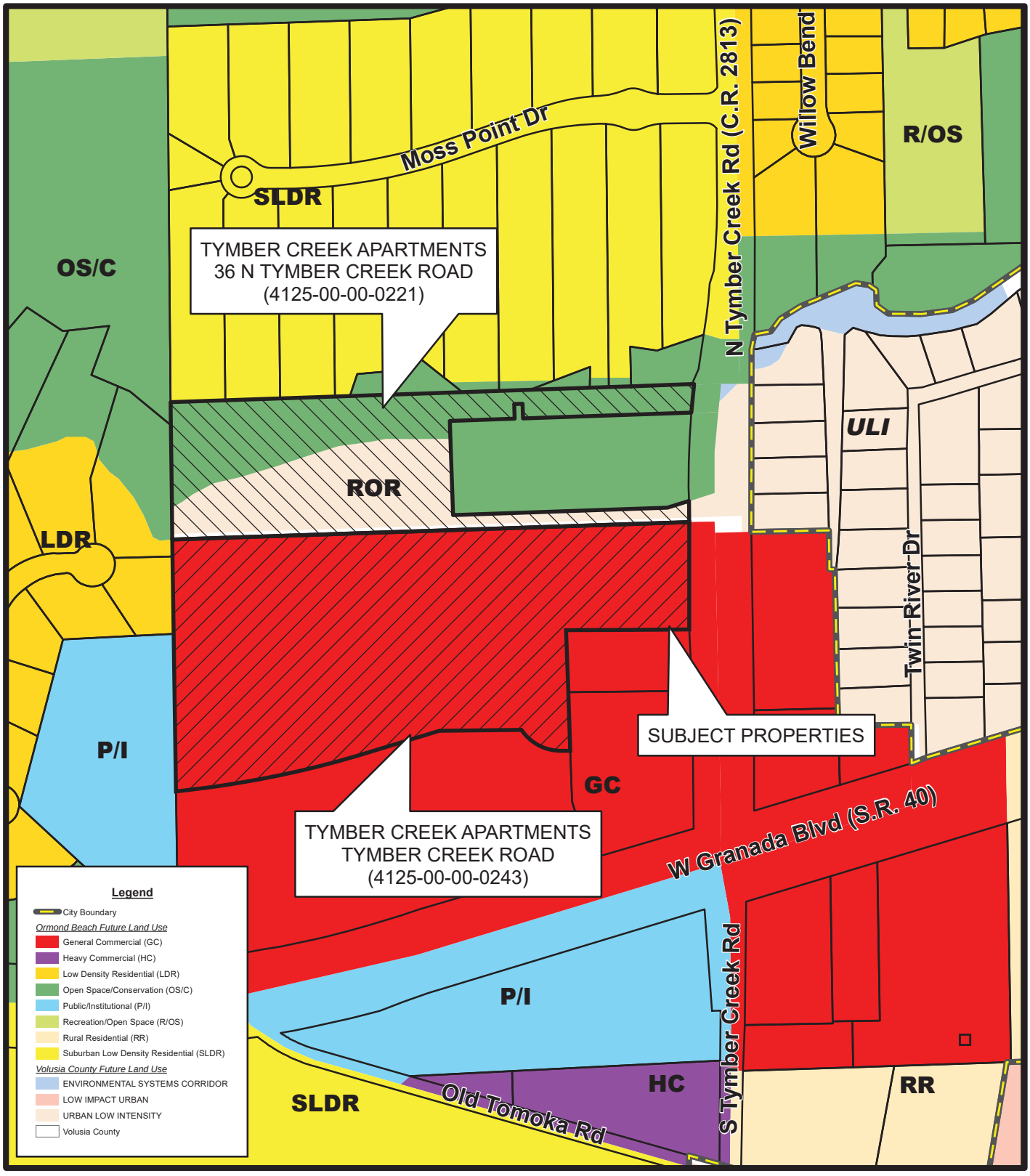
Maps of the project area



AERIAL MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

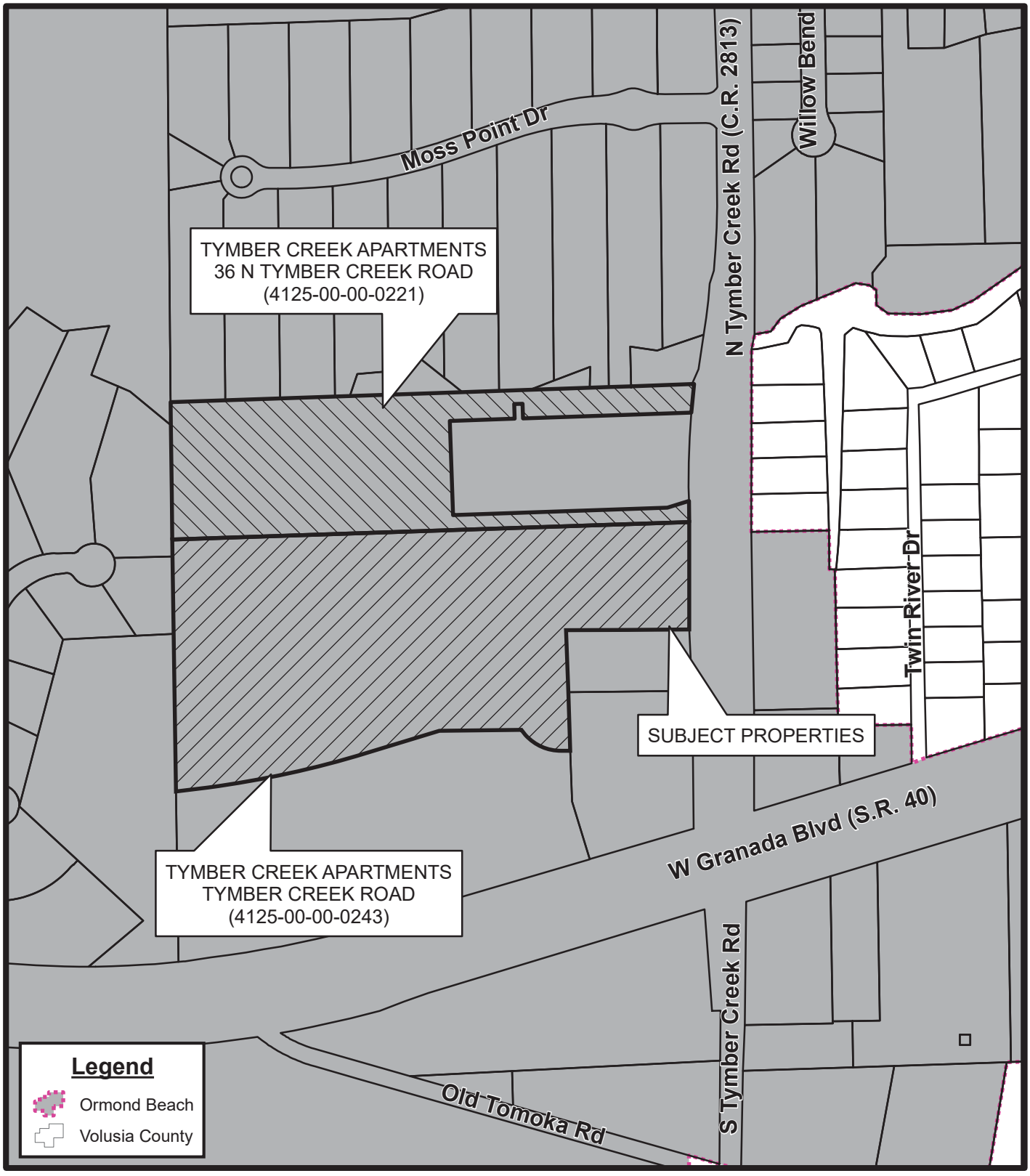
N
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N.T.S.



FUTURE LAND USE MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

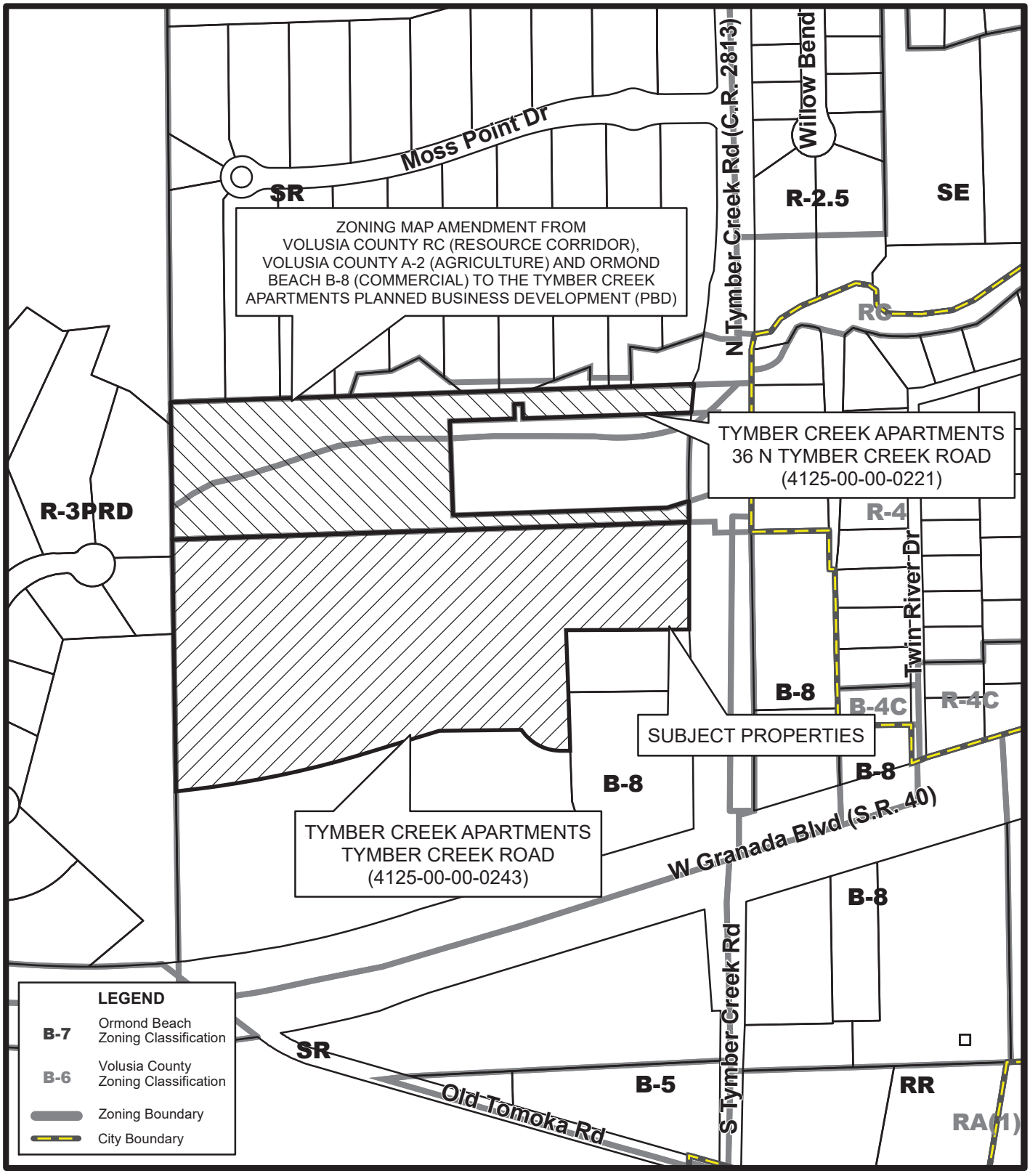
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LOCATION MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

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N.T.S.



ZONING MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.

ATTACHMENT 3

Project Correspondence

From:	Gary Von Glinow
To:	Spraker, Steven
Cc:	mimivon@aol.com
Subject:	Additional emails to be provided to the December 8 Planning Board from Gary Von Glinow
Date:	Sunday, November 27, 2022 5:46:55 PM
Attachments:	Emails to be provided to Planning Board members_20221127173832.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon, Steven,

Attached is a file with 13 additional emails (from me or to me) that I have chosen to accompany this cover email for distribution to the Planning Board members for the December 8 meeting. This array of emails is balanced in that some include high praise for Garrison and his team, but all praise is contingent on "proving" that solutions proposed by Garrison are included in the final site plan and can be field tested by markings in the forest. Of course, it was: a.) the temporal nature of the markings; b.) the insufficient mitigation of Buildings 8 and 9's impact on our house; and c.) the still undelivered, as promised, computer-generated, digital sight lines from my house to Buildings 8 and 9, that gave rise to our HOA request for removal of Buildings 8 and 9.

Steven, thank you once again for providing us with an understanding of the City's review and approval process for the Tymber Creek Apartments.

Sent from the all new AOL app for iOS

Subject Re: Tymber Creek Apartments

From Gary Von Glinow <gvg50@aol.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, mark.watts@cobbcole.com <mark.watts@cobbcole.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Steven Spraker <steven.spraker@ormondbeach.org>, Michael Gentry <mgentry408@gmail.com>, Steve Curtis <steve.curtis@safstor.com>, Troy Railsback <troyrailsback@yahoo.com>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Sep 26 at 2:04 PM

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

View more

Subject Re: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 11:53 AM

Jonathan,

I would like to add my request that the apartment road be marked behind 40 Indian Springs Drive and 39 Indian Springs Drive. Also, I am also still hopeful that the actual elevation of the buildings behind 40 and 39 Indian Springs Drive can be marked.

I also ask if Garrison has an estimate of the expected decibel level of auto, truck and motorcycle noise emanating from the apartment roadway.

Thank you to you and Garrison in advance for your consideration.

Gary Von Glinow
39 Indian Springs Drive

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 12:29 PM

Gary,
Marking the road off the building corners with spray paint shouldn't be a problem at all. It should give a good sense on how the road will layout. For the building elevations, we plan to bring a pole extender and extend it up to the height of each building onsite with everyone.

For the average decibel levels, you can expect 45 decibels for the indoor areas and less than 55 decibels for the outdoor areas.

Please let us know if you need any additional information here.

Thanks,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

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Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Nov 3 at 12:56 PM

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

- Three 3-foot high wood stakes with orange ribbons: one with "Building 8" printed on the stake, one with "Building 9" printed on the stake, and one with no printed information on the stake; and

- Fresh orange, yellow and blue/white striped ribbons tied to trees.

What I did not observe is:

- any markings for the apartment road; and

- any poles marking building heights.

Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

Gary Von Glinow

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek follow-up site visit

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 1:57 PM

Hi Gary.
The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.

This meeting will allow everyone to develop a complete understanding of the project's impact.

Thank you,
Jonathon Schrader

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PARTNERS
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d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

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30803.pdf

Subject RE: Tymber Creek follow-up site visit

From Garrison McMillan <gmcmillan@tellus-partners.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 2:28 PM

Gary – to Jonathon's point I think we can demonstrate where the road will be, & which trees are staying, and which aren't. We can do this in the field with marking paint. My plan is to come down prior to the meeting and measure off from the corners of the buildings with a pull tape and scaling off the plans from the staked surveyed corners we can show approximately where the road (parking lot drive) & privacy wall along that West boundary is located with marking paint. Everything to the west of the barrier wall is non-disturb area, therefore ALL of that said vegetation will stay so I don't think re-taping trees is necessary. I hope that will visually answer your last request.

Garrison McMillan
404.798.5974
www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 4 at 12:08 PM

Thank you, Jonathan. I look forward to meeting with you next week.

Also let me know if I can be of help to you and Garrison next week. I have a lawn tractor with a trailer that can help transport things to the opening in the fence behind our house and access to the forest and Apartment site.

Gary Von Glinow
847-624-0619

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 1:57 PM, Jonathon Schrader <Jschrader@tellus-partners.com> wrote:

> Hi Gary.
> The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.
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> This meeting will allow everyone to develop a complete understanding of the project's impact.
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> Thank you,
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> TELLUS PARTNERS
> REAL ESTATE DEVELOPMENT & INVESTMENT
>
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.877.2984 | f: 404.393.5439
> JSchrader@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>

Sent: Thursday, November 3, 2022 12:56 PM
To: Regina Epple <Regina.Epple@cobbcole.com>; mgentry408@gmail.com; Garrison McMillan <gmcmillan@tellus-partners.com>; steve.curtis@safstor.com; troyrailsback@yahoo.com; Harry Newkirk <harry@newkirk-engineering.com>; Spraker, Steven <Steven.Spraker@ormondbeach.org>; Jonathon Schrader <Jschrader@tellus-partners.com>
Subject: Re: Tymber Creek follow-up site visit

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Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

Gary Von Glinow

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 9:53 AM, Regina Epple <Regina.Epple@cobbcole.com> wrote:

> Good morning All,
>
> Mark Watts would like to set a date to set a follow-up site visit. Below is his availability next week:
>
> - Wednesday 11/9 – 10:00, 11:00, 1:00 or 2:00
> - Thursday 11/10 – 1:00, 2:00 or 2:30
>
> Please let me know if any of these work for you.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple

Legal Assistant

Cobb Cole DeLand
231 N. Woodland Blvd.

DeLand, FL 32720

(D) 386-736-7700 (F) 386-785-1549

Website

View less

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

Subject RE: Tymber Creek follow-up site visit

From Harry Newkirk <harry@newkirk-engineering.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:49 PM

Garrison,

I'm available the following times next week for Monday and Tuesday.

Monday afternoon (1 pm – 5 pm)
Tuesday 9 am to 2:00 pm

Harry Newkirk, PE #62971
President of Newkirk Engineering, Inc.

1230 N US Highway 1, Suite 3
Ormond Beach, FL 32174
Phone: (386) 872-7794
Cell: (386) 290-7599

View more

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

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Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: mgentry408@gmail.com <mgentry408@gmail.com>, 'Garrison McMillan' <gmcmillan@tellus-partners.com>, 'Gary Von Glinow' <gvg50@aol.com>, 'Jonathon Schrader' <Jschrader@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Cc: Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 4:32 PM

All,

I believe Michael's email is the last that I've received. There was several overlapping, so I wanted to clarify on the dates for the reschedule. Here is what I received:

Michael Gentry – Tuesday at 2:00 or Wed. at 10:00 or 2:00
Steve Curtis – Monday after 1:30 or Tuesday
Gary Von Glinow – Monday or Tuesday

Mark Watt has changed since I sent my email earlier today. Unfortunately, he is now only available Wednesday at 10:00.

Please let me know if this would work for you.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

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From:	Troy Railsback
To:	Spraker, Steven
Cc:	Michael Gentry; Steve Curtis; Gary Von Glinow
Subject:	Letter from IS HOA to City re Tymber Creek Apartments
Date:	Saturday, November 26, 2022 10:14:50 PM
Attachments:	Letter from IS HOA to City re Tymber Creek Apartments.pdf

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Steven,
Hope all is well. The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) respectfully submits the attached letter for Planning Board and City Commission review/action when considering the Tymber Creek Apartments Planned Development and Rezone submittal.

Please confirm receipt and that it will be part of the review documentation/packet(s).

Thank you sir!

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

Indian Springs of Ormond Homeowners' Association, Inc.

27 Indian Springs Drive | Ormond Beach, FL 32137

November 26, 2022

Planning Department
Attn: Steven Spraker, AICP
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tymber Creek Apartments (PZ-22-008)

Dear. Mr. Spraker,
As you are aware, The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) is immediately adjacent to the northern west side of the subject property that is being considered for a Planned Development and Rezoning to significantly increase allowable density on that parcel.

The IS HOA is respectfully submitting the below requests to the Planning Board and City Commission as requirements should the project be considered for approval:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to IS HOA.
2. The Residential Block Retaining Wall on northern west side of subject property:
    a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
    b. Be a minimum of 10' tall.

The IS HOA would like to state and document their lack of support for the required traffic adjustments to State Road 40 (SR 40), as required by FDOT, due to significant safety concerns.

The IS HOA appreciates the opportunity to provide this input and is confident that the Planning Board and City Commission will incorporate the above adjustments to the Planned Development when considering such a significant change in density. Please do not hesitate to contact me with any further clarification or information regarding these requests.

Sincerely,

Troy Railsback
Board President/Secretary
Indian Springs of Ormond Homeowners' Association, Inc.

From: Steve Curtis
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Saturday, November 26, 2022 8:33:40 AM

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Steven,

I do support the position of the Indian Springs Homeowner Association as provided via separate correspondence. Regardless, I'm reaching out personally as a Citizen of Ormond Beach and Indian Springs homeowner. After the first public meeting, a group of residents met with Jaffee Corp., at Indian Springs (IS), and requested the developer modify the site plan geometry to increase the apartment building separation from IS in the NW corner of the project. Jaffee Corp. did nothing. Since that time, and on a couple of occasions, the current Developer met with IS residents to further address homeowner concerns. Although the developer made good faith efforts to alleviate the concerns, the reality is that the apartment buildings are separated from the IS boundary by less than the width of a typical IS lot. Aside from separation, my concerns are:

- Building scale relative to IS
- Multiple balconies facing the back of resident's homes
- Building and site lighting bleed into the neighborhood
- Traffic and apartment resident noise
- Vehicle headlights beaming into homes

Although the Traffic Study does contemplate the following movements and the project has FDOT approval, of additional safety concern is that 100% of the proposed apartment traffic will exit on West Bound SR40 creating a U-Turn condition for eastbound apartment traffic at either the Riverbend roadway cut, or, if the Riverbend cut is backed-up, at the next available option which is immediately West of IS. Notwithstanding, with no deceleration lanes, making a right turn into Indian Springs or IL Villaggio is challenging. Speeding SR40 westbound traffic requires relief in the south lane to avoid our right turn movements. Additional south lane congestion created by these U-Turn movements across from the subdivision entrance is dangerous. As a practical matter, the distance from the apartment exit on SR40 to the beginning radius of the deceleration lane into Riverbend is less than 150 feet, not a lot of distance to navigate across 2 lanes of traffic to a backed-up deceleration lane. This condition will only worsen as Riverbend expands.

I respectfully offer the foregoing for consideration as you contemplate approval of the Tymber Creek Apartment project.

Steve Curtis

From: mwill9274@aol.com
To: Spraker, Steven
Subject: Proposed Apartment Development at Tymber Creek Road and Granada Blvd.
Date: Tuesday, November 22, 2022 3:54:16 PM

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Dear City of Ormond Beach Planning Department,

I'm writing this email to document my concern and objection to increasing the existing unit per acre guidelines concerning the proposed Apartment Development project located at the corner of Tymber Creek Road and Granada Blvd. in Ormond Beach. My family and I have lived in the Moss Point Drive subdivision off Tymber Creek Road for approximately 13 years, and some of the things we value the most living in this small development is the privacy it offers and the preservation of the surrounding natural habitat. The natural beauty, flora and fauna of the strip of land bordered by Tymber Creek and Granada Blvd. should be preserved and protected, with managed development consistent with the preexisting neighborhoods off Tymber Creek Road.

Over the years we have seen how growth and development along Airport Road to the north of us has impacted the traffic along Tymber Creek Road. As traffic and congestion escalates at the Tymber Creek Road and Granada intersection, the difficulty driving out of Moss Point increases and the safety decreases in the area. This is especially evident in the mornings during the work week, where it can be quite hazardous pulling out of Moss Point and crossing Tymber Creek Road to head north, or even just pulling onto Tymber Creek Road heading south during the 7 am to 9 am rush hour time period. The risk is compounded by the increase in number of cars over the years attempting to make a U-turn on Tymber Creek Road at the Moss Point turn lane, intending to pull into the Walgreens parking lot. Making matters worse, it is very common during morning rush hour to see traffic backed up well beyond the eastbound turn lanes along southbound Tymber Creek Road at the intersection with Granada Blvd. To increase the number of units per acre at the Tymber Creek Apartment project would only put more cars and pedestrians on the road, exacerbating the congestion and safety issues in the area.

In conclusion, we have enjoyed living in this area and the quality of life it affords us. Amending current guidelines pertaining to the number of units permitted to be built on this small tract of land will proportionally and dramatically increase the population and number of cars in the area, negatively impacting the quality of life for the homeowners living in the existing subdivisions off Tymber Creek Road. Please do not increase the units per acre ordnance that is currently in place to manage our growth properly.
Thank you,
Mike Willard
Moss Point Drive

From: Mike Lambert
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Monday, November 14, 2022 7:05:07 PM

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Planning Department Ormond Beach:
We have lived at 20 Moss Point Drive since the Development sold lots and houses built, going on 33 years. We purchased and built because of the development's uniqueness, privacy, and roaming wildlife. We bought and built because of the zoning and restrictions on the surrounding properties. We have just completed an election cycle during which those seeking our vote assured us that beauty of our city would be preserved. That development would be managed and controlled. We look now for those words not to become hallow or manicured but upheld.
I am a resident of this area for 73 years , having been born at Halifax Hospital , raised near Our Lady of Lourdes Church and school, which I attended, then Father Lopez High School, then out of state for college and law school, knowing I would always return "home".
When the Jaffee group held the property, they sought to, and succeeded at, annexing a connected piece of property into the city. Later, we met with many of the city commissioners, showed them our neighborhood and walked to the project, pointing out our concerns. Instead of meeting with us, the mayor suggested that we meet directly with the attorney for, and a representative of, the proposed project. Dr. and Maureen Weiss graciously opened their home for the meeting. Concessions were pitched back and forth, each side conceding, compromising. Though we all left with the belief the project would go forward, with the concessions each pledged- to be put in writing once they got to presenting the project to the mayor and commissioners.
Waiting for the final project to be presented, we learned that the property had been sold, from the local consortium to an out of state group. Next, we were notified that the new group would be seeking the city grant an expansion from the original 10 unit per acre allowance to18 units per acre.
As a native of this area, I am horrified driving down N Clyde Morris Blvd. from Granada into Daytona. Worse is Williamson from Granada to Mason Avenue. No doubt these never-ending apartment complexes generate increased revenue for each's respective cities or the county. But at what cost? I have not spoken with one person who believes they aesthetically add to the community. I fear our elected public servants look at the tax base revenue generator and succumb, rarely foreseeing or admitting the loss, the strain on water supply, the increased traffic congestion, let alone "preserving our community".
Moss Point still has many of the original land purchasers who built their dream home at their dream location, based upon an original pledge that the surrounding areas were restricted to certain growth.
Sometimes I get concerned, as the farthest west developments that will be severely impacted by any extension of this project, we are out of sight, out of mind!
Those of us who remain in these exterior developments have demonstrated we are here for the long haul and because our land, with its attributes of peace, tranquility, and an abundance of wildlife I now get to show my grandchildren, having done the same with their now mom and dads, deeply means something to us.

Respectfully , Michael Lambert
20 Moss Point Drive
Ormond Beach, Fl.

From: richard weiss
To: Spraker, Steven
Subject: TYMBER CREEK APARTMENTS
Date: Sunday, November 13, 2022 1:49:26 PM
Attachments: letter concerning Tymber Creek.docx

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I am enclosing the letter that I want to share with the Planning Committee. Thank you for your help and please let me know that you have received this email and it can be shared as is.
Sincerely,
Richard Weiss, MD

From Richard Weiss, MD
12 Moss Point Drive, Ormond Beach, Florida 11/13/2022

To Planning Department Ormond Beach
Concerning Tymber Creek Apartments

This letter is written regarding the request to expand the Tymber Creek apartment project from 10 units per acre to 18 units per acre allowing for an 80 % increase in the population density as well as allowing for a similar increase in the total number of residents. The builder is entitled to build 10 units per acre as the land was zoned for this number. Building more than this would require an exception to the current zoning and will result in a major impact on the residents of this area. It is the ***exception*** we object to. The reasons are the following:

1: I am a hematologist and oncologist who has practiced for 37 years in this area. Our emergency rooms are filled, hospital beds are not always available and access to physicians in a timely manner is increasingly difficult. This is not just an inconvenience but can potentially be life threatening. You need to make sure that the growth in the population is accompanied by a commensurate growth in the medical community as well. Please do not increase the number of residents in the area without an adequate infrastructure as it is not safe.

2: Most of us moved here to live in a small community and avoid the high population densities of the larger cities. Bringing in large numbers of new residents in Ormond Beach will undermine this and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space. Allowing this to happen is not planning but acquiescence. Please help find a happy medium.

3: The animals: they cannot speak for themselves, yet they gift us their presence. I do not see deer, turkey, turtles and the myriad of other species in our large cities. Let us avoid this becoming our legacy.

If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

Thanks for listening and sincerely,

Richard Weiss

From:	John Dietz
To:	Spraker, Steven
Cc:	Dietz Cheryl
Subject:	Opposition to Proposed Tymber Creek Apartment Project
Date:	Sunday, November 13, 2022 11:54:30 AM

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Good morning Mr. Spraker,

The purpose of this letter is to express our concern and opposition to the proposed Apartment Development project at the NW corner of Tymber Creek and Granada Blvd. in Ormond Beach, Fl.

As longtime residents of Ormond Beach, living in the Moss Point SubDivision, we have enjoyed a very nice quality of life including privacy, reasonable traffic, safety and abundant wildlife in our surrounding acreages. Additionally, we have benefitted from the local commerce and controlled / managed growth that has occurred during the last 10+ years.

We are not against managed growth! **We are are very concerned that there is consideration to raise the existing unit per acre guidelines** and potentially grant exemptions to the developer. The developers in Ormond Beach and nearby Daytona have a right to build within existing guidelines, and they are currently adding thousands of units in the surrounding area. Please don't increase the number of Units per acre allowed.

To increase the number of units per acre at the Tymber Creek Apartment project would be in direct conflict with the controlled / managed growth program that has been successfully in place for years. Although there are many negatives to increasing the units per acre we will just cite one, **traffic flow and safety near the Tymber Creek and Granada intersection, and subsequent eastbound Granada traffic congestion.**

This is already a known problem during rush hours, particularly in the mornings. It is difficult to drive out of our housing development onto Tymber Creek southbound in the mornings because traffic is frequently backed up from Granada northward all of the way to the lights at the entrance to Break Away Trails. Frequently southbound cars on Tymber Creek that want to turn left onto Granada and head eastbound are instead driving through the intersection and cutting through the neighboring strip mall and skipping the Tymber Creek turn lane altogether! What would several hundred additional cars do to this already congested intersection?

We have pictures of the traffic backed up to the Break Away trails intersection that we will be glad to share with you. Please do not increase the 'units per acre ordnance' that currently is in place to manage our growth properly.

Kind regards, John and Cheryl Dietz

From:	Julie and Ken Sipes <cando2ormond@gmail.com>
Sent time:	11/09/2022 01:28:21 PM
To:	Spraker, Steven
Cc:	Persis, Susan
Subject:	Tymber Creek Apartments SPRC Comment

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Please include these in the Planning Board packet:

This project is not compatible with the neighboring subdivisions.

The land development code allows for only 164 units, and any increase in density will be detrimental to the quality-of-life for the surrounding area's residents.

The traffic issue will become horrendous with people racing through the Walgreen's parking lot, making U-Turns in all directions on Granada Blvd., especially with the heavy school traffic in this area (from Riverbend, Calvary, Pathways, Pine Trails).

With the creeks and rivers, flooding concerns also remain an issue for this area.

This is not the right project for this area. We ask that it be rejected.

Ken and Julie Sipes

From: Deb W <debweinbergfl@gmail.com>
Sent time: 11/07/2022 04:36:36 PM
To: Spraker, Steven
Subject: RE: Tymber Creek Apartments (PZ-22-008) - Include in Submission

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Dear Planning Board Members:
We are writing as we will be out of town on 12/8/22 when this meeting will take place.

We are asking the OB Planning Board members to deny this apartment project in its current form. Before granting variances to a developer please remember the current residents who live in the area and how this will affect their lives. Evaluate all new projects to ensure our last remaining green spaces are not over built, our roads & schools are not overloaded, and that infrastructure is in place before allowing a project to begin.

As you are all aware the traffic @ Tymber Creek and Granada is already problematic during school and rush hours. There are multiple new approved housing projects that will use this road. Many are ongoing and some (Marshside) have not started & are not part of the Traffic study (and will not be for years.) Aside from the traffic, the wear & tear on our roads, schools, water usage, flooding & the many issues that result in a project of this scale being built on this lot.

Adjacent to Ormond are thousands of new apartments that have been built. Large apartment complexes on Williamson, LPGA, Clyde Morris. All indirectly putting pressure on the resources that we who live in Ormond Beach are affected by daily.

We understand the need to allow new projects, but this is the type of project that should NOT be approved. This land should be bought back by either Ormond Beach or the State of Florida.
In our opinion, in order for Ormond beach to continue to be a desirable place to live not every project needs to be approved or every piece of land be developed. An Apartment complex of this size in this location does not benefit any resident that currently lives in this area.

Please take these concerns in your decision before you allow this project to move forward.
Please ask yourselves this simple question: Will this project enhance the quality of life for existing residents?

Debra & Matt Weinberg
2341 Lipizzan Trail
Ormond Beach
386-405-0866

Received 11.07.2022 – From Ron Hoopper

Planning Board

Tymber Creek Apartments

The property now is zoned for 164 units per acre. The density of which should not be increased.

What is best for residences of Ormond Beach especially West of I-95?

If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.

The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.

This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units.

Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.

Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing

increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion.

There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT recognized another needed traffic light.

The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost.

Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.

Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.

I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Lauren Campbell <laurann06@gmail.com>
Sent time:	11/07/2022 11:40:58 PM
To:	Spraker, Steven
Subject:	IMPORTANT- Quality of life in Ormond Beach

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Mr. Spraker,

I ask you to take this email seriously. As I am not the only person with the same concern. Ormond Beach cannot handle anymore traffic or people moving in. We need to keep our community "Ormond Beach" not a destination for people moving from other states. It is with great concern that I write to you because, as a native, I've seen so much change within the last 20 year.s And I have 35 years within this beautiful place. Granada cannot handle the traffic. Please stop with more apartments. Keep our wetlands and wild animals safe from new construction. WHERE ARE THE ANIMALS SUPPOSED TO LIVE? Growing the town larger will not do us justice, nor the animals, and the population will turn into a mini Miami. Or worse, a Daytona Beach city corner.

My true message is as follows. PLEASE CONSIDER THIS AS A GREAT CONCERN TO ALL ORMOND BEACH RESIDENCE!

My most sincere gratitude,

Lauren Campbell
29 Oak Ave, Ormond Beach

Planning Board Tymber Creek Apartments The property now is zoned for 164 units per acre. The density of which should not be increased.
What is best for residences of Ormond Beach especially West of I-95? If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.
The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.
This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units. Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.
Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion. There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT

recognized another needed traffic light.
The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost. Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.
Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.
I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Renata Rosander <realtorrenata1@gmail.com>
Sent time:	11/03/2022 01:44:01 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartments

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Dear Planning Board & City of Ormond Beach:

Please please please do not allow these apartment buildings in our backyard. We are homeowners in Tymber Crossings and our quality of life is already taxed with all the development in Hunters Ridge. Now City Council approved nother 129 homes on Airport Road and Tymber Creek. If anyone on the planning board lives off Tymber Creek road you would see that it takes 30 min to go 2 miles to get to 95 in the morning. There is just no way the intersection of Granada and Tymber Creek can safely handle more traffic. We all bought west of 95 purposely to stay away from rental apartments.

Here are some of the issues

1. Building on the wetlands (yes the out of town developers mitigated the wetlands), right on the little tomoka river, we just had significant flooding, not to mention the chemical runoff from the landscaping straight into the river. Keep those wetlands clear to protect our homes from flooding, wildlife and water quality.
2. Horrible location planning for apartments. They are proposing the apartments share an exit with Walgreens. The renters will need to go west on Granada and make a U-Turn right at the Riverbend church/school exit (which is busy in the mornings), in order to access 95, town and shopping. There will be accidents as approximately 800 cars will be making U-Turns in the morning right where the school's exit is with hundreds of cars as well. Sunday is also extremely busy for Riverbend Church exit.
3. The people in the apartments will naturally become frustrated waiting to cross Granada to make a U-Turn on their way to work and will cut through the Walgreens parking lot to use Tymber Creek to turn left. This will make road rage as residents off Tymber Creek road that back up waiting 20 min + to make that turn will not want to let people cut in from the Walgreens parking lot. It just makes for an angry start to the day and an unhappy community all around.
4. We are a Single Family Home community! Our area is already stressed and there are more single family homes already approved (Tattersall/Avalon/HuntersRidge) that will significantly strain our clean water availability and the Traffic will be horrendous. We do not need or want apartments!

As a Realtor, I understand the owners from St Augustines have rights but not for apartments. Please do not approve this! If they want to use the land for a strip mall/businesses that makes a little more sense as long as it's not on wetlands and a much smaller footprint. Along the river there should be protected.. Our property taxes just went up and now developers want to also take away our quality of life and create guaranteed dangerous driving for all of us including the prospective tenants. Leave the apartments west of 95. I'm on our HOA board and neighbors are seriously discussing moving as a result of the apartment buildings. Look at Port Orange as an example and trust your gut and please vote no.

Thank you,

Renata Rosander and Geraldine DiRodio
Realty Pros Assured
Mobile:386-316-8041
https://www.renataongranada.com/

From:	Kelly Filasky <homedrawsplus@yahoo.com>
Sent time:	11/02/2022 02:24:37 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apts

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Hello Mr. Spraker,
I am writing in regards to the proposed apartments off 40 and Tymber creek road. I am resident of Tymber Creek and find the traffic Already horrible. I cannot fathom what this road will look like when more apartments go in. Sometimes (no kidding) it has taken me 15 minutes just to go 2 miles during school hours. I would like to voice my concern and ask that this complex be axed. I feel like I have been hearing about these apartments for years now?
Thanks for listening,
Kelly Filasky
Sent from Mail for Windows

From:	mary newsome <bloodymaryjn@yahoo.com>
Sent time:	11/02/2022 11:27:53 AM
To:	Spraker, Steven
Subject:	Tymber creek apartments

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I am a definately NO vote on this. Our traffic is already horrendous Can’t see 600 more cars getting in the mix (assuming 300 units with 2 cars each) Can’t they build north off US 1?

Sent from Yahoo Mail for iPhone

From: Troy Railsback <troyrailsback@yahoo.com>
Sent time: 10/02/2022 09:57:47 PM
To: mark.watts@cobbcole.com; Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Gary Von Glinow <gvg50@aol.com>
Cc: Spraker, Steven; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Jonathon Schrader <jschrader@tellus-partners.com>
Subject: Re: Tymber Creek Apartments

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Michael,
Thank you for passing along the information and keeping the group input/feedback/responses regarding Indian Springs HOA and more specifically a few of our Indian Springs Property Owners who will be adjacent to the development.

Garrison/Harry/Mark,
Thank you for your gracious efforts in incorporating the Indian Springs HOA's input/requests into this iteration of your site/development(s) plans.

The main focus and open item for me is the traffic impact to the current HWY 40 layout just west of the ingress/egress of your development, and more specifically the lack of turn lanes into our development (Indian Springs) as well as the Coquina Presbyterian Church (just west of your property and the Jaffee parcel on HWY 40) and Il Villaggio (just west of Indian Springs). I will continue to highlight this flaw in the current HWY 40 layout, that will become dangerously/fatally more evident with the traffic impacts of you parcel's requested use at a significantly higher density than zoned/planned. Walgreens has a turn lane (as will you in conjunction with the ingress into your parcel). Breakaway Trails has a turn lane and so does Hunter's Ridge. If having turn lane to ingress into the Tymber Creek Apartments is important and vital to traffic flow into the apartments, then the same should apply for mitigating egress traffic from a significantly higher density use than zoned/planned. Yes it has been mentioned that a longer turn lane(s) (for U turns) will very likely be part of the upgrades to HWY 40, but the weaving drivers and traffic congestion of the egress traffic from Tymber Creek Apartments mixed with Traffic Flow coming west on HWY 40 from the light at Tymber Creek Road will result in distracted, speeding, annoyed drivers (at speeds of 50+ mph) significantly more opportune to be stalled in focus of vehicles slowing down to less than 20 mph to exit HWY 40 to ingress into those above mentioned entrances without turn lanes. So my ask is that you are an advocate/good steward/supporter (vocally and financially?) of the City and State making these suggested improvements (turn lanes into those above mentioned entrances without turn lanes). Please know that Indian Springs did have a turn lane in the past, however traffic into our development and more importantly traffic on HWY 40 has significantly increased.

Steve (Spraker),
The previous paragraph is something that I would like to discuss with you further when the opportunity presents itself in the very near future. I also would like for it to be part of the note(s) reviewed by the Planning Board/Commission/Other Reviewers.

All,
Please do not hesitate to call me on my cellphone (321-663-7301) to discuss further. More later…

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

On Monday, September 26, 2022 at 02:04:57 PM EDT, Gary Von Glinow <gvg50@aol.com> wrote:

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

On Monday, September 26, 2022, 11:09 AM, Garrison McMillan <gmcmillan@tellus-partners.com> wrote:

> Harry – do we have a schedule for the field work contemplated for the surveyor? I'm happy to try and mark that wall contemplated in the site plan in addition to the bldg. corners.
> Gary – I'm not sure that balloons would give you a good representation of the height of the building elevations or not. You would have to do so on a VERY still day with no wind pollution to get the desired outcome. Let us get the staking down in the field first and discuss via an online meeting. Please keep in mind that the existing natural buffer (between the contemplated screening wall and the property line) almost all of that existing vegetation will stay and not be disturbed. We will in addition to what is already there add more rather mature (10-12 foot) EVERGREEN trees that grow upwards of 70ft to additionally screen beyond the existing vegetation that is inside that vegetation buffer. I think you will find that in no time the apartment elevations are going to be totally screened. We also have pivoted the bldgs to adjust the line of sight from the balconies with this revised site plan & added the full fence enclosure of the apartments to make sure that no trespassing is easily contemplated between the apartment tract and the Indian Springs neighborhood without scaling a fence. I hope you can see that our efforts are doing our very best to address your concerns.
> Kind Regards,
> Garrison McMillan
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.798.5974 | f: 404.393.5439
> gmcmillan@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>
> **Sent:** Friday, September 23, 2022 3:52 PM
> **To:** mark.watts@cobbcole.com
> **Cc:** Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Steven Spraker <steven.spraker@ormondbeach.org>; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Troy Railsback <troyrailsback@yahoo.com>
> **Subject:** Tymber Creek Apartments
> Mark,
> I agree with Michael Gentry's email to you on September 19 regarding the latest site plan for the Tymber Creek Apartment development. Unfortunately, I didn't submit my comments to Michael regarding the site plan until the afternoon of September 19. The purpose of this email is to convey my site plan comments and requests, which I believe are consistent with Michael's.
> First, thank you, Garrison and Harry for meeting with us on August 15 at the development site and my backyard. All three of you listened to our issues and concerns and have now proposed revisions to your site plan that appear to be consistent with what we discussed. As Garrison noted in his August 18 letter to me, staking Buildings 8 and 9 will allow us "to know exactly what we are dealing with from a buffer perspective."
> Regarding the staking, I also ask that balloons or some other form of staking be used to show the actual elevation of Buildings 8 and 9. In addition, the close proximity of the Apartment road to our pool house and outdoor swimming pool, may pose significant headlight and noise (motorcycle) intrusion on us and our neighbors. Therefore, I also request that you stake the west side of the Apartment road/wall that runs parallel with Indian Springs Drive and Circle. I also wonder if the construction and materials of the proposed wall have noise reduction qualities.
> Thank you once again for listening to us and making what I hope will prove to be a significant reduction in our buffer and privacy intrusion concerns. I very much look forward to discussing the revised site plan once the above staking has been completed.
> Best regards,
> Gary Von Glinow
> 39 Indian Springs Drive
> 847-624-0619

Sent from the all new AOL app for iOS

From:	Marian Marrese <m41257@yahoo.com>
Sent time:	08/18/2022 12:01:19 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

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August 17, 2022

Mr. Spraker,

First, I would like to thank you for your service to our community and your consideration of this letter. I know it takes time and responsibility in achieving your goals for our community.

Secondly, I am writing this letter regarding the projected Tymber Creek Apartment complex to be located next to and behind the Walgreens on the corner of Granada Blvd and Tymber Creek Rd. I believe that this development will have a significant negative impact on the community that I and my family have lived in for over 40 years. Many of our local residents, including myself, attended the meeting at Coquina Church in June regarding this proposed complex. This development in its location and size will make our community much less safe and the traffic volume and traffic pattern will make this area dangerous, especially for school and public transportation as it was discussed at the meeting. As a result, this will make our Ormond Beach area much less desirable.

There is a saying: "**Less is More**" Regarding this development and location, I believe, **less** development results in **more** safety, **more** beauty, and a **more** eco-friendly environment. In my opinion, negating or significantly limiting this development would be the **more** responsible decision.

Please consider this when voting on the advancement of this development. Again, I would like to thank you for your time, your service and your consideration.

Sincerely,

Dr. Roxy Marrese Jr., M.D.
6 Moss Point Drive
Ormond Beach, FL 32174

From:	jimbaro2@aol.com
Sent time:	08/14/2022 12:54:12 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

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Mr. Spraker,

My wife and I live in the Moss Point Subdivision. I attended the June meeting at the Coquina Church pertaining to the projected Tymber Creek apartment development. There are several items that were discussed at the meeting that are concerning, not the least of which is the impact to the existing residents in the area of the planned development. Most of the people have significant investments in their properties and enjoy the lifestyle we have become accustomed to over the years, which made Ormond Beach the place we decided to live and raise our families.

Another concern is the desire of the developer to increase the overall size of the project. Allowing an increased size will negatively impact the density of our area and worsen the existing traffic problems on Route 40 and Tymber Creek Road. Currently trying to make a left turn from Tymber Creek Road on to route 40 takes several traffic lights due to the back-up of traffic already existing on route 40 going east. The delays will only get worse due to the residents wanting to exit the apartment complex and go east into Ormond Beach. To do this they must attempt to cross two lanes of west bound traffic on route 40 and then attempt to make a U-turn into east bound traffic. The likely hood of accidents, injuries or worse and further back-ups is heightened.

Another person at the meeting asked the developer if they are going to manage the complex after the project is completed and for how long. The response was they would build it, manage it, and in a year sell it. That attitude does not bode well for our community. This project appears to be nothing more than a money-making proposition for the developer and a detriment to the citizens and the city of Ormond Beach.

My wife and I hope the planning board and commissioners will seriously consider studying existing options in the codes that mitigate the impact to the subdivisions that will be negatively impacted by this development. We are all caring residents of Ormond Beach and are concerned about the future of our properties, the lifestyle we have all come to love and the wellbeing of our city.

Thank you for the opportunity to express some of the concerns that we have about the proposed development.

James and Sylvia Barocas
16 Moss Point Drive

From: Gary Von Glinow <gvg50@aol.com>

Sent time: 08/11/2022 11:06:11 AM

To: scurtis@charleswayne.com; mgentry408@gmail.com; troyrailsback@yahoo.com; mark.watts@cobbcole.com; gmcmillan@tellus-partners.com; harry@newkirk-engineering.com; regina.epple@cobbcole.com; nika.hosseini@cobbcole.com; mimivon@aol.com; Spraker, Steven; Allen, David; Culliver, Cara

Subject: Fwd: Tymber Creek Apartments

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* CORRECTED COPY*

This corrected copy replaces the one I sent last night and includes the removal of the sentence fragment between Sections B and C, and placing it where it belonged as highlighted in A.8. This is the only change. Sorry for any inconvenience; and thank you for taking the time to read this.

Gary

-----Original Message-----
From: Gary Von Glinow <gvg50@aol.com>
To: steven.spraker@ormondbeach.org <steven.spraker@ormondbeach.org>; david.allen@ormondbeach.org <david.allen@ormondbeach.org>
Cc: scurtis@charleswayne.com <scurtis@charleswayne.com>; mgentry408@gmail.com <mgentry408@gmail.com>; troyrailsback@yahoo.com <troyrailsback@yahoo.com>; mark.watts@cobbcole.com <mark.watts@cobbcole.com>; gmcmillan@tellus-partners.com <gmcmillan@tellus-partners.com>; harry@newkirk-engineering.com <harry@newkirk-engineering.com>; regina.epple@cobbcole.com <regina.epple@cobbcole.com>; nika.hosseini@cobbcole.com <nika.hosseini@cobbcole.com>; cara.culliver@ormondbeach.org <cara.culliver@ormondbeach.org>; mimivon@aol.com <mimivon@aol.com>
Sent: Wed, Aug 10, 2022 6:21 pm
Subject: Tymber Creek Apartments

Dear Steven and David,

First and importantly, thank you for the time you spent meeting with Steve Curtis, Michael Gentry and me at the north cul de sac of the Indian Springs subdivision. Both of you listened very attentively to our comments and concerns and then viewed the developer's property from our backyard and property line.

From a sight line and privacy perspective, my house at 39 Indian Springs Drive is, by far, the most directly impacted, in any subdivision, bordering the proposed apartment development.

Steven, you met with my wife and I several times in your office when the Jaffe Corporation proposed development of the Tymber Creek property. Our questions and potential concerns at that time remain the same regarding the impact on our property, since the current proposal appears identical to the Jaffe proposal regarding location and configuration of the proposed apartment buildings.

The purpose of this letter is to provide some information about my wife and I, and how we came to buy 39 Indian Springs Drive, to express general support for the use of the land behind us, and to list questions, concerns, and immediate requests regarding certain features of the proposed development.

Relevant Background

My wife and I are retired. We will celebrate our 40th wedding anniversary later this year.

For many years, we spent our vacations in or around the Cocoa Beach area. In January 2017, we started our search for a VRBO rental and found everything was booked and, at the last minute, a house on Halifax Avenue in Ormond Beach had a cancellation, and we rented it for 2 months. We had never heard of Ormond Beach.

We fell in love with everything about Ormond Beach. When our lease expired, we rented a condo on the river, began our search for a permanent home, and bought 39 Indian Springs Drive on 6/30/17. We moved in with no furniture...nothing. Later in the year, we sold our house in Lake Forest, IL and physically moved our household. Like many others, our only regret is that we didn't find Ormond Beach sooner.

We have two grown daughters, both are married, both own businesses with their husbands that allow them to work at home, and both have 2 children under the age of 4. One lives in Chicago, and the other in Brooklyn.

We bought 39 Indian Springs Drive specifically because it was configured to easily house our daughters and their families for weeks at a time. As parents and grandparents, we wanted to entice them and our grandchildren to visit often. Last month, both girls and their families spent nearly two weeks with us and one family is returning on August 22nd for a weeks' stay.

Our House

The developer's plans show the corner of our main house, but not the pool and enclosure immediately behind our main house, nor the pool house immediately behind our pool enclosure. Our pool house is the closest structure to our property line and, therefore, closest to the proposed apartment buildings. I have mentioned correcting the misleading depiction of our structures on the developer's plans to both developers or their agents, with no response.

The builder of several homes in Indian Springs, built our house for himself and his family in 2008. They lived here for many years. Naturally, he positioned the house on its property and designed the rear of the house, pool, and pool house to have optimal views of the forest and vegetation now occupying the developer's land behind us. For example, our master bedroom is located at the rear of our house, with sliding doors to the lanai and pool, and a 9' x 7.5' single pane window that faces the developer's property and is the closest portion of our main house to the developer's property.

The Proposed Development

While we had been told by our realtor that the forested land behind us "could never be built on," we also agree that ignorance is no excuse for objecting to the proposed development. In fact, we support the land use for this development and the proposed number of rental units. And, we think the illustration of the proposed buildings are attractive.

Compatibility Concerns and Requests

First, I have no experience in contracting to build a structure of any kind. I don't know how to read the plans that the developer is required to provide us. On the other hand, I challenge any experienced builder, or even a registered surveyor, to use the plans provided to us and, without a GPS or other CAD/CAM aid, to walk out into the forested land to be developed and stake the corners of Buildings 8 and 9.

A. Privacy - We want the impact on our privacy (sight lines, sound, etc.) to be mitigated. The specifics of that mitigation request can be provided only once the following actions are completed:

1. The location of building 8 and 9 are staked with materials that are visible from our property line. The stakes should show buildings directly behind the entire width of our property line.
2. Poles or other identifying objects are positioned to show the height of the 2nd and 3rd floor balconies directly behind the entire width of our property line. Please note: the land on which Buildings 8 and 9 are to be built is significantly higher than our property.
3. New, bright-colored ribbons are placed and visible on all trees that will be removed behind the entire width of our property line. Ribbons originally placed years ago by the Jaffe Corporation have faded or are not visible today.
4. Landscaping - Steven, you mentioned that a landscape designer employed by the city could meet with us to examine and assess current and planned vegetation. I would appreciate it if you would provide me the name and contact information for this landscape designer, or alternately provide my contact information to that person. Landscaping mitigation is particularly crucial to us since much of the current vegetation on the developer's land between our property line and the approximate location of Buildings 8 and 9 is quite short (a few feet high) compared to other areas of the developer's land.
5. Stakes or other objects are placed such that can be seen from our property line along the apartment road beginning prior to the curve around the corner of Building 9 and continuing for the width of our property line. In addition to sound intrusions, we are interested in assessing the impact of vehicle headlights on our property.
6. Parking - Stakes or other objects are placed on all parking spaces, planned and approved (including those not being built by this developer) that face our property line.
7. Configuration of Buildings - The current developer purchased the land and decided to propose the same configuration of buildings as the Jaffe Corporation. I ask that the developer consider positioning Building 8 in a manner that would significantly reduce its undesirable intrusion on our privacy.
8. Urgency - We requested most of the above in person with an employee of the Jaffe Corporation. On June 8, 2022, I made a similar request (primarily focused on 1 and 2 above to an agent of the current developer. My concern is that any delays by the developer in fulfilling our request might prevent us or anyone else from intelligently and thoroughly assessing the impact of this development on the community and its residents and

making that assessment and related mitigation requests known to the developer and those officials who are responsible for reviewing and approving/revising the developer's proposal. In other words, delay or non-compliance with our requests helps the developer and harms impacted Ormond Beach residents. And worse, may prevent approving authorities and commissions from making fully informed decisions.

9. Photoshop technology exists and is available to the developer and, perhaps the City's landscape designer, to provide us with a best effort picture of the impact of the proposed development with and without mitigation. As the owner of the house that is significantly impacted by privacy concerns resulting from the developer's current proposal, I request this support to be provided to us well in advance of any official meeting to review or approve the developer's proposal.

B. Security and Sound - While we view 600+ tenants in 300 units as validation of our decision to decide to live west of Interstate 95, common sense also suggests that density increases the need for increased security. Indian Springs homeowners have suffered break-ins and burglaries in the past. The HOA took steps to increase our security by causing our subdivision to be gated 24/7. The developer's land has provided a natural barrier on our East side.

The construction of a wall or other barrier between the proposed apartment buildings and Indian Springs would strengthen security for all homeowners and tenants and could also provide a sound buffer. My wife and I strongly endorse and support the requests of Steve Curtis and Michael Gentry regarding the need for an effective wall barrier.

C. Traffic Safety - It appears to me that the current developer purchased the land and is proceeding with basically the building plan as was proposed by the Jaffe Corporation. On June 8, 2022 at the meeting at the Coquina Church, I was shocked to learn that the only significant change to the Jaffe plan was to eliminate access to the apartments by tenants from Tymber Creek Road and to require all ingress and egress of tenants to occur west of the Walgreens access on Granada.

I do not understand the reason or benefit of this change or what problem it is attempting to solve. As a reasonable person, causing some large portion of 600+ cars from the apartments to join 100+ parents delivering their children to the Little Blessings School, and hundreds of other parents delivering their children to River Bend Academy within a few hundred linear feet while semi-trucks and other vehicles are joining this same linear space at high speed on Granada through the Tymber Creek intersection is a recipe for disaster. Obviously, FDOT has the expertise to evaluate this and if they approve this without some serious changes to the roadway, I must accept their decision.

What I am requesting now is a written or oral presentation by the developer that describes the reasons and rationale for this dramatic change to the Jaffe proposal.

As I look over the length of the above, one could conclude that my wife and I are strongly opposed to this development. That conclusion would be wrong.

We are generally supportive of growth and development west of I95, and we are specifically in favor of the 300 unit apartment complex that is proposed. Once our requests are met in A and B above, I expect that reasonable mitigation requests arising from a more transparent assessment of the developer's proposal can be agreed upon by all parties.

Finally, I have found this process very frustrating and ineffective due to communication requirements to which developers must comply. A sheet slightly larger than 8.5” x 11”, depicting the location of proposed buildings on forested land covering multiple acres, is not very informative or user friendly for a typical resident. In this situation, knowledge and information equates to power. The information requirements placed on a developer seem to tilt the power equation strongly in favor of the developer. The resident is left largely in the dark, in my opinion. Most of my requests above are my attempt to achieve transparency, a balance of power, and shared facts and information as a basis for reaching agreement on reasonable mitigation solutions.
****

Steven please forward this to whomever you feel is appropriate. I apologize for the length of this note, but felt it was necessary to err on wordiness for those that have never been to our house.

Best regards,

Gary C. Von Glinow
39 Indian Springs Drive
Ormond Beach, FL 32174
phone: 847-624-0619

From: mgentry408@gmail.com
Sent time: 08/08/2022 10:00:45 AM
To: Spraker, Steven
Cc: scurtis <scurtis@charleswayne.com>; Gary Von Glinow <gvg50@aol.com>; Troy Railsback <troyrailsback@yahoo.com>
Subject: Tymber Creek Apartment Complex Proposal

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,

Upon review of the latest submittal of the Tymber Creek Apartment complex, I was surprised and disappointed. I attended the Neighborhood meeting at Coquina Church in early June which crystalized the concept of the project. Most of the comments were concerning traffic, safety, security, aesthetics of the area and the footprint of the Complex. After the meeting I spoke with both Marc Watts, Attorney for the developer and Garrison McMillan, the developer. I expressed safety concerns with the property being within a few feet of two homes in our development and my desire for a non-penetrable wall, preferably some type of block, brick at least 8' tall. I also invited Garrison to come walk through our development and see firsthand the next time he was in town. It may be he has not been back to Ormond Beach since the meeting, but I have not heard from him or any member of his team. While I felt he understood my concerns about separation and he indicated he would talk to his team about a fortified wall, the concept of a 6' vinyl white fence is egregious to me and erodes any confidence in addressing other concerns voiced by residents during the meeting.

It is interesting the desire to be "good neighbors" was mentioned multiple times. Yet, when Mr. McMillan was asked his company's intentions, he replied they intend to build it, get it leased, operate it for one year and sell it. This leads me to conclude being a good neighbor only applies to getting approval in a manner which is beneficial for Tellus Partners to sell for an acceptable profit and leave the balance of the "good neighbors" to deal with traffic, safety, security and aesthetics beyond a couple of years.

At this point after reviewing the plans, I feel at a minimum the developer should construct a wall of block or brick at least eight foot high on top of the retention wall they show in the schematic around the property and in all other areas along the property line as required to provide an adequate barrier. This would at least provide a level of separation and security from Indian Springs and the Little Blessings School and Coquina Church which also is adjacent to the property. Additionally, I would require the Developer to reposition Building Nine and arrange the balconies to the woods rather than the homes in Indian Springs and the Little Blessings School.

While I recognize the rights of the developers to build what is allowed within regulations and codes, they should not be entitled to ignore what may be more expensive, inconvenient and a significant change in the surrounding neighborhoods.

I thank you for the opportunity to submit my primary concerns and suggestions on this project.

Sincerely,

Michael Gentry
10 Indian Springs Drive
Ormond Beach, FL 32174
Michael Gentry
Email mgentry408@gmail.com
Cell 386-405-8632

From: Spraker, Steven
To: City Clerk
Subject: Re: I concur with this Ormond Beach Taxpayer/Resident/Voter
Date: Monday, June 13, 2022 9:58:31 AM
Attachments: image003.png
image003.png

Thank you

Sent from my iPad

> On Jun 13, 2022, at 9:53 AM, City Clerk <cityclerk@ormondbeach.org> wrote:
>
> I believe this gets sent to you.
>
> <!--[if !vml]--><!--[endif]-->
> **Ashley McLoughlin**
> **Administrative Assistant, City of Ormond Beach**
> 22 South Beach Street, Ormond Beach, FL 32174
> Main: (386) 677-0311 | Direct: (386) 676-3331 | Fax: (386) 676-3330
> Ashley.McLoughlin@ormondbeach.org
> www.ormondbeach.org
>
> **From:** Amy Sandler <amysandler72@yahoo.com>
> **Sent:** Sunday, June 12, 2022 9:47 AM
> **To:** City Clerk <cityclerk@ormondbeach.org>
> **Subject:** I concur with this Ormond Beach Taxpayer/Resident/Voter
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> "Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre.
>
> The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes.
>
> A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you
>
> Sent from my iPad

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartmets
Date: Sunday, June 12, 2022 10:13:30 AM

Bill Partington
Sent from my iPhone

Begin forwarded message:

From: V Kester <kester41@gmail.com>
Date: June 12, 2022 at 9:55:33 AM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartmets

[External Email-Use Caution] - OB/IT Helpdesk

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Victoria Kester
Breakaway Trails resident
Sent from Mail for Windows

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Apartments:
Date: Friday, June 10, 2022 10:57:11 AM

Sent from my iPad

Begin forwarded message:

> **From:** Barry Miller <millerpsu66@icloud.com>
> **Date:** June 10, 2022 at 10:12:01 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Apartments:**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Let's not start building more apartment complexes in Ormond. Traffic is awful already. Putting apartments on Tymber Creek will only add to the congestion that's already bad. Have the courage to say no to more building in the Tymber Creek area. Thank you. Barry Miller
>
> Sent from my iPhone

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 3:48:50 PM

Sent from my iPad

Begin forwarded message:

From: mclarnanrio316@cs.com
Date: June 10, 2022 at 3:47:43 PM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartments
Reply-To: mclarnanrio316@cs.com

[External Email-Use Caution] - OB/IT Helpdesk

Hello Mayor Partington

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Mike & Mindy McLarnan
Tymber Creek
Ormond Beach FL

From: Partington, Bill
To: Shanahan, Joyce; Hayes, Randy; Spraker, Steven; Whitley, Claire
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 10:56:57 AM

Sent from my iPad

Begin forwarded message:

> **From:** Patricia Lang <outlook_58AC308E4BA1F9B1@outlook.com>
> **Date:** June 10, 2022 at 10:49:06 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apartments**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
> Pleas, please, NO MORE APARTMENTS! THIS IS SO UNNECESSARY. And both Route #40 and Tymber Creek are already overloaded with vehicles.
> Please save us from further distruction.
> Patricia and Stephen Lang
> 19 Deep Woods Way
> Sent from Mail for Windows

From: Partington, Bill
To: Spraker, Steven; Shanahan, Joyce; Hayes, Randy
Subject: Fwd: Tymber Creek Apts
Date: Thursday, June 9, 2022 9:00:10 AM

Just FYI…..

Sent from my iPad

Begin forwarded message:

> **From:** Anna Hannon <anna_hannon@yahoo.com>
> **Date:** June 9, 2022 at 8:58:25 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apts**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Hi Bill,
>
> I've met your dad a few times at RCOBA lunches. Nice man!
>
> We need your help going to bat for Ormond Beach residents please. Apartments are just not what we expected when we bought here west of 95. I understand the investor has the right to use it as commercial including multi family apts. But I really urge our city council to stay strong on the 10 units per acres vs the 18 they want. I think people assumed by commercial that it would be restaurants or stores that would bring convenience to our residents like the strip mall by 7-11. Hopefully they listen to your input.
>
> Cobb Cole presented the increase to 18 units per acre like it was a done deal and only when I questioned did he explain that it has not been approved yet. The city doesn't owe special preference to this out of town guy. If he bought it with 10 per acre, that's what it needs to stay at. There's no logical advantage to Ormond Beach residents to increase it. We can't make this change just to bring in more tax money. The long time residents of upscale communities deserve better consideration.
>
> Also can you find out what other properties in Ormond are at risk for apartment development so residents can be more proactive in requesting zoning changes?
>
> It doesn't seem that small town Ormond can take an uptick in density and keep Ormond as the pleasant area that it is. The expansion needs to move west rather than more density where we're already established. Our infrastructure can't take it.
>
> Not looking forward to the Regal turning into apartments either. You can hardly turn out of Publix during rush hour without significant backup on Williams. I think the consensus tonight was that the apartments being built on Clyde Morris

and Williamson makes more sense because we already think of that as commercial. It's east of 95 and it was always a known that it would be developed by commercial. The preference is always condos or townhomes over apartments.

Anna Hannon
386-383-0707

From:	mclarnanrio316@cs.com
To:	Partington, Bill; dwight.selby@ormondbeach.org; troy.kent@ormondbeach.org; Persis, Susan; rob.littleton@ormondbeach.org
Cc:	Shanahan, Joyce; Spraker, Steven
Subject:	Proposed Apartments on Tymber Creek Road
Date:	Friday, February 12, 2021 1:22:32 PM

[External Email-Use Caution] - OB/IT Helpdesk

Please protect neighboring communities west of I-95 and deny the Jaffe Corporation's proposed plan to build a three story, ten building, 300

unit apartment complex on Tymber Creek Road at the busy intersection with State Road 40. The City Commission considering such a large,

incompatible project in a wonderful long-established community of single family homes is questionable at best. The resulting

over-development will negatively impact traffic, the environment, water/sewer use, stormwater runoff into the Tomoka River, and compatibility

with neighboring properties adjacent to the proposed "best use of property luxury apartments" which will be exponentially worse than the

Marshside application that the city commission rejected for the same potential impacts on a much lesser scale. Thank you for denying this

proposed project.

Mindy McLarnan
Tymber Creek

From: Darla, Chipper
To: Spraker, Steven
Subject: Planned Apartments
Date: Monday, July 27, 2020 1:47:30 PM

[External Email-Use Caution] - OB/IT Helpdesk

Live in Tymber subdivision on Tymber Creek Road 0.5 miles from Granada and Tymber Creek Road intersection.

Mr Spraker,

I am speaking about the planned apartment building behind Wal HGreens on Tymber Creek. The planning board, in my opinion, has gone nuts with allowing unbridled growth plans all over Ormond Beach. Obviously, and sadly, palms are getting greased. Guess this must be remedied at the voting booth. I am against this apartment complex build.

Sincerely,

Darla Wickham
352 Hickory Hill Pl
Ormond Beach

Sent from Mail for Windows 10



Virus-free. www.avast.com

From: Betty Lou Geis
To: Spraker, Steven
Subject: Timber creek apartments
Date: Friday, July 17, 2020 1:00:13 PM

[External Email-Use Caution] - OB/IT Helpdesk

I can’t even imagine the city thinking about allowing a 300 multi family apartment complex on the corner of timber Creek and West Granada when we all know what’s going to happen two blocks down to the west with Avalon Park. What are we thinking? Granada Boulevard will become a parking lot ! Does anybody care about the quality of life in Ormond Beach anymore? I hope it comes under considerable scrutiny. Betty Lou Geis.

Betty Lou-
from my iPhone

From: Mail-service
To: Spraker, Steven
Subject: Proposed Apartments On Tymber Creek Road
Date: Monday, June 29, 2020 6:45:47 PM

[External Email-Use Caution] - OB/IT Helpdesk

Mr. Spraker

I ask that you do not approve the proposal for apartments at the corner of Tymber Creek Rd and Granada. The area is already overbuilt and this will do nothing to help the situation. There is no housing shortage in Ormond, but there is now an overabundance of traffic. Adding 296 apartments will likely result in an additional 500 cars on the road in this area. From the stoplight on that corner (Tymber Creek / Granada) to the east end of Granada (Rte 1) is 7 miles and there are already 17 traffic lights! That's right, 17 traffic lights! Enough is enough. It's time to come to grips with the overbuilding in Ormond and this would be a great start.

Thank you
Ron and Karen Iseman

ATTACHMENT 4

Environmental information

- St. Johns River Water Management District permit 95674-3
- Landscape analysis
- Listed Species Report
- Environmental Support Document

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

September 16, 2022

Garrison McMillan
VCP Ormond Beach II, LLC
2120 S Highway A1A
Vero Beach, FL 32963-3119

SUBJECT: 95674-3
Tymber Creek Apartments

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on September 16, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Ron Howse, TREASURER COCOA
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Cole Oliver MERRITT ISLAND
Janet Price FERNANDINA BEACH

select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at http://www.sjrwmd.com/permitting/permitforms.html.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

Michelle Reiber

Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Harry H Newkirk
Newkirk Engineering
1230 N US Highway 1
Ste 3
Ormond Beach, FL 32174-6636

Bill Griffy
Ecological Consulting Solutions, Inc.
235 Hunt Club Ct
Ste 202
Longwood, FL 32779

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 95674-3 **DATE ISSUED:** September 16, 2022

PROJECT NAME: Tymber Creek Apartments

A PERMIT AUTHORIZING:
The District authorizes, as limited by the attached permit conditions, the construction and operation of a Stormwater Management System for a 13.537-acre project known as Tymber Creek Apartments as per plans received by the District on August 31, 2022 and the Wetland Impact / Preservation Plan (Sheet 85) received by the District on April 12, 2022.

LOCATION:
Section(s): 25 Township(s): 14S Range(s): 31E
Volusia County

Receiving Water Body:

Name	Class
Little Tomoka River	III Fresh, OFW, IW

ISSUED TO:
VCP Ormond Beach II, LLC
2120 S Highway A1A
Vero Beach, FL 32963-3119

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached “Exhibit A”, dated September 16, 2022

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: Michelle Reiber

Michelle Reiber
Bureau Chief

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 95674-3
Tymber Creek Apartments
DATED September 16, 2022

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

22. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

23. Deed of Conservation Easement

    This permit requires the recording of a conservation easement. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable). Before recording them, the permittee shall ensure that these documents are acceptable to the District as described below.

    Description of Conservation Easement Area.
    The permittee shall provide to the District for review and written approval a copy of: (a) the preliminary plat showing the area to be encumbered by the conservation easement, or (b) a surveyor's sketch and legal description of the area to be placed under the conservation easement, per the approved mitigation plan, at least 45 days before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required; (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required; (3) the sale of any lot or parcel; (4) the recording of the subdivision plat; or (5) use of the infrastructure for its intended use, whichever occurs first.

    If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be placed under conservation easement in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be placed under conservation easement during each phase must be submitted in accordance with the previous paragraph.

    Recording of Conservation Easement.
    Before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a conservation easement. The conservation easement shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be consistent with section 10.3.8, ERP Applicant's Handbook, Volume I(October 1, 2013) and Fla. Admin. Code R. 62-330.301(6).

    The conservation easement shall be in the form approved in writing by the District and, if no plat has been submitted, the easement shall include the approved legal description and surveyor's sketch. If the District does not provide written comments on the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the conservation easement with the legal description and surveyor's sketch or plat

reference previously submitted. If the District provides written disapproval of the preliminary plat or surveyor's sketch and legal description, the permittee shall, within ten (10) days of receipt of the disapproval, correct all errors with the conservation easement, including the preliminary plat or legal description and surveyor's sketch, and record the conservation easement. Pursuant to section 704.06, Florida Statutes, the conservation easement shall prohibit all construction, including clearing, dredging, or filling, except that which is specifically authorized by this permit, within the mitigation areas delineated on the final plans and/or mitigation proposal approved by the District.

The easement may not be amended without written District approval.

Additional Documents Required.
The permittee shall ensure that the conservation easement identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the easement. If the easement's grantor is a partnership, the partnership shall provide to the District a partnership affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the partnership land. If there exist any mortgages on the land, the permittee shall also have each mortgagee execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

24. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

25. The proposed project must be constructed and operated as per plans received by the District on August 31, 2022 and the Wetland Impact / Preservation Plan (Sheet 85) received by the District on April 12, 2022.

26. Proposed impacts to wetlands and upland Riparian Habitat Protection Zone (RHPZ) must be in accordance with the environmental plans received by the District on December 1, 2020.

27. The proposed mitigation plan, which includes preservation of 2.264 acres of wetlands and 2.778 acres of adjacent uplands onsite per Drawing 85 of the plans received by the District on April 12, 2022 and the purchase of 1.89 forested freshwater UMAM credits from Tiger Bay Mitigation Bank per the letter of reservation received by the District on April 12, 2022, is incorporated as a condition of this permit.

28. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 1.89 forested freshwater UMAM mitigation credits have been debited from Basin 17 of the Tiger Bay Mitigation Bank ledger.

29. In the event that the permittee does not successfully complete the transaction to obtain 1.89 forested freshwater UMAM mitigation credits from Basin 17 of Tiger Bay Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

30. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect signs on the landward side of the areas

bound by the conservation easement (as depicted on Drawing 85 received by the District on April 12, 2022) that state:

“CONSERVATION AREA: No dumping, land clearing, or other disturbance to vegetation will be permitted beyond this point.”

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

CITY OF ORMOND BEACH

22 South Beach Street
Ormond Beach, Florida 32174
TEL: (386) 676-3288
FAX: (386) 676-3304
E-mail: cara.culliver@ormondbeach.org

Memorandum

To: Steven Spraker **Date:** November 4, 2022

Re: **Tymber Creek Apartments – Landscape Analysis**

From: Cara Culliver **CC:**

Steven,

The purpose of this memorandum is to provide tree information for this proposed apartment project which includes landscape buffers, specimen/historic trees, tree mitigation and requirements for natural preservation areas.
The landscape buffers required for this project are 20' foot landscape buffers for the north, west & east sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195' to 130' and narrows to 70' in the north eastern portion of the buffer. The proposed west landscape buffer varies from 140' to 57' feet. The proposed east landscape buffer along Tymber Creek Road is 20' feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffers around the Walgreens pond to the north requires a 6' foot which is shown, the west landscape buffer requires a 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6' foot buffer and a 11'-6" foot is being proposed.

The site is required to save 78 specimen trees and 207 specimen trees are retained. There are also 7 historic trees (4 Bald Cypress & 3 Live Oaks) all of which are being saved. In addition to specimen/historic trees the site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.

All items concerning, landscape buffers, specimen/historic tree preservation, tree minimum site requirements and protected/specimen tree mitigation have been addressed by the design team.
Sincerely,

Cara L. Culliver

Cara Culliver, R.L.A.

March 30th, 2020

Garrison McMillan
Tellus Partners
6753 Jones Mill Court Suite A
Norcross, GA 30092

RE: Tymber Creek Apartments
Volusia County, Florida
Listed Species Report
ECS Project No. 801.01.20

Dear Mr. McMillan:

On March 16th, 2020, a listed species survey was conducted on the Tymber Creek Apartments property. The subject property is located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida.

The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The rest of the property is pine dominated uplands.

A survey of the project boundaries was conducted to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). Tables 1 and 2 provide a listing of the species known to occur within Volusia County and their expected occurrence of the project site. The findings and conclusions of the survey are reported in this letter.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

The following resources were used for supporting information during the site assessment and letter preparation:

- Color aerial photographs (1" = 300), 2020, Google Earth, Volusia County, Florida.
- United States Geological Survey (USGS) 7.5-minute quadrangle map, Volusia County, Florida, (ArcGIS).
- National Wetlands Inventory Mapping, U.S. Fish and Wildlife Service.
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (USFWS and FWC).

Pedestrian and vehicular surveys of the proposed project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to *the Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Five (05) land-use type was determined for the project site (Figure 2). A brief description of the FLUCFCS community is provided below.

411 – Pine Flatwoods

Located in the southern portion of the project as well as an area in the northeast. The canopy is dominated by longleaf pine (*Pinus palustris*) with some slash pine (*Pinus elliotii*). The understory is dominated by saw palmetto (*Serenoa repens*). Groundcover consists of bahia grass (*Paspalum notatum*) and grapevine (*Vitis spp.*).

436 – Upland Scrub, Pine and Hardwoods

Located in the center of the property, this habitat was heavily vegetated with some open sandy areas. Vegetation observed includes sweetgum (*Liquidambar styraciflua*), loblolly bay (*Gordonia lasianthus*), sand live oak (*Quercus geminata*), live oak (*Quercus virginianna*), crepe myrtle (*Lagerstroemia spp.*), runner oak (*Quercus pumila*), cogon grass (*Imperata cylindrica*), fetter bush (*Lyonia lucida.*), stagger bush (*Lyonia spp.*), galberry (*Ilex glabra*),

530 – Reservoir

This habitat is located on the eastern side of the property. The edge of the habitat is mowed and maintained. Juvenile red maples (*Acer rubrum*) and bald cypress (*Taxodium distichum*) appear to have been planted along the bank. Aquatic vegetation is sparse, some cattail (*Typha spp.*) and algae were observed.

615 – Stream and Lake Swamps (Bottomland)

Found along the northern and western boundary this habitat is defined by low lying areas with a natural creek running through it. Canopy species consist of bald cypress, pond pine (*Pinus serotina*), laurel oak (*Quercus laurifolia*), red maple, and water oak (*Qyercus nigra*). Other vegetation observed includes dogwood (*Cornus florida*), maiden cane (*Panicum hemitomon*), yellow eyed grass (*Xyris spp.*), and spoon flower (*Peltandra sagittifolia*).

617 – Mixed Wetland Hardwoods

Found in the areas that surround the creek habitat. The canopy here is a mixture of species including slash pine, southern magnolia (*Magnolia grandiflora*), pig nut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), sweetgum, laurel oak, Carolina laurel cherry (*Prunus caroliniana*), water oak, and turkey oak (*Quercus laevis*). Ground cover was minimal and consists of bahia grass, blackberry, and some cogon grass.

Listed Species Survey

A survey was conducted using pedestrian transects throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA).

ECS biologists searched the USFWS database at http://endangered.fws.gov for the presence of critical habitats within the proposed project site. There are no critical habitats within the project boundaries.

On January 11, 2017, the FWC State listing status changes, originally proposed back in 2010, became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• 15 species were removed from Florida's Endangered and Threatened Species List: Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.

• 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.

• 14 species keep their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter.

• Five species listed as State-designated Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida.

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Volusia County, the USFWS federally lists five (5) bird species. Only about fifteen (15) are expected to occur in central Florida. No listed birds were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens)* were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does not contain scrub habitat. There were no open sandy patches of groundcover. The guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit to aid with the habitat assessment. No scrub jays were observed or vocalizations heard.

ECS reviewed the mapped locations of Florida scrub jays and the mapped habitat areas per Volusia County. The project is not within or adjacent to known occupied habitat or potential habitat. The scrub habitat onsite is a wetland scrub and not considered habitat for scrub jays.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is suitable. There was open pine flatwood habitat with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* little blue heron (*Egretta caerulea),* tricolored heron (*Egretta tricolor),* white ibis (*Eudocimus albus)* and wood stork *(Mycteria americana)* were not observed. The onsite wetlands do provide wading bird habitat. No wading birds or nests were observed.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660-foot protection zone around a bald eagle nest.

ECS searched the FWC website to determine if any documented bald eagle nests are within 660 feet of the project site. There is one reported bald eagle nest in close proximity to the project site located over 1,000ft from the property boundary. ECS did not observe any bald eagle nests anywhere within the property boundaries. Therefore, the project site is outside of the 660-foot eagle nest protection zone and the development will not affect any bald eagle nests.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is no foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were not observed within the project boundaries.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Volusia County, the USFWS federally lists four (4) reptile species. Only a few could occur on this site. Only a few could occur on this site. No listed reptile or amphibian species were observed within the project boundaries.

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both FWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with large area of no groundcover or canopy cover. The property is not within the sand skink consultation area.

Gopher Tortoise

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus)*, a species listed by the FWC as a Threatened. During the cursory survey, five (05) active and inactive gopher tortoise burrows were observed within the project site. Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito)* and eastern indigo snake (*Drymarchon corais couperi)* also receive protection, but were not observed.

Currently, there are 4 suitable options to conduct activities that may adversely impact tortoises. The options are to:

1. Avoid developing the area occupied by the tortoises.

2. Avoid individual burrow entrances to ensure the protection of the entire burrow, usually a distance of 50 feet.

3. Capture and relocate the tortoises to a separate onsite location.

4. Capture and relocate the tortoises to an offsite FWC-approved recipient site.

Tortoises may be relocated to an on-site preserve at a density of up to 4 tortoises per acre of suitable upland habitat. Onsite recipient sites must be suitable set-aside areas that are not disturbed by construction activities, that provide a safe environment, and that exclude (through temporary fencing or other means) tortoises from development areas until such development activities have been completed.

Gopher tortoises need access to the following: 1) sufficient areas of forage (herbaceous and low-growing plants including native broadleaf grasses, legumes [bean/pea family], asters, blackberries and other fruits, prickly pear cactus, and a variety of other non-native grasses, except cogon grass); 2) sandy, well-drained, open (uncanopied), sunny sites for burrows and basking; 3) protection from dogs, cats, other exotic predators, human harassment, and busy roads. Such general conditions must remain after development, outside the built footprint on the site.

Small sites typically have gopher tortoises that normally "roam" between adjoining neighboring parcels to forage or burrow, so this should be considered as well. The herbaceous vegetation must be maintained (mowing, burning, etc.), and pesticides/herbicides should not be used in the recipient area.

A permanent FWC-approved easement must also be placed over the onsite recipient area to be maintained in perpetuity.

If the project site does not have a dedicated onsite preserve for tortoises, then offsite relocation will be necessary. In this event, tortoises can be relocated by biologists to an FWC approved recipient site. ECS biologists are authorized by the FWC to relocate gopher tortoises by various means including backhoe extraction. ECS also manages five (5) gopher tortoise recipient sites which are long-term protected sites.

The tasks associated with conducting an offsite relocation of tortoises would include reserving as yet to be determined number of acres at the recipient site, submitting an application to the FWC for the relocation, removing the tortoises from the donor site to the recipient site and reporting the results of the relocation to the FWC. It typically takes 14 to 30 days to obtain the permit to relocate the onsite gopher tortoise population to an approved recipient site. Once the relocation permit is received, ECS can complete the relocation using either the backhoe or bucket trapping extraction methods.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS has established new programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

The mitigation fee is $7,500 for 50 acres which equates to $150 per acre of habitat. Therefore, the acreage determined to be eastern indigo snake habitat can be multiplied by $150 to determine the mitigation fee.

The USFWS has established a fund that a developer can pay into for mitigation.

A developer can pay up front and then no surveys for the eastern indigo snakes are required. The survey is a minimum 5-day survey. To save time and monies associated with the surveys, the developer can pay a fee and expedite the permitting process.

To determine if the site has eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The Key only applies if a project has Army Corps of Engineers jurisdictional wetlands. It was designed to speed up the permitting process for indigo snakes when there are Army Corps of Engineers jurisdictional wetlands onsite. The idea is a developer pays into the fund and gets a permit quickly.

If a project site does not have Army Corps of Engineers jurisdictional wetlands, then the programmatic key cannot be used. Under this circumstance, formal consultation with the USFWS would have to be conducted which can take up to 6 months to obtain a permit to impact eastern indigo snake habitat.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached.

As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Volusia County, the USFWS federally lists no mammal species.

ECS searched for the presence of fox squirrels (*Sciurus niger shermani*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The presence of gopher tortoise burrows increases the likelihood for the Florida mouse.

No mammal species were observed.

Listed Plants

There were no protected plant species found on the project site (Table 2).

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened".

There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

Summary

In summary, one listed species the gopher tortoise was observed within the project site. A 100% gopher tortoise survey will be necessary to determine the onsite gopher tortoise population. Once the survey is complete, a cost estimate can be prepared to relocate the onsite gopher tortoise population.

There wetlands and a stormwater ponds present on site.

Prior to any land clearing or construction activities, the USFWS must be provided with an eastern indigo snake protection/education plan. The USFWS must approve the protection/education plan prior to construction. There were no other environmental concerns observed for this project.

Ecological Consulting Solutions Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS INC



Chris Krack

PICTURES



Wetland habitat located on site.



Upland habitat on site.

FIGURES



LEGEND

Project Boundary (± 30.11 Acres)

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Ecological Consulting Solutions, Inc.

TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #: 1**

0 2,500 5,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

- Project Boundary (± 30.11 Acres)
- 411 Pine Flatwoods
- 436 Upland Scrub, Pine and Hardwoods
- 530 Reservoirs
- 615 Stream and Lake Swamps (Bottomland)
- 617 Mixed Wetland Hardwoods

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TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #: 2**

0 225 450 Feet

N

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LEGEND

- Project Boundary (± 30.11 Acres)
- Five (05) Potentially Occupied Gopher Tortoise Burrows

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TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
BURROW MAP

PROJECT #: 801.01.20 DATE: 03/13/20 FIGURE #: 3

0 225 450 Feet

N

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TABLES

TABLE 1: PROTECTED FAUNA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TYMBER CREEK APARTMENTS PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
REPTILES				
Drymarchon corais couperi Eastern indigo snake	T	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Medium: some habitat available, gopher tortoise burrows observed
Gopherus polyphemus Gopher tortoise	SSC	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: habitat available, burrows observed
Neoseps reynoldsii Sand Skink	T	T	Well drained sandy soil, open areas, sand pine-rosemary scrub	Low: habitat not available, none sighted, outside of known range
Pituophis melanoleucus mugitus Florida pine snake	SSC	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: some habitat present, none observed
Stilosoma extenuatum Short-tailed snake	T	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: habitat not present, none sighted
AMPHIBIANS				
Rana areolata aesopus Florida gopher frog	SSC	-	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: habitat not available, gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	T	T	Level, sterile, white sand with low, xeric oak scrub	Low: scrub habitat available on site, none sighted
Aramus guarauna Limpkin	SSC	_	Densely vegetated swamps, lakeshores and slow streams	Low: open water habitat unavailable on site, none sighted
Egretta caerulea Little blue heron	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat available, no birds sighted
Egretta thula Snowy egret	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat available, no birds sighted

TABLE 1: PROTECTED FAUNA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TYMBER CREEK APARTMENTS PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
BIRDS (cont..)				
Egretta tricolor Tricolored heron	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat available, none sighted
Eudocimus albus White ibis	SSC	-	Beaches, mudflats, wet fields and prairies, forested wetlands and marshes	Low: foraging habitat available, none sighted
Falco peregrinus tundrius Peregrine falcon	E	_	Coastal beaches, prairies, and marshes	Low: no habitat available, none sighted.
Falco sparverius paulus Southeastern American kestrel	T	_	Forest edges, and clearings; nests in mature pines	Low: habitat marginal, none sighted
Grus canadensis pratensis Florida sandhill crane	T	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: habitat not available, no birds sighted
Haliaeetus leucocephalus Bald eagle	T	T	Open (<60% canopy cover), mature pine forests < 2 km from expansive open waters	Low: habitat unavailable, nest search was negative
Mycteria americana Wood stork	E	E	Nests is cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: habitat not available, none sighted
Picoides borealis Red-cockaded Woodpecker	E	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
MAMMALS				
Podomys floridanus Florida mouse	SSC	_	Sand pine scrub; xeric oak-pine flatwoods; often associated with *G. polyphemus* burrows	Low: habitat limited, none sighted
Sciurus niger shermani Sherman's fox squirrel	SSC	_	Mature flatwoods of sandhills; occasional in tall cypress-bay forests	Low: no habitat available, none sighted
Ursus americanus floridanus Florida black bear	T	_	Nearly-impenetrable wooded thickets and swamps	Low: habitat not available, none sighted

Footnotes to Table 1

1 FWC - Florida Fish and Wildlife Conservation Commission, formerly the Florida Game and Fresh Water Fish Commission; Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories.

3 Habitats described by:

Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami.
Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.
Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.
Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.
Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.
McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp.
Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.

4 Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

TABLE 2: PROTECTED FLORA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TYMBER CREEK APARTMENTS PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Calopogon barbatus Bearded grass pink	T	_	Damp pinelands	Low: habitat not available, none found
Calopogon multiflorus Many-flowed grass pink	E	_	Open, damp, occasionally recently burned pinelands and meadows	Low: habitat not available, none found
Deerinfothamnus rugelii Rugel's pawpaw	E	E	Mesic flatwoods	Low: habitat not available, none found
Encyclia tampensis Butterfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Epidendrum conopseum Greenfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Hartwrightia floridiana Florida Hartwrightia	T	_	Wet, open areas, moist grasslands, and sphagnum bogs	Low: no habitat available, none found
Lilium catesbaei Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: habitat not available, none found
Listera australis Southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: habitat not available, none found
Nemastylis floridana Fall-flowering ixia	E	_	Marshes; grassy openings of wet hammocks moist flatwoods	Low: habitat available, none found
Platanthera blephariglottis Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: no habitat available, none found
Platanthera cristata Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: habitat not available, none found
Platanthera flava Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: no habitat available, none found

TABLE 2: **PROTECTED FLORA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TYMBER CREEK APARTMENTS PROPERTY.**

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Platanthera integra Southern yellow fringeless orchid	E		Marshes and wet pine flatwoods	Low: no habitat available, none found
Platanthera nivea Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: habitat not available, none found
Pogonia ophioglossoides Rose pogonia	T	_	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: habitat not available, none found
Polygala lewtonii Scrub (Lewton's) milkwort	E	E	Dry oak woodlands and scrub	Low: habitat not available, none found.
Rhapidophyluum hystrix Needle palm	CE	_	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: habitat not available, none found
Spiranthes brevilabris floridana Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: habitat available, none found
Spiranthes laciniata Lace-tip ladies' tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: habitat available, none found
Spiranthes longilabris Long-tip ladies' tresses	T	_	Marshes and wet prairies	Low: habitat available, none found
Stenorrhynchos lanceolatus var. lanceolatus Leafless beaked orchid	T	_	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat available, none found
Tillandsia fasciculata Common wild pine	E	_	Cypress swamps and hammocks	Low: habitat available, none found
Tillandsia utriculata Giant wild pine	E	_	Hammocks and cypress swamps	Low: habitat available, none found
Zephyranthes simpsonii Simpson zephyr lily	T	_	Dome swamps, wet flatwoods, ditches, wet pastures, often burned-over areas	Low: habitat not available, none found

Table 2 Footnotes

1 FDA – Florida Department of Agriculture and Consumer Services; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997. Supporting information from FNAI - Florida Natural Inventory; Matrix of habitats and distribution by county of rare/endangered fauna and flora in Florida, published April 1990.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

[E-endangered, T-threatened, SSC- species of special concern, CE-commercially exploited.] C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support for listing) and C2 (candidate for listing with some evidence of vulnerability, but for which not enough data exist to support listing) are no longer official categories.

3 Habitats described by:

Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp.
FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.
Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.
Ward, D.B. (publ. date not listed). Volume Five,. Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida, Gainesville. 175 pp.
Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.

4 Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

TYMBER CREEK APARTMENTS

VOLUSIA COUNTY, FLORIDA

Environmental Support Document

Prepared For:

St. Johns River Water Management District
Maitland Service Center
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Prepared By:

235 Hunt Club Blvd.
Suite 202
Longwood, FL 32779

July 2020

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APPENDICES

Appendix A: Conservation Area Wetland Tables:

Table 1: Project Wetland (WL) and Other Surface Water (SW) Summary

Table 2: Project On-Site Mitigation Summary

Table 3: Project Off-Site Mitigation Summary

Appendix B: Part I - Qualitative Description of Assessment / Part II – Quantification of Assessment Areas

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ENVIRONMENTAL SUPPORT DOCUMENT

TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA

1.0 INTRODUCTION

The 19.62-acre Tymber Creek Apartments project site is located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida (Figure 1).

The subject property contains a large wetland along the northern and western boundary, a small isolated wetland on the east side of the property as well as a reservoir in the eastern portion of the project site. The rest of the property is pine dominated uplands.

The purpose of this application is to obtain a permit for wetland impacts associated with a proposed apartment complex (Figure 2). The site plan proposes a 300-unit apartment complex consisting of 10 apartment buildings, clubhouse with pool, maintenance building, trash compactor and dog park.

This application is based on the attached site plan (Figure 2). The total project area is $\pm$ 19.62 acres, with wetlands totaling 2.401 acres. ECS did not delineate the onsite wetlands. Two wetlands are present within the project boundaries.

Proposed wetland impacts total 0.137 acres (5,957 s.f.) of onsite wetlands. These impacts consist of six separate impact areas. Impacts to the isolated wetland on the east side of the property is proposed as well as five very small impacts to the western wetland. As compensation, the applicant proposes to provide onsite wetland preservation. Figure 2 depicts the proposed wetland impacts.

This project site is within the Halifax River hydrologic basin.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the remaining vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the parcel. The findings and conclusions of these studies are presented within this document.

2.0 SITE CHARACTERISTICS

2.1 TOPOGRAPHY

According to the U.S.G.S. 7.5 Minute Topographic Map, the project site elevations range from 5 feet to 20 feet above sea level. The highest elevations are found on the central and south sides of the property. The elevations decrease towards the large onsite wetland strand located on the north and west portions of the property. The wetland strand is associated with the Tomoka River. The isolated wetland is not depicted. Overall, the property appeared well drained. The upland portion of the property appeared relatively flat.

2.2 SOILS

Soil composition information for the subject site was obtained from the *Soils Survey of Volusia County, Florida*, United States Department of Agriculture; Soil Conservation Service. Six (6) soil type lies within the subject site of which, one (1) soil type (Pomona-St. Johns complex) is considered hydric.

2.3 VEGETATIVE COMMUNITY ANALYSIS

Pedestrian surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to th*e Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Five (5) land-use types were determined for the project site. A brief description of each FLUCFCS community is provided below (Figure 3).

411 – Pine Flatwoods

Located in the southern portion of the project as well as an area in the northeast. The canopy is dominated by longleaf pine (*Pinus palustris*) with some slash pine (*Pinus elliotii*). The understory is dominated by saw palmetto (*Serenoa repens*). Groundcover consists of bahia grass (*Paspalum notatum*) and grapevine (*Vitis spp*.).

436 – Upland Scrub, Pine and Hardwoods

Located in the center of the property, this habitat was heavily vegetated with some open sandy areas. Vegetation observed includes sweetgum (*Liquidambar styraciflua*), loblolly bay (*Gordonia lasianthus*), sand live oak (*Quercus geminata*), live oak (*Quercus virginiana*), crepe myrtle (*Lagerstroemia spp.*), runner oak (*Quercus pumila*), cogon grass (*Imperata cylindrica*), fetter bush (*Lyonia lucida.*), stagger bush (*Lyonia spp.*) and gallberry (*Ilex glabra*).

530 – Reservoir

This habitat is located on the eastern side of the property. The edge of the habitat is mowed and maintained. Juvenile red maples (*Acer rubrum*) and bald cypress (*Taxodium distichum*) appear to have been planted along the bank. Aquatic vegetation is sparse, some cattail (*Typha spp*.) and algae were observed.

615 – Stream and Lake Swamps (Bottomland)

Found along the northern and western boundary this habitat is defined by low lying areas with a natural creek running through it. Canopy species consist of bald cypress, pond pine (*Pinus serotina*), laurel oak (*Quercus laurifolia*), red maple, and water oak (*Quercus nigra*). Other vegetation observed includes dogwood (*Cornus florida*), maiden cane (*Panicum hemitomon*), yellow eyed grass (*Xyris spp.*), and spoon flower (*Peltandra sagittifolia*).

617 – Mixed Wetland Hardwoods

Found in the areas that surround the creek habitat. The canopy here is a mixture of species including slash pine, southern magnolia (*Magnolia grandiflora*), pig nut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), sweetgum, laurel oak, Carolina laurel cherry (*Prunus caroliniana*), water oak, and turkey oak (*Quercus laevis*). Ground cover was minimal and consists of bahia grass, blackberry, and some cogon grass

3.0 THREATENED AND ENDANGERED SPECIES

3.1 METHODOLOGY

Pedestrian and vehicular transects were conducted throughout 100% of the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) and the U. S. Fish and Wildlife Services (USFWS). Various resources were employed to assist with the survey. These resources included ArcGIS aerial maps; Florida Natural Areas Inventory and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FWC).

3.2 Fauna

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida. For Volusia County, the USFWS federally lists five bird species. No listed bird species were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens)* were not observed on the project

site. This species is listed as threatened at the state and federal levels. The onsite upland habitat does contain scrub habitat. The guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit. No scrub jays were observed or vocalizations heard.

ECS reviewed the mapped locations of Florida scrub jays and the mapped habitat areas per Volusia County. The project is not within or adjacent to known occupied habitat or potential habitat. The scrub habitat onsite is a wetland scrub and not considered habitat for scrub jays.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is suitable. There was open pine flatwood habitat with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* little blue heron (*Egretta caerulea),* tricolored heron (*Egretta tricolor),* white ibis (*Eudocimus albus)* and wood stork *(Mycteria americana)* were not observed. The large onsite wetland does provide wading bird habitat. No wading birds or nests were observed.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660 foot protection zone around a bald eagle nest.

ECS searched the FWC website to determine if any documented bald eagle nests are within 660 feet of the project site. There is one reported bald eagle nest in close proximity to the project site and is located over 1,000ft from the property boundary. ECS did not observe any bald eagle nests anywhere within the property boundaries. Therefore, the project site is outside of the 660-foot eagle nest protection zone and the development will not affect any bald eagle nests.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is little foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Volusia County, the USFWS federally lists seven reptile species. Only a few could occur on this site. No listed reptile or amphibian species were observed within the project boundaries.

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus)*, a species listed by the FWC as a Threatened. During the cursory survey, five (05) active and inactive gopher tortoise burrows were observed within the project site. Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito)* and eastern indigo snake (*Drymarchon corais couperi)* also receive protection, but were not observed. A permit will be obtained from the FWC to relocate the onsite gopher tortoise population.

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time period of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

On August 1, 2017, the USFWS has revised their programmatic key for the eastern indigo snake. The changes allow the USFWS to ask for mitigation for impacts to eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development. The USFWS has established a fund that a developer can pay into for mitigation. This change is only for south Florida and does not include Volusia County.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Volusia County, the USFWS federally lists one mammal species. An estimated two (2) State listed mammal species occur within Volusia County. None were observed on this site.

ECS focused our search on fox squirrels (*Sciurus niger shermani*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. We did not observe any listed mammals or their potential den sites. The presence of gopher tortoise burrows increases the probability of the Florida mouse occurring onsite.

3.3 Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the state or federal agencies, mentioned in this report, for the survey of protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and

regulates plants listed as "endangered", "commercially exploited" and "threatened". There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS.

3.4 REGULATORY REVIEW

U. S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has responsibility for terrestrial and fresh water species. In Florida, 104 species are federally listed as threatened and endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the Florida Fish and Wildlife Conservation Commission (FWC) to "exercise the regulatory and executive powers in the state with regard to the wild animal life and fresh water aquatic life..." The FWC regulates the taking of individuals listed as endangered, threatened, or of special concern and their nests. The FWC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife and their habitat. The regulatory role of the FWC is currently restricted to protecting animals, not their habitats. However, current FWC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FWC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, the Department of Environmental Protection, the U.S. Army Corps of Engineers, water management districts, regional planning councils and local governments. Currently, the FWC lists 106 species of animals.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F. S., the Florida Legislature delegated to the Department of Agriculture and Consumer Services (FDA) authority to designate and regulate plants listed as "endangered", "commercially exploited" and "threatened". There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from its own property. It is unlawful for an individual to harvest from the private land of another or any public land without first obtaining written permission of the landowner and a permit from FDA. Harvesting three or more commercially exploited plants will also require a FDA permit.

4.0 WETLAND ANALYSIS

The wetland strand located on the west and north sides of the property is part of a larger wetland system associated with the Tomoka River. The wetland portion along the northern property boundary is characterized by sudden decrease in elevation, standing water with a forested edge adjacent to the standing water and visible flow. Overall, the wetland is considered good quality. The uplands are forested with a dense saw palmetto understory. There were no signs of historic cattle grazing or disturbance of this wetland other than small amounts of trash which may have floating into the property under high water conditions.

The wetland located along the western property boundary is much narrower than the north wetland. It is more of a wetland strand in appearance. The side slopes are not as steep and standing water was only present in small pools on the northwest portion of the property. Single family homes border this strand to the west. This wetland also exhibited minimal signs of disturbance. The wetland groundcover is mostly pine duff with some scattered fern species.

The isolated wetland located on the east side of the property is forested. It has previously been impacted by the construction of Tymber Creek Road. The east side of this wetland has a heavy shrub component. This wetland is less than 0.5 acres in size and has no connections with offsite wetlands. Only a portion of this wetland is onsite. The previous consultant delineated the entirety of this wetland.

Overall, the lack of management has played an important role in eliminating natural processes such as fire and natural regeneration. There were no observed ditches present.

4.1 IMPACT AVOIDANCE AND MINIMIZATION ANALYSIS

Complete avoidance and minimization (reduction of wetland impacts) to the onsite wetlands cannot be achieved due to the shape of the property combined with the location of the onsite wetland habitats. Wetland impacts are unavoidable. The proposed wetland impacts are necessary for pad construction and stormwater pond construction.

The site has been designed to impact the isolated wetland while limiting impacts to five small areas along the western strand wetland. No impacts are proposed to the wetland along the north property boundary. Development is proposed to the upland habitats, maximizing usage of the available upland habitat.

Impact Areas 1,2,3,4 and 5 are necessary for sloping from the proposed parking area. As the edge of the parking area slopes from the construction grade, down towards the wetland, five small impacts are necessary.

The proposed wetland preservation will continue to provide habitat for wildlife

species. The proposed impact to wildlife and fish is considered minimal. The applicant does propose mitigation that provides regional ecological value.

4.1.1 Wetland Impacts

The wetland impacts associated with the proposed development is shown in Figure 2. Approximately 0.137 acres of impacts are proposed. The individual wetland impacts are detailed below.

Wetland Impact Area 1 – 0.005 acres (220 sf.)
Wetland Impact Area 2 – 0.006 acres (287 sf.)
Wetland Impact Area 3 – 0.001 acres (27 sf.)
Wetland Impact Area 4 – 0.001 acres (28 sf.)
Wetland Impact Area 5 – 0.002 acres (87 sf.)
Wetland Impact Area 6 – 0.122 acres (5,308 sf.)

Wetland Impact Areas 1 through 5 are to the narrow wetland strand located on the west side of the property. The impacts are to the extreme wetland perimeter and are necessary for a uniform curvature of the parking for the apartments. The impact areas are forested.

Impact Area 6 is to an isolated wetland, less than 0.5 acres in size with no connection to offsite wetlands.

The higher quality wetland habitat with standing water, water flow, will be preserved.

Mitigation is proposed for the 0.015 acres of wetland impacts (Wetland Impact Areas 1 through 5). These impacts will be compensated for by onsite wetland preservation.

4.2 SECONDARY AND CUMULATIVE IMPACTS

The criteria within Sections 4.2.7 and 4.2.8 of the SFWMD Applicants Handbook could be reviewed to provide reasonable assurances that any proposed wetland impacts would not result in adverse secondary or cumulative impacts to the water resources associated with this project.

Secondary impacts were assessed for the proposed 0.015 acres of wetland impacts. The distance of each impact area and a depth of 100 feet was used to determine the limits of secondary impacts and is discussed under Section 5.3.

No listed species were identified within or adjacent to the project area. Impacts to the upland-nesting habitat of listed species that are aquatic or wetland dependent are not expected to occur.

Upland buffers as well as additional upland preservation will also be provided.

The proposed mitigation offsets the project's adverse impacts and it is in the same drainage basin; therefore, the project complies with 12.2.8, ERP A.H.

5.0 UNIFORM MITIGATION ASSESSMENT METHOD

Per subsection 373.414(18), F.S., a uniform mitigation assessment method (UMAM) was employed to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters and\or to award and deduct mitigation bank credits.

The standardized procedures for assessing the functions provided by wetlands and other surface waters, the amount that those functions are reduced by a proposed impact and the amount of mitigation necessary to offset wetland and surface water loss, were adhered to as outlined in Chapter 62-345.

A qualitative description, per Section 62-345.00.400, F.A.C. (referred to as Part I) and quantification of assessment areas, per Sections 62-345.500 and .600, F.A.C. (referred to as Part II) was conducted for the onsite wetland. Reasonable scientific judgment was used when applying this method.

5.1 Part I – Qualitative Description of Impact Area

The information provided on the data sheets (Appendix B) has been previously discussed in this document. Please refer to the vegetative descriptions under Section 2.3 “Vegetative Community Analysis” and Section 3.3 “Listed Species Survey Results” for detailed information as summarized on the data sheet.

5.2 Part II – Quantification of Impact Assessment Area

The five (5) impact areas were assessed as a single impact area since they are so small, all to the same wetland and identical in habitat type. The assessment areas were analyzed to determine the degree to which the assessment area provides the functions identified in Part I and the amount of function lost or gained by the project for the impacted jurisdictional onsite wetlands. The areas chosen represent wetland vegetation, soils and hydrology of the onsite wetland and upland buffer, and also include existing sub-canopy and groundcover vegetative species. The assessment area represents current conditions of the existing onsite wetland and upland buffer. Three categories of indicators of wetland function were scored to the extent that they affect the ecological value of the assessment areas. These indicators include: 1) location and landscape support, 2) water environment and 3) community structure.

Wetland Assessment Area is the five impact areas on the west side of the property, totaling 0.115 acres. The current condition of the impact area was

assessed and a delta of 0.7 was determined. Multiplying the delta (0.7) with the impact acreage (0.015) yielded a functional loss (FL) of 0.0105. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

5.3 Secondary Impacts

Secondary impacts were assessed for the five impact areas. Please see the attached secondary impact map.

More specifically, secondary impacts were assessed along the boundary of each wetland impact area. The linear feet by an average depth of 100 feet was assessed for secondary impacts or 0.115 acres.

The secondary impact areas are as follows;

Wetland Impact Area 1 – 0.016 acres
Wetland Impact Area 2 – 0.034 acres
Wetland Impact Area 3 – 0.015 acres
Wetland Impact Area 4 – 0.014 acres
Wetland Impact Area 5 – 0.036 acres

The current condition of the secondary impact area was assessed and a score of 0.63 was determined. A score of 0.7 was determined for the without condition. The difference is a delta of 0.07. Multiplying the delta (0.07) with the impact secondary acreage (0.115) yielded a functional loss (FL) of 0.008. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The combined functional loss is 0.019.

6.0 PROPOSED MITIGATION

The loss of wetland function due to the proposed impacts can be sufficiently mitigated with onsite wetland preservation. The proposed mitigation plan will more than compensate for the loss of the aforementioned wetlands. The total functional loss (direct impacts and secondary impacts) is 0.019.

Wetland Preservation Areas 1 and 2 is the 1.797 acres of the northern onsite wetland.

The current condition of the preservation area was assessed and a delta of 0.03 was determined. A preservation adjustment factor of 0.6 was determined. This preservation adjustment factor was based on a proposed management plan, the ecological and hydrological relationship to the onsite preservation area and to the offsite wetlands associated with the Tomoka River and the floodplain habitat the

onsite wetlands provide. Multiplying the adjusted mitigation delta (0.018) with the preservation acreage (1.797) yielded a regional functional gain (RFG) of 0.032. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

Wetland Preservation Area 3 is the 0.467 acres of the northern onsite wetland.

The current condition of the preservation area was assessed and a delta of 0.03 was determined. A preservation adjustment factor of 0.5 was determined. This preservation adjustment factor was based on a proposed management plan, the ecological and hydrological relationship to the onsite preservation area and to the offsite wetlands associated with the Tomoka River. Multiplying the adjusted mitigation delta (0.015) with the preservation acreage (0.467) yielded a regional functional gain (RFG) of 0.007. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The combined regional functional gain for the onsite preservation areas is 0.039.

Subtracting the regional functional gain score from the total functional loss score (0.019 – 0.039) results in surplus of 0.02. Upland buffers will also be provided as well as additional upland preservation. The eight (8) upland preservation areas are labeled on the site plan. The upland preservation areas were not assessed with UMAM as they were not necessary to offset the proposed wetland impacts.

7.0 SUMMARY

As previously discussed, approximately 0.137 acres of wetland impacts are proposed. Mitigation is proposed for 0.115 acres of proposed wetland impacts. Secondary impacts were estimated. A combined functional loss of 0.019 was determined for the direct impacts and the anticipated secondary impacts to onsite wetlands.

Mitigation will be provided through 2.264 acres of onsite wetland preservation. Upland preservation will consist of 2.599 acres.

FIGURES



LEGEND

Project Boundary (± 30.11 Acres)

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Ecological Consulting Solutions, Inc.

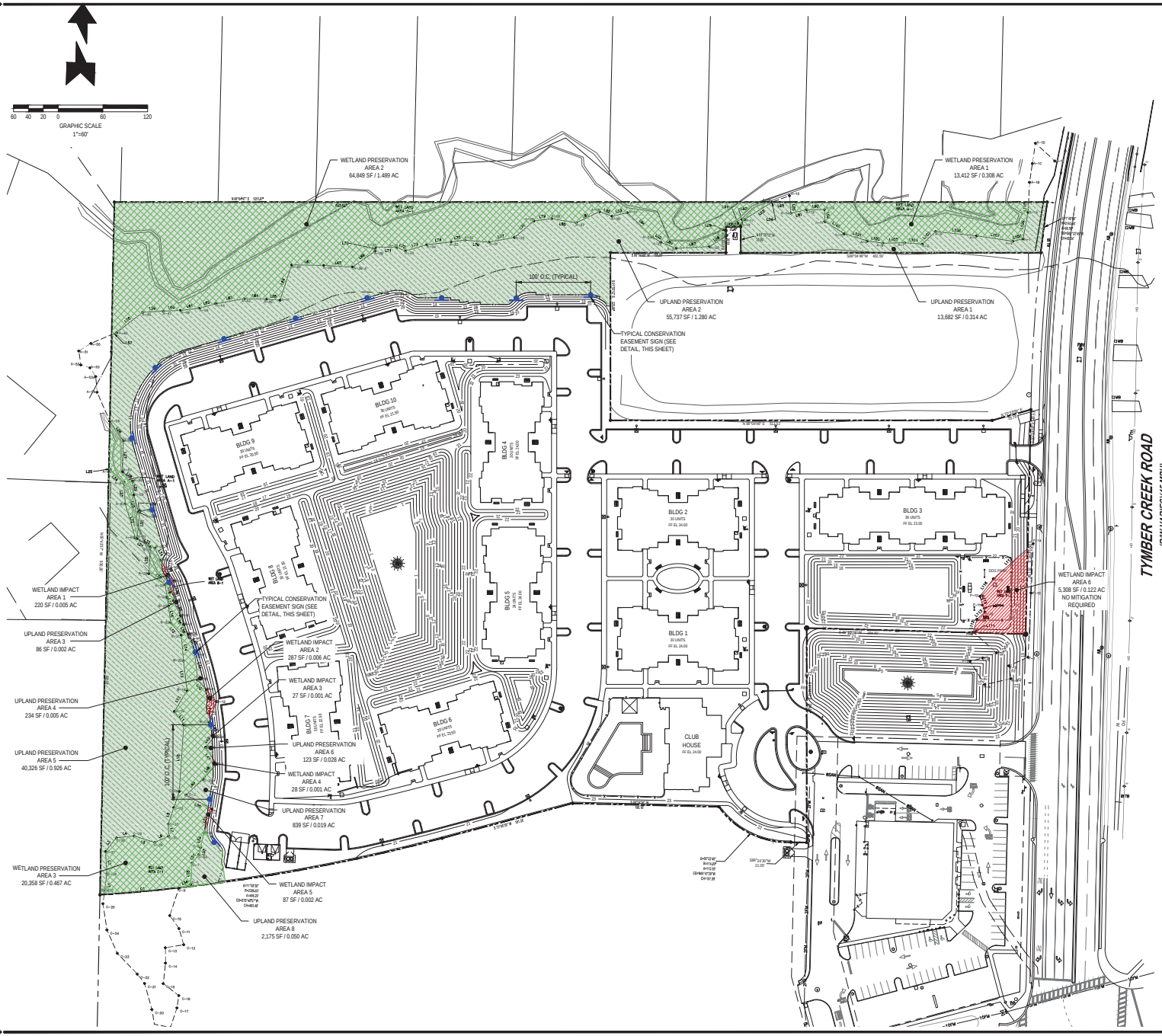
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #: 1**

0 2,500 5,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
TOTAL WETLAND AREAS	104,588	2.401	12.2
TOTAL UPLAND AREAS	750,047	17.219	87.8
TOTAL PROJECT AREA	854,635	19.620	100.0

LEGEND

- WETLAND IMPACT AREA
  5,957 SF / 0.137 AC (TOTAL)
  IMPACT AREAS REQUIRING MITIGATION = 649 SF / 0.015 AC
- WETLAND PRESERVATION AREA
  98,619 SF / 2.264 AC (TOTAL)
- UPLAND PRESERVATION AREA
  113,202 SF / 2.599 AC (TOTAL)
- CONSERVATION EASEMENT AREA
  211,821 SF / 4.863 AC (TOTAL)
- CONSERVATION EASEMENT SIGN
  (SEE DETAIL, THIS SHEET)

CONSERVATION AREA

NO DUMPING, LAND CLEARING OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT

FOR MORE INFORMATION, CONTACT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (321) 984-4940

12" x 12"

SEE PLAN FOR LOCATIONS, SPACE AT 100' O.C.

CONSERVATION EASEMENT SIGN

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

WETLAND IMPACT / PRESERVATION PLAN
TYMBER CREEK APARTMENTS

36 N TYMBER CREEK ROAD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	JUNE 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'

DRAWING NUMBER

62



LEGEND

- Project Boundary (± 30.11 Acres)
- 411 Pine Flatwoods
- 436 Upland Scrub, Pine and Hardwoods
- 530 Reservoirs
- 615 Stream and Lake Swamps (Bottomland)
- 617 Mixed Wetland Hardwoods

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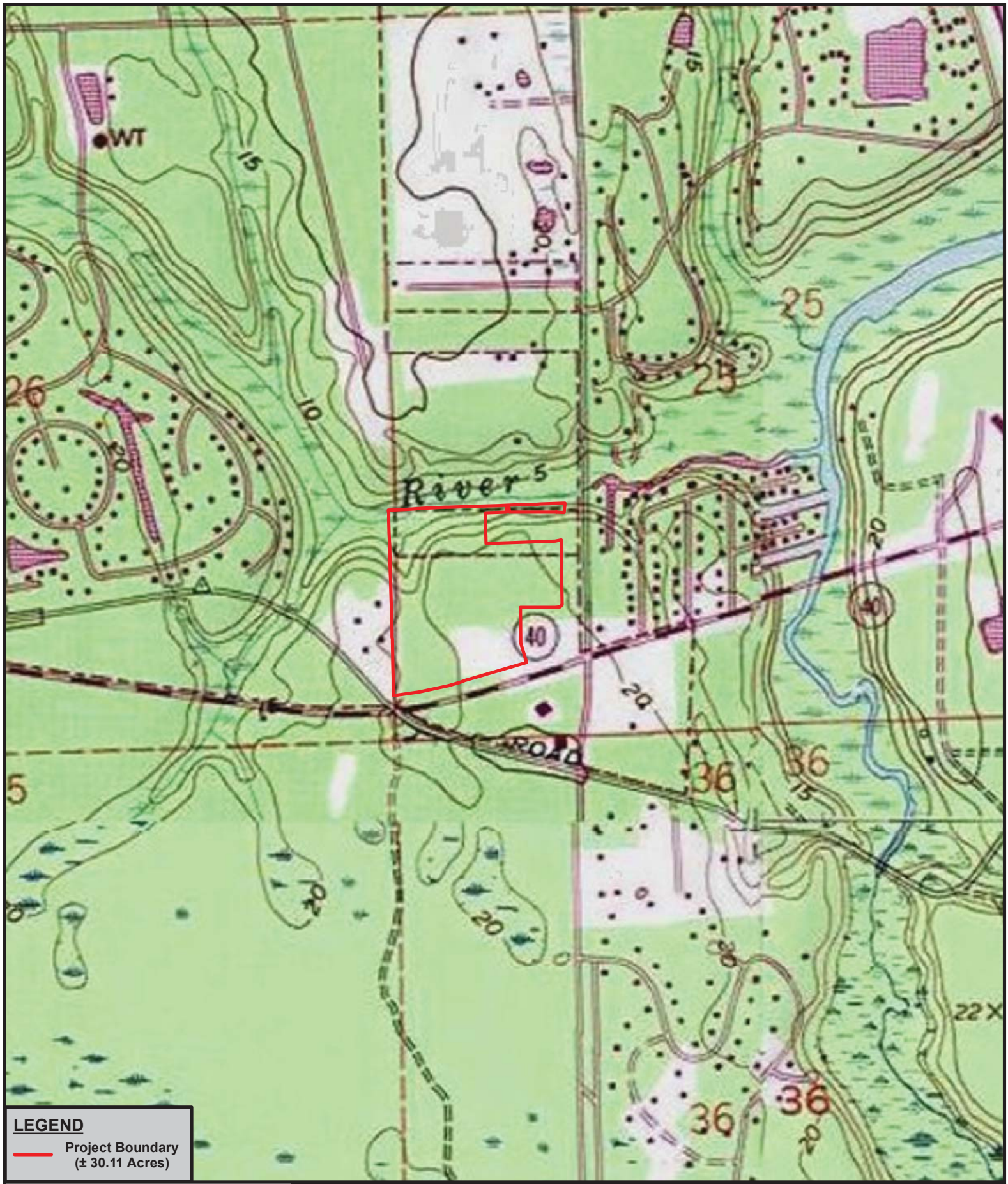
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 801.01.20 DATE: 03/13/20 FIGURE #:3

0 225 450 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
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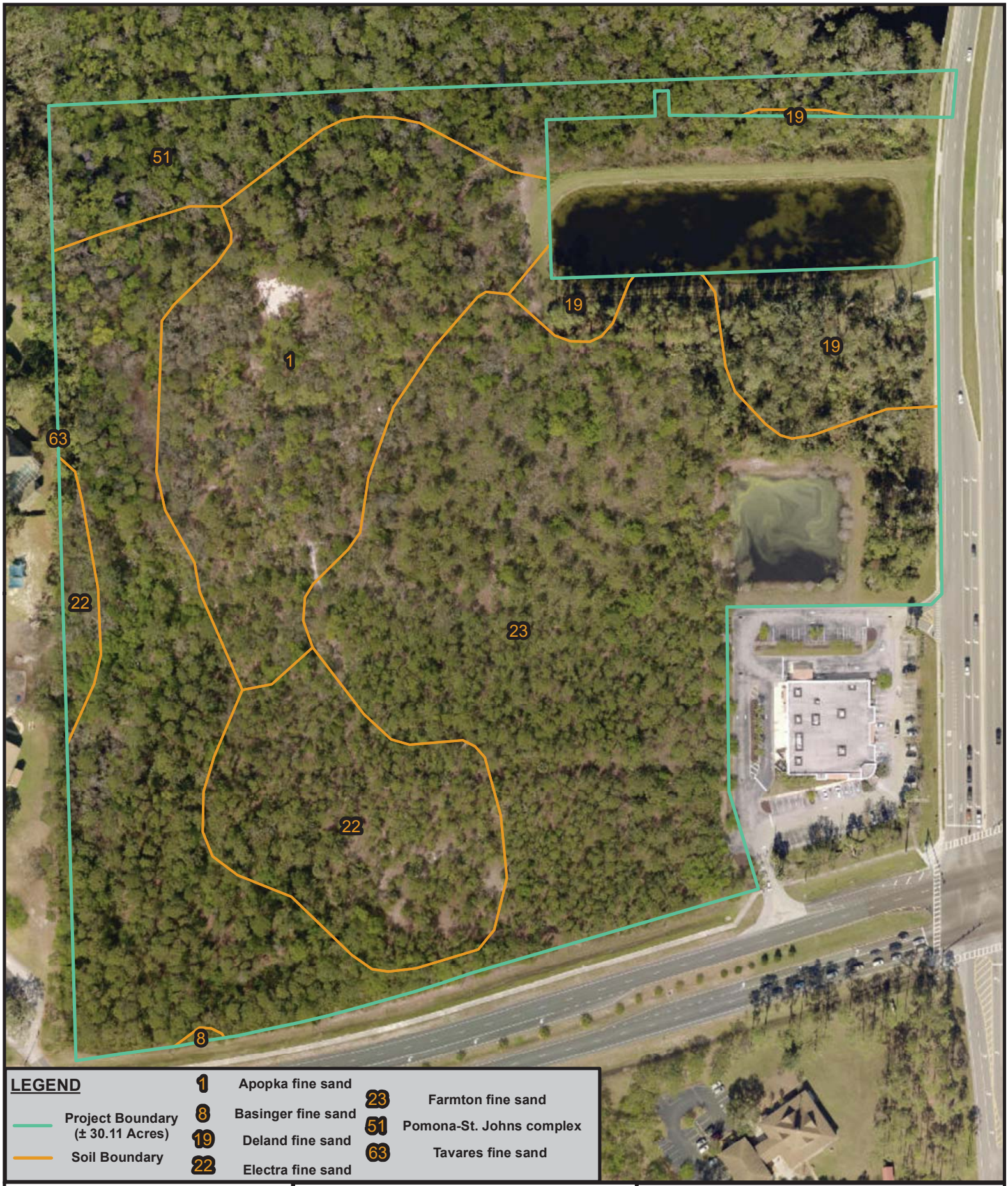
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
TOPO MAP

PROJECT #: 801.01.20 DATE: 03/13/20 FIGURE #:4

0 1,000 2,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

Project Boundary (± 30.11 Acres)

Soil Boundary

1	Apopka fine sand
8	Basinger fine sand
19	Deland fine sand
22	Electra fine sand
23	Farmton fine sand
51	Pomona-St. Johns complex
63	Tavares fine sand

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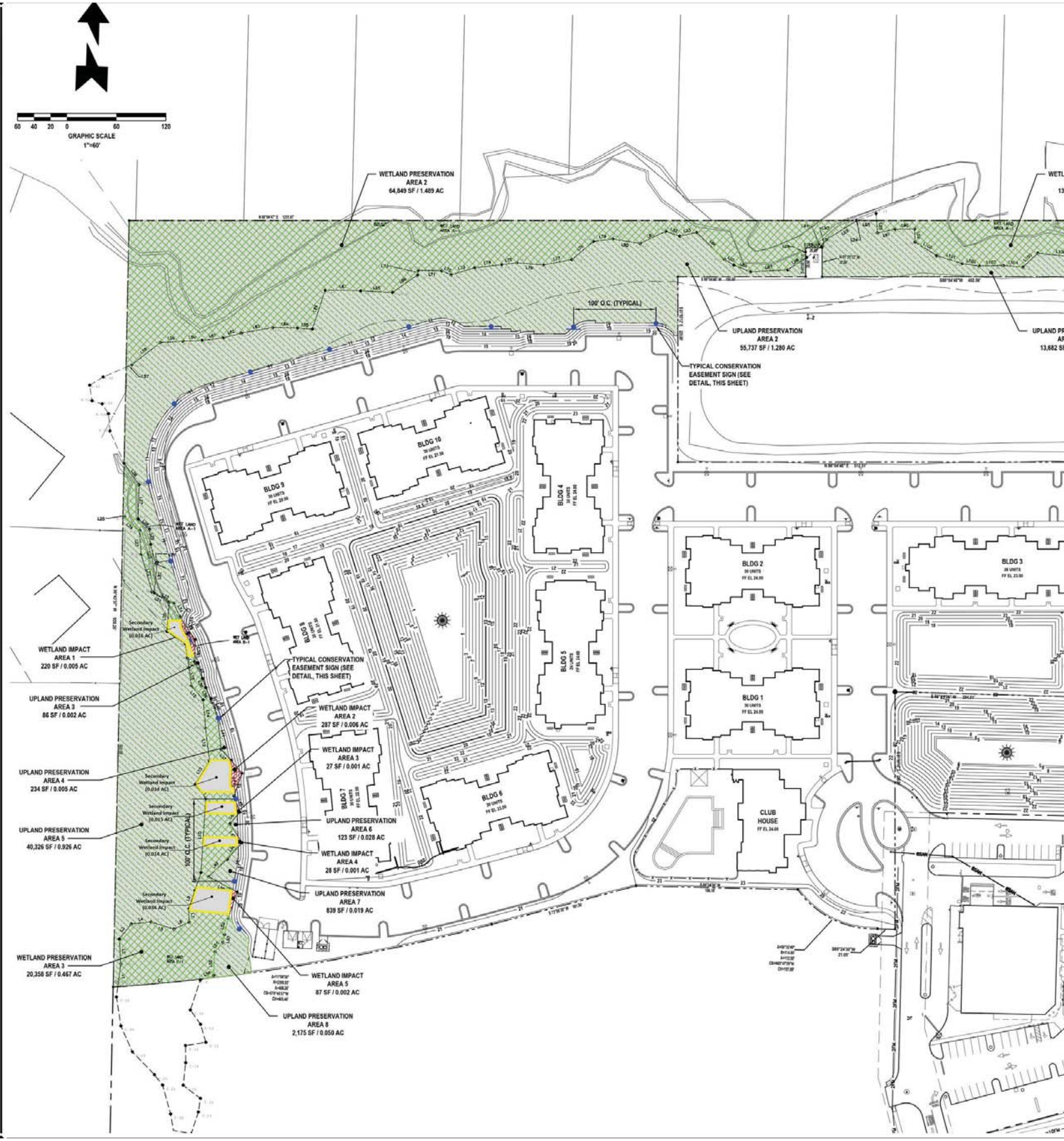
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
NRCS SOILS MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #:5**

0 225 450 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc


GRAPHIC SCALE
1"=60'
WETLAND PRESERVATION AREA 2
64,849 SF / 1.489 AC
100' O.C. (TYPICAL)
UPLAND PRESERVATION AREA 2
55,737 SF / 1.280 AC
TYPICAL CONSERVATION EASEMENT SIGN (SEE DETAIL, THIS SHEET)
BLDG 10
BLDG 9
BLDG 4
BLDG 8
BLDG 5
BLDG 2
BLDG 3
BLDG 1
BLDG 7
BLDG 6
CLUB HOUSE
WETLAND IMPACT AREA 1
220 SF / 0.005 AC
UPLAND PRESERVATION AREA 3
86 SF / 0.002 AC
TYPICAL CONSERVATION EASEMENT SIGN (SEE DETAIL, THIS SHEET)
WETLAND IMPACT AREA 2
287 SF / 0.006 AC
WETLAND IMPACT AREA 3
27 SF / 0.001 AC
UPLAND PRESERVATION AREA 4
234 SF / 0.005 AC
UPLAND PRESERVATION AREA 6
123 SF / 0.028 AC
UPLAND PRESERVATION AREA 5
40,326 SF / 0.926 AC
WETLAND IMPACT AREA 4
28 SF / 0.001 AC
UPLAND PRESERVATION AREA 7
839 SF / 0.019 AC
WETLAND PRESERVATION AREA 3
20,358 SF / 0.467 AC
WETLAND IMPACT AREA 5
87 SF / 0.002 AC
UPLAND PRESERVATION AREA 8
2,175 SF / 0.050 AC

APPENDIX A

Appendix B

Table 1: PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE (FLUCFCS)	WL & SW SIZE (acres)	WL& SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE (FLUCFCS)	IMPACT SIZE	IMPACT CODE	
Wetland 1	615, 617	2.279	2.264				617	0.015	F	Preservation
Wetland 2	530	0.122	0.00				530	0.122		None
PROJECT TOTALS:		2.401	2.264					0.137		

Comments:
CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, 111b.)
Impact Type: D=Dredge; F=Fill; H=change hydrology; S=shading; C=clearing; O=other
FROM NUMBER 40C-4.900(1) Pg 8 of 12

Table 2: PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
Preservation Area 1 & 2							1.797	615,617				
Preservation Area 3							0.467	615,617				
PROJECT TOTALS							2.264					

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

FROM NUMBER 40C-4.900(1) Pg 9 of 1

Table 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
N/A												
PROJECT TOTALS												

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

FROM NUMBER 40C-4.900(1) Pg 9 of 1

APPENDIX B

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Wetland Impact Area 1,2,3,4,5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 611		Impact	0.015 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

The assessment area consists of an impact to a mixed wetland hardwoods located on the eastern part of the property. The canopy consists of predominately slash pines (Pinus elliottii), sweet bay (Magnolia virginiana with red maple (Acer rubrum) and sweetgum (Liquidambar styraciflua). Understory species include dahoon holly and wax myrtle (Myrica cerifera). The groundcover consists of Virginia chain fern (Woodwardia virginica), cinnamon fern (Osmunda cinnamomea), dog fennel (Eupatorium capillifolium), royal fern (Osmunda regalis) and redroot (Lachnanthes caroliana). Standing water is not present.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
amphibians, reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Wetland Impact Area 1,2,3,4,5
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.015 acres	Bill Griffy	7/13/20

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current: 7 with: 0	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed.	
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current: 7 with: 0	Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species.	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 7 with: 0	Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics.	

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.7	with: 0	

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.7 X 0.015=0.0105

Delta = [with-current]
0.7

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Secondary Impact Areas 1,2,3,4,5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 611		Impact	0.115 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

The assessment area consists of anticipated secondary impacts to a mixed wetland hardwoods located on the eastern part of the property. The canopy consists of predominately slash pines (Pinus elliottii), sweet bay (Magnolia virginiana with red maple (Acer rubrum) and sweetgum (Liquidambar styraciflua). Understory species include dahoon holly and wax myrtle (Myrica cerifera). The groundcover consists of Virginia chain fern (Woodwardia virginica), cinnamon fern (Osmunda cinnamomea), dog fennel (Eupatorium capillifolium), royal fern (Osmunda regalis) and redroot (Lachnanthes caroliana). Standing water is not present.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
amphibians, reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Secondary Impact Area 1,2,3,4,5
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Wetland Impact - 0.115 acres	Bill Griffy	7/13/20

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed.	7	6
.500(6)(b)Water Environment (n/a for uplands)	Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species.	7	7
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics.	7	6

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0.63

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.07 X 0.115=0.008

Delta = [with-current]
0.07

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Wetland Preservation Areas 1 and 2

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 615 / 617		Mitigation	1.797acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

Found along the northern boundary this habitat is defined by low lying areas with a natural creek running through it. Canopy species consist of bald cypress, pond pine (Pinus serotina), laurel oak (Quercus laurifolia), red maple, and water oak (Qyercus nigra). Other vegetation observed includes dogwood (Cornus florida), maiden cane (Panicum hemitomon), yellow eyed grass (Xyris spp.), and spoon flower (Peltandra sagittifolia). The upper banks consist of slash pine, southern magnolia (Magnolia grandiflora), pig nut hickory (Carya glabra), cabbage palm (Sabal palmetto), sweetgum, laurel oak, Carolina laurel cherry (Prunus caroliniana), water oak, and turkey oak (Quercus laevis). Ground cover was minimal and consists of bahia grass, blackberry, and some cogon grass. Water flows through this area.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
fish, amphibians, reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

raccoon and white-tailed deer tracks

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Wetland Preservation 1 and 2
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation - 1.797 acres	Bill Griffy	7/13/20

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 7
Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed. Large area of upland buffer will remain on the south side of the wetland.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 7
Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species. Master stormwater management system will maintain water discharge into the wetland.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 8
Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics. Management Plan part of the mitigation plan.		

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.7	with: 0.73

If preservation as mitigation,
Preservation adjustment factor = 0.6
Adjusted mitigation delta = 0.018

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.03

If mitigation
Time lag (t-factor) = 1
Risk factor = 1

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.032

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Wetland Preservation Area 3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 615 / 617		Mitigation	0.467 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

Found along the western boundary this habitat is a narrow "finger" wetland. Canopy species consist of laurel oak (Quercus laurifolia), red maple, sweetgum, cabbage palm and water oak (Qyercus nigra). Other vegetation observed includes domaiden cane (Panicum hemitomon), yellow eyed grass (Xyris spp.). The groundcover contains a large amount of duff.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Wetland Preservation 3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation - 0.467 acres	Bill Griffy	7/13/20

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	7	7	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed. Large area of upland buffer will remain on the east and west sides of the wetland.
.500(6)(b)Water Environment (n/a for uplands)	7	7	Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species. Master stormwater management system will maintain water discharge into the wetland.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	7	8	Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics. Management Plan part of the mitigation plan.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0.73

Delta = [with-current]
0.03

If preservation as mitigation,	
Preservation adjustment factor =	0.5
Adjusted mitigation delta =	0.015

If mitigation	
Time lag (t-factor) =	1
Risk factor =	1

For impact assessment areas
FL = delta x acres =

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.007

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

ATTACHMENT 5

Traffic Information

A. Florida Department of Transportation driveway and drainage permits for the project.

B. Volusia County November 10, 2020 Traffic Impact Analysis approval

C. Traffic Engineering Data Solutions, Inc., Site Access Analysis Review

D. Lassiter Transportation Group, August 30, 2022 – site access analysis

E. Lassiter Transportation Group, October 1, 2021 –access analysis

F. Lassiter Transportation Group, October 2020 – Traffic Impact Analysis

Additional attachments available at:
https://www.ormondbeach.org/1015/Tymber-Creek-Apartments

DRIVEWAY CONNECTION PERMIT FOR ALL CATEGORIES

PART 1: PERMIT INFORMATION

APPLICATION NUMBER: 2021-A-591-00078

Permit Category: C - 601 to 1,200 VTPD Access Classification: 3

Project: TIMBER CREEK APARTMENT ORMOND

Permittee: SHAMUS SCHROEDER

Section/Mile Post: 79100 / 25.437 State Road: 40

Section/Mile Post: / State Road:

PART 2: PERMITTEE INFORMATION

Permittee Name: SHAMUS SCHROEDER

Permittee Mailing Address: 1230 N US Hwy 1, Suite 3

City, State, Zip: Ormond Beach, Florida 32174

Telephone: (386) 872-7794 ext. _____

Engineer/Consultant/or Project Manager: HARRY NEWKIRK

Engineer responsible for construction inspection: HARRY NEWKIRK (NAME) 62971 (P.E. #)

Mailing Address: 1230 North US Highway 1, Suite 3

City, State, Zip: ORMOND BEACH, Florida 32174

Telephone: (386) 872-7794 ext. _____ FAX, Mobile Phone, etc. Fax: / Mobile:

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2021-A-591-00078
Department of Transportation

Signature: Scott Kirts Title: OPERATIONS PROGRAM ENGINEER

Department Representative's Printed Name Scott Kirts

Temporary Permit ☐ YES ☑ NO (If temporary, this permit is only valid for 6 months)

Special provisions attached ☐ YES ☑ NO

Date of Issuance: 7/19/2022

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

See following pages for General and Special Provisions

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
   Phone: 3867403420 , Attention: Christopher Engels
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility,except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: ☐ YES ☑ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.

2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an adminstrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
Scott Kirts
7/19/2022

Letter of Authorization

I, Garrison McMillan, Manager of VCP Ormond Beach LLC, the undersigned, owner(s) of the property located at:

2011 W. Granada Blvd, Ormond Beach, FL 32174
Parcel ID #'s:
412500000221 & 412500000230

Authorize Newkirk Engineering, Inc. to act as my (our) agent to obtain permits required from the Florida Department of Transportation for the Tymber Creek Apartments.

Signed _____

Printed Name Garrison McMillan
Address 4983 New Peachtree Rd
Chamblee, GA

Signed _____

Printed Name _____
Address _____

Sworn to and subscribed before me, this 7 day of December, 2021.

C. LEIGH RICHARDSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 04-12-2025

_____
Notary Public, State of Florida
My Commission Expires: 4/12/2025

Approved
2021-A-391-00078
Scott Kirts
7/19/2022

Prepared by and return to:
Byron B. Howell, P.A.
10332 Green Links Dr.
Tampa, FL 33626

Accommodation recording only;
document not reviewed and
no insurance provided

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29th day of October, 2021, between VCP ORMOND BEACH, LLC, a Florida limited liability company, whose post office address is 2120 S HWY A1A, Vero Beach, FL 32963, ("Grantor") and VCP ORMOND BEACH II, LLC, whose post office address is 2120 S HWY A1A, Vero Beach, FL 32963 ("Grantee");

(Whenever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument, the singular and plural, and the heirs, legal representatives, successors and assigns of each.)

WITNESSETH: That Grantor, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, by these presents does irrevocably grant, convey, release, remise, convey and confirm to the said Grantee and Grantee's heirs and assigns forever, an undivided 10.255% tenant in common interest the following described land (the "Property"), situate, lying and being in the County of Volusia, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO: Those matters listed on **EXHIBIT "B"** Attached.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with the Grantee that Grantor will warrant and forever defend the right and title to the Property unto Grantee against only the claims of those persons claiming by, through or under Grantor, but no others.

Grantor represents and covenants that no part of the Property, or of any adjacent land, constitutes its homestead under the constitution or statutes of the State of Florida.

(SIGNATURES ON FOLLOWING PAGES)

When Recorded Return To: TR-B
First American Title Insurance Company
National Commercial Services
401 E. Pratt St., Ste. 323
Baltimore, MD 21202
File No: NCS 1095682

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

GRANTOR:

Signed, sealed and delivered in our presence:

limited

Print Name: Emily Barows

Kathryn Moody

Print Name: Kathryn Moody

VCP ORMOND BEACH, LLC, a Florida limited liability company

By: VCP Manager, LLC, a Georgia limited liability company, its Manager

By: _____

Print Name: Trace McCreary

Title: Manager

STATE OF Georgia

COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 27th day of October, 2021, by Trace McCreary, as Manager of VCP Manager, LLC, the Manager of Grantor VCP ORMOND BEACH, LLC, who is (Choose One) X personally known to me or produced _____ as identification.

_____

Name: Meilyn Cabrera

Notary Public

My Commission Expires: May 11, 2025

Commission No.: _____

MEILYN CABRERA NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA May 11 2025

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, [redacted] THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103-POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

LESS the following (which comprises the northerly 6.7 acres of the above legal description):

The South 10.2 Acres of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 14 South, Range 31 East, Volusia County, Florida.

Subject to a right of way twenty-five feet (25') in width over, upon and across the easternmost side of the within-described tract

Together with any and all riparian rights thereto belonging or in anywise pertaining

Less that portion commencing at the Southeast corner of the North 3/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25; thence run South 88°04'48 West along the South line of said North 3/4 a distance of 25.01 feet to the Point-Of-Beginning said point being situated on the existing Westerly Right of Way line of Tymber Creek Road (Right of Way varies) as recorded and described in Deed Book 539 Page 336 of said Public Records; thence run South 00°34'36" East along said Right of Way line a distance of 337.01 feet; thence departing said Right of Way line, run the following courses and distances; South 88°01'33" West a distance of 65.02 feet; North 00°34'36" West a distance of 59.15 feet; South 72°33'09" West a distance of 53.79 feet; South 88°04'48" West a distance of 512.51 feet; North 01°55'12" West a distance of 225.00 feet; North 88°04'48" East a distance of 155.00 feet; North 01°55'12" West a distance of 35.00 feet; North 88°04'48" East a distance of 20 feet; South 01°55'12" East a distance of 35.00 feet; North 88°04'48" East a distance of 402 57 feet to a point of curvature of a non-tangent curve concave easterly having a radius of 2143.48 feet, a chord bearing of North 05°22'08" East, a chord distance of 67.79 feet; thence run Northeasterly along the arc of said curve through central angle of 01°48'43" for an arc distance of 67.79 feet; thence run North 88°04'48" East a distance of 49.71 feet to the Point-Of-Beginning.

AND PARCEL 2:

The South 10.2 Acres of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 14 South, Range 31 East, Volusia County, Florida.

Subject to a right of way twenty-five feet (25') in width over, upon and across the easternmost side of the within-described tract

Together with any and all riparian rights thereto belonging or in anywise pertaining

Less that portion commencing at the Southeast corner of the North 3/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25; thence run South 88°04'48 West along the South line of said North 3/4 a distance of 25.01 feet to the Point-Of-Beginning said point being situated on the existing Westerly Right of Way line of Tymber Creek Road (Right of Way varies) as recorded and described in Deed Book 539 Page 336 of said Public Records; thence run South 00°34'36" East along said Right of Way line a distance of 337.01 feet; thence departing said Right of Way line, run the following courses and distances; South 88°01'33" West a distance of 65.02 feet; North 00°34'36" West a distance of 59.15 feet; South 72°33'09" West a distance of 53.79 feet; South 88°04'48" West a distance of 512.51 feet; North 01°55'12" West a distance of 225.00 feet; North 88°04'48" East a distance of 155.00 feet; North 01°55'12" West a distance of 35.00 feet; North 88°04'48" East a distance of 20 feet; South 01°55'12" East a distance of 35.00 feet; North 88°04'48" East a distance of 402 57 feet to a point of curvature of a non-tangent curve concave easterly having a radius of 2143.48 feet, a chord bearing of North 05°22'08" East, a chord distance of 67.79 feet; thence run Northeasterly along the arc of said curve through central angle of 01°48'43" for an arc distance of 67.79 feet; thence run North 88°04'48" East a distance of 49.71 feet to the Point-Of-Beginning.

Which comprises the northerly 6.7 acres of the following legal description:

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103-POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

EXHIBIT "B"
PERMITTED EXCEPTIONS FOR PARCEL 1

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Subject to easements and rights-of-way conveyed and taken by the County of Volusia, a political subdivision of the State of Florida, contained in that certain Right of Way Deed recorded September 30, 1955 in Deed Book 539, Page 336 affected by Order Denying Motion to Determine Property Boundary recorded February 7, 2013 in Book 6815, Page 4097, and Stipulated Final Judgment as to Parcel No. 112 recorded May 8, 2013 in Book 6854, Page 4484; and Stipulated Amended Order of Taking and Final Judgment for Parcel Nos. 102, 716, 103/Pond 1, 703/803 recorded March 7, 2014 in Book 6966, Page 9; and, Stipulated Final Judgment as to Walgreen Co. and Agreed Order of Apportionment for Parcel Nos. 102 and 716 recorded May 20, Page 2014 in Book 6991, Page 934. (All Parcels)

3. Interlocal Wholesale Water and Wastewater Service Agreement by and between The City of Daytona Beach and The City of Ormond Beach recorded November 8, 2006 in Book 5949, Page 4142. (All Parcels)

4. Easement Agreement for Ingress, Egress and Access, Surface Water and Underground Drainage, and Storm-Water Retention and Utilities by and between J-4 Land Partners Ltd., a Florida limited partnership and J-4 Land Partners Ltd., a Florida limited partnership recorded July 23, 2007 in Book 6098, Page 1230. (J-10 Parcel)

5. Administrative Order by the City of Ormond Beach Land Development Code recorded September 24, 2007 in Book 6129, Page 3637. (J-10 Parcel)

6. Declaration of Easements, Covenants, Conditions and Restrictions and Easements, recorded November 19, 2007 in Book 6156, Page 1945, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (J-10 Parcel)

7. Survey prepared by Sliger & Associates, Inc., dated March 27, 2020, under Job No. 20-0211, shows the following: (a) Encroachment of concrete pads, lift station, lift station wet well and 6-foot chain link fence onto southernmost east boundary line and over Easement recorded in OR [redacted] (b) 4-foot wood fence and 4-foot hogwire fence encroach west boundary line; (c) Concrete pad/driveway apron located in northeast corner and encroaches adjacent Tymber Creek Rd. (south of County 103-Pond Parcel).

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

EXHIBIT "B"
PERMITTED EXCEPTIONS FOR PARCEL 2

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Subject to easements and rights-of-way conveyed and taken by the County of Volusia, a political subdivision of the State of Florida, contained in that certain Right of Way Deed recorded September 30, 1955 in Deed Book 539, Page 336 affected by Order Denying Motion to Determine Property Boundary recorded February 7, 2013 in Book 6815, Page 4097; and Stipulated Final Judgment as to Parcel No. 112 recorded May 8, 2013 in Book 6854, Page 4484; and Stipulated Amended Order of Taking and Final Judgment for Parcel Nos. 102, 716, 103/Pond 1, 703/803 recorded March 7, 2014 in Book 6966, Page 9; and, Stipulated Final Judgment as to Walgreen Co. and Agreed Order of Apportionment for Parcel Nos. 102 and 716 recorded May 20, Page 2014 in Book 6991, Page 934. (All Parcels)

3. Easement granted to Florida Power & Light Company recorded September 28, 1983 in Book 2493, Page 1275, as affected by Subordination of Utility Interests by and between the County of Volusia and Florida Power & Light Company recorded April 14, 2010 in Book 6465, Page 2587. (Foy Parcel)

4. Interlocal Wholesale Water and Wastewater Service Agreement by and between The City of Daytona Beach and The City of Ormond Beach recorded November 8, 2006 in Book 5949, Page 4142. (All Parcels)

5. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water. (Foy Parcel)

6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Tomoka River. (Foy Parcel)

7. Riparian and/or littoral rights are not insured. (Foy Parcel)

8. Terms and provisions for Ordinance No. 2020-17 to annex real property into the City of Ormond Beach recorded June 1, 2020 in Book 7858, Page 2224. (Foy Parcel)

9. Survey prepared by Sliger & Associates, Inc., dated March 27, 2020, under Job No. 20-0211, shows the following: (a) Encroachment of concrete pads, lift station, lift station wet well and 6-foot chain link fence onto southernmost east boundary line and over Easement recorded in OR [redacted] (b) 4-foot wood fence and 4-foot hogwire fence encroach west boundary line; (c) Concrete pad/driveway apron located in northeast corner and encroaches adjacent Tymber Creek Rd. (south of County 103-Pond Parcel).

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

RECEIPT OF CONNECTION APPLICATION AND FEE (OR WAIVER OF FEE)

IMPORTANT NOTE: Even though your application has been accepted, it may not be complete. We will contact you if more information is needed.

(1) APPLICATION NUMBER: 2021-A-591-00078

APPLICANT:

(2) Name/Address: SHAMUS SCHROEDER
1230 N US Hwy 1, Suite 3
Ormond Beach, Florida 32174

(3) Project Name:

(4) Fee

		VEHICLES PER DAY	FEE
☐	Category A	1-20	$50.00
☐	Category B	21-600	$250.00
☑	Category C	601-1,200	$1,000.00
☐	Category D	1,201-4,000	$2,000.00
☐	Category E	4,001-10,000	$3,000.00
☐	Category F	10,001-30,000	$4,000.00
☐	Category G	30,001 +	$5,000.00
☐	Temporary		$250.00
☐	Safety		NO FEE
☐	Government Entity		NO FEE

(5) Application Fee Collected $ 1000.0

Payment Type:

- ☐ Money Order
- ☐ Check (check number _____)
- ☐ Cash
- ☑ Credit Card (online only)

(6) Fee Collected By

Name One-Stop Permitting

Signature One-Stop Permitting

Date 12/7/2021 District _____ Unit _____

(7) Receipt Given Back to Applicant Via

☐ Hand Delivery ☐ Mail ☐ Courier Service ☐ Other ☑ Electronically

Applicant (or Agent) Signature (if available) SHAMUS SCHROEDER

This form bears your application number and serves as your receipt.

(8) If fee is waived, give justification below or on separate sheet.

FOR AGENCY USE ONLY – ATTACH COPY OF CHECK ON THE NEXT PAGE

Make Checks payable to: State of Florida Department of Transportation

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

DRAINAGE CONNECTION PERMIT

To be completed by DOT

Drainage Connection Permit No. 2021-D-591-00042 Date 12/7/2021

Received By One-Stop Permitting System Maintenance Unit 591 Driveway to Tymber Creek Apts

State Road No. SR 40 Work Program Project No. None

Section No. 100 Construction Project No. None

Milepost 25.22 3/4 mile west of I-95 Station NEC N. Tymber Creek Rd at Walgreens

Instructions for Drainage Connection Permit

Pursuant to 14-86.004(5), F.A.C. Once approved by the Department, the drainage connection application and supporting documents become the Drainage Connection Permit."

Each completed Drainage Connection Permit package shall include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

Included	Part	Title	Completed by:	Special Instructions
✓	1	Permit Information Sheet	Applicant	
✓	2	Certification by a Licensed Professional	Licensed Professional	Signed and Sealed
✓	3	Certification	Applicant	Signature
✓	4	Owner's Authorization of a Representative	Owner	Signature
✓	5	Affidavit of Ownership or Control and Statement of Contiguous Interest	Owner	Signature
✓	6	Permit General Conditions	FDOT	
	7	Permit Special Conditions	FDOT	
	8	As-Built Certification	Licensed Professional	Signed and Sealed – Submit within 15 working days of completion of construction
✓	Attachment	Legal Description		
	Attachment	Photographs of Existing Conditions		
✓	Attachment	Location Map		
✓	Attachment	Grading Plan	Licensed Professional	Signed and Sealed
✓	Attachment	Soil Borings		
✓	Attachment	Water Table / Percolation		
✓	Attachment	Calculations		
	Attachment	CD with Electronic Files of all Submittal Items		Scanned Images in pdf format

Note: Different Licensed Professionals may complete parts of the permit package. For example, the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

EXCEPTIONS: Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 1 – Permit Information Sheet

Select one: ☐ **Permit** ☑ **Exception**

Pursuant to 14-86.002(2), F.A.C. "Applicant means the owner of the adjacent property or the owner's authorized representative."

Applicant

Select one: ☐ Property Owner ☑ Owner's Representative (Complete Part 4)

Name: Garrison McMillan

Title and Company: Manager, VCP Ormond Beach, LLC

Address: 2110 Powers Ferry Rd Suite 150

City: Atlanta State: Georgia Zip: 30339

Telephone: (404) 798-5974 ext. _____ FAX: _____ Email: gmcmillan@tellus-partners.com

Property Owner (If not applicant)

Name: Garrison Mcmillan

Title and Company: Manager, VCP Ormon

Address: 211, Suite

City: Atlanta State: Georgia Zip: 32174

Telephone: (404) 798-5974 ext. _____ FAX: _____ Email: GMCMCMILLAN@TELLUS-PARTNERS.COM

Applicant's Licensed Professional

Name: Harry Newkirk Florida License Number: 62971

Title and Company: President / CEO, Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3

City: Ormond Beach State: Florida Zip: 32174

Telephone: (386) 872-7794 ext. _____ FAX: _____ Email: harry@newkirk-engineering.com

Project Information:

Project Name: Driveway to Tymber Creek Apartments SR 40 at Tymber Creek Ormond

Location: SR 40
STREET SR. NO. US HWY NO. CITY

Volusia 100
COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

*Geographic Coordinates: Latitude (DMS.SSS): 29.2529600349693 Longitude (DMS.SSS): -81.1305990427022

Benchmark Horizontal Datum: (/ _____.)

* State Plane Coordinates: Northing 0 Easting: 0

Projection Zone: ☐ Florida North ☐ Florida East ☐ Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

**Check with the FDOT Office for requirement.*

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

Brief description of facility and proposed connection:
Stormwater management facility for a proposed apartment complex access road. Access road basin is 0.426 acres with 0.313 acres proposed impervious. System discharges to an existing roadside ditch along the north side of the SR 40 ROW.

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):
Site drains to the FDOT ROW in the pre & post-development condition.

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 2 – Certification by a Licensed Professional

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☑ 14-86.003(2)(a) (F.A.C.), or ☐ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☑ is required ☐ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Harry Newkirk

Florida License Number: 62971

Company Name (if applicable): Newkirk Engineering, Inc.

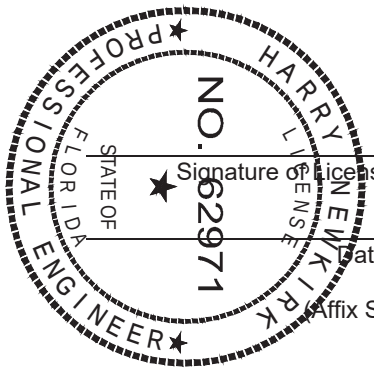
Certificate of Authorization Number (if applicable): _____

Address: 1230 N US Highway 1, Suite 3

City: Ormond Beach State: Florida Zip: 32174

Telephone: (386) 872-7794 ext. _____ Fax: _____ Email: harry@newkirk-engineering.com

HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971



_____
Signature of Licensed Professional

_____
Date

(Affix Seal)

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: Shamus Schroeder Date: 12-7-2021

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, Garrison McMillan, Manager of VCP Ormond Beach LLC , do hereby authorize the following person, or entity, as my representative:

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Garrison McMillan, Manager of VCP Ormond Beach LLC, certify that I own or lawfully control the following described property:

A portion of the southwest 1/4 of Section 25, Township 14 South, Range 31 East. Please see survey for full legal description

Does the property owner own or have any interests in any adjacent property?

☐ No ☑ Yes If yes, please describe.

Property owner owns the adjacent parcel to the north, Property ID No. 41250000230

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Garrison McMillan, Manager of VCP Ormond Beach LLC

Address: 2110 Powers Ferry Rd, Suite 150 Atlanta, Georgia

Phone Number: 404-798-5974

Signature: _____ Date: 12/7/2021

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 6 – Permit General Conditions

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.

2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.

3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.

4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.

5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.

6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.

7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.

8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.

9. The permittee shall notify the Department of Transportation Maintenance Office located at Kepler [DeLand] Operations Phone (386) 740-3422 ext. _____ 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within 30 days after such notification. If such construction is not completed within 2 days after such notification, the permittee shall notify the Department of the anticipated completion date.

10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) 7/19/2023.

11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.

12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 7 – Permit Special Conditions – To be completed by FDOT

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

None

Department of Transportation:

Signature Scott Kirts

Title OPERATIONS PROGRAM ENGINEER Date 7/19/2022

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 8 – As-Built Certification

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

1. STORMWATER FACILITY INFORMATION

Permit No.: _____

Source (Project) Name: _____

Source Location: Street _____

City: _____ County: _____

Source Owner: _____

Owner Address: _____

2. AS-BUILT CERTIFICATION

I hereby certify that this stormwater facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: _____

Florida License Number: _____

Company Name (if applicable): _____

Certificate of Authorization Number (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

_____
Signature of Licensed Professional

_____
Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

_____

2021-ED-031-00042
Scott Kirts
7/19/2022

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: Shamus Schroeder Date: 3-30-2022

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, Richard Jaffe, J-11 Land Partners LLLP , do hereby authorize the following person, or entity, as my representative:

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Richard Jaffe, J-11 Land Partners LLLP, certify that I own or lawfully control the following described property:

A portion of the southwest 1/4 of Section 25, Township 14 South, Range 31 East. Please see survey for full legal description

Does the property owner own or have any interests in any adjacent property?

☐ No ☑ Yes If yes, please describe.

Property owner owns the adjacent parcel to the north, Property ID No. 41250000230

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Richard Jaffee

Address: 300 N Nova Rd, Ormond Beach, FL 32174

Phone Number: 386-673-4403

Signature: David R. Jaffee Date: 3-30-2022

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

Traffic Engineering Data Solutions, Inc.

Ref: 11472-3

TECHNICAL MEMORANDUM

To: Mr. Steve Spraker, AICP

From: Chris Walsh, P.E.

Subject: Site Access Analysis Review – Tymber Creek Apartments
Ormond Beach, Florida

Date: November 10, 2022

We have reviewed the Site Access Analysis Memorandum (dated August 30, 2022) as prepared by Lassiter Transportation Group, Inc. for the Tymber Creek Apartments development in Ormond Beach, Florida. We also reviewed the supplemental information provided in response to our comments from October 7, 2022. We find the analysis to be sufficient and have no comments. Should you have any questions, please contact me at (386) 753-0558.

80 Spring Vista Drive ● DeBary, Fl 32713 ● Phone 386.753.0558 ● Fax 386.753.0778
www.teds-fl.com

Volusia County
Traffic Engineering

Traffic Impact Analysis (TIA) Approval*

TIA Title:	Tymber Creek Apartments (Ormond Beach)
Applicant Name:	Tellus Partners
Date of Approval:	November 10, 2020
Conditions:	The TIA (including the Proportionate Fair Share (PFS) amount if applicable) is approved by the county provided the developer agrees to complete mitigation/pay PFS. If all or a portion of the PFS is to be paid to Volusia County in exchange for impact fees, an executed PFS agreement with the city *or* city and county is required within one year of the date of TIA approval. If the PFS agreement is executed past one year, recalculation of the PFS amount will be required.

Disclaimer:

**Volusia County reviewed the TIA to ensure it conformed to/complied with the River to Sea TPO TIA Guidelines and Florida Statutes. It should be noted that Volusia County approval of the TIA and any associated mitigation agreement, of which the county is a party, should not be misconstrued as county support for the project, rezoning, or land use amendment. Rather, TIA approval should be considered confirmation that the county has determined all necessary criteria have been satisfied with regard to evaluation/identification of project-related traffic impacts and, to the extent the county is a party of a mitigation agreement, that project-related mitigation meets the necessary criteria/standards. Where roadway segment and/or intersection deficiencies have been identified, the city is ultimately the responsible agency that approves concurrency and ensures mitigation of project impacts will be adequately addressed through associated mitigation agreements (proportionate-fair share agreement, construction improvement(s), etc.).*

The conceptual plans used as exhibits in TIA methodologies and TIAs are considered supplemental information. Conceptual plans' driveway locations, design, access improvements, etc. are also considered conceptual and are not approved with the TIA's approval or TIA methodology's approval. Coordination of the TIA and site plan review does not constitute final driveway approval. Any access control will occur independent of the TIA review and will be determined only through the actual plans review process.

Approval Signature: 

Melissa Winsett (Print) Transportation Planner III (Title)

LTG Engineering & Planning

Ref: 5003.08

TECHNICAL MEMORANDUM

To: Steven Spraker, AICP
Planning Director
City of Ormond Beach

From: George A. Galan, P.E.

Subject: Tymber Creek Apartments – Site Access Analysis

Date: August 30, 2022

INTRODUCTION

LTG, Inc. (LTG) has been retained by Tellus Partners to prepare an Access Analysis for the proposed Tymber Creek Apartments, consisting of 300 mid-rise multifamily dwelling units, located in the northwest quadrant of the SR 40/Granada Boulevard and Tymber Creek Road in the City of Ormond Beach, Florida. **Figure 1** graphically depicts the location of the study area within the surrounding network. Build-out is anticipated by year 2024.

A Traffic Impact Analysis (TIA) was previously conducted and approved in October 2020, followed by supplemental access analysis in May of 2021. The proposed access via the existing right-in/right-out driveway at the Walgreens on SR 40 has since been approved by Florida Department of Transportation (FDOT). The intent of this additional supplemental analysis is to reflect the evaluation of the approved driveway and adjacent intersections using the most current 2022 data and information. Due to the delayed timing of the proposed development, the anticipated build-out year has also been moved from 2023 to 2024 for the purpose of this analysis update. Additionally, only the residential component of the total development analyzed in the approved 2020 TIA is included in this update as proposed for build-out by the year 2024.

The intersections and road segments included for analyses are as follows:

Intersections:

- Tymber Creek Road at SR 40/Granada Boulevard
- SR 40/Granada Boulevard at Coquina Presbyterian Church Driveway
- SR 40/Granada Boulevard at Monte Salvo Boulevard
- SR 40/Granada Boulevard at Walgreens Right-in/Right-out Driveway (future conditions only)

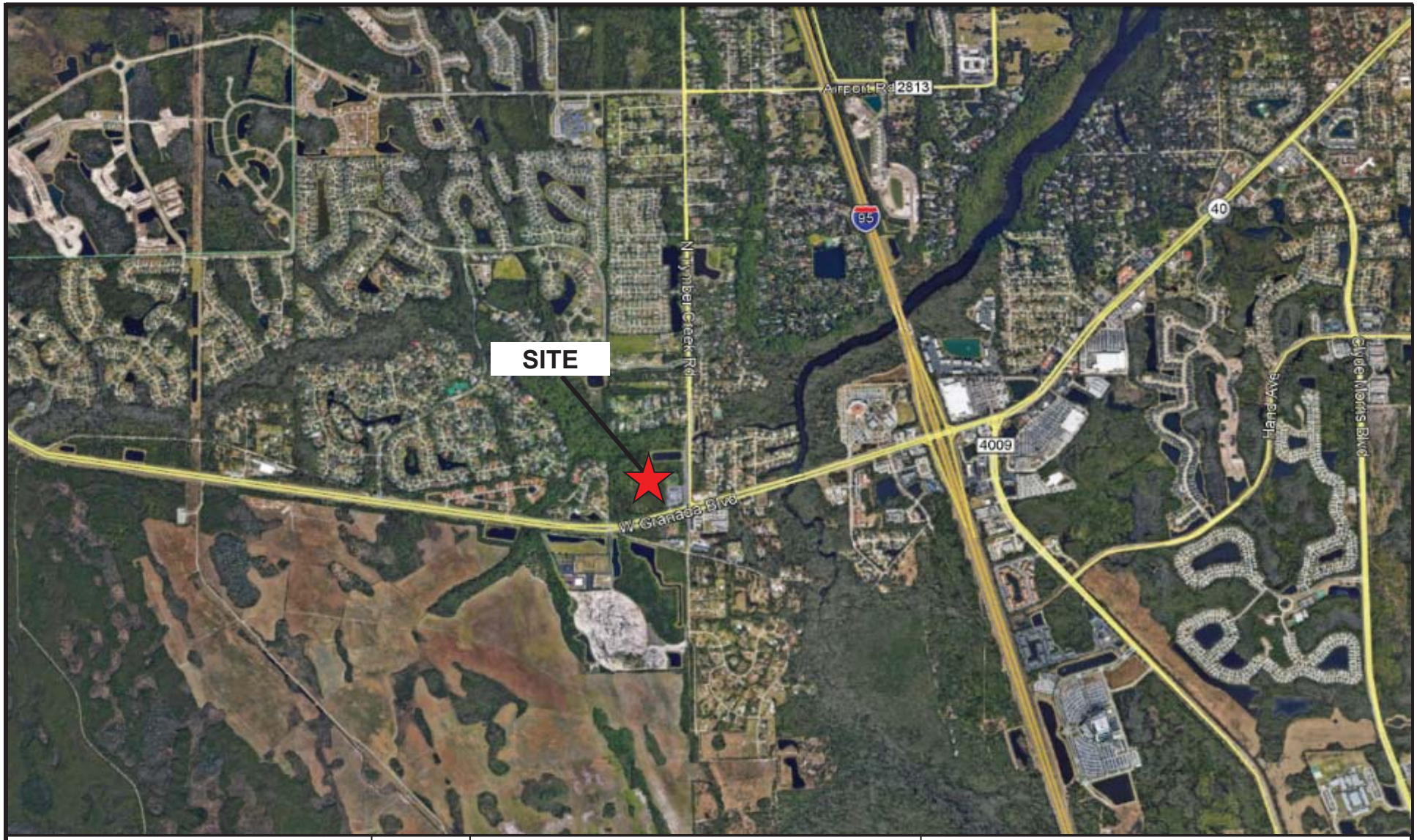
Segments:

- SR 40/Granada Boulevard from Rima Ridge Road to Tymber Creek Road
- Tymber Creek Road from Tymber Run to SR 40

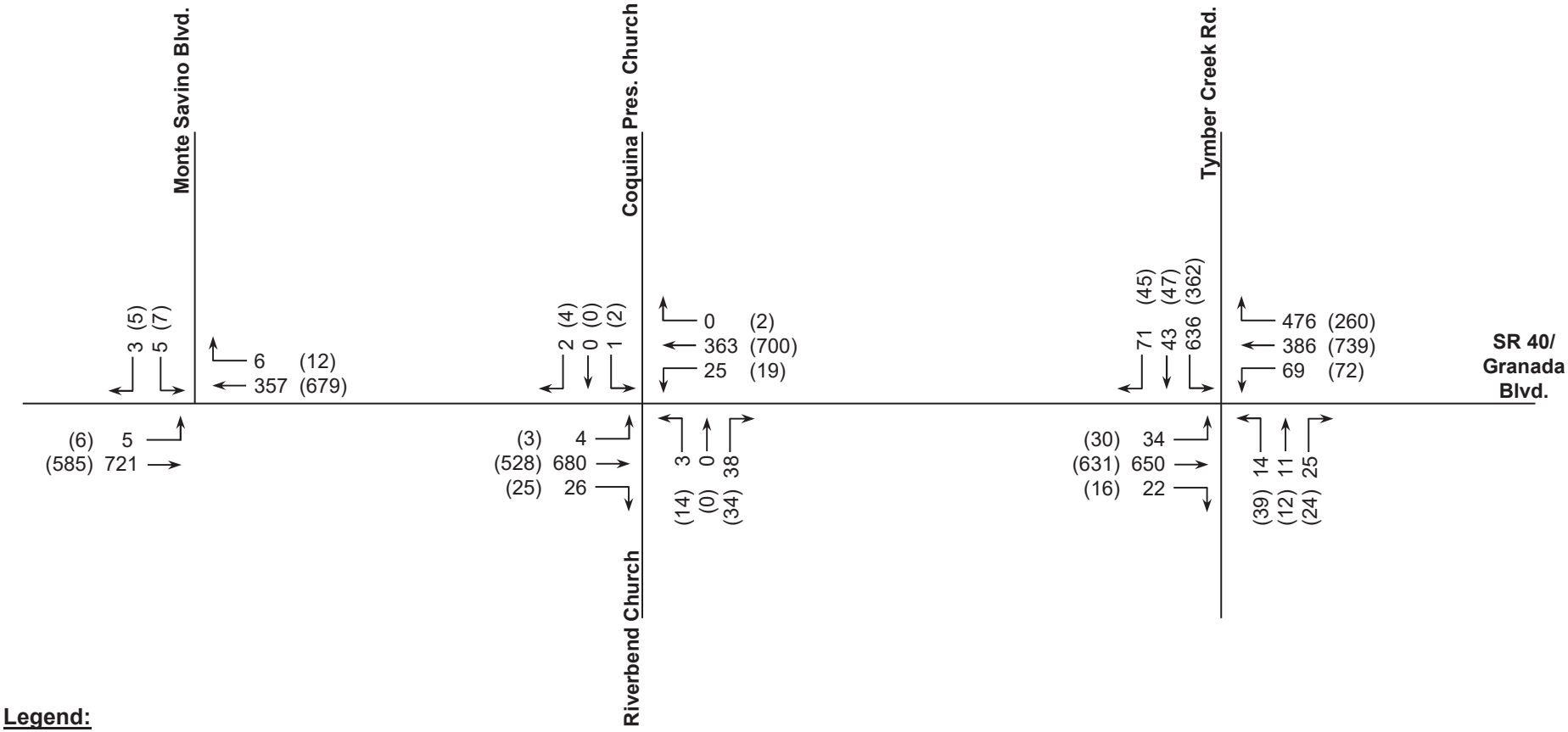
A concept plan is attached as **Exhibit A**.

EXISTING CONDITIONS

Turning movement counts (TMCs) were originally conducted during the a.m. and p.m. peak-hours on September 12th, 2019, and February 23, 2020 at the study area intersections. Additional turning movement counts were conducted at the subject intersections on August 2, 2022, for the purpose of comparing 2022 post-pandemic traffic to those original values. A comparison of these values indicated that area traffic has generally grown at a rate consistent with the historical annual growth rate along the adjacent segment of SR 40. Therefore, to remain conservative, the 2019 turning movement counts were projected to 2022 conditions via application of the historical growth rate. The referenced count data is attached as **Exhibit B**. The seasonally adjusted and projected 2022 a.m. and p.m. peak-hour traffic volumes used in the analysis are presented in **Figure 2**.



Tymber Creek Apartments	N NTS	**Location Map**	LTG Engineering & Planning
		Project No.: 5003.08 / Figure: 1	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:

XX = A.M. Peak-Hour
(XX) = P.M. Peak-Hour

Tymber Creek Apartments	N NTS	**2022 Adjusted Existing A.M. & P.M. Peak-Hour Volumes**	LTG Engineering & Planning
		Project No.: 5003.08 / Figure: 2	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

UNSIGNALIZED INTERSECTION ANALYSIS – EXISITING CONDITIONS

The existing operating conditions at the unsignalized intersections were analyzed using the *Highway Capacity Software, Version 2022* (HCS). This software utilizes the procedures outlined in Chapter 20 of the *Highway Capacity Manual (6th Edition)* titled, "Two-Way Stop-Controlled Intersections". **Table 1** shows the existing a.m. and p.m. peak-hour level of service (LOS) at the study area intersections. The HCS summary sheets are attached as **Exhibit C**. As indicated, the unsignalized intersections currently operate within the adopted LOS.

Table 1
2022 Existing A.M. and P.M. Peak-Hour LOS – Unsignalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
SR 40 at Coquina Presbyterian/ Riverbend Community Church	D	NB	11.9	B	SB	13.5	B
SR 40 at Monte Savino Blvd	D	SB	12.3	B	SB	15.2	C

SIGNALIZED INTERSECTION ANALYSIS – EXISITING CONDITIONS

The LOS at a signalized intersection is based on the average control delay per vehicle for the various movements within the intersection. The operating conditions at the signalized intersection was analyzed using Synchro 10 which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual (6th Edition)*, titled "Signalized Intersections". **Table 2** shows the existing LOS and volume to capacity ratio (v/c) at the study area intersections. The signal timings are provided in **Exhibit D** and the Synchro summary sheets are provided in **Exhibit E**.

Table 2
2022 Existing A.M. and P.M. Peak-Hour LOS - Signalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	38.3	D	No	35.8	D	No

As indicated in **Table 2**, the signalized study area intersection currently operates within the adopted LOS.

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety, and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A: *Free flow, individual users virtually unaffected by the presence of others*
Level of Service B: *Stable flow with a high degree of freedom to select operating conditions*
Level of Service C: *Flow remains stable, but with significant interactions with others*
Level of Service D: *High-density stable flow in which the freedom to maneuver is severely restricted*
Level of Service E: *This condition represents the capacity level of the road*
Level of Service F: *Forced flow in which the traffic exceeds the amount that can be served*

The existing LOS for the study area road segment during the p.m. peak-hour is shown in **Table 3**.

Table 3
Existing P.M. Peak-Hour LOS - Roadway Segments
Tymber Creek Apartments

Roadway	Limits		No. of Lanes	Adopted LOS*	Peak-Hour Two-Way Capacity at Adopted LOS	2021 AADT	Existing P.M. Peak-Hour Two-Way Volume	Existing Volume Exceed Adopted LOS?
	From	To						
SR 40/Granada Blvd.	Rima Ridge Rd.	Tymber Creek Rd.	4	D	3,580	13,300	1,197**	No
Tymber Creek Rd.	SR 40/Granada Blvd.	Tymber Run	4	E	3,410	10,940	940	No

**Adopted LOS and existing AADT obtained from the Volusia County 2021 Historical AADT Spreadsheet*
***Existing PM Peak-Hour Two-Way Volume determined using K-factor*

As indicated in **Table 3**, the study area roadway segments are currently operating within the adopted LOS.

PROJECT TRIP GENERATION

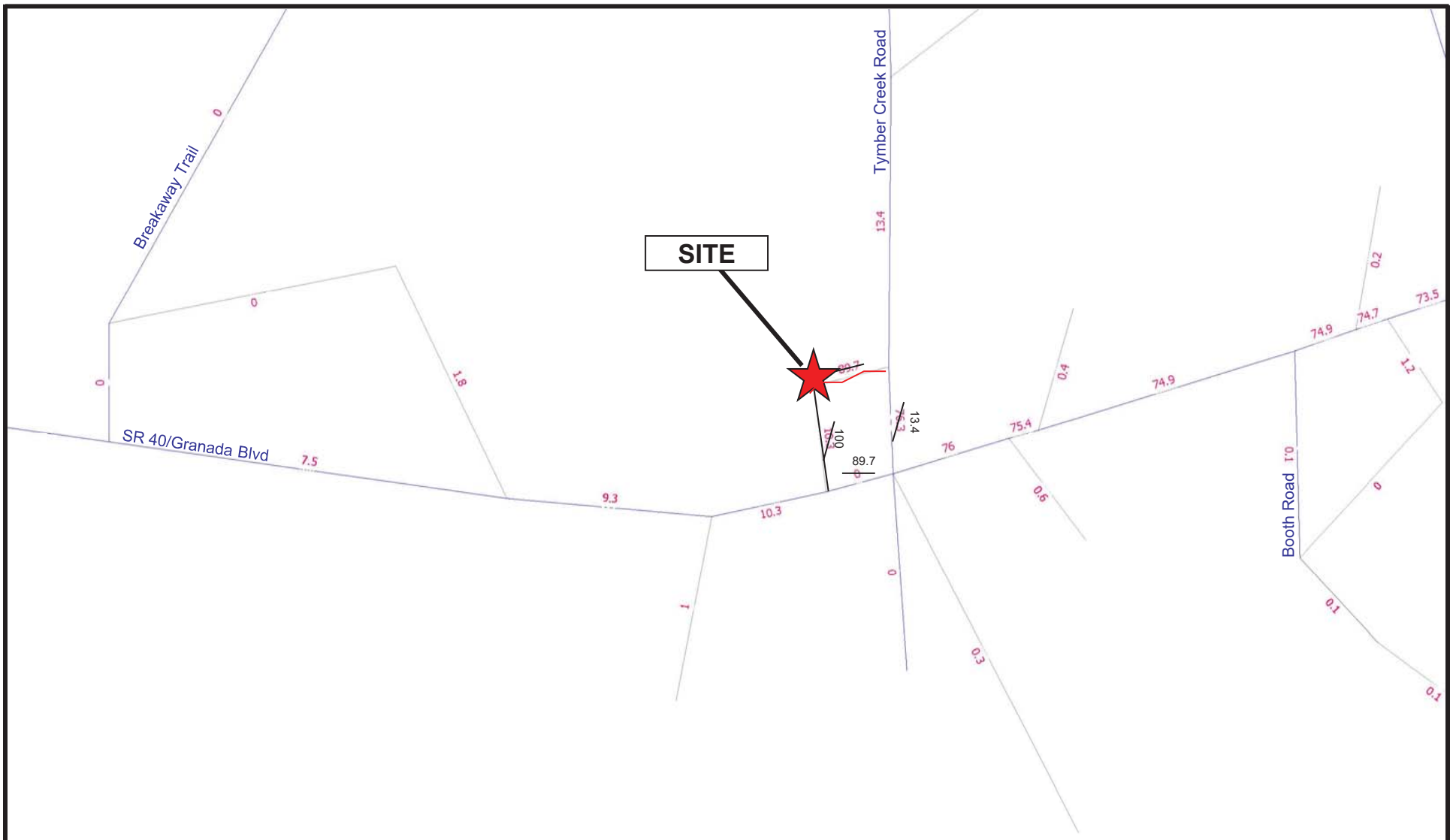
The daily, a.m. and p.m. project trip generation for the proposed development was determined using the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11th Edition*. The project trip generation is presented in **Table 4**.

Table 4
Project Trip Generation
Tymber Creek Apartments

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Mid-Rise Multifamily	221	T=4.77(X)-46.46	300	DU	50%	50%	693	693	1,386
A.M. Peak-Hour			T=0.44(X)-11.61			23%	77%	28	92	120
P.M. Peak-Hour			T=0.39(X)+0.34			61%	39%	71	46	117

PROJECT TRIP DISTRIBUTION

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model (CFRPM), version 6.1 was used to determine the primary project trip distribution. Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. Due to the elimination of access on Tymber Creek Road that was included in the original model run, the model distribution was manually modified to reflect the removal of trips accessing the site via Tymber Creek Road. The manually modified distribution is shown in **Figure 3**.



Tymber Creek Apartments	N NTS	**Project Trip Distribution**		LTG Engineering & Planning
		Project No.: 5003.08	Figure: 3	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2024 BACKGROUND GROWTH

Traffic in the area is expected to grow due to local government approvals. The following section documents the methods used to project future 2024 traffic conditions by using either historical growth rates and/or vested trip information and anticipated project traffic. The growth rates for each study area roadway segment were determined using the following method:

- Historic growth trends calculated based upon the last five years of historic count data to determine a roadway segment's applicable trend growth rate using the best fitted regression analysis.
- If the R^2 value is less than 0.70, then ten (10) years of historical traffic data will be used to determine the trends growth rate using the best fitted regressions analysis.
- If the R^2 is still less than 0.70, the R^2 for the adjoining northbound and southbound segments will be analyzed to determine the average growth rate of adjoining segments can be utilized.
- Then the growth rate shall be determined by the trend fitted curve. If the overall trend fitted curve is positive, 2% shall be used. If the overall trend fitted curve is negative, then a 1% growth rate will be applied.
- In no case shall the growth rate be negative.
- Vested trips will be applied in addition to growth rates where applicable.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, the background growth will be determined using either vested trips or the growth rate, whichever is more conservative.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, and there is a high number of vested trips to be applied by multiple vested projects with various land uses, a request may be made to reduce vested traffic by 30% if the vested traffic is 30% of the total background growth.
- At the request of Volusia County, Exponential Regression will not be used to determine the growth of a roadway segment.

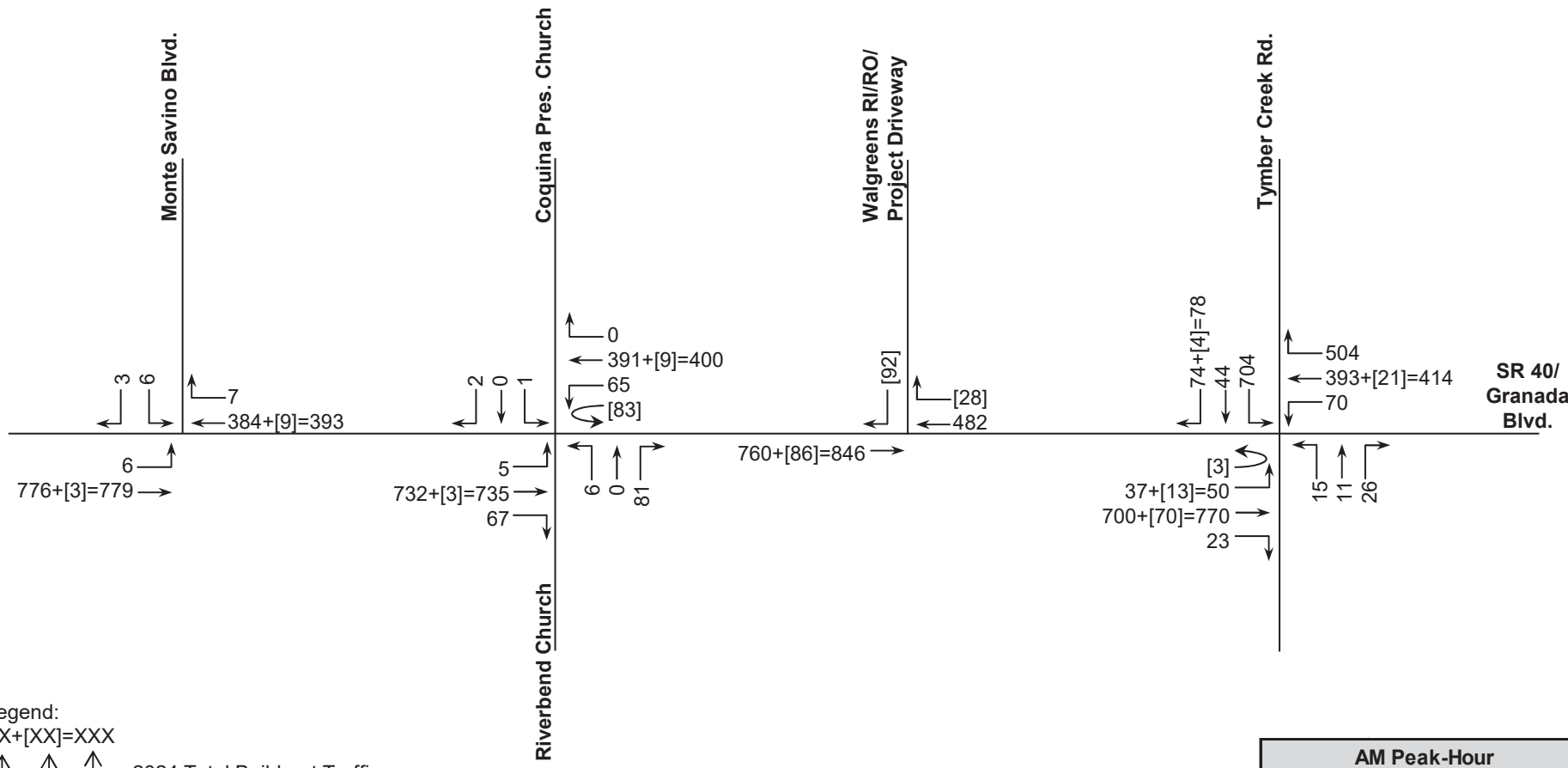
The growth comparison and applied growth used in the analysis are provided in **Table 5**. The Traffic Trends analysis worksheets are contained in **Exhibit F**. As requested by the City of Ormond Beach, anticipated additional student traffic from the Riverbend Academy (private School connected to Riverbend Church) expansion was included in the a.m. peak-hour analysis, using estimated trip generation for an additional 140 students, totaling 450 students. It should be noted that any additional growth of the Riverbend Academy would be reflected in future background growth.

PROJECT TRIP ASSIGNMENT

Using the project trip distribution and trip generation, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. **Figures 4A and 4B** graphically depict the 2024 background and project trips assigned to the study area intersections.

Table 5
Applied Annual Growth Rates
Tymber Creek Apartments

Roadway	Limits		5-Year			10-Year			Applied Growth Rate	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Existing AADT Year	Build-Out Year	Growth (# of Trips)	Growth Method Applied
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate								
SR 40	Rima Ridge Rd	Tymber Creek Rd	Decaying Exp.	63.8%	0.97%	Linear	92.5%	3.86%	3.86%	Y	0	1,197	2021	2024	139	Historical Growth
Tymber Creek Rd	Tymber Run	SR 40	Decaying Exp.	80.9%	-3.30%	-	-	-	1.00%	N	164	940	2021	2024	28	Historical + Vested



Legend:
XX+[XX]=XXX
2024 Total Build-out Traffic
Project Trips
2024 Background Traffic

AM Peak-Hour		
Enter	Exit	Total
28	92	120

Tymber Creek Apartments

N

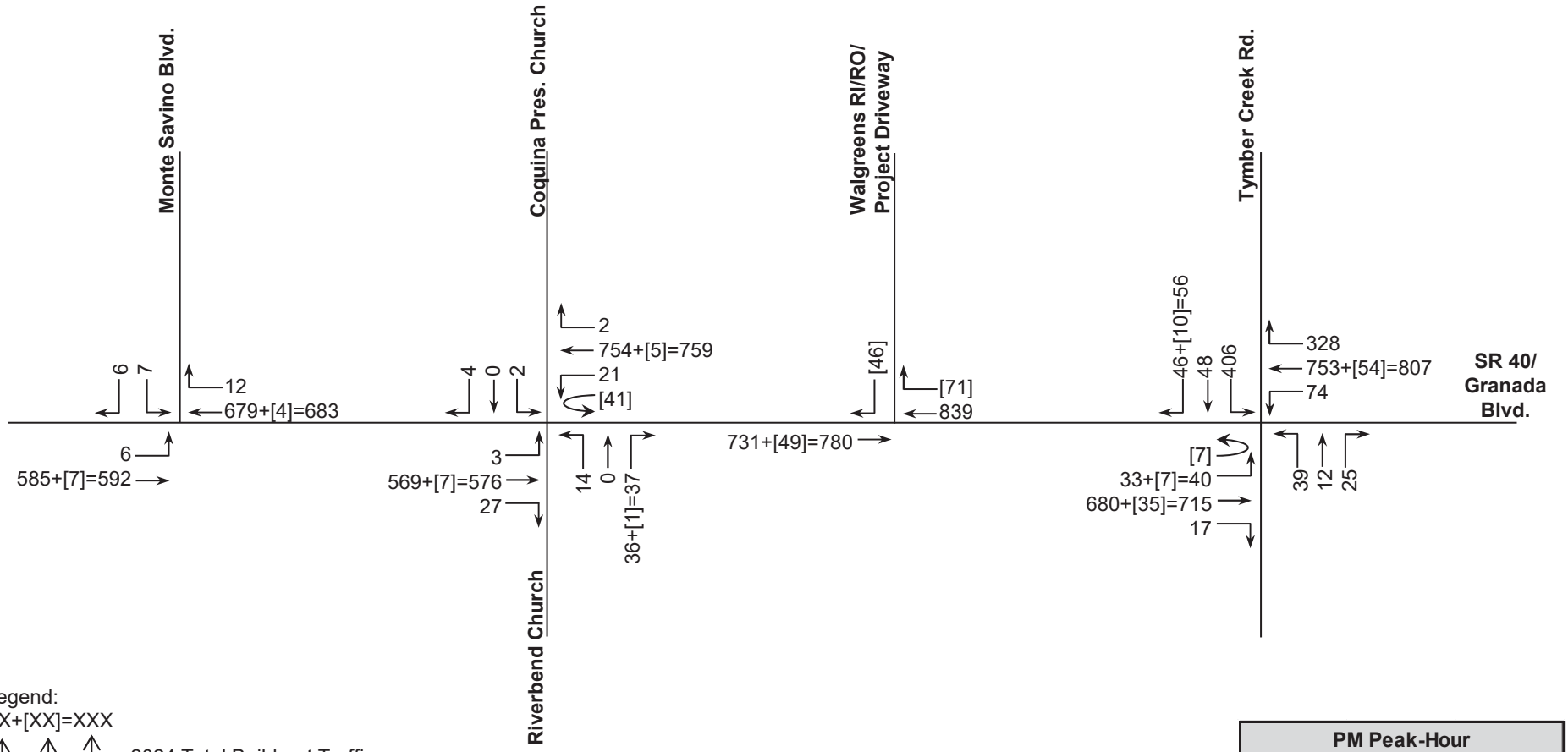
NTS

2024 A.M. Peak-Hour Build-Out Volumes

Project No.: 5003.08

Figure: 4A

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Legend:
XX+[XX]=XXX
- 2024 Total Build-out Traffic
- Project Trips
- 2024 Background Traffic

PM Peak-Hour		
Enter	Exit	Total
71	46	117

Tymber Creek Apartments

N

NTS

2024 P.M. Peak-Hour Build-Out Volumes

Project No.: 5003.08

Figure: 4B

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UNSIGNALIZED INTERSECTION ANALYSIS – BUILD-OUT CONDITIONS

The study area intersections were analyzed to determine the operational LOS during the a.m. and p.m. peak-hours under 2024 build-out conditions. The results of the build-out conditions analysis are summarized in **Table 6**. The HCS summary sheets are attached as **Exhibit G**.

As indicated in **Table 6**, the study area intersections are anticipated to operate within the adopted LOS under build-out conditions.

Table 6
2024 Build-Out A.M. and P.M. Peak-Hour LOS - Unsignalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
SR 40 at Coquina Presbyterian/ Riverbend Community Church	D	SB	15.0	C	SB	15.4	C
SR 40 at Monte Savino Blvd	D	SB	13.0	B	SB	15.0	C
SR 40 at Walgreens/Project Driveway RI/RO	D	SB	10.6	B	SB	12.0	B

SIGNALIZED INTERSECTION ANALYSIS – BUILD-OUT CONDITIONS

The signalized intersection was analyzed to determine the operational LOS under build-out conditions and the results are presented in **Table 7**. The Synchro summary sheets are also contained in **Exhibit H**.

As indicated in **Table 7**, the signalized study area intersection is anticipated to operate within the adopted LOS under build-out conditions. It is noted that, although build-out intersection analysis indicates that the subject signalized intersection is anticipated to operate acceptably with no adverse impacts due to project traffic from the proposed development, the Developer intends to improve the geometry of the existing eastbound approach by extending the eastbound left-turn lane by 25 feet (See **Exhibit A**).

Table 7
2024 Build-Out A.M. and P.M. Peak-Hour LOS - Signalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	40.2	D	No	37.1	D	No

ROADWAY SEGMENT ANALYSIS – BUILD-OUT CONDITIONS

The traffic analysis for the roadway segments involves the comparison of the future peak-hour two-way volumes to available capacity. **Table 8** presents the results of the p.m. peak-hour two-way road segment analyses for the study area roadway segment under 2024 build-out conditions. As indicated in the table, the study area roadway segments are anticipated to operate within the adopted LOS.

Table 8
2024 Build-Out PM Peak-Hour Two-Way LOS – Roadway Segments
Tymber Creek Apartments

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2021 Existing PM Peak-Hour Two-Way Volume	2024 Applied Growth Rate	Vested Trips	2024 Background Traffic	Background PM Volume Exceed Adopted LOS?	Project Distribution	Project Trips	2024 Build-Out Traffic	2024 Build-Out Traffic Exceed Adopted LOS?
SR 40	Rima Ridge Road	Tymber Creek Road	4	D	3,580	1,197	3.86%	0	1,336	No	100%	117	1,453	No
Tymber Creek Road	Tymber Run	SR 40	4	E	3,410	940	1.00%	164	1,132	No	13.4%	16	1,148	No

ACCESS ANALYSIS

SR 40 adjacent to the proposed development is a four-lane divided urban arterial with a posted speed limit of 50 miles per hour (mph). The FDOT access management class of SR 40 is Access Class 3. Access Class 3 allows full median openings, including traffic signals, every 2,640-ft. (1/2-mile), directional median openings every 1,320-ft. (1/4-mile), and driveway connections every 660-ft.

An analysis was conducted using National Cooperative Highway Research Program Report 457 (NCHRP 457) standards to determine if turn lanes are warranted at the right-in/right-out project driveway under build-out conditions. The NCHRP 457 summary sheets are included in **Exhibit I**. Based on the NCHRP 457 reports, the 2022-2023 FDOT FDM Exhibit 212-1 and the posted speed limit of 50-mph, a 350-foot westbound right-turn lane (includes taper) is warranted, however, there is an existing 150-foot (includes taper) westbound right-turn lane at the driveway, which is constrained because of its proximity to the signalized intersection of SR 40/Granada Boulevard at Tymber Creek Road. It is noted that this project access has been approved by FDOT at the time of this analysis update.

CONCLUSION

A full TIA was conducted for Tymber Creek Apartments in October 2020. Since the submittal and approval of that analysis by the City of Ormond Beach in 2020, the proposed access has been reduced to SR 40 only via the existing right-in/right-out Walgreen's driveway and only the residential component of the previously analyzed development is being proposed for build-out in 2024. The intent of this traffic assessment is to provide update of the analyses that reflects the current proposed access, development program, and traffic data. The results of the analysis are summarized below:

Existing Conditions

- The unsignalized study area intersections currently operate within the adopted LOS.
- The signalized study area intersection currently operates within the adopted LOS.
- The study area roadway segments are currently operating within the adopted LOS.

Build-out Conditions

- The unsignalized study area intersections will continue to operate with the adopted LOS.
- The signalized study area intersection will continue to operate within the adopted LOS.
- The study area roadway segments will continue to operate within the adopted LOS.
- Based on the NCHRP 457 reports, the 2022-2023 FDOT FDM Exhibit 212-1 and the posted speed limit of 50-mph, a 350-foot westbound right-turn lane (includes taper) is warranted at the project driveway, however, there is an existing 150-foot (includes taper) westbound right-turn lane at the driveway, which is constrained because of its proximity to the signalized intersection of SR 40/Granada Boulevard at Tymber Creek Road. It is noted that this project access has been approved by FDOT at the time of this analysis update.

There have been no adverse changes to the results of the previously approved TIA due to updates reflected in these analyses.

Attachments: Exhibit A – Preliminary Site Plan
Exhibit B – Turning Movement Counts
Exhibit C – Unsignalized Intersections Existing Conditions - HCS Summary Sheets

Exhibit D – Signal Timings
Exhibit E – Signalized Intersection Existing Conditions – Synchro Summary Sheets
Exhibit F – FDOT Traffic Trends
Exhibit G – Unsignalized Intersections Build-out Conditions
Exhibit H – Signalized Intersection Build-out Conditions
Exhibit I – NCHRP 457 Reports

I affirm, by affixing my signature and seal below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional engineering.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

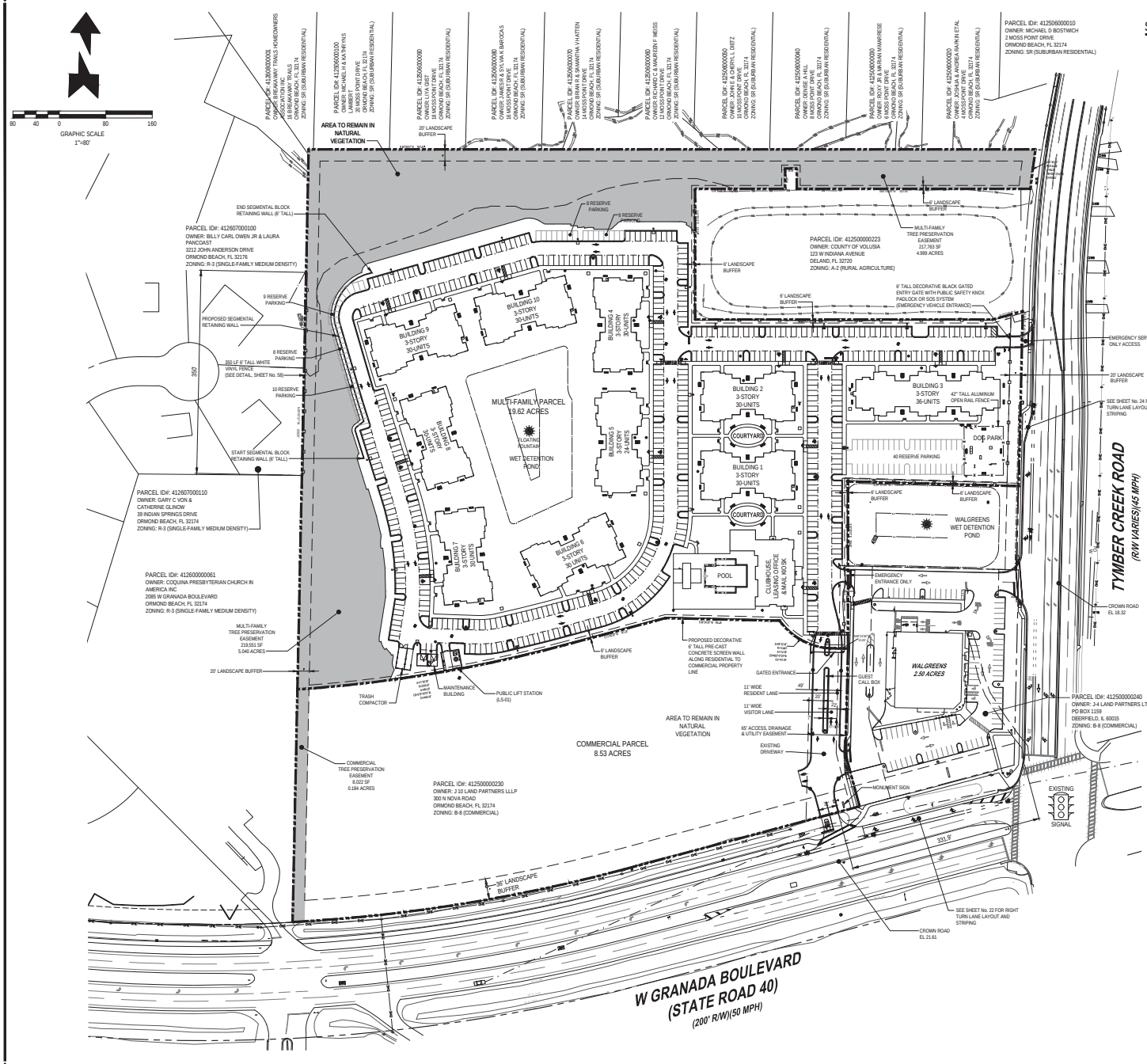
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LTG, INC.
1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
REGISTRATION No. 9227
George A. Galan, P.E. NO. 60080

LTG Engineering & Planning

EXHIBIT A
Preliminary Site Plan

LTG Engineering & Planning



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	325,816	7.479	38.1
WET DETENTION PONDS	19,162	0.440	2.2
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL DEVELOPMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

15

EXHIBIT B
Raw Turning Movement Counts

LTG Engineering & Planning

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 1

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	78	9	10	0	97	9	55	72	0	136	2	5	7	0	14	6	114	1	0	121	368
07:15 AM	101	10	9	0	120	15	63	83	0	161	2	2	5	0	9	5	137	4	0	146	436
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
Total	458	37	47	0	542	58	261	367	0	686	11	10	24	0	45	27	529	13	0	569	1842
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
08:30 AM	107	7	13	0	127	18	80	69	0	167	4	4	7	0	15	7	111	2	0	120	429
08:45 AM	112	9	11	0	132	10	66	56	0	132	6	3	6	0	15	7	101	3	0	111	390
Total	468	34	55	0	557	51	323	308	0	682	15	13	22	0	50	26	473	15	0	514	1803
04:00 PM	45	6	10	0	61	11	145	73	0	229	7	3	10	0	20	10	119	3	0	132	442
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
Total	267	30	39	0	336	61	590	242	0	893	30	8	25	0	63	29	513	14	0	556	1848
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
05:15 PM	63	13	9	0	85	16	156	83	0	255	4	2	8	0	14	5	111	4	0	120	474
05:30 PM	58	10	10	0	78	18	146	80	0	244	8	2	6	0	16	6	117	3	0	126	464
05:45 PM	46	9	8	0	63	16	138	86	0	240	9	1	4	0	14	6	88	2	0	96	413
Total	245	47	35	0	327	60	608	296	0	964	30	10	23	0	63	23	446	11	0	480	1834
Grand Total	1438	148	176	0	1762	230	1782	1213	0	3225	86	41	94	0	221	105	1961	53	0	2119	7327
Apprch %	81.6	8.4	10	0		7.1	55.3	37.6	0		38.9	18.6	42.5	0		5	92.5	2.5	0		
Total %	19.6	2	2.4	0	24	3.1	24.3	16.6	0	44	1.2	0.6	1.3	0	3	1.4	26.8	0.7	0	28.9	

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 2

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
Automobiles	1422	141	164	0	1727	223	1743	1167	0	3133	74	34	81	0	189	91	1917	44	0	2052	7101
% Automobiles	98.9	95.3	93.2	0	98	97	97.8	96.2	0	97.1	86	82.9	86.2	0	85.5	86.7	97.8	83	0	96.8	96.9
Commercial	16	7	12	0	35	7	39	46	0	92	12	7	13	0	32	14	44	9	0	67	226
% Commercial	1.1	4.7	6.8	0	2	3	2.2	3.8	0	2.9	14	17.1	13.8	0	14.5	13.3	2.2	17	0	3.2	3.1

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

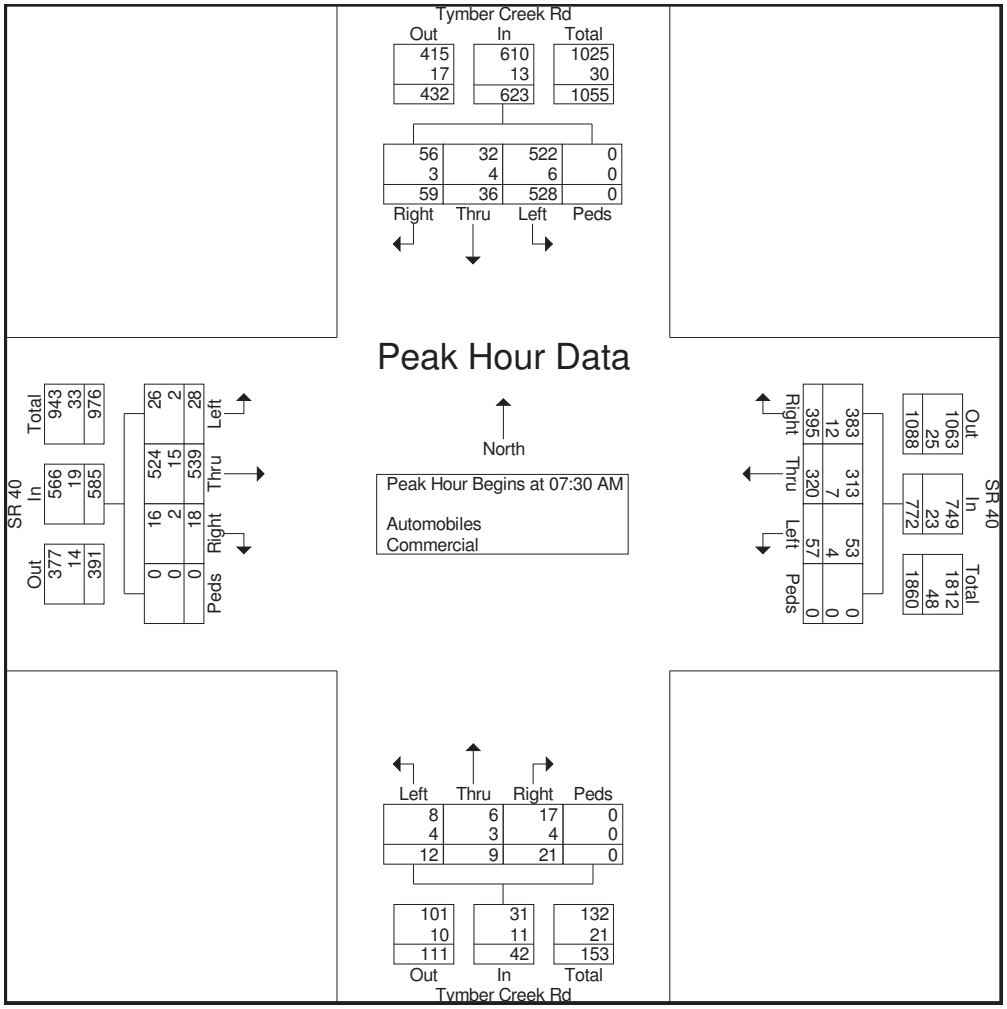
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 3

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
Total Volume	528	36	59	0	623	57	320	395	0	772	12	9	21	0	42	28	539	18	0	585	2022
% App. Total	84.8	5.8	9.5	0		7.4	41.5	51.2	0		28.6	21.4	50	0		4.8	92.1	3.1	0		
PHF	.917	.900	.868	.000	.956	.792	.825	.914	.000	.980	.750	.750	.750	.000	.808	.700	.853	.750	.000	.845	.928
Automobiles	522	32	56	0	610	53	313	383	0	749	8	6	17	0	31	26	524	16	0	566	1956
% Automobiles	98.9	88.9	94.9	0	97.9	93.0	97.8	97.0	0	97.0	66.7	66.7	81.0	0	73.8	92.9	97.2	88.9	0	96.8	96.7
Commercial	6	4	3	0	13	4	7	12	0	23	4	3	4	0	11	2	15	2	0	19	66
% Commercial	1.1	11.1	5.1	0	2.1	7.0	2.2	3.0	0	3.0	33.3	33.3	19.0	0	26.2	7.1	2.8	11.1	0	3.2	3.3

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 4



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

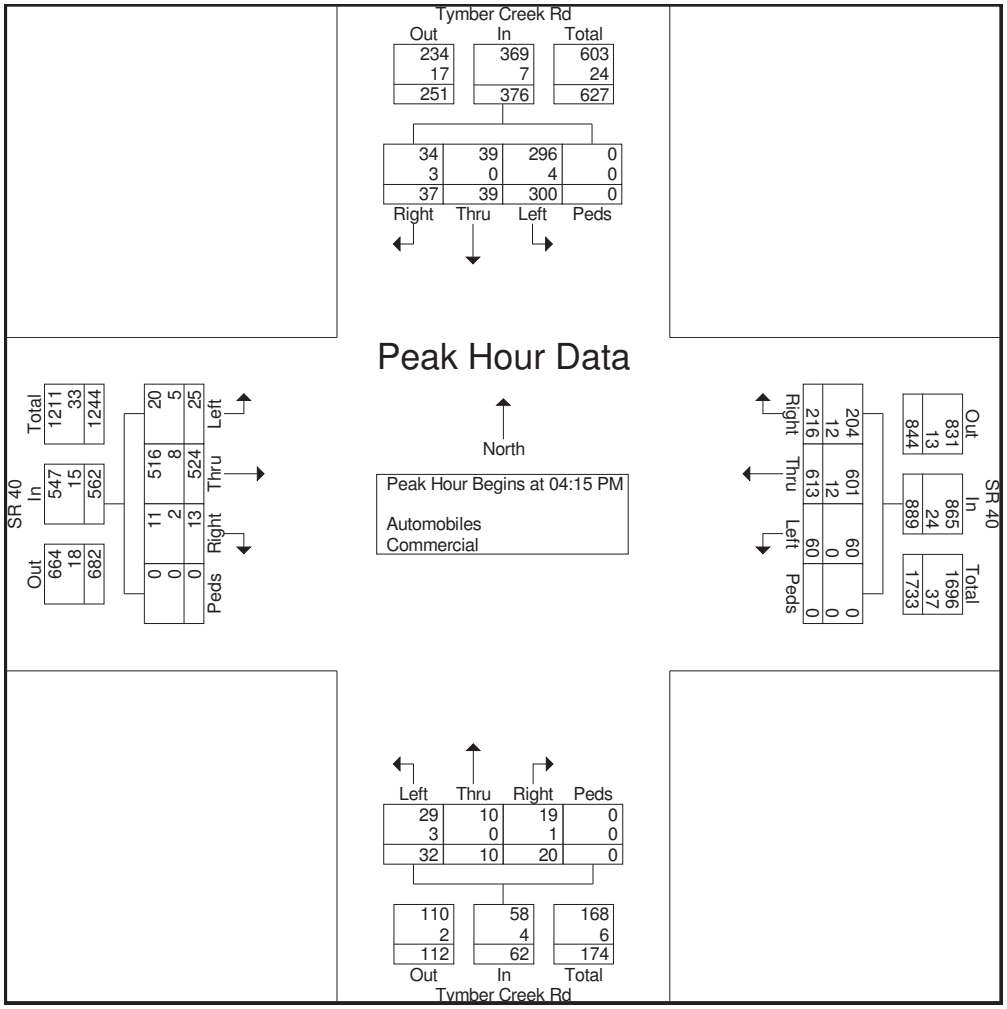
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 5

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
Total Volume	300	39	37	0	376	60	613	216	0	889	32	10	20	0	62	25	524	13	0	562	1889
% App. Total	79.8	10.4	9.8	0		6.7	69	24.3	0		51.6	16.1	32.3	0		4.4	93.2	2.3	0		
PHF	.915	.650	.841	.000	.922	.833	.912	.806	.000	.896	.800	.500	.833	.000	.816	.781	.862	.813	.000	.867	.978
Automobiles	296	39	34	0	369	60	601	204	0	865	29	10	19	0	58	20	516	11	0	547	1839
% Automobiles	98.7	100	91.9	0	98.1	100	98.0	94.4	0	97.3	90.6	100	95.0	0	93.5	80.0	98.5	84.6	0	97.3	97.4
Commercial	4	0	3	0	7	0	12	12	0	24	3	0	1	0	4	5	8	2	0	15	50
% Commercial	1.3	0	8.1	0	1.9	0	2.0	5.6	0	2.7	9.4	0	5.0	0	6.5	20.0	1.5	15.4	0	2.7	2.6

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 6



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 Tymber at SR 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 7

Groups Printed- Peds

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
04:45 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
05:15 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	3
05:30 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	1	1	0	0	0	2	2	0	0	0	0	0	0	0	0	3	3	6
Grand Total	0	0	0	2	2	0	0	0	3	3	0	0	0	1	1	0	0	0	3	3	9
Apprch %	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
Total %	0	0	0	22.2	22.2	0	0	0	33.3	33.3	0	0	0	11.1	11.1	0	0	0	33.3	33.3	

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 1

Groups Printed- Automobiles - Commercial

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	0	0	2	0	54	1	55	0	0	0	0	1	142	0	143	200
07:15 AM	1	0	1	2	0	54	2	56	0	0	0	0	0	165	0	165	223
07:30 AM	1	0	1	2	0	63	0	63	0	0	0	0	0	155	0	155	220
07:45 AM	3	0	1	4	0	76	3	79	0	0	0	0	1	181	0	182	265
Total	7	0	3	10	0	247	6	253	0	0	0	0	2	643	0	645	908
08:00 AM	0	0	0	0	0	84	0	84	0	0	0	0	1	170	0	171	255
08:15 AM	0	0	1	1	0	83	2	85	0	0	0	0	2	170	0	172	258
08:30 AM	2	0	1	3	0	88	3	91	0	0	0	0	1	148	0	149	243
08:45 AM	1	0	0	1	0	80	1	81	0	0	0	0	0	127	0	127	209
Total	3	0	2	5	0	335	6	341	0	0	0	0	4	615	0	619	965
04:00 PM	0	0	0	0	0	140	0	140	0	0	0	0	0	140	0	140	280
04:15 PM	1	0	1	2	0	147	2	149	0	0	0	0	1	131	0	132	283
04:30 PM	1	0	0	1	0	142	1	143	0	0	0	0	1	147	0	148	292
04:45 PM	1	0	2	3	0	173	4	177	0	0	0	0	2	141	0	143	323
Total	3	0	3	6	0	602	7	609	0	0	0	0	4	559	0	563	1178
05:00 PM	2	0	0	2	0	153	2	155	0	0	0	0	1	138	0	139	296
05:15 PM	3	0	3	6	0	162	4	166	0	0	0	0	2	117	0	119	291
05:30 PM	1	0	1	2	0	175	1	176	0	0	0	0	0	112	0	112	290
05:45 PM	1	0	0	1	0	156	1	157	0	0	0	0	1	105	0	106	264
Total	7	0	4	11	0	646	8	654	0	0	0	0	4	472	0	476	1141
Grand Total	20	0	12	32	0	1830	27	1857	0	0	0	0	14	2289	0	2303	4192
Apprch %	62.5	0	37.5		0	98.5	1.5		0	0	0		0.6	99.4	0		
Total %	0.5	0	0.3	0.8	0	43.7	0.6	44.3	0	0	0	0	0.3	54.6	0	54.9	
Automobiles	19	0	11	30	0	1750	27	1777	0	0	0	0	12	2186	0	2198	4005
% Automobiles	95	0	91.7	93.8	0	95.6	100	95.7	0	0	0	0	85.7	95.5	0	95.4	95.5
Commercial	1	0	1	2	0	80	0	80	0	0	0	0	2	103	0	105	187
% Commercial	5	0	8.3	6.2	0	4.4	0	4.3	0	0	0	0	14.3	4.5	0	4.6	4.5

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

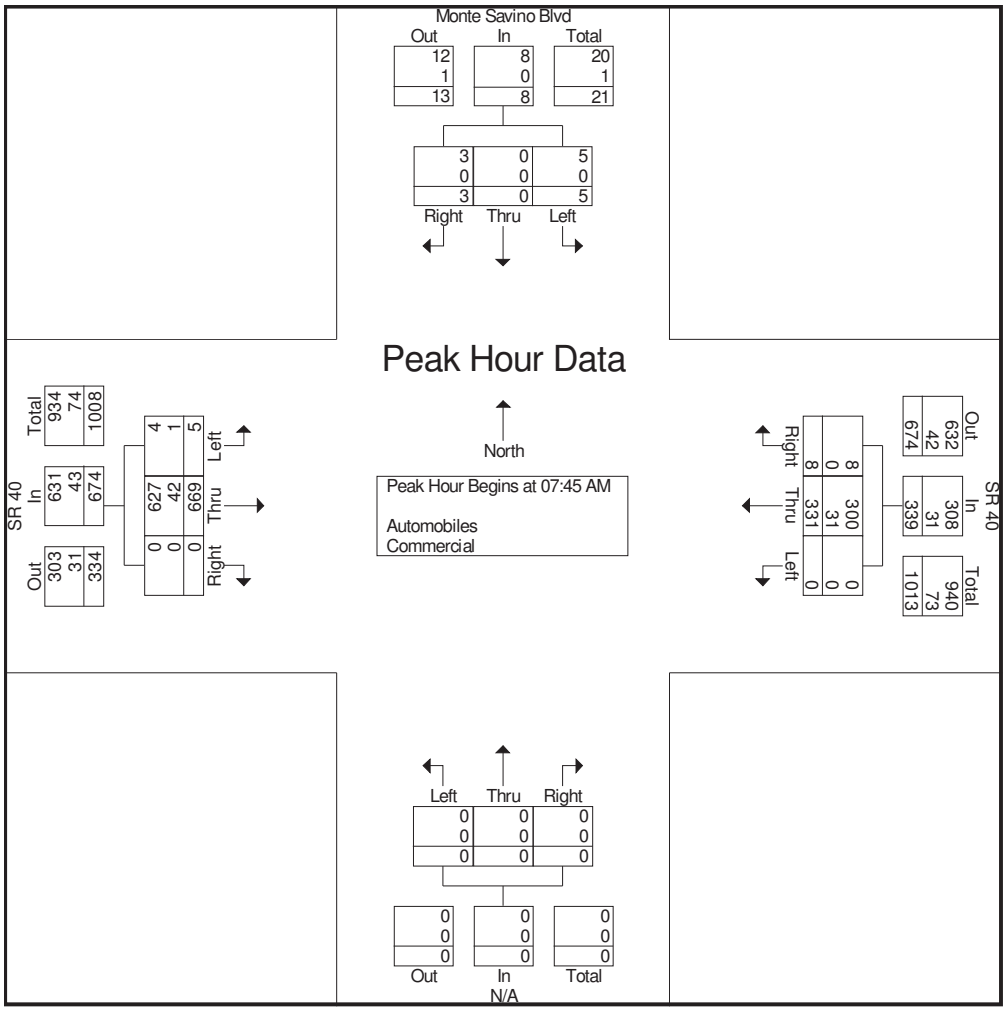
File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 2

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	3	0	1	4	0	76	3	79	0	0	0	0	1	181	0	182	265
08:00 AM	0	0	0	0	0	84	0	84	0	0	0	0	1	170	0	171	255
08:15 AM	0	0	1	1	0	83	2	85	0	0	0	0	2	170	0	172	258
08:30 AM	2	0	1	3	0	88	3	91	0	0	0	0	1	148	0	149	243
Total Volume	5	0	3	8	0	331	8	339	0	0	0	0	5	669	0	674	1021
% App. Total	62.5	0	37.5		0	97.6	2.4		0	0	0		0.7	99.3	0		
PHF	.417	.000	.750	.500	.000	.940	.667	.931	.000	.000	.000	.000	.625	.924	.000	.926	.963
Automobiles	5	0	3	8	0	300	8	308	0	0	0	0	4	627	0	631	947
% Automobiles	100	0	100	100	0	90.6	100	90.9	0	0	0	0	80.0	93.7	0	93.6	92.8
Commercial	0	0	0	0	0	31	0	31	0	0	0	0	1	42	0	43	74
% Commercial	0	0	0	0	0	9.4	0	9.1	0	0	0	0	20.0	6.3	0	6.4	7.2

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 3



DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

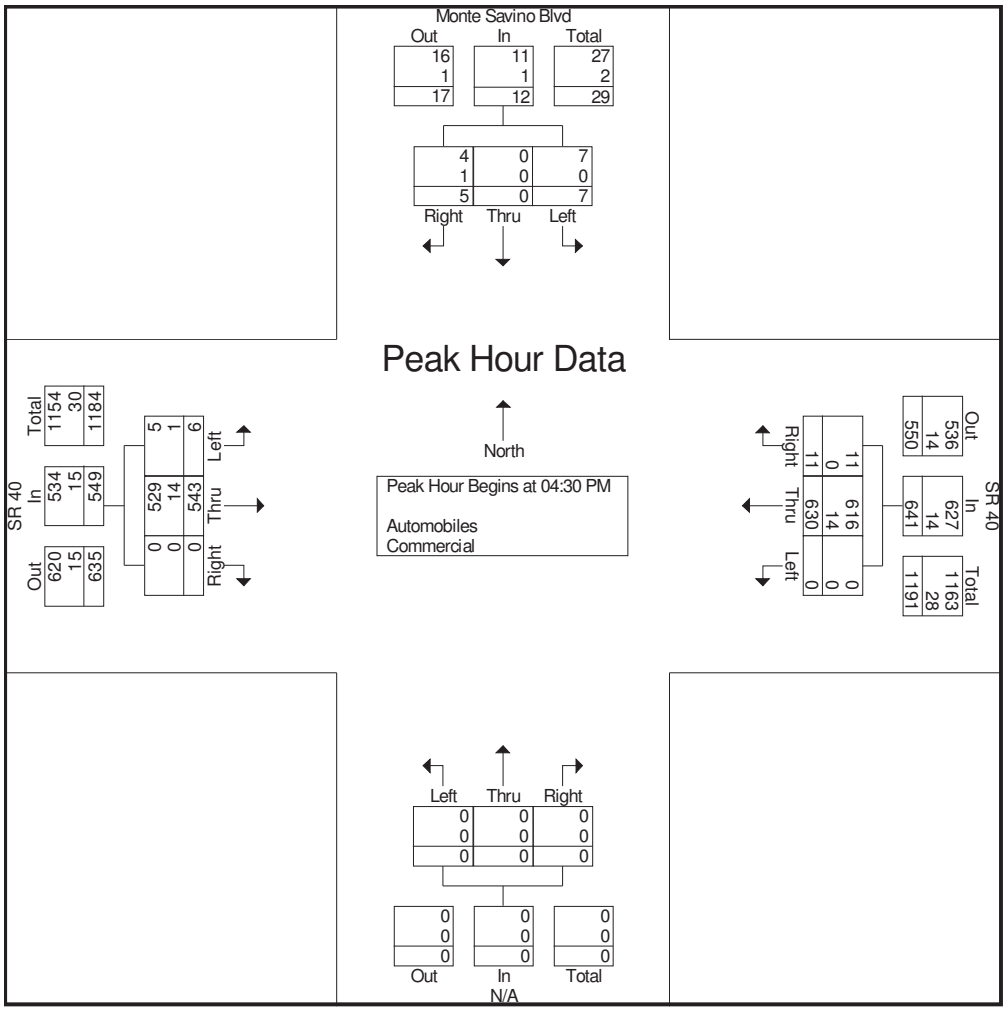
File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 4

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	1	0	0	1	0	142	1	143	0	0	0	0	1	147	0	148	292
04:45 PM	1	0	2	3	0	173	4	177	0	0	0	0	2	141	0	143	323
05:00 PM	2	0	0	2	0	153	2	155	0	0	0	0	1	138	0	139	296
05:15 PM	3	0	3	6	0	162	4	166	0	0	0	0	2	117	0	119	291
Total Volume	7	0	5	12	0	630	11	641	0	0	0	0	6	543	0	549	1202
% App. Total	58.3	0	41.7		0	98.3	1.7		0	0	0		1.1	98.9	0		
PHF	.583	.000	.417	.500	.000	.910	.688	.905	.000	.000	.000	.000	.750	.923	.000	.927	.930
Automobiles	7	0	4	11	0	616	11	627	0	0	0	0	5	529	0	534	1172
% Automobiles	100	0	80.0	91.7	0	97.8	100	97.8	0	0	0	0	83.3	97.4	0	97.3	97.5
Commercial	0	0	1	1	0	14	0	14	0	0	0	0	1	14	0	15	30
% Commercial	0	0	20.0	8.3	0	2.2	0	2.2	0	0	0	0	16.7	2.6	0	2.7	2.5

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 5



DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 6

Groups Printed- Peds

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 1

Groups Printed- Automobiles - Commercial

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	2	59	0	61	0	0	1	1	0	142	4	146	208
07:15 AM	0	0	0	0	1	55	0	56	0	0	3	3	0	158	9	167	226
07:30 AM	0	0	1	1	5	69	0	74	0	0	5	5	0	149	9	158	238
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
Total	0	0	1	1	15	264	0	279	1	0	17	18	1	619	33	653	951
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
08:45 AM	0	0	0	0	2	83	0	85	0	0	10	10	3	125	2	130	225
Total	1	0	2	3	18	339	0	357	2	0	37	39	6	586	15	607	1006
04:00 PM	0	0	0	0	2	140	1	143	3	0	9	12	0	139	3	142	297
04:15 PM	0	0	0	0	3	145	0	148	2	0	9	11	1	132	2	135	294
04:30 PM	0	0	0	0	4	138	0	142	2	0	8	10	1	144	1	146	298
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
Total	1	0	2	3	15	592	1	608	10	0	33	43	2	558	8	568	1222
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
05:45 PM	0	0	0	0	2	144	0	146	2	0	8	10	0	100	3	103	259
Total	1	0	2	3	14	625	2	641	12	0	34	46	3	447	24	474	1164
Grand Total	3	0	7	10	62	1820	3	1885	25	0	121	146	12	2210	80	2302	4343
Apprch %	30	0	70		3.3	96.6	0.2		17.1	0	82.9		0.5	96	3.5		
Total %	0.1	0	0.2	0.2	1.4	41.9	0.1	43.4	0.6	0	2.8	3.4	0.3	50.9	1.8	53	
Automobiles	3	0	7	10	58	1730	3	1791	24	0	117	141	11	2106	74	2191	4133
% Automobiles	100	0	100	100	93.5	95.1	100	95	96	0	96.7	96.6	91.7	95.3	92.5	95.2	95.2
Commercial	0	0	0	0	4	90	0	94	1	0	4	5	1	104	6	111	210
% Commercial	0	0	0	0	6.5	4.9	0	5	4	0	3.3	3.4	8.3	4.7	7.5	4.8	4.8

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

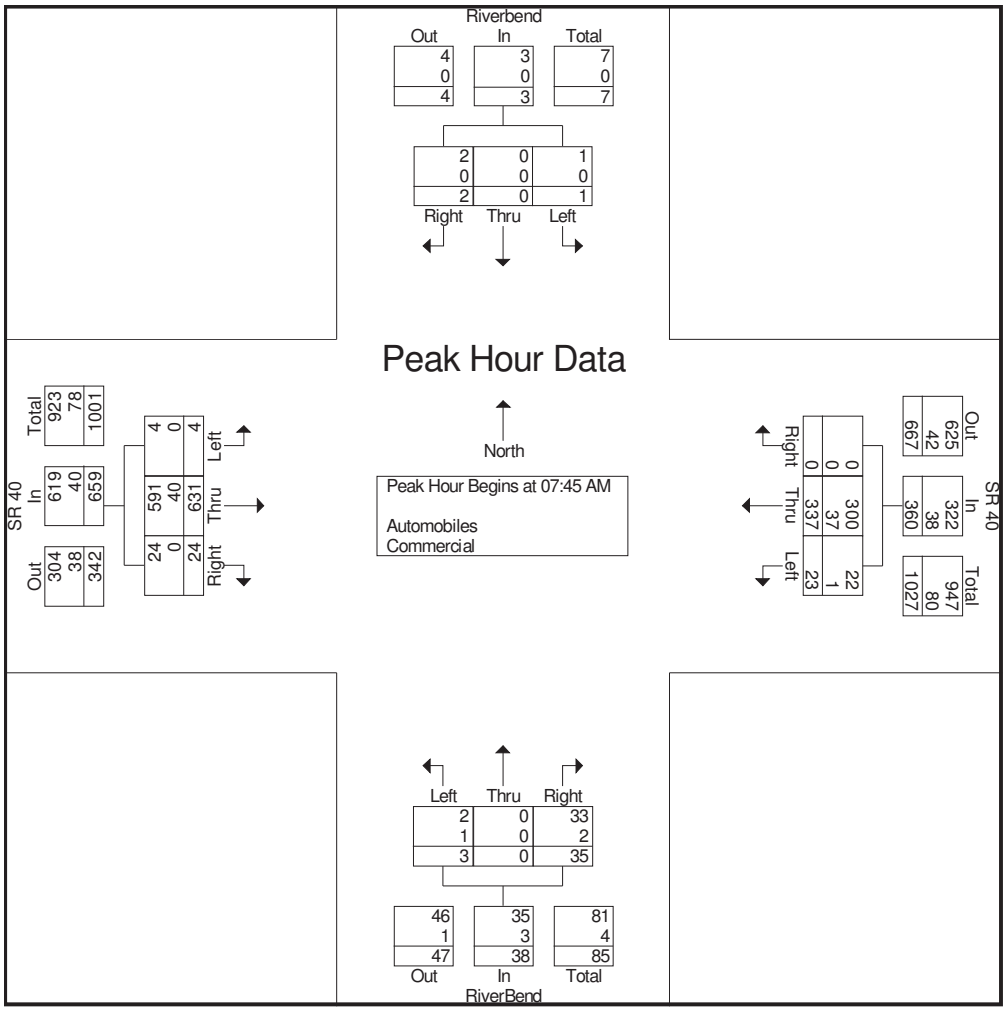
File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 2

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
Total Volume	1	0	2	3	23	337	0	360	3	0	35	38	4	631	24	659	1060
% App. Total	33.3	0	66.7		6.4	93.6	0		7.9	0	92.1		0.6	95.8	3.6		
PHF	.250	.000	.250	.375	.821	.947	.000	.978	.750	.000	.875	.864	.500	.928	.545	.905	.950
Automobiles	1	0	2	3	22	300	0	322	2	0	33	35	4	591	24	619	979
% Automobiles	100	0	100	100	95.7	89.0	0	89.4	66.7	0	94.3	92.1	100	93.7	100	93.9	92.4
Commercial	0	0	0	0	1	37	0	38	1	0	2	3	0	40	0	40	81
% Commercial	0	0	0	0	4.3	11.0	0	10.6	33.3	0	5.7	7.9	0	6.3	0	6.1	7.6

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 3



DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

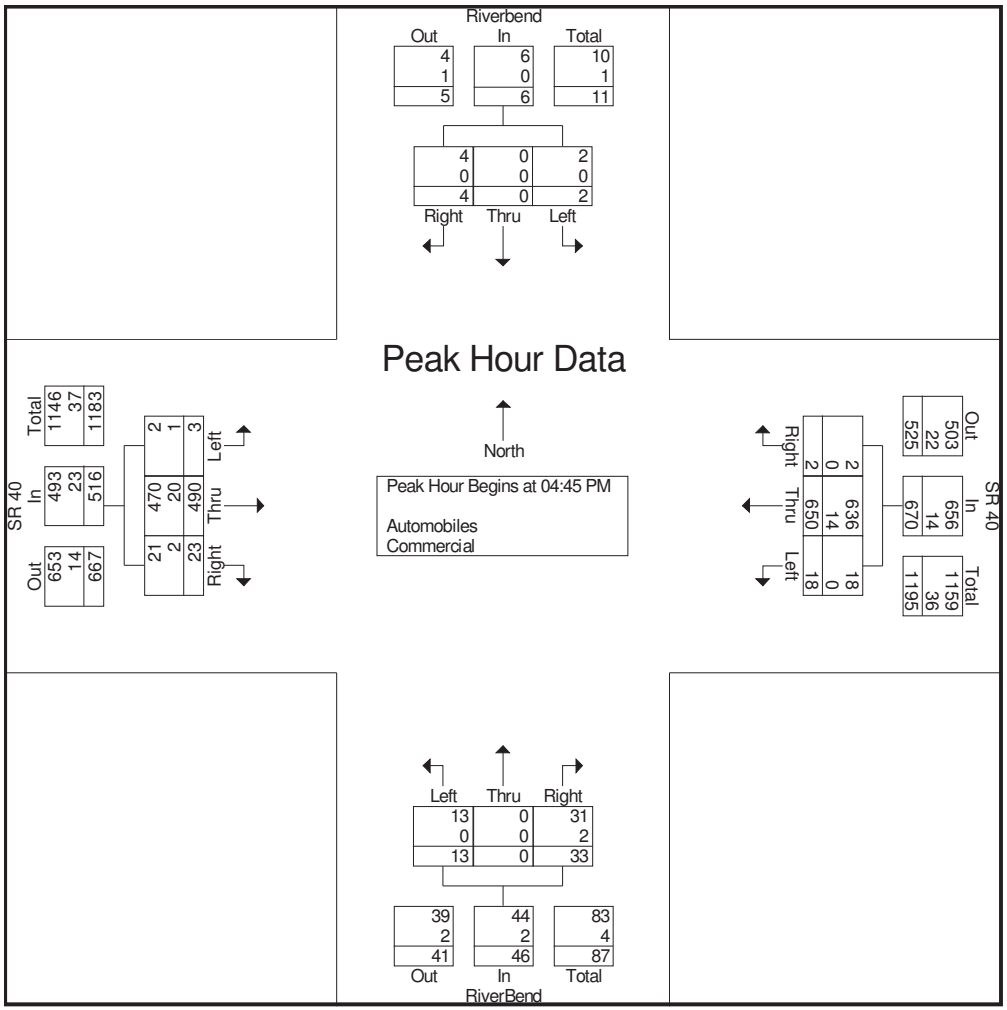
File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 4

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
Total Volume	2	0	4	6	18	650	2	670	13	0	33	46	3	490	23	516	1238
% App. Total	33.3	0	66.7		2.7	97	0.3		28.3	0	71.7		0.6	95	4.5		
PHF	.500	.000	.500	.500	.750	.934	.500	.941	.650	.000	.917	.821	.375	.857	.575	.890	.929
Automobiles	2	0	4	6	18	636	2	656	13	0	31	44	2	470	21	493	1199
% Automobiles	100	0	100	100	100	97.8	100	97.9	100	0	93.9	95.7	66.7	95.9	91.3	95.5	96.8
Commercial	0	0	0	0	0	14	0	14	0	0	2	2	1	20	2	23	39
% Commercial	0	0	0	0	0	2.2	0	2.1	0	0	6.1	4.3	33.3	4.1	8.7	4.5	3.2

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 5





SB Approach



EB Approach



WB Approach

de traffic	Monte Savino Blvd at SR 40	Volusia County
	www.de-traffic.com	Project Number: L21-06 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	RiverBend Community Church at SR 40	Volusia County
	www.de-traffic.com	Project Number: L21-06 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	61	3	12	76	6	45	61	112	2	1	7	10	6	105	5	116	314
07:15 AM	75	6	17	98	11	57	71	139	4	2	4	10	4	155	7	166	413
07:30 AM	94	4	18	116	13	53	85	151	6	3	6	15	8	181	8	197	479
07:45 AM	112	6	11	129	16	50	78	144	5	2	10	17	8	186	9	203	493
Total	342	19	58	419	46	205	295	546	17	8	27	52	26	627	29	682	1699
08:00 AM	107	4	18	129	20	67	83	170	4	3	12	19	7	153	10	170	488
08:15 AM	105	5	18	128	18	61	73	152	7	3	18	28	8	141	7	156	464
08:30 AM	99	6	24	129	21	56	63	140	4	2	17	23	7	146	8	161	453
08:45 AM	78	7	20	105	14	60	44	118	6	4	10	20	9	162	10	181	424
Total	389	22	80	491	73	244	263	580	21	12	57	90	31	602	35	668	1829
04:00 PM	42	9	11	62	19	127	64	210	10	6	19	35	6	95	3	104	411
04:15 PM	53	8	17	78	18	157	51	226	9	4	19	32	6	104	3	113	449
04:30 PM	55	11	18	84	18	177	66	261	11	5	25	41	6	100	3	109	495
04:45 PM	76	9	16	101	26	173	43	242	7	7	19	33	4	104	6	114	490
Total	226	37	62	325	81	634	224	939	37	22	82	141	22	403	15	440	1845
05:00 PM	62	6	13	81	19	156	54	229	10	5	19	34	6	120	3	129	473
05:15 PM	71	6	8	85	19	165	43	227	16	4	20	40	7	106	2	115	467
05:30 PM	55	5	9	69	13	216	77	306	13	5	20	38	5	91	4	100	513
05:45 PM	46	6	9	61	10	168	41	219	10	5	24	39	6	100	4	110	429
Total	234	23	39	296	61	705	215	981	49	19	83	151	24	417	13	454	1882
Grand Total	1191	101	239	1531	261	1788	997	3046	124	61	249	434	103	2049	92	2244	7255
Apprch %	77.8	6.6	15.6		8.6	58.7	32.7		28.6	14.1	57.4		4.6	91.3	4.1		
Total %	16.4	1.4	3.3	21.1	3.6	24.6	13.7	42	1.7	0.8	3.4	6	1.4	28.2	1.3	30.9	
Automobiles	1179	91	233	1503	249	1747	981	2977	113	59	236	408	97	1986	79	2162	7050
% Automobiles	99	90.1	97.5	98.2	95.4	97.7	98.4	97.7	91.1	96.7	94.8	94	94.2	96.9	85.9	96.3	97.2
Commercial	12	10	6	28	12	41	16	69	11	2	13	26	6	63	13	82	205
% Commercial	1	9.9	2.5	1.8	4.6	2.3	1.6	2.3	8.9	3.3	5.2	6	5.8	3.1	14.1	3.7	2.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

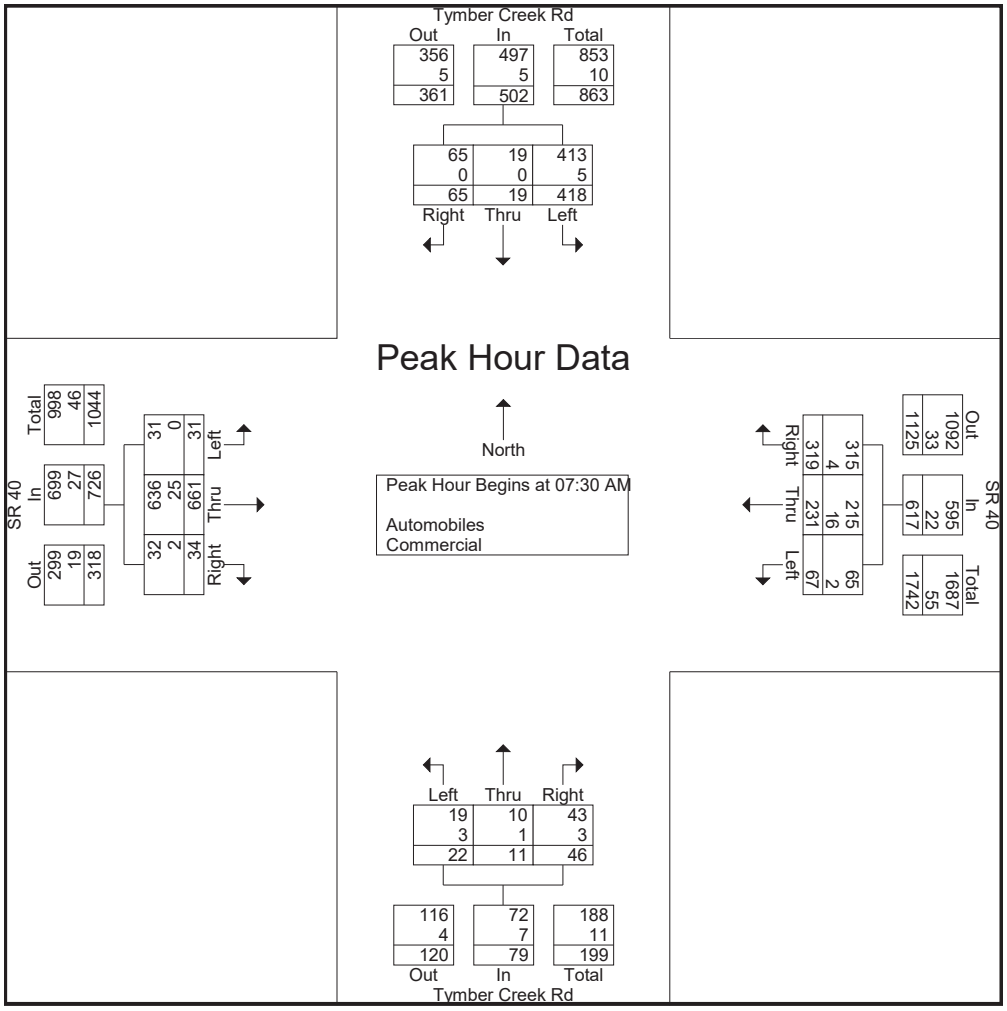
File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 2

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	94	4	18	116	13	53	85	151	6	3	6	15	8	181	8	197	479
07:45 AM	112	6	11	129	16	50	78	144	5	2	10	17	8	186	9	203	493
08:00 AM	107	4	18	129	20	67	83	170	4	3	12	19	7	153	10	170	488
08:15 AM	105	5	18	128	18	61	73	152	7	3	18	28	8	141	7	156	464
Total Volume	418	19	65	502	67	231	319	617	22	11	46	79	31	661	34	726	1924
% App. Total	83.3	3.8	12.9		10.9	37.4	51.7		27.8	13.9	58.2		4.3	91	4.7		
PHF	.933	.792	.903	.973	.838	.862	.938	.907	.786	.917	.639	.705	.969	.888	.850	.894	.976
Automobiles	413	19	65	497	65	215	315	595	19	10	43	72	31	636	32	699	1863
% Automobiles	98.8	100	100	99.0	97.0	93.1	98.7	96.4	86.4	90.9	93.5	91.1	100	96.2	94.1	96.3	96.8
Commercial	5	0	0	5	2	16	4	22	3	1	3	7	0	25	2	27	61
% Commercial	1.2	0	0	1.0	3.0	6.9	1.3	3.6	13.6	9.1	6.5	8.9	0	3.8	5.9	3.7	3.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

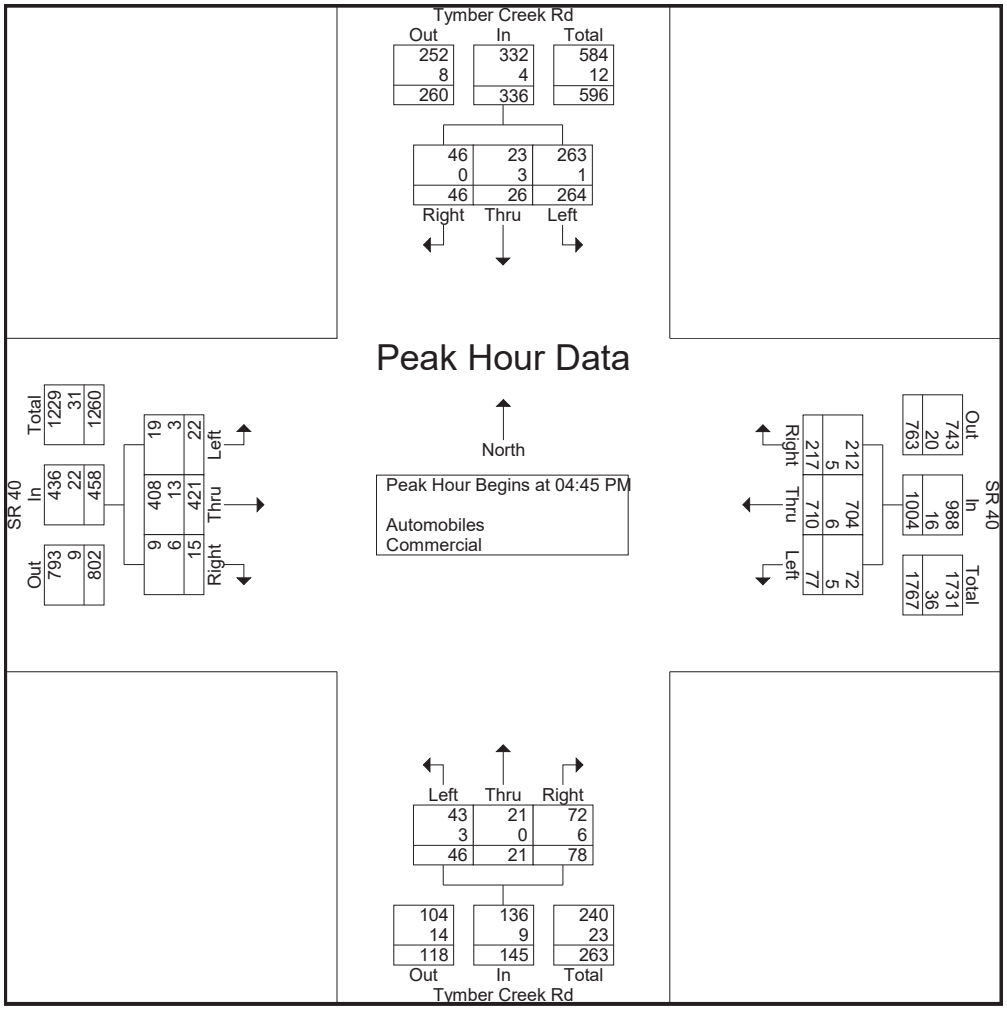
File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 4

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	76	9	16	101	26	173	43	242	7	7	19	33	4	104	6	114	490
05:00 PM	62	6	13	81	19	156	54	229	10	5	19	34	6	120	3	129	473
05:15 PM	71	6	8	85	19	165	43	227	16	4	20	40	7	106	2	115	467
05:30 PM	55	5	9	69	13	216	77	306	13	5	20	38	5	91	4	100	513
Total Volume	264	26	46	336	77	710	217	1004	46	21	78	145	22	421	15	458	1943
% App. Total	78.6	7.7	13.7		7.7	70.7	21.6		31.7	14.5	53.8		4.8	91.9	3.3		
PHF	.868	.722	.719	.832	.740	.822	.705	.820	.719	.750	.975	.906	.786	.877	.625	.888	.947
Automobiles	263	23	46	332	72	704	212	988	43	21	72	136	19	408	9	436	1892
% Automobiles	99.6	88.5	100	98.8	93.5	99.2	97.7	98.4	93.5	100	92.3	93.8	86.4	96.9	60.0	95.2	97.4
Commercial	1	3	0	4	5	6	5	16	3	0	6	9	3	13	6	22	51
% Commercial	0.4	11.5	0	1.2	6.5	0.8	2.3	1.6	6.5	0	7.7	6.2	13.6	3.1	40.0	4.8	2.6

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 6

Groups Printed- Peds

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	3	47	0	50	0	0	0	0	1	113	0	114	164
07:15 AM	0	0	0	0	1	72	0	73	0	0	0	0	0	174	0	174	247
07:30 AM	0	0	0	0	5	63	0	68	0	0	0	0	0	201	0	201	269
07:45 AM	0	0	0	0	8	78	1	87	0	0	0	0	0	197	1	198	285
Total	0	0	0	0	17	260	1	278	0	0	0	0	1	685	1	687	965
08:00 AM	0	0	0	0	4	74	0	78	0	0	0	0	0	169	1	170	248
08:15 AM	0	0	0	0	5	86	0	91	0	0	1	1	2	156	0	158	250
08:30 AM	0	0	0	0	3	88	2	93	0	0	0	0	4	153	0	157	250
08:45 AM	0	0	0	0	2	84	9	95	0	0	0	0	1	175	0	176	271
Total	0	0	0	0	14	332	11	357	0	0	1	1	7	653	1	661	1019
04:00 PM	0	0	0	0	1	149	0	150	1	0	3	4	0	109	0	109	263
04:15 PM	0	0	0	0	1	176	0	177	1	0	2	3	0	109	0	109	289
04:30 PM	0	0	0	0	1	198	0	199	0	0	1	1	0	110	0	110	310
04:45 PM	0	0	0	0	1	186	0	187	0	0	3	3	0	100	0	100	290
Total	0	0	0	0	4	709	0	713	2	0	9	11	0	428	0	428	1152
05:00 PM	0	0	0	0	1	164	0	165	0	0	1	1	0	132	0	132	298
05:15 PM	0	0	0	0	2	195	0	197	0	0	3	3	0	121	1	122	322
05:30 PM	0	0	0	0	4	241	0	245	1	0	4	5	0	95	0	95	345
05:45 PM	0	0	0	0	3	182	0	185	1	0	2	3	0	112	0	112	300
Total	0	0	0	0	10	782	0	792	2	0	10	12	0	460	1	461	1265
Grand Total	0	0	0	0	45	2083	12	2140	4	0	20	24	8	2226	3	2237	4401
Apprch %	0	0	0		2.1	97.3	0.6		16.7	0	83.3		0.4	99.5	0.1		
Total %	0	0	0	0	1	47.3	0.3	48.6	0.1	0	0.5	0.5	0.2	50.6	0.1	50.8	
Automobiles	0	0	0	0	45	2040	12	2097	4	0	20	24	8	2152	3	2163	4284
% Automobiles	0	0	0	0	100	97.9	100	98	100	0	100	100	100	96.7	100	96.7	97.3
Commercial	0	0	0	0	0	43	0	43	0	0	0	0	0	74	0	74	117
% Commercial	0	0	0	0	0	2.1	0	2	0	0	0	0	0	3.3	0	3.3	2.7

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

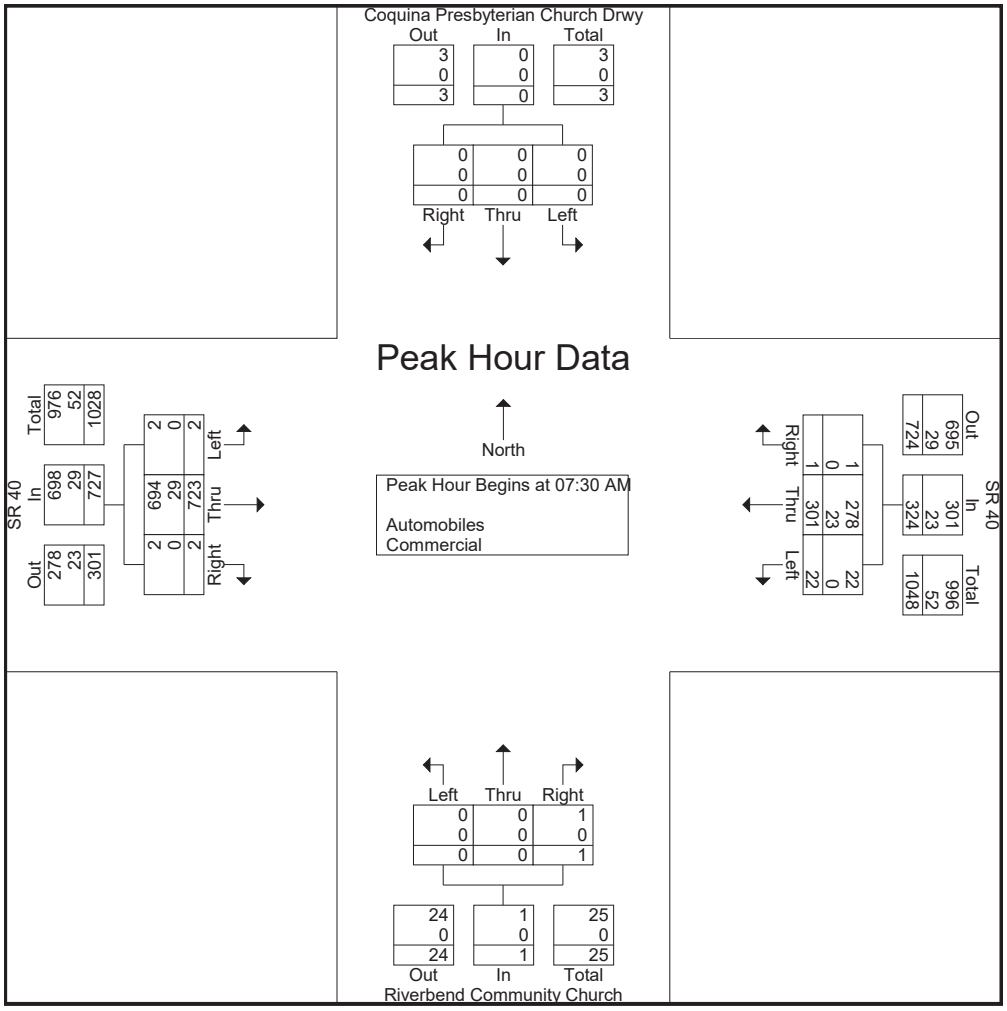
File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 2

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	5	63	0	68	0	0	0	0	0	201	0	201	269
07:45 AM	0	0	0	0	8	78	1	87	0	0	0	0	0	197	1	198	285
08:00 AM	0	0	0	0	4	74	0	78	0	0	0	0	0	169	1	170	248
08:15 AM	0	0	0	0	5	86	0	91	0	0	1	1	2	156	0	158	250
Total Volume	0	0	0	0	22	301	1	324	0	0	1	1	2	723	2	727	1052
% App. Total	0	0	0		6.8	92.9	0.3		0	0	100		0.3	99.4	0.3		
PHF	.000	.000	.000	.000	.688	.875	.250	.890	.000	.000	.250	.250	.250	.899	.500	.904	.923
Automobiles	0	0	0	0	22	278	1	301	0	0	1	1	2	694	2	698	1000
% Automobiles	0	0	0	0	100	92.4	100	92.9	0	0	100	100	100	96.0	100	96.0	95.1
Commercial	0	0	0	0	0	23	0	23	0	0	0	0	0	29	0	29	52
% Commercial	0	0	0	0	0	7.6	0	7.1	0	0	0	0	0	4.0	0	4.0	4.9

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

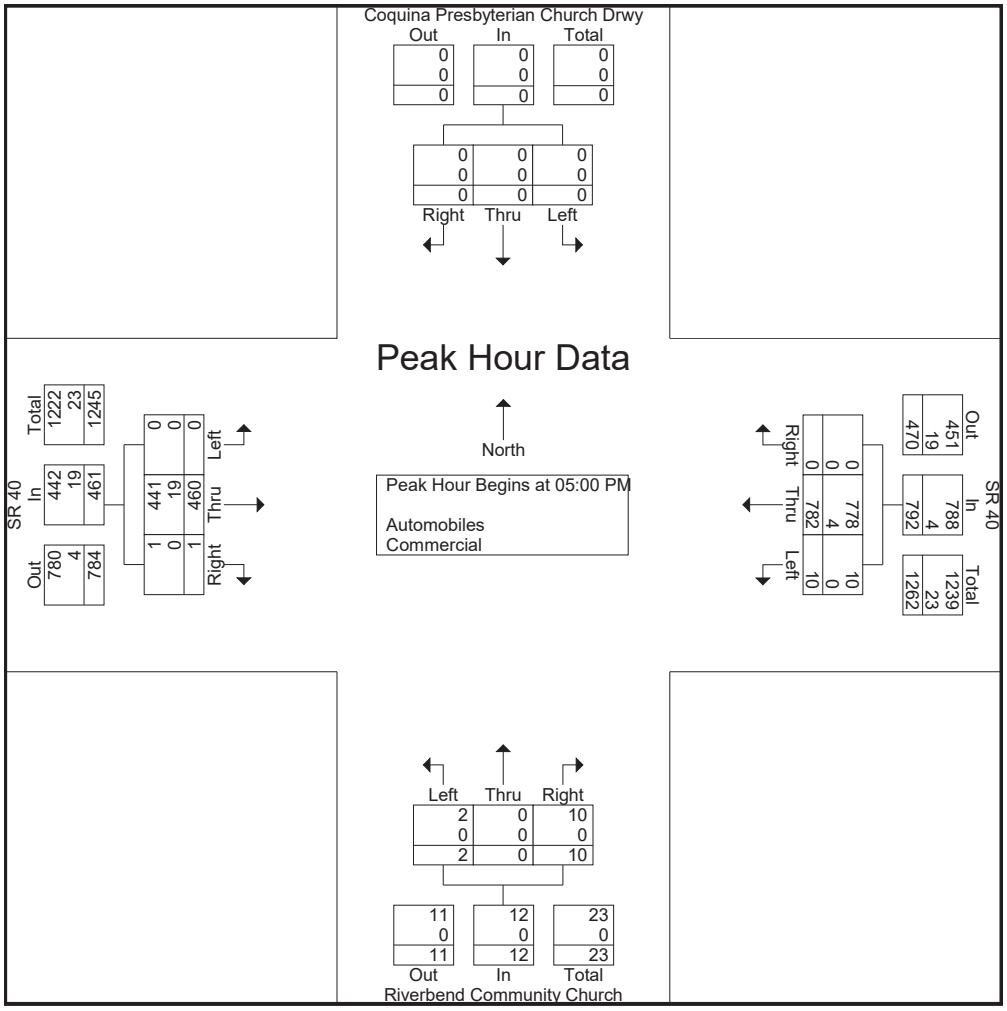
File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 4

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	1	164	0	165	0	0	1	1	0	132	0	132	298
05:15 PM	0	0	0	0	2	195	0	197	0	0	3	3	0	121	1	122	322
05:30 PM	0	0	0	0	4	241	0	245	1	0	4	5	0	95	0	95	345
05:45 PM	0	0	0	0	3	182	0	185	1	0	2	3	0	112	0	112	300
Total Volume	0	0	0	0	10	782	0	792	2	0	10	12	0	460	1	461	1265
% App. Total	0	0	0		1.3	98.7	0		16.7	0	83.3		0	99.8	0.2		
PHF	.000	.000	.000	.000	.625	.811	.000	.808	.500	.000	.625	.600	.000	.871	.250	.873	.917
Automobiles	0	0	0	0	10	778	0	788	2	0	10	12	0	441	1	442	1242
% Automobiles	0	0	0	0	100	99.5	0	99.5	100	0	100	100	0	95.9	100	95.9	98.2
Commercial	0	0	0	0	0	4	0	4	0	0	0	0	0	19	0	19	23
% Commercial	0	0	0	0	0	0.5	0	0.5	0	0	0	0	0	4.1	0	4.1	1.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 6

Groups Printed- Peds

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	0	0	3	0	55	0	55	0	0	0	0	0	130	0	130	188
07:15 AM	1	0	0	1	0	74	0	74	0	0	0	0	0	180	0	180	255
07:30 AM	0	0	0	0	0	55	2	57	0	0	0	0	0	205	0	205	262
07:45 AM	2	0	2	4	0	81	1	82	0	0	0	0	0	186	0	186	272
Total	6	0	2	8	0	265	3	268	0	0	0	0	0	701	0	701	977
08:00 AM	1	0	0	1	0	70	0	70	0	0	0	0	0	164	0	164	235
08:15 AM	2	0	0	2	0	89	1	90	0	0	0	0	1	142	0	143	235
08:30 AM	1	0	0	1	0	85	1	86	0	0	0	0	0	182	0	182	269
08:45 AM	3	0	0	3	0	78	0	78	0	0	0	0	0	149	0	149	230
Total	7	0	0	7	0	322	2	324	0	0	0	0	1	637	0	638	969
04:00 PM	2	0	0	2	0	143	2	145	0	0	0	0	0	110	0	110	257
04:15 PM	0	0	0	0	0	198	2	200	0	0	0	0	0	102	0	102	302
04:30 PM	2	0	0	2	0	178	3	181	0	0	0	0	0	107	0	107	290
04:45 PM	2	0	0	2	0	176	4	180	0	0	0	0	1	99	0	100	282
Total	6	0	0	6	0	695	11	706	0	0	0	0	1	418	0	419	1131
05:00 PM	5	0	0	5	0	181	2	183	0	0	0	0	0	122	0	122	310
05:15 PM	1	0	0	1	0	198	3	201	0	0	0	0	0	106	0	106	308
05:30 PM	1	0	1	2	0	219	2	221	0	0	0	0	0	105	0	105	328
05:45 PM	0	0	0	0	0	202	2	204	0	0	0	0	0	99	0	99	303
Total	7	0	1	8	0	800	9	809	0	0	0	0	0	432	0	432	1249
Grand Total	26	0	3	29	0	2082	25	2107	0	0	0	0	2	2188	0	2190	4326
Apprch %	89.7	0	10.3		0	98.8	1.2		0	0	0		0.1	99.9	0		
Total %	0.6	0	0.1	0.7	0	48.1	0.6	48.7	0	0	0	0	0	50.6	0	50.6	
Automobiles	26	0	3	29	0	2044	25	2069	0	0	0	0	2	2130	0	2132	4230
% Automobiles	100	0	100	100	0	98.2	100	98.2	0	0	0	0	100	97.3	0	97.4	97.8
Commercial	0	0	0	0	0	38	0	38	0	0	0	0	0	58	0	58	96
% Commercial	0	0	0	0	0	1.8	0	1.8	0	0	0	0	0	2.7	0	2.6	2.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

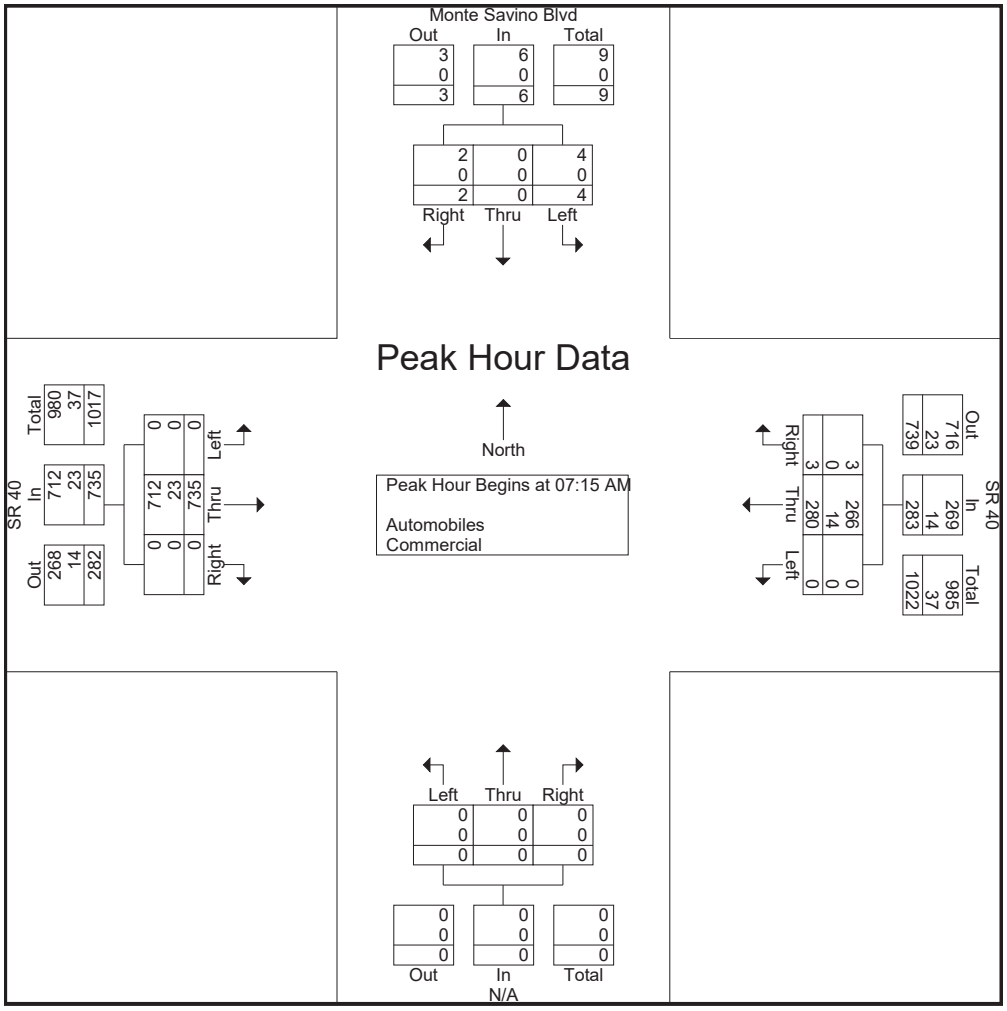
File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 2

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	1	0	0	1	0	74	0	74	0	0	0	0	0	180	0	180	255
07:30 AM	0	0	0	0	0	55	2	57	0	0	0	0	0	205	0	205	262
07:45 AM	2	0	2	4	0	81	1	82	0	0	0	0	0	186	0	186	272
08:00 AM	1	0	0	1	0	70	0	70	0	0	0	0	0	164	0	164	235
Total Volume	4	0	2	6	0	280	3	283	0	0	0	0	0	735	0	735	1024
% App. Total	66.7	0	33.3		0	98.9	1.1		0	0	0		0	100	0		
PHF	.500	.000	.250	.375	.000	.864	.375	.863	.000	.000	.000	.000	.000	.896	.000	.896	.941
Automobiles	4	0	2	6	0	266	3	269	0	0	0	0	0	712	0	712	987
% Automobiles	100	0	100	100	0	95.0	100	95.1	0	0	0	0	0	96.9	0	96.9	96.4
Commercial	0	0	0	0	0	14	0	14	0	0	0	0	0	23	0	23	37
% Commercial	0	0	0	0	0	5.0	0	4.9	0	0	0	0	0	3.1	0	3.1	3.6

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 3



DE TRAFFIC

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(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

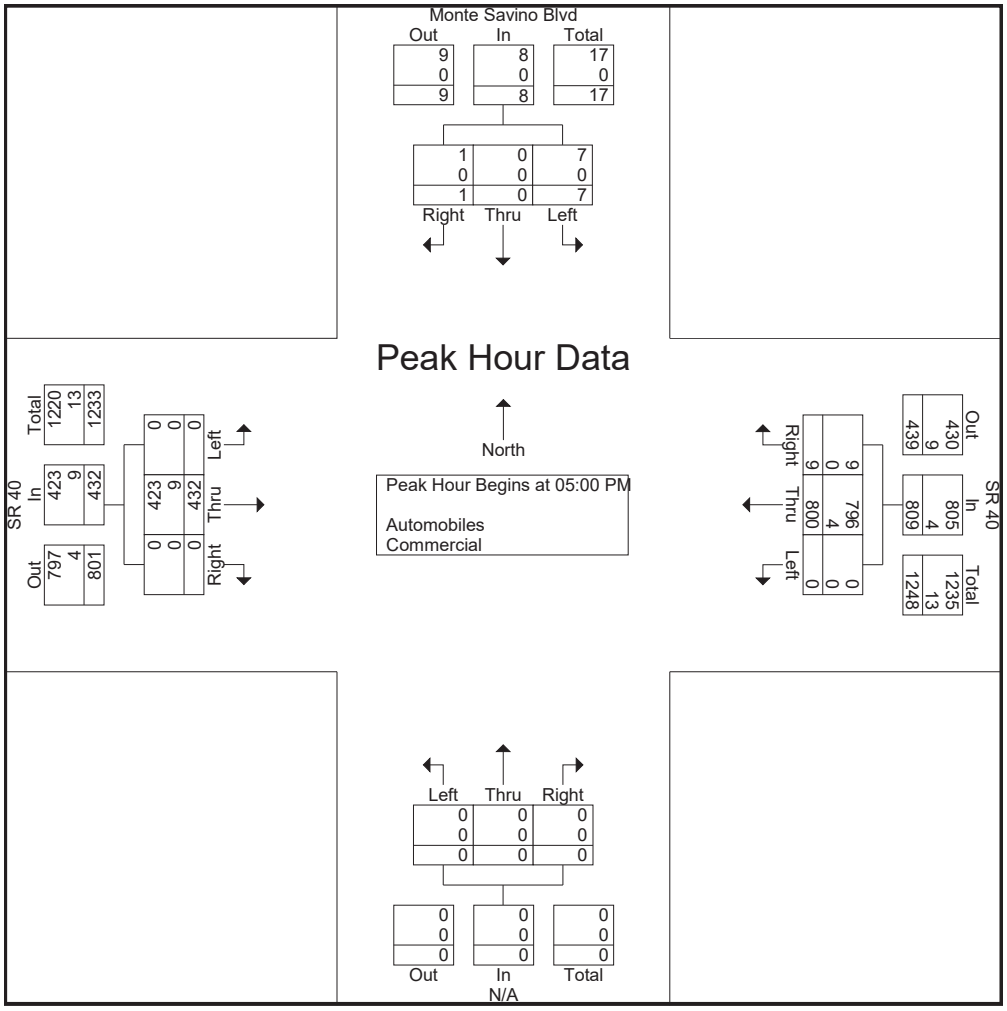
File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 4

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	5	0	0	5	0	181	2	183	0	0	0	0	0	122	0	122	310
05:15 PM	1	0	0	1	0	198	3	201	0	0	0	0	0	106	0	106	308
05:30 PM	1	0	1	2	0	219	2	221	0	0	0	0	0	105	0	105	328
05:45 PM	0	0	0	0	0	202	2	204	0	0	0	0	0	99	0	99	303
Total Volume	7	0	1	8	0	800	9	809	0	0	0	0	0	432	0	432	1249
% App. Total	87.5	0	12.5		0	98.9	1.1		0	0	0		0	100	0		
PHF	.350	.000	.250	.400	.000	.913	.750	.915	.000	.000	.000	.000	.000	.885	.000	.885	.952
Automobiles	7	0	1	8	0	796	9	805	0	0	0	0	0	423	0	423	1236
% Automobiles	100	0	100	100	0	99.5	100	99.5	0	0	0	0	0	97.9	0	97.9	99.0
Commercial	0	0	0	0	0	4	0	4	0	0	0	0	0	9	0	9	13
% Commercial	0	0	0	0	0	0.5	0	0.5	0	0	0	0	0	2.1	0	2.1	1.0

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 5



DE TRAFFIC

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(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 6

Groups Printed- Peds

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Tymber Creek Rd at SR 40	Volusia County
	www.de-traffic.com	Project Number: L22-60 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Coquina Presbyterian Church at SR 40	Volusia County
	www.de-traffic.com	Project Number: L22-60 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	



SB Approach



EB Approach



WB Approach

de traffic	Monte Salvo Blvd at SR 40	Volusia County
	www.de-traffic.com	Project Number: L22-60 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

EXHIBIT C
Unsignalized Intersections
Existing Conditions
HCS Summary Sheets

LTG Engineering & Planning

HCS Two-Way Stop-Control Report

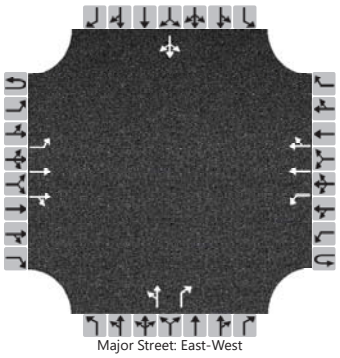
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Med Opening
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	4	680	26	0	25	363	0		3	0	38		1	0	2
Percent Heavy Vehicles (%)	2	2			2	4				33	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.14				4.18				8.16	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.24				3.83	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				26				3		40			3	
Capacity, c (veh/h)		1173				847				250		614			580	
v/c Ratio		0.00				0.03				0.01		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.0		0.2			0.0	
Control Delay (s/veh)		8.1				9.4				19.6		11.3			11.2	
Level of Service (LOS)		A				A				C		B			B	
Approach Delay (s/veh)	0.0				0.6				11.9				11.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

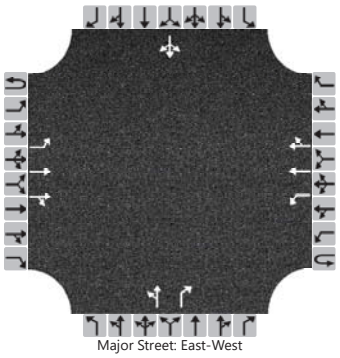
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Median Opening
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	3	528	25	0	19	700	2		14	0	34		2	0	4
Percent Heavy Vehicles (%)	2	33			2	2				2	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.76				4.14				7.54	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.53				2.22				3.52	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				20				15		37			6	
Capacity, c (veh/h)		676				978				316		687			428	
v/c Ratio		0.00				0.02				0.05		0.05			0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.1		0.2			0.0	
Control Delay (s/veh)		10.4				8.8				16.9		10.5			13.5	
Level of Service (LOS)		B				A				C		B			B	
Approach Delay (s/veh)		0.1				0.2				12.4				13.5		
Approach LOS		A				A				B				B		

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HCS Two-Way Stop-Control Report

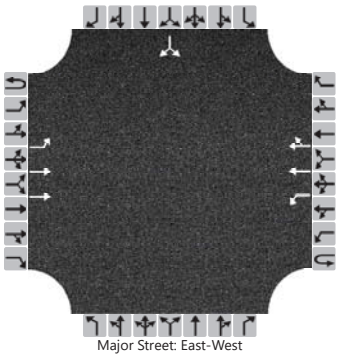
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	5	721		0	0	357	6						5		3
Percent Heavy Vehicles (%)	2	20			2	2								2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.50				4.14								7.54		6.94
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.40				2.22								3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				0									8	
Capacity, c (veh/h)		1054				848									504	
v/c Ratio		0.00				0.00									0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		8.4				9.2									12.3	
Level of Service (LOS)		A				A									B	
Approach Delay (s/veh)	0.1				0.0								12.3			
Approach LOS	A				A								B			

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HCS Two-Way Stop-Control Report

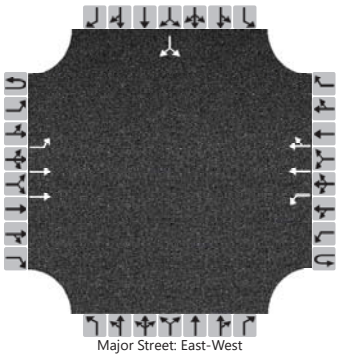
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	6	585		0	0	679	12						7		5
Percent Heavy Vehicles (%)	2	17			2	3								2		20
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.44				4.16								7.54		7.30
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.37				2.23								3.52		3.50

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				0									13	
Capacity, c (veh/h)		768				942									365	
v/c Ratio		0.01				0.00									0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		9.7				8.8									15.2	
Level of Service (LOS)		A				A									C	
Approach Delay (s/veh)	0.1				0.0								15.2			
Approach LOS	A				A								C			

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EXHIBIT D
Signal Timings

LTG Engineering & Planning

Time of Day Plan

Designed By:	J.M.
Date:	1/7/2019
Checked By:	R. A. A
Date:	1/7/2019

Section:	79150000
Corridor:	SR 40
From:	US 1
To:	SR A-1-A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:30	-	FREE
	AM	6:30	9:00	1	160
	MIDDAY	9:00	15:00	2	150
	PM	15:00	21:30	3	170
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	8:00	-	FREE
	NIGHT**	8:00	9:30	4	110
	MIDDAY	9:30	21:30	2	150
	FREE	21:30	0:00	-	FREE
Sunday	FREE	0:00	8:00	-	FREE
	NIGHT**	8:00	9:00	4	110
	MIDDAY	9:00	20:00	2	150
	FREE	20:00	0:00	-	FREE

1) ** NT Plan: Maintain existing NT plan
2) At SR 40 & SR A1A, the interection goes into FREE at 19:00 Monday-Saturday and 18:00 on Sunday

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT FIVE
SR 40 - TSMO Signal Retiming
Volusia County
FIN 440412-1-32-02

Designed By:	J.M.
Date:	1/7/2019
Checked By:	R.A.A
Date:	1/7/2019

Section	79100	Mile Post	25.565	Node	1
Sig ID	257	Controller	Econolite ASC/3-2100	System ID	17
Maj. Street	SR 40	Orientation	E-W	SOP	9
Min. Street	Tymber Creek Rd.	Orientation	N-S		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB	SB	NB	WBL	EB			
Speed Limit (mph)	50	50	40	30	50	50			
Vehicle Traversed Width	181	162	170	188	163	163			
Approach Grades	-0.4%	0.1%	0.2%	-0.8%	0.1%	-0.4%			
Ped-X (curb to curb)		112	140	136		101			
Crossing Time		32	40	39		29			
Ped-X (button to curb)		14	18	18		13			
Ped-X (button to far curb)		126	158	154		114			
Crossing Time (to far curb)		42	53	52		38			

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB	SB	NB	WBL	EB			
Turn Type	Prot		Split	Split	Prot				
Min Green	5	16	6	6	5	16			
Ext	4.0	4.0	4.0	4.0	4.0	4.0			
Yellow Change Interval	5.2	5.2	4.4	3.7	5.1	5.2			
Red Clearance Interval	4.5	2.0	4.2	4.7	4.0	2.0			
Max I	25	50	40	20	25	50			
Max II (Timing Plan 1)	12	80	42	14	14	80			
Walk		7	7	7		7			
Flashing Don't Walk		32	40	39		29			
Min Splits	15.0	47.0	56.0	55.0	15.0	44.0			
Detector Memory		ON				ON			
Det. Cross Switch.									
Recall		Min				Min			
CNA									
Coord Phase		YES				YES			

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	1		18	72	50	20	20	70	-	-	160	11	4
MIDDAY	2		18	67	45	20	23	62	-	-	150	26	3
PM	3		18	87	45	20	20	85	-	-	170	40	3

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Phases 3 lags for all patterns
3. Program Max II (Timing Plan 1) during coordination
4. Program fixed force-off's
5. PED recall on coord phases. Program to rest in walk

Pattern 1

Ring-1	2	1	4	3
Ring-2	5	6		

Patterns 2 & 3

Ring-1	1	2	4	3
Ring-2	5	6		

EXHIBIT E
Signalized Intersections
Existing Conditions
Synchro Summary Sheets

LTG Engineering & Planning



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	650	22	69	386	476	14	11	25	636	43	71
Future Volume (vph)	34	650	22	69	386	476	14	11	25	636	43	71
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	380		0	380		380	185		0	560		0
Storage Lanes	1		0	1		1	1		0	2		1
Taper Length (ft)	100			60			40			80		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		50			50			30			45	
Link Distance (ft)		1346			6066			1067			1538	
Travel Time (s)		18.4			82.7			24.3			23.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	7%	3%	11%	7%	2%	3%	33%	33%	19%	2%	11%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	723	0	74	415	512	15	39	0	684	46	76
Turn Type	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases						2						3
Detector Phase	1	6		5	2	2	4	4		3	3	3
Switch Phase												
Minimum Initial (s)	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0	6.0
Minimum Split (s)	15.0	44.0		15.1	47.0	47.0	20.0	20.0		50.0	50.0	50.0
Total Split (s)	18.0	70.0		20.0	72.0	72.0	20.0	20.0		50.0	50.0	50.0
Total Split (%)	11.3%	43.8%		12.5%	45.0%	45.0%	12.5%	12.5%		31.3%	31.3%	31.3%
Yellow Time (s)	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4	4.4
All-Red Time (s)	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2	4.2
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6	8.6
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	C-Min	C-Min	None	None		None	None	None
Act Effct Green (s)	9.8	67.0		12.9	73.9	73.9	8.7	8.7		40.0	40.0	40.0
Actuated g/C Ratio	0.06	0.42		0.08	0.46	0.46	0.05	0.05		0.25	0.25	0.25
v/c Ratio	0.36	0.50		0.54	0.25	0.51	0.20	0.39		0.80	0.11	0.15
Control Delay	81.0	38.2		85.3	30.7	4.8	77.6	43.9		63.3	44.6	0.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	81.0	38.2		85.3	30.7	4.8	77.6	43.9		63.3	44.6	0.6
LOS	F	D		F	C	A	E	D		E	D	A
Approach Delay		40.3			21.5			53.2			56.4	
Approach LOS		D			C			D			E	
Queue Length 50th (ft)	38	300		75	147	0	15	12		348	37	0
Queue Length 95th (ft)	78	416		133	223	90	42	53		393	69	0
Internal Link Dist (ft)		1266			5986			987			1458	
Turn Bay Length (ft)	380			380		380	185			560		
Base Capacity (vph)	106	1536		138	1702	1020	99	126		927	462	526
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.35	0.47		0.54	0.24	0.50	0.15	0.31		0.74	0.10	0.14

Intersection Summary	
Area Type:	Other
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 91 (57%), Referenced to phase 2:WBT, Start of Yellow	
Natural Cycle: 135	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 38.3	Intersection LOS: D
Intersection Capacity Utilization 69.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	631	16	72	739	260	39	12	24	362	47	45
Future Volume (vph)	30	631	16	72	739	260	39	12	24	362	47	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	380		0	380		380	185		0	560		0
Storage Lanes	1		0	1		1	1		0	2		1
Taper Length (ft)	100			60			40			80		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		50			50			30			45	
Link Distance (ft)		1346			2152			1067			1538	
Travel Time (s)		18.4			29.3			24.3			23.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	20%	2%	15%	2%	2%	6%	9%	2%	5%	2%	2%	8%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	681	0	76	778	274	41	38	0	381	49	47
Turn Type	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases						2						3
Detector Phase	1	6		5	2	2	4	4		3	3	3
Switch Phase												
Minimum Initial (s)	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0	6.0
Minimum Split (s)	15.0	44.0		15.1	47.0	47.0	20.0	20.0		45.0	45.0	45.0
Total Split (s)	18.0	85.0		20.0	87.0	87.0	20.0	20.0		45.0	45.0	45.0
Total Split (%)	10.6%	50.0%		11.8%	51.2%	51.2%	11.8%	11.8%		26.5%	26.5%	26.5%
Yellow Time (s)	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4	4.4
All-Red Time (s)	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2	4.2
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6	8.6
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	C-Min	C-Min	None	None		None	None	None
Act Effct Green (s)	10.0	88.4		14.0	96.2	96.2	10.6	10.6		25.7	25.7	25.7
Actuated g/C Ratio	0.06	0.52		0.08	0.57	0.57	0.06	0.06		0.15	0.15	0.15
v/c Ratio	0.36	0.37		0.52	0.39	0.28	0.40	0.30		0.73	0.17	0.14
Control Delay	87.3	27.4		86.9	24.6	3.4	86.9	41.2		77.2	62.6	0.8
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	87.3	27.4		86.9	24.6	3.4	86.9	41.2		77.2	62.6	0.8
LOS	F	C		F	C	A	F	D		E	E	A
Approach Delay		30.0			23.6			64.9			68.2	
Approach LOS		C			C			E			E	
Queue Length 50th (ft)	35	243		83	271	0	45	14		211	48	0
Queue Length 95th (ft)	74	347		140	383	55	87	56		260	89	0
Internal Link Dist (ft)		1266			2072			987			1458	
Turn Bay Length (ft)	380			380		380	185			560		
Base Capacity (vph)	91	1857		147	2018	986	119	141		735	398	432
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.35	0.37		0.52	0.39	0.28	0.34	0.27		0.52	0.12	0.11

Intersection Summary		
Area Type:	Other	
Cycle Length: 170		
Actuated Cycle Length: 170		
Offset: 40 (24%), Referenced to phase 2:WBT, Start of Yellow		
Natural Cycle: 130		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.73		
Intersection Signal Delay: 35.8	Intersection LOS: D	
Intersection Capacity Utilization 62.8%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd

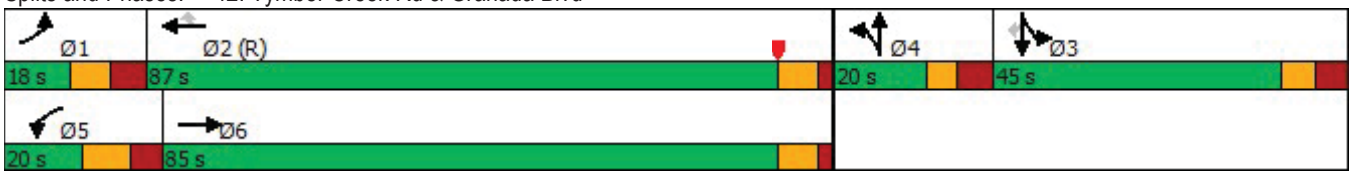
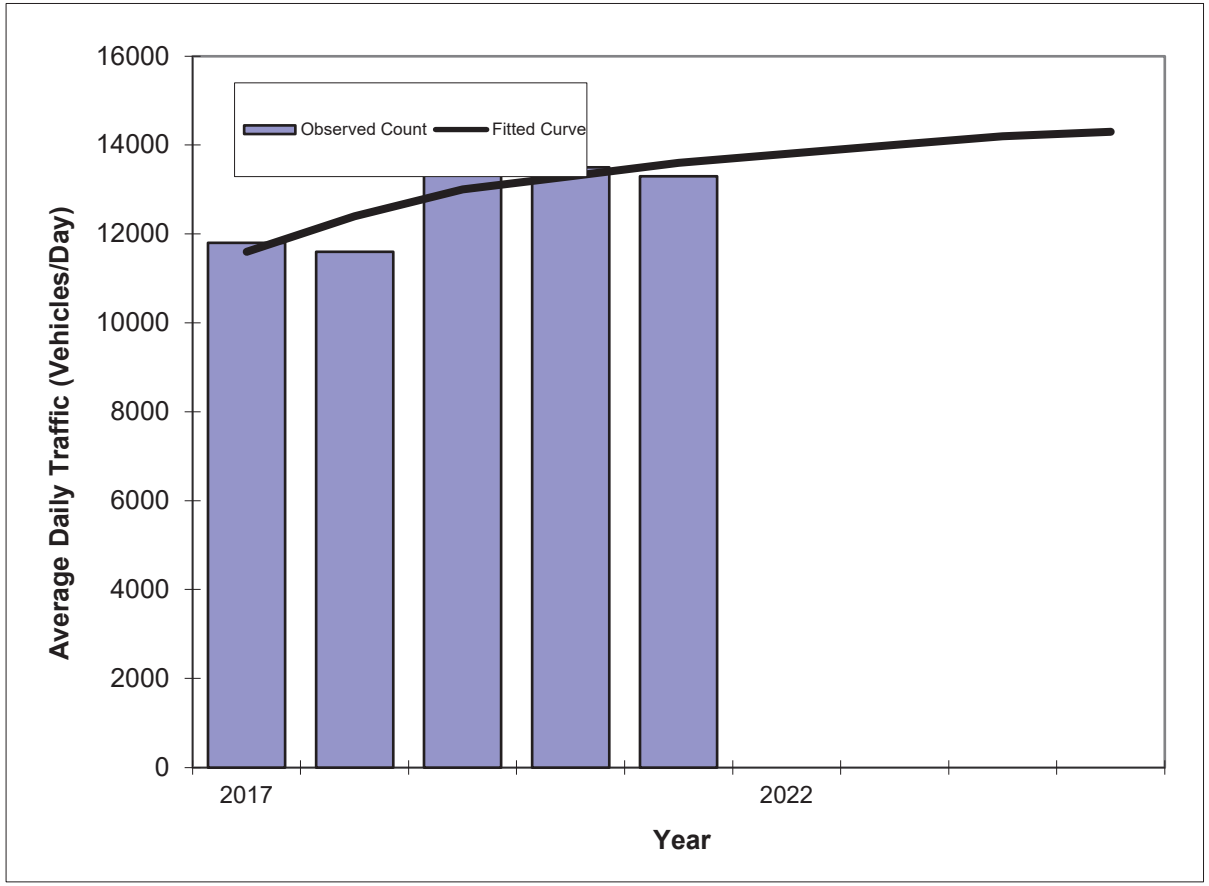


EXHIBIT F
FDOT Traffic Trends

TRAFFIC TRENDS

SR 40/Granada Blvd -- Rima Ridge Rd to Tymber Creek Rd

County:	Volusia
Station #:	499
Highway:	SR 40/Granada Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	11800	11600
2018	11600	12400
2019	13700	13000
2020	13500	13300
2021	13300	13600
2022 Opening Year Trend		
2022	N/A	13800
2023 Mid-Year Trend		
2023	N/A	14000
2024 Design Year Trend		
2024	N/A	14200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

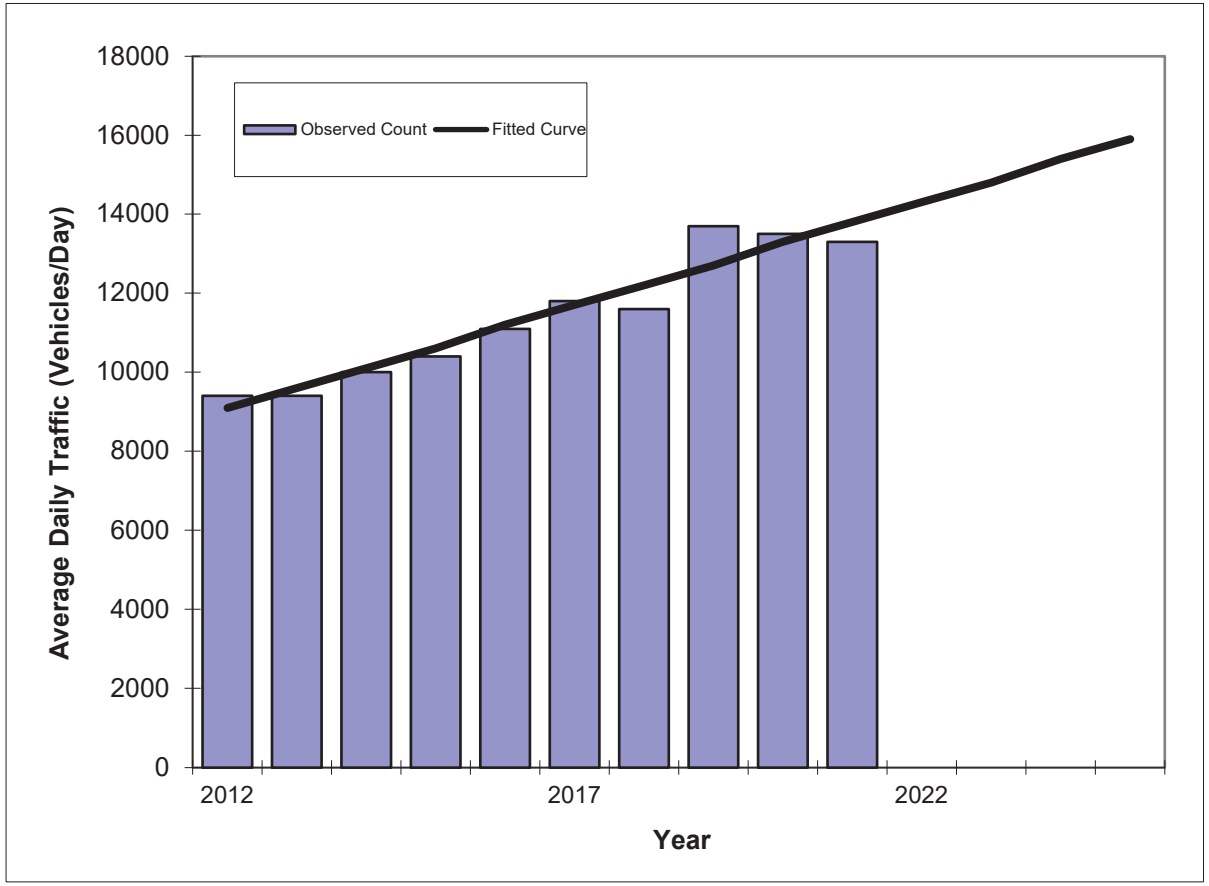
Trend R-squared:	63.8%
Compounded Annual Historic Growth Rate:	3.99%
Compounded Growth Rate (2021 to Design Year):	0.97%
Printed:	16-Aug-22

Decaying Exponential Growth Option

TRAFFIC TRENDS

SR 40/Granada Blvd -- Rima Ridge Rd to Tymber Creek Rd

County:	Volusia
Station #:	499
Highway:	SR 40/Granada Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2012	9400	9100
2013	9400	9600
2014	10000	10100
2015	10400	10600
2016	11100	11200
2017	11800	11700
2018	11600	12200
2019	13700	12700
2020	13500	13300
2021	13300	13800
2022 Opening Year Trend		
2022	N/A	14300
2023 Mid-Year Trend		
2023	N/A	14800
2024 Design Year Trend		
2024	N/A	15400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

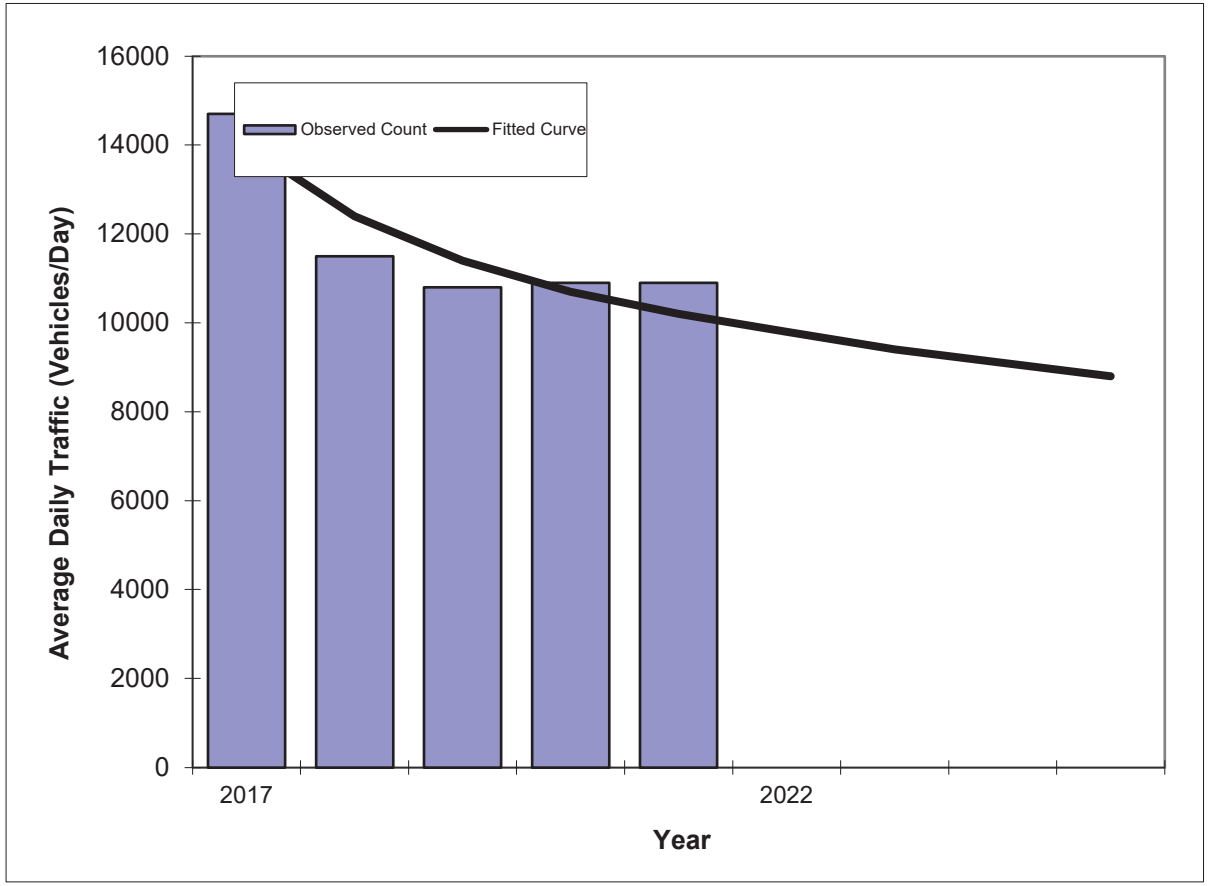
** Annual Trend Increase:	525
Trend R-squared:	92.5%
Trend Annual Historic Growth Rate:	5.74%
Trend Growth Rate (2021 to Design Year):	3.86%
Printed:	16-Aug-22

Straight Line Growth Option

TRAFFIC TRENDS

Tymber Creek Rd -- SR 40 to Tymber Run

County:	Volusia
Station #:	1881
Highway:	Tymber Creek Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	14700	14000
2018	11500	12400
2019	10800	11400
2020	10900	10700
2021	10900	10200
2022 Opening Year Trend		
2022	N/A	9800
2023 Mid-Year Trend		
2023	N/A	9400
2024 Design Year Trend		
2024	N/A	9100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	80.9%
Compounded Annual Historic Growth Rate:	-6.82%
Compounded Growth Rate (2021 to Design Year):	-3.30%
Printed:	17-Aug-22

Decaying Exponential Growth Option

EXHIBIT G
Unsignalized Intersections
Build-out Conditions

LTG Engineering & Planning

HCS Two-Way Stop-Control Report

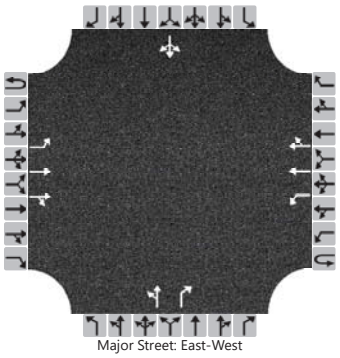
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	AM BO
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Med Opening
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	5	735	67	83	65	400	0		6	0	81		1	0	2
Percent Heavy Vehicles (%)	2	2			2	4				33	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage	Left + Thru									1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.14			6.44	4.18				8.16	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22			2.52	2.24				3.83	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				156				6		85			3	
Capacity, c (veh/h)		1135				466				153		569			362	
v/c Ratio		0.00				0.33				0.04		0.15			0.01	
95% Queue Length, Q_{95} (veh)		0.0				1.5				0.1		0.5			0.0	
Control Delay (s/veh)		8.2				16.5				29.6		12.4			15.0	
Level of Service (LOS)		A				C				D		B			C	
Approach Delay (s/veh)	0.1				4.5				13.6				15.0			
Approach LOS	A				A				B				C			

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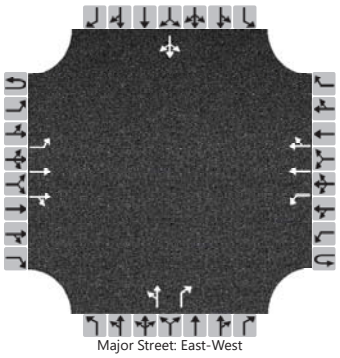
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	PM Bo
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Median Opening
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	3	576	27	41	21	759	2		14	0	37		2	0	4
Percent Heavy Vehicles (%)	2	33			2	2				2	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.76			6.44	4.14				7.54	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.53			2.52	2.22				3.52	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				67				15		40			6	
Capacity, c (veh/h)		634				615				255		660			353	
v/c Ratio		0.01				0.11				0.06		0.06			0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.4				0.2		0.2			0.1	
Control Delay (s/veh)		10.7				11.6				20.0		10.8			15.4	
Level of Service (LOS)		B				B				C		B			C	
Approach Delay (s/veh)	0.1				0.9				13.3				15.4			
Approach LOS	A				A				B				C			

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HCS Two-Way Stop-Control Report

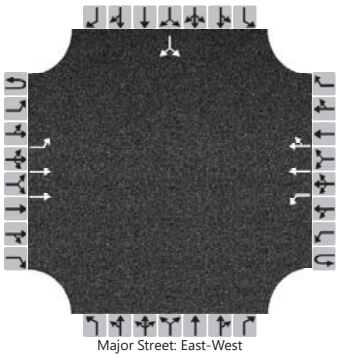
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	AM BO
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	6	779		0	0	393	7						6		3
Percent Heavy Vehicles (%)	2	20			2	2								2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.50				4.14								7.54		6.94
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.40				2.22								3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				0									9	
Capacity, c (veh/h)		1016				805									462	
v/c Ratio		0.01				0.00									0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		8.6				9.5									13.0	
Level of Service (LOS)		A				A									B	
Approach Delay (s/veh)	0.1				0.0								13.0			
Approach LOS	A				A								B			

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HCS Two-Way Stop-Control Report

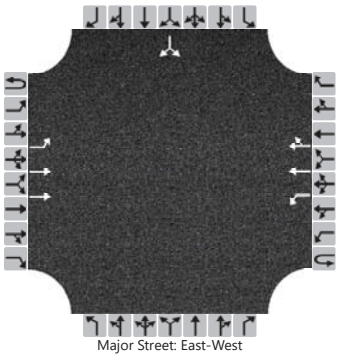
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	PM Bo
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	6	592		0	0	683	12						7		6
Percent Heavy Vehicles (%)	2	17			2	3								2		20
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.44				4.16								7.54		7.30
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.37				2.23								3.52		3.50

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				0									14	
Capacity, c (veh/h)		765				936									374	
v/c Ratio		0.01				0.00									0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		9.7				8.8									15.0	
Level of Service (LOS)		A				A									C	
Approach Delay (s/veh)	0.1				0.0								15.0			
Approach LOS	A				A								C			

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HCS Two-Way Stop-Control Report

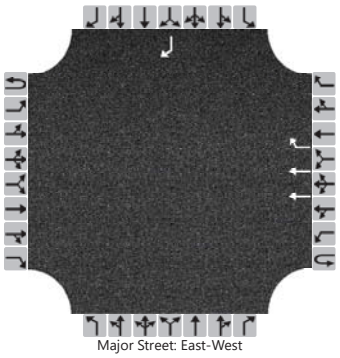
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	AM BO 2
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	SR 40 at Project Driveway
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Project Driveway
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							482	28								92
Percent Heavy Vehicles (%)																2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized							No						No			
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.94
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																99
Capacity, c (veh/h)																740
v/c Ratio																0.13
95% Queue Length, Q_{95} (veh)																0.5
Control Delay (s/veh)																10.6
Level of Service (LOS)																B
Approach Delay (s/veh)													10.6			
Approach LOS													B			

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HCS Two-Way Stop-Control Report

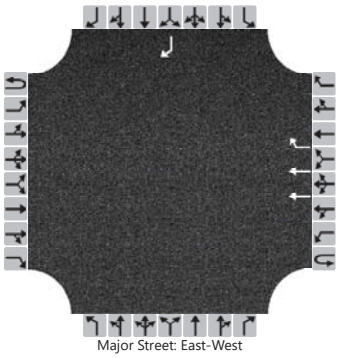
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	PM BO 2
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	SR 40 at Project Driveway
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Project Driveway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							839	71								46
Percent Heavy Vehicles (%)																2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.94
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																48
Capacity, c (veh/h)																564
v/c Ratio																0.09
95% Queue Length, Q_{95} (veh)																0.3
Control Delay (s/veh)																12.0
Level of Service (LOS)																B
Approach Delay (s/veh)													12.0			
Approach LOS													B			

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EXHIBIT H
Signalized Intersections
Build-out Conditions
Synchro Summary Sheets

LTG Engineering & Planning



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	3	50	770	23	70	414	504	15	11	26	704	44
Future Volume (vph)	3	50	770	23	70	414	504	15	11	26	704	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Right Turn on Red				Yes			Yes			Yes		
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2042			1067			1538
Travel Time (s)			18.4			27.8			24.3			23.3
Peak Hour Factor	0.95	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	7%	3%	11%	7%	2%	3%	33%	33%	19%	2%	11%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	57	853	0	75	445	542	16	40	0	757	47
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.1	47.0	47.0	20.0	20.0		50.0	50.0
Total Split (s)	18.0	18.0	70.0		20.0	72.0	72.0	20.0	20.0		50.0	50.0
Total Split (%)	11.3%	11.3%	43.8%		12.5%	45.0%	45.0%	12.5%	12.5%		31.3%	31.3%
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Act Effct Green (s)		10.5	64.9		12.2	70.6	70.6	8.8	8.8		42.8	42.8
Actuated g/C Ratio		0.07	0.41		0.08	0.44	0.44	0.06	0.06		0.27	0.27
v/c Ratio		0.52	0.60		0.59	0.29	0.55	0.22	0.40		0.82	0.10
Control Delay		88.1	41.7		88.8	32.5	4.8	78.0	43.3		63.1	43.2
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		88.1	41.7		88.8	32.5	4.8	78.0	43.3		63.1	43.2
LOS		F	D		F	C	A	E	D		E	D
Approach Delay			44.7			22.4			53.2			56.2
Approach LOS			D			C			D			E
Queue Length 50th (ft)		58	390		76	172	0	16	12		381	37
Queue Length 95th (ft)		#130	476		#167	224	85	43	53		452	71
Internal Link Dist (ft)			1266			1962			987			1458
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		111	1498		130	1643	1018	99	127		947	472
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.51	0.57		0.58	0.27	0.53	0.16	0.31		0.80	0.10



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Right Turn on Red	Yes
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.93
Heavy Vehicles (%)	5%
Shared Lane Traffic (%)	
Lane Group Flow (vph)	84
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	50.0
Total Split (s)	50.0
Total Split (%)	31.3%
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	42.8
Actuated g/C Ratio	0.27
v/c Ratio	0.16
Control Delay	0.7
Queue Delay	0.0
Total Delay	0.7
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	534
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.16

Intersection Summary	
Area Type:	Other
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 11 (7%), Referenced to phase 2:WBT, Start of Yellow	
Natural Cycle: 135	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 40.2	Intersection LOS: D
Intersection Capacity Utilization 74.5%	ICU Level of Service D
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd





Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	40	715	17	74	807	328	39	12	25	406	48
Future Volume (vph)	7	40	715	17	74	807	328	39	12	25	406	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Right Turn on Red				Yes			Yes			Yes		
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2009			1067			1538
Travel Time (s)			18.4			27.4			24.3			23.3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	20%	2%	15%	2%	2%	6%	9%	2%	5%	2%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	49	771	0	78	849	345	41	39	0	427	51
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.1	47.0	47.0	20.0	20.0		45.0	45.0
Total Split (s)	18.0	18.0	85.0		20.0	87.0	87.0	20.0	20.0		45.0	45.0
Total Split (%)	10.6%	10.6%	50.0%		11.8%	51.2%	51.2%	11.8%	11.8%		26.5%	26.5%
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Act Effct Green (s)		12.1	85.6		14.3	91.8	91.8	10.6	10.6		28.2	28.2
Actuated g/C Ratio		0.07	0.50		0.08	0.54	0.54	0.06	0.06		0.17	0.17
v/c Ratio		0.45	0.44		0.53	0.44	0.35	0.40	0.31		0.75	0.17
Control Delay		87.9	30.4		86.6	28.4	3.7	86.9	40.8		75.7	60.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		87.9	30.4		86.6	28.4	3.7	86.9	40.8		75.7	60.1
LOS		F	C		F	C	A	F	D		E	E
Approach Delay			33.8			25.3			64.4			66.0
Approach LOS			C			C			E			E
Queue Length 50th (ft)		53	293		85	321	0	45	14		237	49
Queue Length 95th (ft)		100	416		143	453	64	87	55		285	89
Internal Link Dist (ft)			1266			1929			987			1458
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		110	1822		149	1956	997	119	142		735	398
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.45	0.42		0.52	0.43	0.35	0.34	0.27		0.58	0.13



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	56
Future Volume (vph)	56
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Right Turn on Red	Yes
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Heavy Vehicles (%)	8%
Shared Lane Traffic (%)	
Lane Group Flow (vph)	59
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	45.0
Total Split (s)	45.0
Total Split (%)	26.5%
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	28.2
Actuated g/C Ratio	0.17
v/c Ratio	0.16
Control Delay	0.9
Queue Delay	0.0
Total Delay	0.9
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	432
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.14

Intersection Summary		
Area Type:	Other	
Cycle Length: 170		
Actuated Cycle Length: 170		
Offset: 40 (24%), Referenced to phase 2:WBT, Start of Yellow		
Natural Cycle: 130		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.75		
Intersection Signal Delay: 37.1	Intersection LOS: D	
Intersection Capacity Utilization 65.9%	ICU Level of Service C	
Analysis Period (min) 15		

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd

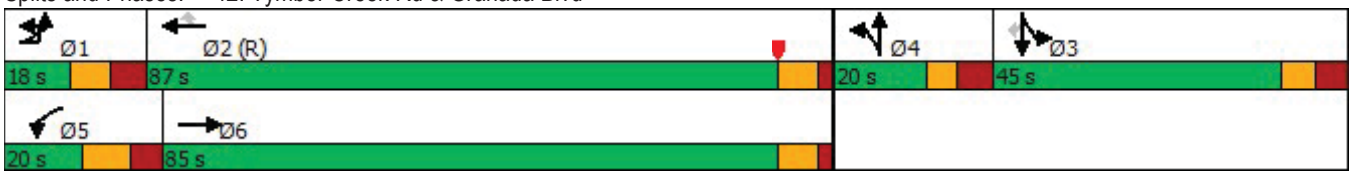


EXHIBIT I
NCHRP 457 Reports

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadw ay
Variable	Value
Major-road speed, mph:	50
Major-road volume (one direction), veh/h:	510
Right-turn volume, veh/h:	28

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	51
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	

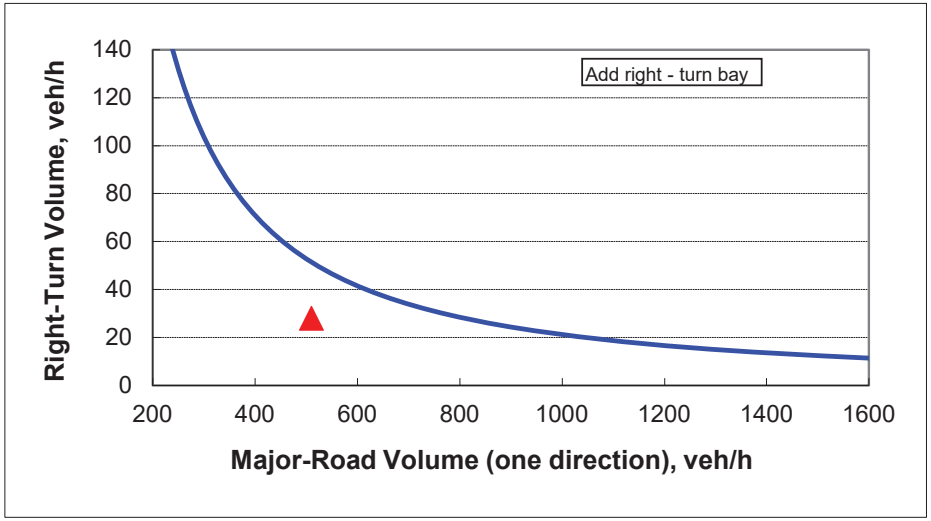


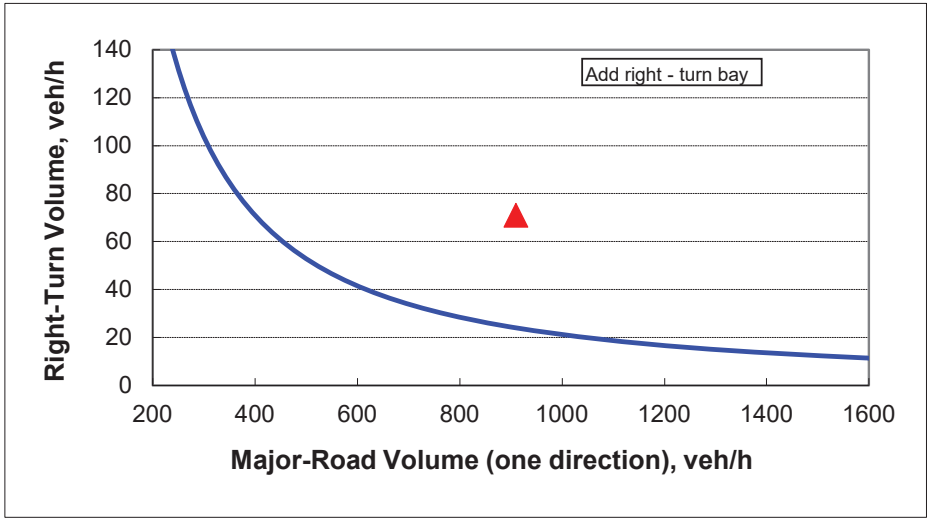
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadw ay
Variable	Value
Major-road speed, mph:	50
Major-road volume (one direction), veh/h:	910
Right-turn volume, veh/h:	71

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	24
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



PM Peak-Hour Factored Volumes

Intersection	Approach	Mvmn't.	2019 Existing Traffic					2022 Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40/Granada Blvd at Tymber Creek Rd	Eastbound	U-Turn			0%	1.08	0	3.86%	0	0	0%	3.86%	0	0	0	10.3%	in	7	7	0.98
		Left	25	5	20%		27		30	6	20%		32	1	33	13.4%	out	7	40	
		Through	524	8	2%		566		631	10	2%		680	0	680	76.0%	out	35	715	
		Right	13	2	15%		14		16	2	15%		17	0	17	0.3%	out	0	17	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left	60	0	0%		65		72	0	0%		74	0	74	0.0%	0	0	74	
		Through	613	12	2%		662		739	14	2%		753	0	753	76.0%	in	54	807	
		Right	216	12	6%		233		260	14	6%		265	63	328	0.0%	0	0	328	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left	32	3	9%		35		39	4	9%		39	0	39	0.3%	in	0	39	
		Through	10	0	0%		11		12	0	0%		12	0	12	0.0%	0	0	12	
		Right	20	1	5%		22		24	1	5%		25	0	25	0.0%	0	0	25	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left	300	4	1%		324		362	5	1%		369	37	406	0.0%	0	0	406	
		Through	39	0	0%		42		47	0	0%		48	0	48	0.0%	0	0	48	
		Right	37	3	8%		40		45	4	8%		45	1	46	13.4%	in	10	56	

Intersection	Approach	Mvmn't.	2020 Existing Traffic					2022 Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40 at Coquina Presbyterian/Riverbend Community Church	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	0.93
		Left	3	1	33%		3		3	1	33%		3	0	3	0.0%	0	0	3	
		Through	490	20	4%		490		528	22	4%		569	0	569	9.3%	in	7	576	
		Right	23	2	9%		23		25	2	9%		27	0	27	0.0%	0	0	27	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	89.7%	out	41	41	
		Left	18	0	0%		18		19	0	0%		21	0	21	1.0%	out	0	21	
		Through	650	14	2%		650		700	15	2%		754	0	754	9.3%	out	5	759	
		Right	2	0	0%		2		2	0	0%		2	0	2	0.0%	0	0	2	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left	13	0	0%		13		14	0	0%		14	0	14	0.0%	0	0	14	
		Through	0	0	0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right	33	2	6%		33		34	2	6%		36	0	36	1.0%	in	1	37	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left	2	0	0%		2		2	0	0%		2	0	2	0.0%	0	0	2	
		Through	0	0	0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right	4	0	0%		4		4	0	0%		4	0	4	0.0%	0	0	4	

Intersection	Approach	Mvmn't.	2020 Existing Traffic					2022 Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40 at Monte Savino Blvd	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	0.93
		Left	6	1	17%		6		6	1	17%		6	0	6	0.0%	0	0	6	
		Through	543	14	3%		543		585	15	3%		585	0	585	9.3%	in	7	592	
		Right			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through	630	14	2%		630		679	15	2%		679	0	679	9.3%	out	4	683	
		Right	11	0	0%		11		12	0	0%		12	0	12	0.0%	0	0	12	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left	7	0	0%		7		7	0	0%		7	0	7	0.0%	0	0	7	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right	5	1	20%		5		5	1	20%		5	0	5	0.0%	0	0	6	

Intersection	Approach	Mvmn't.	Existing Traffic					Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40 at Walgreens Drwy	Eastbound	U-Turn			0%	0.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.98
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	731			49	780	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	839	0.0%	0	0	839	
		Right			0%		0		0	0	0%		0	0	0	100.0%	in	71	71	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right			0%		0		0	0	0%		0	0	0	100.0%	out	46	46	

AM Peak-Hour Factored Volumes

Intersection	Approach	Mvmn't.	2019 Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	2022 Existing Volume: Adjustment Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	Vested Trip Vested Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40/Granada Blvd at Tymber Creek Rd	Eastbound	U-Turn			0%	1.08	0	3.86%	0	0	0%	3.86%	0	0	0	10.3%	in	3	3	0.93
		Left	28	2	7%		30		34	2	7%		36	1	37	13.4%	out	13	50	
		Through	539	15	3%		582		650	18	3%		700	0	700	76.0%	out	70	770	
		Right	18	2	11%		19		22	2	11%		23	0	23	0.3%	out	0	23	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0			0	0	
		Left	57	4	7%		62		69	5	7%		70	0	70			0	70	
		Through	320	7	2%		346		386	8	2%		393	0	393	76.0%	in	21	414	
		Right	395	12	3%		427		476	14	3%		486	18	504			0	504	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0			0	0	
		Left	12	4	33%		13		14	5	33%		15	0	15	0.3%	in	0	15	
		Through	9	3	33%		10		11	4	33%		11	0	11			0	11	
		Right	21	4	19%		23		25	5	19%		26	0	26			0	26	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0			0	0	
		Left	528	6	1%		570		636	7	1%		649	55	704			0	704	
		Through	36	4	11%		39		43	5	11%		44	0	44			0	44	
		Right	59	3	5%		64		71	4	5%		73	1	74	13.4%	in	4	78	

Intersection	Approach	Mvmn't.	2020 Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	2022 Existing Volume: Adjustment Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	ted Trip Me Vested Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Coquina Presbyterian/Riverbend Community Church	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.95
		Left	4	0	0%		4		4	0	0%		5	0	5			0	5	
		Through	631	40	6%		631		680	43	6%		732	0	732	9.3%	in	3	735	
		Right	24	0	0%		24		26	0	0%		28	39	67			0	67	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	89.7%	out	83	83	
		Left	23	1	4%		23		25	1	4%		27	38	65	1.0%	out	0	65	
		Through	337	37	11%		337		363	40	11%		391	0	391	9.3%	out	9	400	
		Right	0	0	0%		0		0	0	0%		0	0	0			0	0	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left	3	1	33%		3		3	1	33%		3	3	6			0	6	
		Through	0	0	0%		0		0	0	0%		0	0	0			0	0	
		Right	35	2	6%		35		38	2	6%		39	42	81	1.0%	in	0	81	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left	1	0	0%		1		1	0	0%		1	0	1			0	1	
		Through	0	0	0%		0		0	0	0%		0	0	0			0	0	
		Right	2	0	0%		2		2	0	0%		2	0	2			0	2	

Intersection	Approach	Mvmn't.	2020 Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	2022 Existing Volume: Adjustment Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	ted Trip Me Vested Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Monte Savino Blvd	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.96
		Left	5	1	20%		5		5	1	20%		6	0	6			0	6	
		Through	669	42	6%		669		721	45	6%		776	0	776	9.3%	in	3	779	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through	331	31	9%		331		357	33	9%		384	0	384	9.3%	out	9	393	
		Right	6	0	0%		6		6	0	0%		7	0	7			0	7	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left	5	0	0%		5		5	0	0%		6	0	6			0	6	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right	3	0	0%		3		3	0	0%		3	0	3			0	3	

Intersection	Approach	Mvmn't.	Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Existing Volume: Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	ted Trip Me Vested Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Walgreens Drwy	Eastbound	U-Turn			0%	0.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.93
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	760			86	846	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	482			0	482	
		Right			0%		0		0	0	0%		0	0	0	100.0%	in	28	28	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right			0%		0		0	0	0%		0	0	0	100.0%	out	92	92	

LTG Engineering & Planning

Via Email: (thomas.russ@dot.state.fl.us)

Ref: 5003.03

TECHNICAL MEMORANDUM

To: Thomas Russ, FDOT D5 Contracts/Permits Coordinator

From: George A. Galan, P.E.

Subject: Tymber Creek Apartments – Access Analysis

Date: October 1, 2021

INTRODUCTION

LTG, Inc. (LTG) has been retained by Tellus Partners to prepare an Access Analysis for the proposed Tymber Creek Apartments, consisting of 300 mid-rise multifamily dwelling units and a 90,000 square-foot (sq.ft.) commercial development, located in the northwest quadrant of the Granada Boulevard (SR 40) and Tymber Creek Road in the City of Ormond Beach, Florida. Figure 1 graphically depicts the location of the study area within the surrounding network. Build-out is anticipated by year 2023. Access to the development will be provided via one right-in/right-out driveway along SR 40, approximately 300 ft. west of the SR 40/Tymber Creek Road intersection. This driveway will be shared with the existing Walgreens development, which is currently served by its own driveway that will be closed upon construction of the new driveway. The reconfigured driveway plan is attached as Exhibit A.

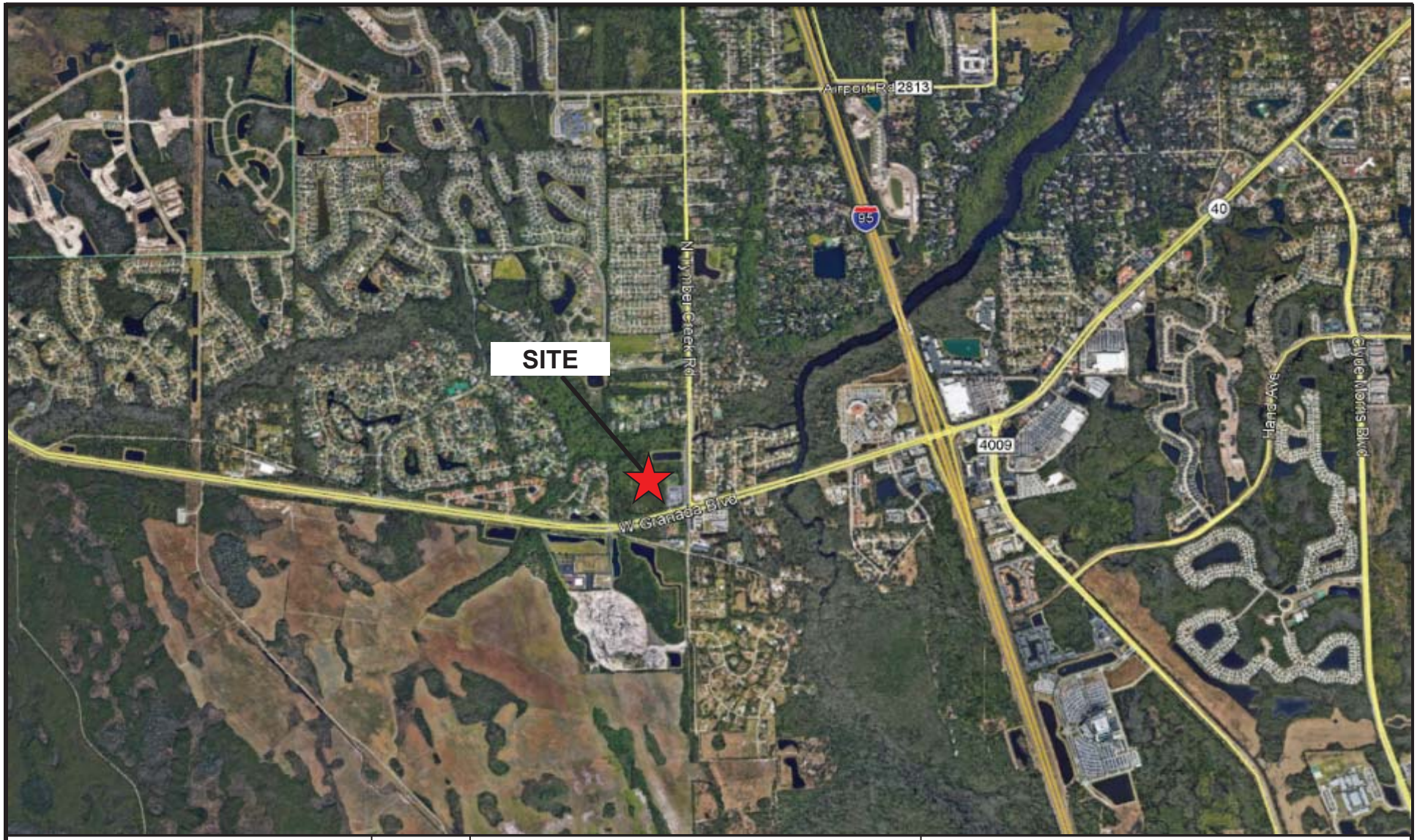
This analysis is subsequent to approval of an October 2020 Traffic Impact Analysis (TIA) also prepared by LTG for Tymber Creek Apartments, which reflected a full project access on Tymber Creek Road and a right-in/right-out access via the existing Walgreens Driveway on SR 40. The intent of this memorandum is to evaluate the adequacy of existing turn-lane lengths at SR 40 at Coquina Presbyterian Church Driveway to the west and the intersection of SR 40/Tymber Creek Road to the east where project trips will make U-turn maneuvers. The analyses in this report will reflect 2023 build-out future conditions only (see October 2020 TIA for analyses of existing conditions).

Study Area

The study area includes the following two intersections that will accommodate U-turn maneuvers from project trips:

Intersections

- SR 40 at Coquina Presbyterian Church Driveway
- SR 40 at Tymber Creek Road



Tymber Creek Apartments	N NTS	**Location Map**	LTG Engineering & Planning
		Project No.: 5003.03 / Figure: 1	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2023 BUILD-OUT FUTURE ROADWAY ANALYSIS

The following documents the procedures used to determine the future traffic.

2023 Background Growth

Based on methodology outlined in the October 2020 TIA, background traffic growth was projected using a growth rate of two percent per year.

Project Trip Generation

The net external trip generation for the development was determined using the trip generation rates published by the Institute of Transportation Engineers (ITE) in the document *Trip Generation Manual, 10th Edition* , and procedures outlined in the National Cooperative Highway Research Program (NCHRP) Report 684 worksheet and the ITE Trip Generation Handbook, 3rd Edition. The net external trip generation, as included in the October 2020 TIA, is shown in Table 1 below.

Table 1
Net Trip Generation
Tymber Creek Apartments

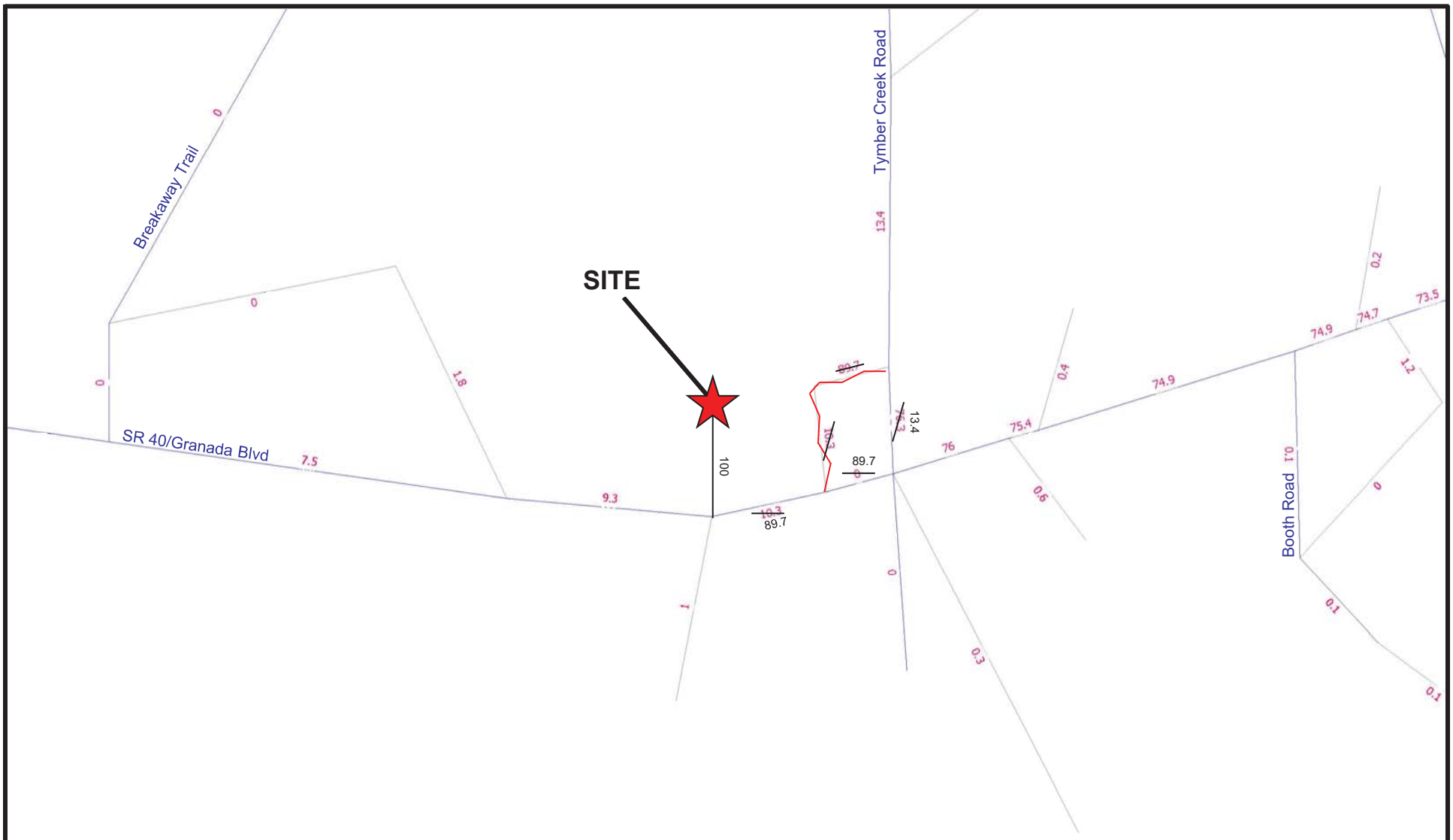
Time Period	Land Use	Total Trips			Internal Capture Trips			Pass-by Capture Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A.M. Peak-Hour	Mid-Rise Multifamily	28	80	108	1	1	2	0	0	0	27	79	106
	Shopping Center	122	75	197	1	1	2	0	0	0	121	74	195
Totals:		**150**	**155**	**305**	**2**	**2**	**4**	**0**	**0**	**0**	**148**	**153**	**300**
Time Period	**Land Use**	**Total Trips**			**Internal Capture Trips**			**Pass-by Capture Trips**			**New External Trips**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
P.M. Peak-Hour	Mid-Rise Multifamily	81	51	132	37	21	57	0	0	0	44	30	74
	Shopping Center	241	262	503	21	37	59	74	77	151	146	148	294
Totals:		**322**	**313**	**635**	**58**	**58**	**116**	**74**	**77**	**151**	**190**	**178**	**368**

Project Trip Distribution & Trip Assignment

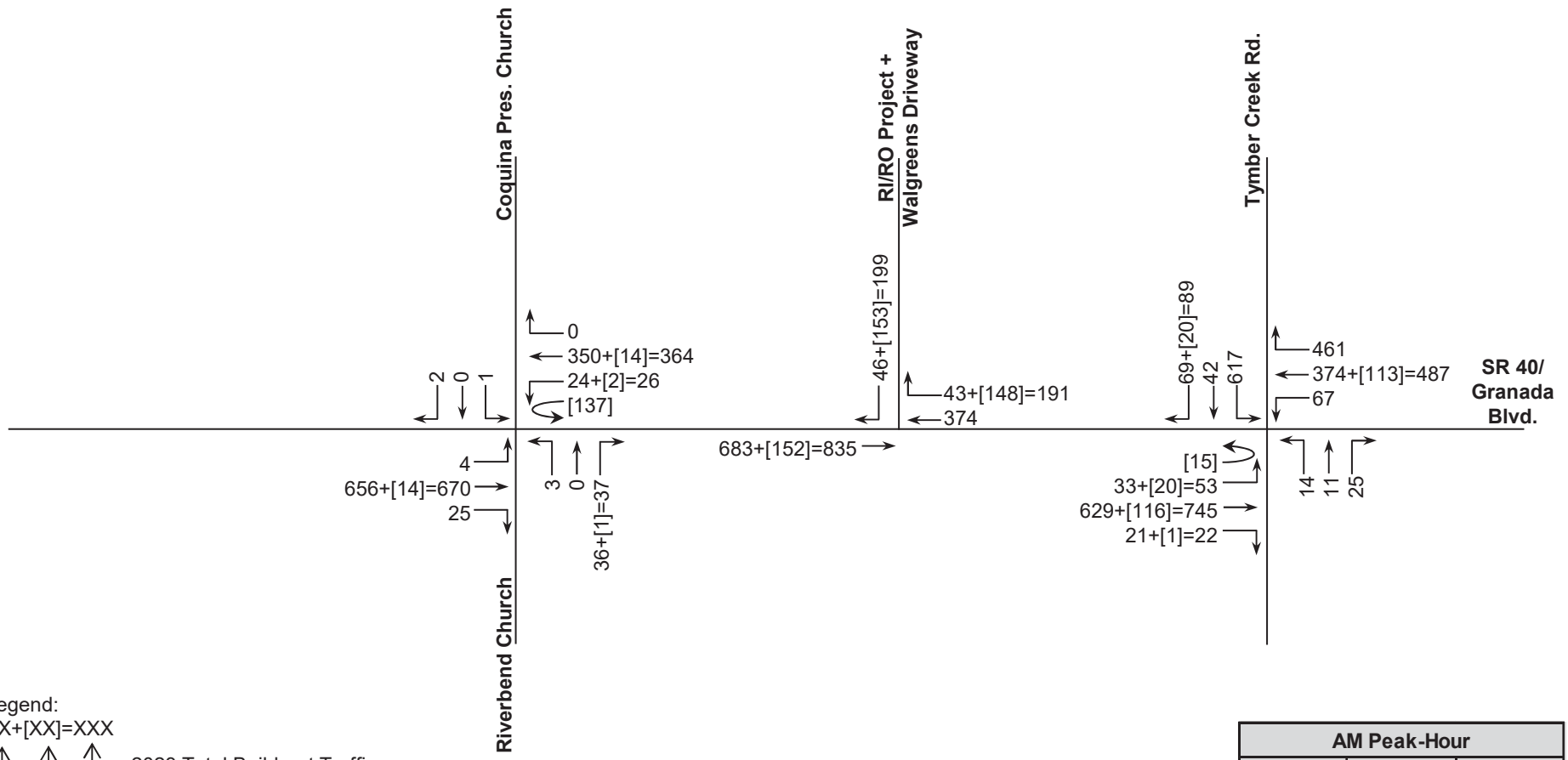
The original project distribution, which was determined using the Central Florida Regional Planning Model, version 6.1 (CFRPM) was obtained from the October 2020 TIA. Manual modifications were made to the model output to account for the modified access being proposed. The manually modified distribution is shown in Figure 2.

Trip Assignment

Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area intersections. Figures 3A and 3B graphically depict the 2023 background traffic, peak-hour project trips, and resulting 2023 build-out traffic during the a.m. and p.m. peak-hours. The existing turning movement counts for these intersections are included in Exhibit B.



Tymber Creek Apartments	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5003.03	Figure: 2	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:
XX+[XX]=XXX
- 2023 Total Build-out Traffic
- Project Trips
- 2023 Background Traffic

AM Peak-Hour		
Enter	Exit	Total
148	153	301

Tymber Creek Apartments

N

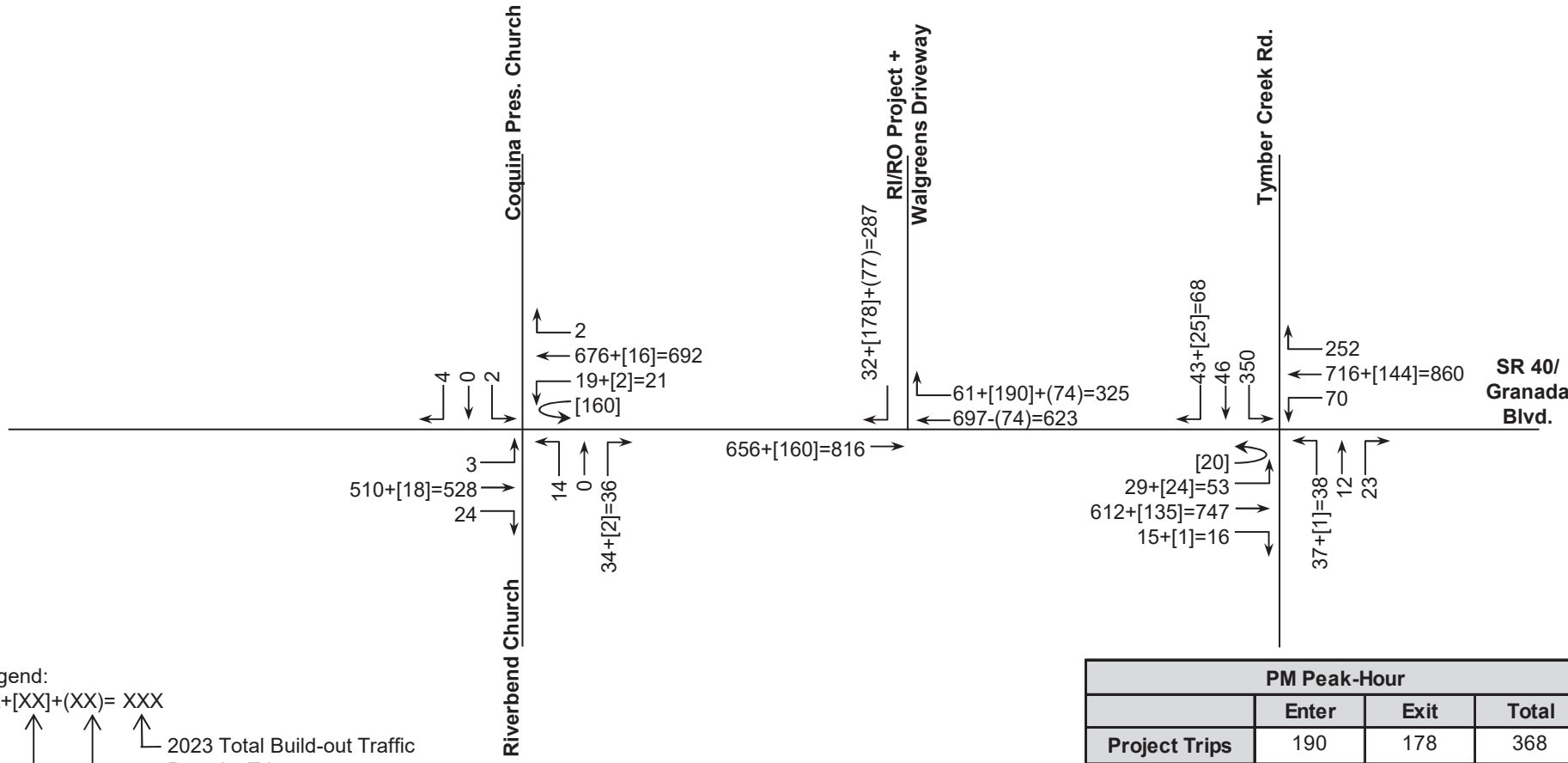
NTS

2023 A.M. Peak-Hour Build-Out Volumes

Project No.: 5003.03

Figure: 3A

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:
XX+[XX]+(XX)= XXX
- 2023 Total Build-out Traffic
- Pass-by Trips
- Project Trips
- 2023 Background Traffic

PM Peak-Hour			
	Enter	Exit	Total
Project Trips	190	178	368
Pass-by	74	77	151
Total	264	255	519

Tymber Creek Apartments

N

NTS

2023 P.M. Peak-Hour Build-Out Volumes

Project No.: 5003.03

Figure: 3B

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Unsignalized Intersection Analysis – Build-Out

The operating conditions at the unsignalized intersection was analyzed using the Highway Capacity Software, Version 7.9.5 (HCS). This software utilizes the procedures outlined in Chapter 20 of the Highway Capacity Manual (6th Edition) titled, "Two-Way Stop-Controlled Intersections". Table 2 shows the 2023 build-out level of service (LOS) at the study area intersection. The HCS summary sheets are attached as Exhibit C. As indicated in Table 2, the unsignalized intersection is anticipated to operate within the adopted LOS at build-out.

Table 2
2023 Build-Out A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
SR 40 at Coquina Presbyterian Church Dr.	D	SB	14.4	B	SB	19.2	C

Signalized Intersections Analysis – Build-Out

The operating conditions at the signalized intersection was analyzed using *Synchro 10*, which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual 6th Edition*, titled "Signalized Intersections". Table 3 shows the 2023 build-out LOS and volume to capacity ratios (v/c) at the signalized intersection. The Synchro summary sheets are provided in Exhibit D. As indicated in Table 3, the signalized intersection is anticipated to operate within the adopted LOS at build-out.

Table 3
2023 Build-Out A.M. and P.M. Peak-Hour LOS – Signalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	42.7	D	No	35.5	D	No

SITE ACCESS & QUEUE LENGTH ANALYSIS

SR 40 adjacent to the proposed development driveway is a four-lane divided urban arterial with a posted speed limit of 50 miles per hour (mph).

Under existing conditions, a westbound left-turn lane is provided at SR 40 at Coquina Presbyterian Church Driveway and an eastbound left-turn lane is in place at SR 40 at Tymber Creek Road. These existing turn lanes were evaluated against the anticipated build-out queue demand based on the 95th percentile queues obtained from the p.m. peak-hour intersection analyses. It should be noted that the HCS signalized intersection results for the a.m. peak-hour reflect timings that have been optimized within the 160 second cycle length currently in use.

The queue length needs, and provisions are summarized in Table 4 below. As indicated in Table 4 , the storage provided under existing conditions is adequate to serve projected future demand at SR 40 at Coquina Presbyterian Church Drive and deficient by approximately five ft. at SR 40 at Tymber Creek Road. Therefore, it is recommended that the eastbound let-turn lane at SR 40/Tymber Creek Road be extended by 25 ft. (one standard vehicle length).

Table 4
Turn Lane Length
Tymber Creek Apartments

Intersection	Turn Lane	95th Percentile Queue Length (ft.)	No. of Vehicles	Storage Needed (ft.)	Required Deceleration (ft.)*	Total Turn-Lane Length Needed	Total Turn-Lane Length Provided (ft.)*	Lane Length Deficiency (ft.)
SR 40/Coquina Presbyterian Church Dr.	WB left	50	2	50	350	400	790	0
SR 40/Tymber Creek Road	EB left	141	6	150	350	500	495	5

**Includes 50-ft. taper*

CONCLUSION

The intent of this traffic assessment is to evaluate the adequacy of existing turn-lane lengths at SR 40 at Coquina Presbyterian Church Driveway to the west and the intersection of SR 40/Tymber Creek Road to the east where project trips will make U-turn maneuvers. The results of these analyses are summarized below:

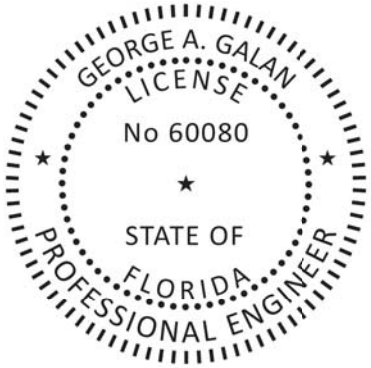
- Under build-out conditions, the unsignalized intersection of SR 40 at Coquina Presbyterian Church Driveway will continue to operate with the adopted LOS.
- Under build-out conditions, the signalized intersection of SR 40 at Tymber Creek Road will continue to operate within the adopted LOS.
- The build-out intersection analyses results indicate a 95th percentile queue demand of two vehicles for the westbound left-turn lane at SR 40/Coquina Presbyterian Church Driveway and six vehicles for the eastbound left-turn lane at SR 40/Tymber Creek Road. The storage provided under existing conditions is adequate to serve projected future demand at SR 40 at Coquina Presbyterian Church Drive and deficient by approximately five ft. at SR 40 at Tymber Creek Road. Therefore, it is recommended that the eastbound let-turn lane at SR 40/Tymber Creek Road be extended by 25 ft. (one standard vehicle length).

Attachments:

Exhibit A- Preliminary Site Plan
Exhibit B- Existing Turning Movement Counts
Exhibit C- Unsignalized Intersection HCS Printouts – Build-out Conditions
Exhibit D- Signalized Intersection Synchro Worksheets – Build-out Conditions

---

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Registration Number 9227
386/257-2571

EXHIBIT A

Site Plan

GRAPHIC SCALE
1"=20'

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 24" WHITE STOP BAR
3. WHITE DIRECTIONAL ARROW
4. STANDARD CROSSWALK
5. 6" WHITE SKIP LINE (2' - 4')
6. 18" WHITE LINE @ 45° SPACED 20' ON CENTER
7. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
8. 6" SOLID DOUBLE YELLOW LINE
9. WHITE DIRECTIONAL ARROW, WHITE HELMETED BICYCLIST SYMBOL PER FDOT INDEX No. 711-002

SEE SHEET No. 45 FOR FDOT INDEX No. 711-001

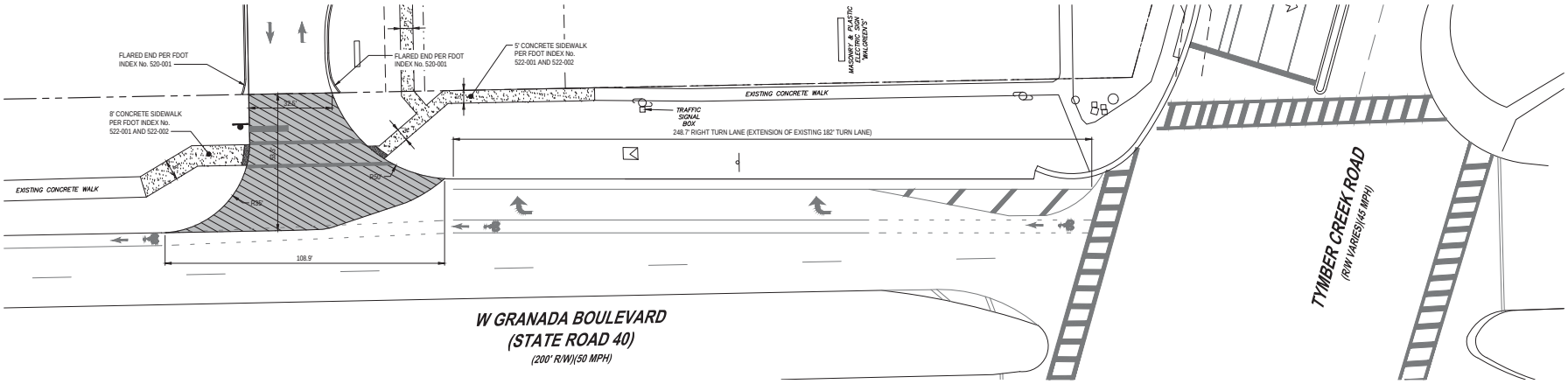
NOTE:
1. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITH PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO FDOT INDEX No. 711-001.

FDOT GENERAL NOTES:

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FDOT STANDARD PLANS FY 2019-20.
4. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
5. ANY TEST RESULTS TAKEN DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE DEPARTMENT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT TO NEAREST JOINT IN GOOD CONDITION, SO A CONNECTION THAT IS FREE OF CRACKS, DEFORMITIES OR VOIDS & IRREGULARITIES ARE NOT DEFECTIVE.
7. ALL STRIPING WITHIN THE FDOT RIGHT-OF-WAY SHALL BE PREFORMED THERMOPLASTIC.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED INSIDE FDOT R/W SHALL BE ON THE QUALIFIED PRODUCTS LIST OR APPROVED PRODUCTS LIST.
10. ALL CONSTRUCTION SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
11. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC AND BARRICADE PLAN TO THE ENGINEER FOR APPROVAL WITH THE BID. INCLUDE THE MOT PLAN AT THE PRECONSTRUCTION MEETING.
12. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND THE FDOT INSPECTOR NOTIFIED FOR APPROVAL.
13. ALL BARRICADES AND POSTED SIGNAGE SHALL REMAIN IN PLACE UNTIL PAVING WORK IS COMPLETE. ALL BARRICADES SHALL BE VERIFIED IN PLACE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
14. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA.
15. THE CONTRACTOR SHALL ENSURE THAT ALL SIDEWALKS AND CROSSWALKS CONFORM TO THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT (ADA).
16. ALL SIGNS AND PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE TO BE REPLACED TO THEIR PRECONSTRUCTION CONDITIONS.
17. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX No. 711-001.
18. IN THE EVENT PERMANENT VEHICLE DETECTION IS DISRUPTED, PROVIDE AN ALTERNATIVE MEANS OF DETECTION TO ALL LANES APPROACHING THE INTERSECTION, SEPARATING EACH MOVEMENT WHICH PREVIOUSLY HAD DETECTION. THE TYPE OF DETECTOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. EQUIPMENT SHALL ONLY DETECT THE INTENDED MOVEMENT.
19. THERE SHALL BE NO SR 44 LANE CLOSURES DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
20. THERE SHALL BE NO WORK WITHIN THE VICINITY OF THE SIGNALIZED INTERSECTION DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
21. CONTRACTOR TO PROVIDE TEMPORARY VIDEO DETECTION FOR SIGNAL WHILE LOOPS ARE DISTURBED DURING MILLING AND RESURFACING.

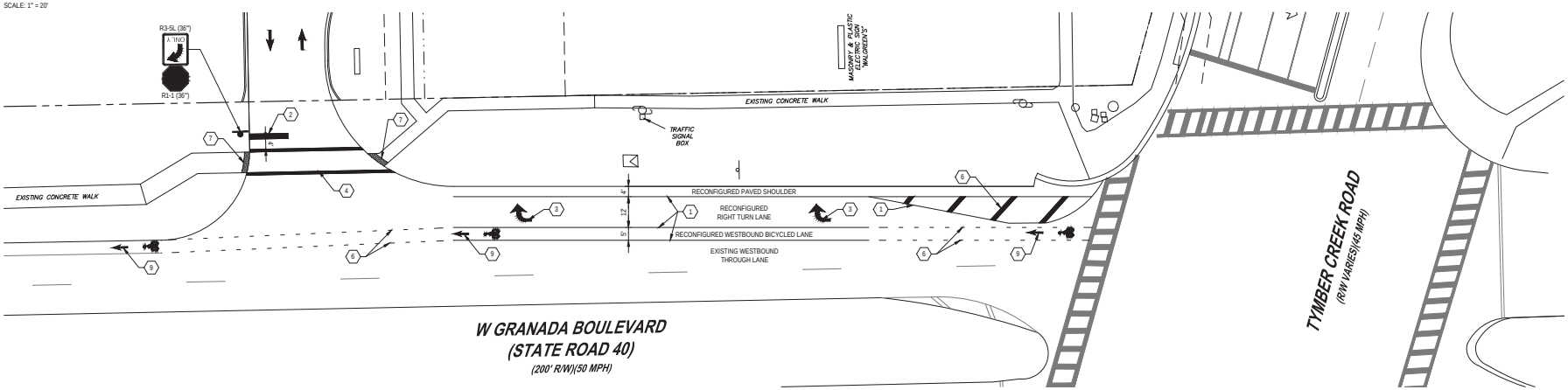
PAVING LEGEND (STATE ROAD 40)

S.R. 40 ASPHALT PAVEMENT (TURN LANE) (SN = X.XX)	3/4" FC-5 OPEN GRADED FRICTION COURSE 2" SP-12.5 TL-C ASPHALT (FDOT SPECS) 8" RECYCLED CONCRETE AGGREGATE, LBR 150 12" STABILIZED SUB-GRADE (LBR-40) (SEE DETAIL, SHEET XX)
S.R. 40 STABILIZED SHOULDER	12" STABILIZED SUB-GRADE (LBR-40)
CONCRETE SIDEWALK	CONCRETE SIDEWALK PER FDOT INDEX No. 522-001
SOD	BAHIA SOD (SEE DETAIL, SHEET No. X)



S.R. 40 LAYOUT AND PAVEMENT PLAN

SCALE: 1" = 20'



S.R. 40 GEOMETRY, STRIPING AND SIGNAGE PLAN

SCALE: 1" = 20'

REVISIONS

DATE	DESCRIPTION
8/9/20	CITY COMMENTS
9/17/20	COUNTY COMMENTS
11/18/20	COUNTY COMMENTS
12/14/20	COUNTY COMMENTS
3/3/21	CITY COMMENTS

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LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

S.R. 40 RIGHT TURN LANE
RIGHT-OF-WAY IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK LICENSED PROFESSIONAL ENGINEER NO. 62971 STATE OF FLORIDA

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	JUNE 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

13.1

EXHIBIT B

Existing Turning Movement Counts

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	78	9	10	0	97	9	55	72	0	136	2	5	7	0	14	6	114	1	0	121	368
07:15 AM	101	10	9	0	120	15	63	83	0	161	2	2	5	0	9	5	137	4	0	146	436
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
Total	458	37	47	0	542	58	261	367	0	686	11	10	24	0	45	27	529	13	0	569	1842
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
08:30 AM	107	7	13	0	127	18	80	69	0	167	4	4	7	0	15	7	111	2	0	120	429
08:45 AM	112	9	11	0	132	10	66	56	0	132	6	3	6	0	15	7	101	3	0	111	390
Total	468	34	55	0	557	51	323	308	0	682	15	13	22	0	50	26	473	15	0	514	1803
04:00 PM	45	6	10	0	61	11	145	73	0	229	7	3	10	0	20	10	119	3	0	132	442
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
Total	267	30	39	0	336	61	590	242	0	893	30	8	25	0	63	29	513	14	0	556	1848
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
05:15 PM	63	13	9	0	85	16	156	83	0	255	4	2	8	0	14	5	111	4	0	120	474
05:30 PM	58	10	10	0	78	18	146	80	0	244	8	2	6	0	16	6	117	3	0	126	464
05:45 PM	46	9	8	0	63	16	138	86	0	240	9	1	4	0	14	6	88	2	0	96	413
Total	245	47	35	0	327	60	608	296	0	964	30	10	23	0	63	23	446	11	0	480	1834
Grand Total	1438	148	176	0	1762	230	1782	1213	0	3225	86	41	94	0	221	105	1961	53	0	2119	7327
Apprch %	81.6	8.4	10	0		7.1	55.3	37.6	0		38.9	18.6	42.5	0		5	92.5	2.5	0		
Total %	19.6	2	2.4	0	24	3.1	24.3	16.6	0	44	1.2	0.6	1.3	0	3	1.4	26.8	0.7	0	28.9	

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 2

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
Automobiles	1422	141	164	0	1727	223	1743	1167	0	3133	74	34	81	0	189	91	1917	44	0	2052	7101
% Automobiles	98.9	95.3	93.2	0	98	97	97.8	96.2	0	97.1	86	82.9	86.2	0	85.5	86.7	97.8	83	0	96.8	96.9
Commercial	16	7	12	0	35	7	39	46	0	92	12	7	13	0	32	14	44	9	0	67	226
% Commercial	1.1	4.7	6.8	0	2	3	2.2	3.8	0	2.9	14	17.1	13.8	0	14.5	13.3	2.2	17	0	3.2	3.1

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

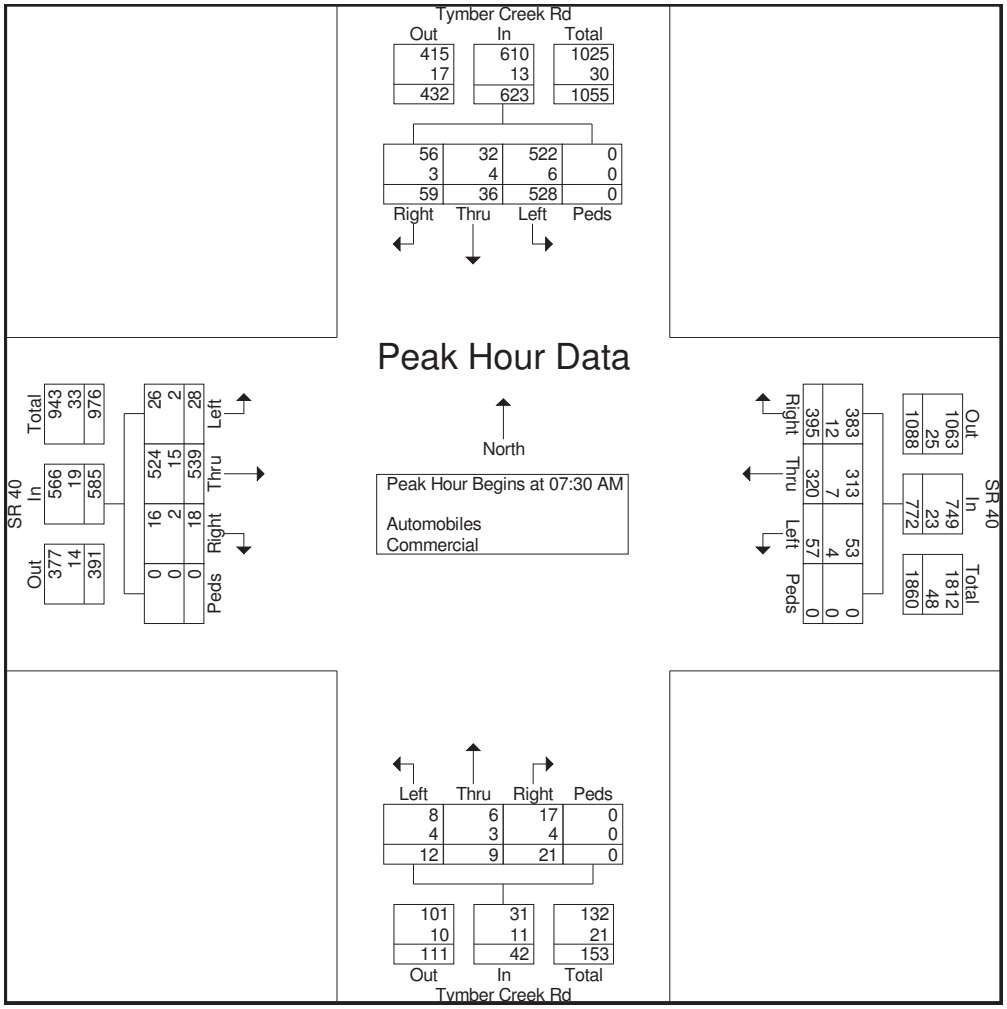
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 3

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
Total Volume	528	36	59	0	623	57	320	395	0	772	12	9	21	0	42	28	539	18	0	585	2022
% App. Total	84.8	5.8	9.5	0		7.4	41.5	51.2	0		28.6	21.4	50	0		4.8	92.1	3.1	0		
PHF	.917	.900	.868	.000	.956	.792	.825	.914	.000	.980	.750	.750	.750	.000	.808	.700	.853	.750	.000	.845	.928
Automobiles	522	32	56	0	610	53	313	383	0	749	8	6	17	0	31	26	524	16	0	566	1956
% Automobiles	98.9	88.9	94.9	0	97.9	93.0	97.8	97.0	0	97.0	66.7	66.7	81.0	0	73.8	92.9	97.2	88.9	0	96.8	96.7
Commercial	6	4	3	0	13	4	7	12	0	23	4	3	4	0	11	2	15	2	0	19	66
% Commercial	1.1	11.1	5.1	0	2.1	7.0	2.2	3.0	0	3.0	33.3	33.3	19.0	0	26.2	7.1	2.8	11.1	0	3.2	3.3

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 4



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

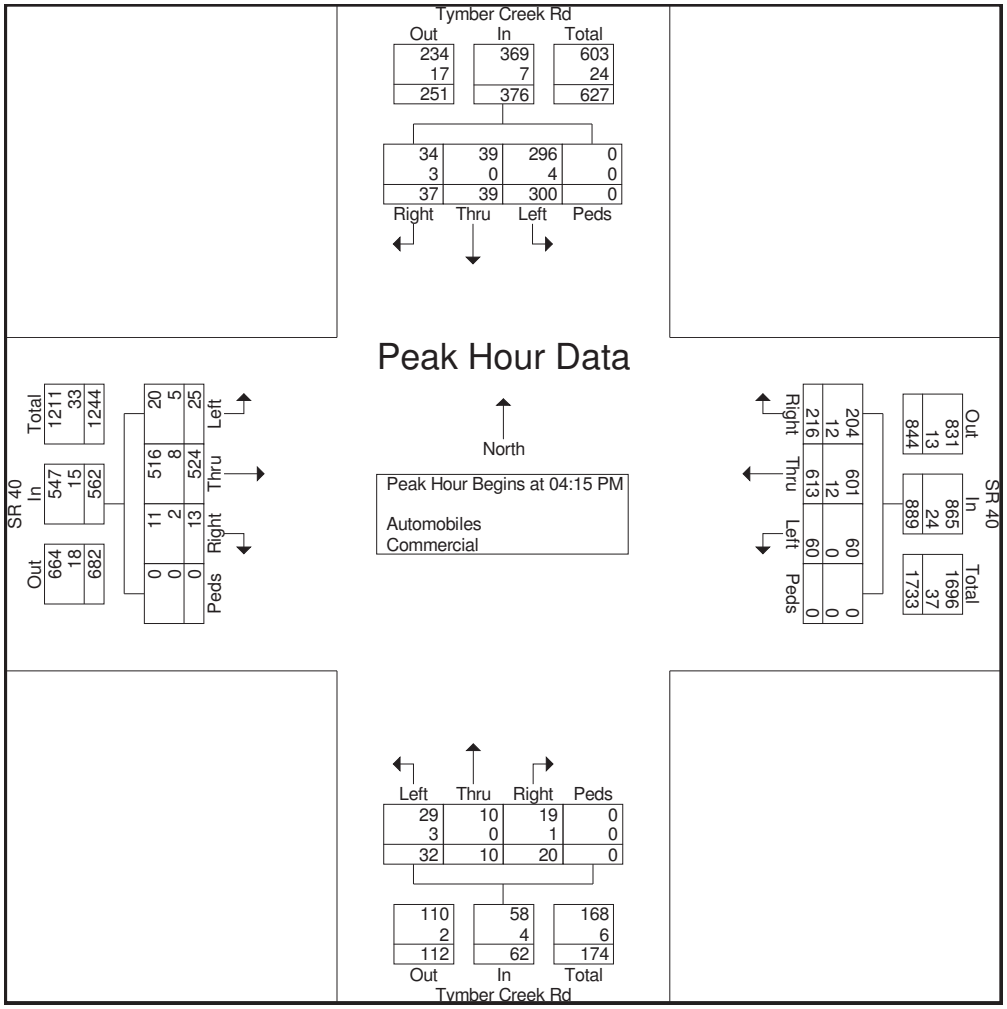
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 5

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
Total Volume	300	39	37	0	376	60	613	216	0	889	32	10	20	0	62	25	524	13	0	562	1889
% App. Total	79.8	10.4	9.8	0		6.7	69	24.3	0		51.6	16.1	32.3	0		4.4	93.2	2.3	0		
PHF	.915	.650	.841	.000	.922	.833	.912	.806	.000	.896	.800	.500	.833	.000	.816	.781	.862	.813	.000	.867	.978
Automobiles	296	39	34	0	369	60	601	204	0	865	29	10	19	0	58	20	516	11	0	547	1839
% Automobiles	98.7	100	91.9	0	98.1	100	98.0	94.4	0	97.3	90.6	100	95.0	0	93.5	80.0	98.5	84.6	0	97.3	97.4
Commercial	4	0	3	0	7	0	12	12	0	24	3	0	1	0	4	5	8	2	0	15	50
% Commercial	1.3	0	8.1	0	1.9	0	2.0	5.6	0	2.7	9.4	0	5.0	0	6.5	20.0	1.5	15.4	0	2.7	2.6

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 6



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 Tymber at SR 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 7

Groups Printed- Peds

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
04:45 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
05:15 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	3
05:30 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	1	1	0	0	0	2	2	0	0	0	0	0	0	0	0	3	3	6
Grand Total	0	0	0	2	2	0	0	0	3	3	0	0	0	1	1	0	0	0	3	3	9
Apprch %	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
Total %	0	0	0	22.2	22.2	0	0	0	33.3	33.3	0	0	0	11.1	11.1	0	0	0	33.3	33.3	

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 1

Groups Printed- Automobiles - Commercial

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	2	59	0	61	0	0	1	1	0	142	4	146	208
07:15 AM	0	0	0	0	1	55	0	56	0	0	3	3	0	158	9	167	226
07:30 AM	0	0	1	1	5	69	0	74	0	0	5	5	0	149	9	158	238
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
Total	0	0	1	1	15	264	0	279	1	0	17	18	1	619	33	653	951
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
08:45 AM	0	0	0	0	2	83	0	85	0	0	10	10	3	125	2	130	225
Total	1	0	2	3	18	339	0	357	2	0	37	39	6	586	15	607	1006
04:00 PM	0	0	0	0	2	140	1	143	3	0	9	12	0	139	3	142	297
04:15 PM	0	0	0	0	3	145	0	148	2	0	9	11	1	132	2	135	294
04:30 PM	0	0	0	0	4	138	0	142	2	0	8	10	1	144	1	146	298
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
Total	1	0	2	3	15	592	1	608	10	0	33	43	2	558	8	568	1222
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
05:45 PM	0	0	0	0	2	144	0	146	2	0	8	10	0	100	3	103	259
Total	1	0	2	3	14	625	2	641	12	0	34	46	3	447	24	474	1164
Grand Total	3	0	7	10	62	1820	3	1885	25	0	121	146	12	2210	80	2302	4343
Apprch %	30	0	70		3.3	96.6	0.2		17.1	0	82.9		0.5	96	3.5		
Total %	0.1	0	0.2	0.2	1.4	41.9	0.1	43.4	0.6	0	2.8	3.4	0.3	50.9	1.8	53	
Automobiles	3	0	7	10	58	1730	3	1791	24	0	117	141	11	2106	74	2191	4133
% Automobiles	100	0	100	100	93.5	95.1	100	95	96	0	96.7	96.6	91.7	95.3	92.5	95.2	95.2
Commercial	0	0	0	0	4	90	0	94	1	0	4	5	1	104	6	111	210
% Commercial	0	0	0	0	6.5	4.9	0	5	4	0	3.3	3.4	8.3	4.7	7.5	4.8	4.8

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

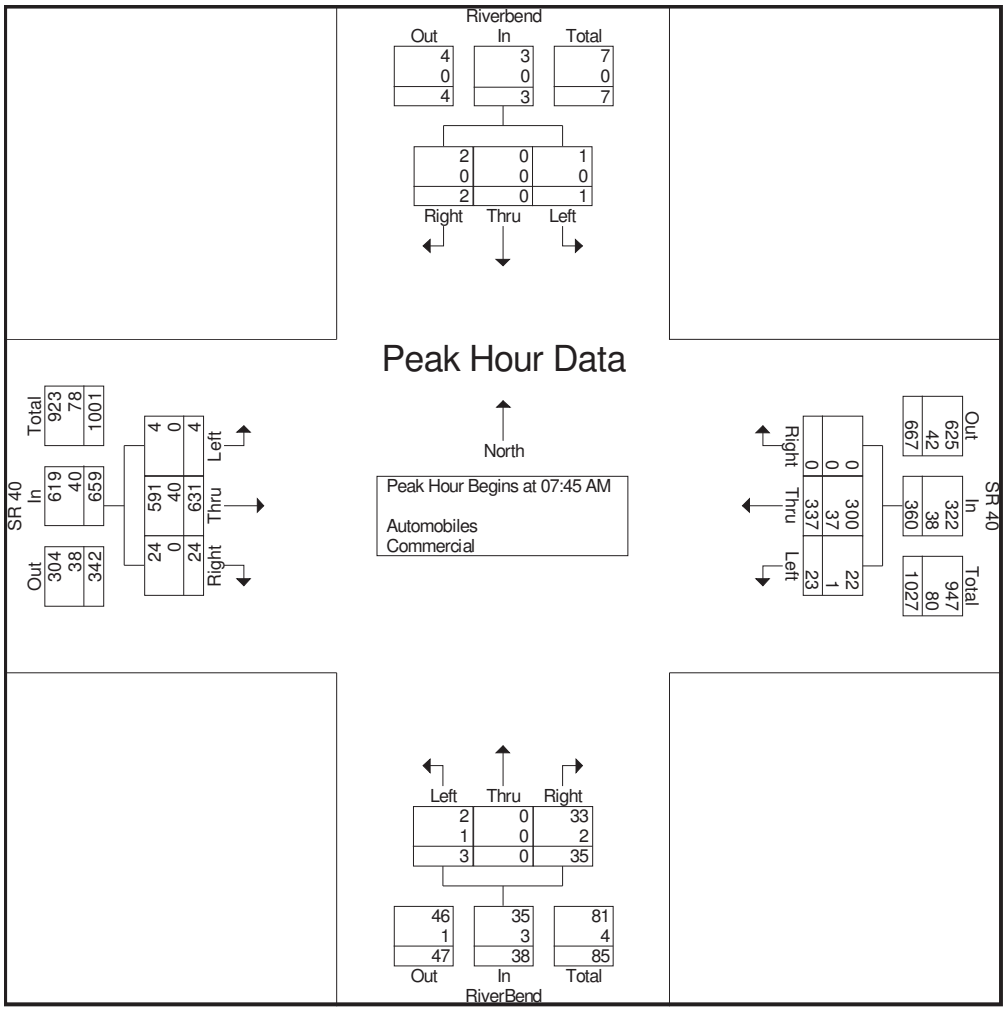
File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 2

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
Total Volume	1	0	2	3	23	337	0	360	3	0	35	38	4	631	24	659	1060
% App. Total	33.3	0	66.7		6.4	93.6	0		7.9	0	92.1		0.6	95.8	3.6		
PHF	.250	.000	.250	.375	.821	.947	.000	.978	.750	.000	.875	.864	.500	.928	.545	.905	.950
Automobiles	1	0	2	3	22	300	0	322	2	0	33	35	4	591	24	619	979
% Automobiles	100	0	100	100	95.7	89.0	0	89.4	66.7	0	94.3	92.1	100	93.7	100	93.9	92.4
Commercial	0	0	0	0	1	37	0	38	1	0	2	3	0	40	0	40	81
% Commercial	0	0	0	0	4.3	11.0	0	10.6	33.3	0	5.7	7.9	0	6.3	0	6.1	7.6

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 3



DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 4

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
Total Volume	2	0	4	6	18	650	2	670	13	0	33	46	3	490	23	516	1238
% App. Total	33.3	0	66.7		2.7	97	0.3		28.3	0	71.7		0.6	95	4.5		
PHF	.500	.000	.500	.500	.750	.934	.500	.941	.650	.000	.917	.821	.375	.857	.575	.890	.929
Automobiles	2	0	4	6	18	636	2	656	13	0	31	44	2	470	21	493	1199
% Automobiles	100	0	100	100	100	97.8	100	97.9	100	0	93.9	95.7	66.7	95.9	91.3	95.5	96.8
Commercial	0	0	0	0	0	14	0	14	0	0	2	2	1	20	2	23	39
% Commercial	0	0	0	0	0	2.2	0	2.1	0	0	6.1	4.3	33.3	4.1	8.7	4.5	3.2

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 5

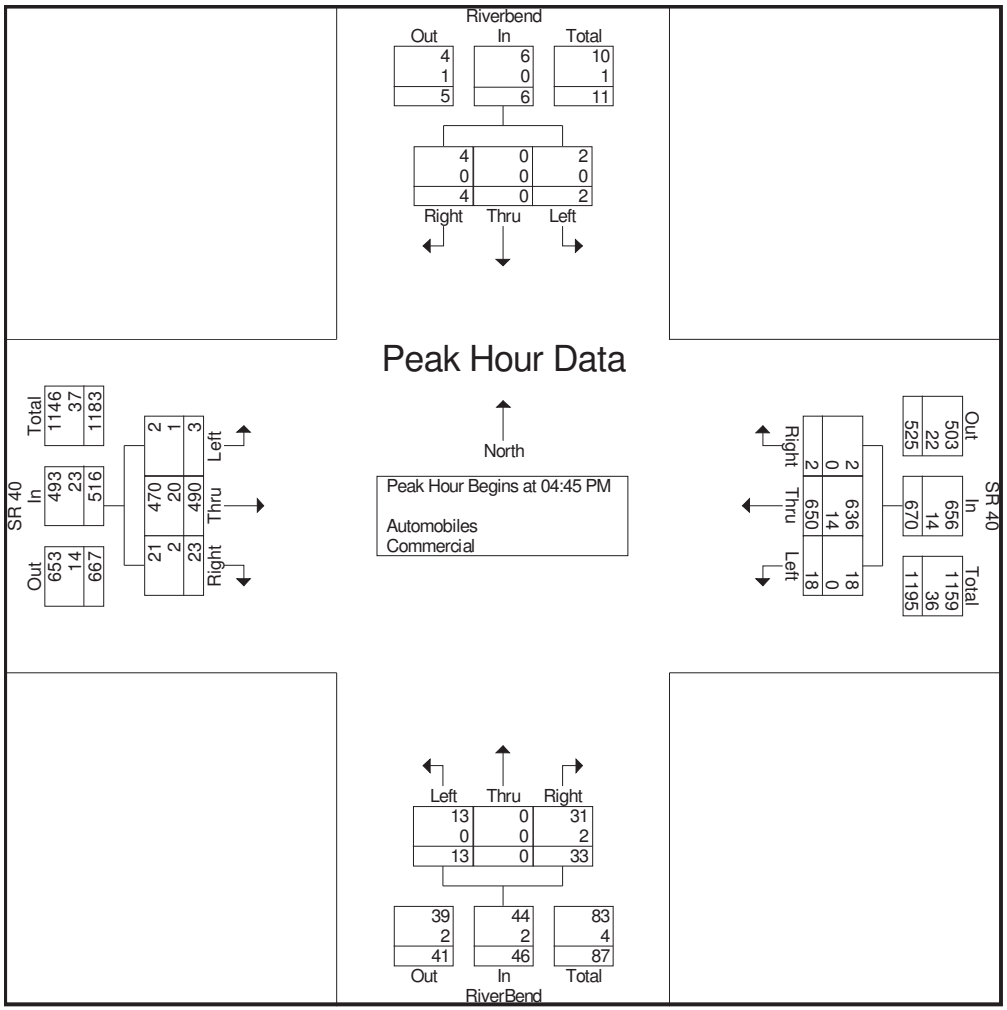


EXHIBIT C

Unsignalized Intersection HCS Print-Outs – 2023 Build-Out

HCS7 Two-Way Stop-Control Report

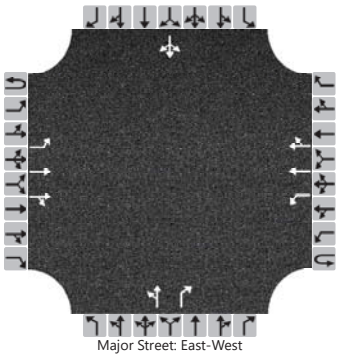
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	5/8/2021
Analysis Year	2023
Time Analyzed	AM BO 1
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Med Opening
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	4	670	25	137	26	364	0		3	0	37		1	0	2
Percent Heavy Vehicles (%)	2	2			2	4				33	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.14			6.44	4.18				8.16	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22			2.52	2.24				3.83	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				172				3		39			3	
Capacity, c (veh/h)		1172				499				167		620			390	
v/c Ratio		0.00				0.34				0.02		0.06			0.01	
95% Queue Length, Q_{95} (veh)		0.0				1.5				0.1		0.2			0.0	
Control Delay (s/veh)		8.1				16.0				27.0		11.2			14.3	
Level of Service (LOS)		A				C				D		B			B	
Approach Delay (s/veh)	0.0				4.9				12.4				14.3			
Approach LOS									B				B			

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HCS7 Two-Way Stop-Control Report

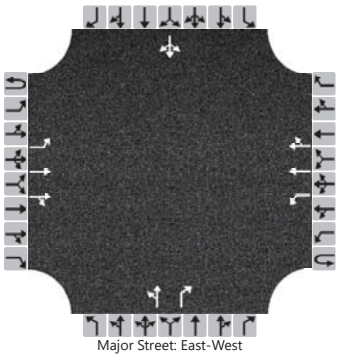
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	5/8/2021
Analysis Year	2023
Time Analyzed	PM BO 1
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Median Opening
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	3	528	24	160	21	692	2		14	0	36		2	0	4
Percent Heavy Vehicles (%)	2	33			2	2				2	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.76			6.44	4.14				7.54	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.53			2.52	2.22				3.52	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				195				15		39			6	
Capacity, c (veh/h)		682				599				176		688			261	
v/c Ratio		0.00				0.33				0.09		0.06			0.02	
95% Queue Length, Q_{95} (veh)		0.0				1.4				0.3		0.2			0.1	
Control Delay (s/veh)		10.3				13.9				27.3		10.5			19.1	
Level of Service (LOS)		B				B				D		B			C	
Approach Delay (s/veh)		0.1				2.9				15.2				19.1		
Approach LOS										C				C		

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EXHIBIT D

Signalized Intersection HCS Print-Outs – 2023 Build-Out

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	15	53	745	22	67	487	461	14	11	25	617	42
Future Volume (vph)	15	53	745	22	67	487	461	14	11	25	617	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Lane Util. Factor	0.95	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00
Frt			0.996				0.850		0.896			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1704	3483	0	1687	3539	1568	1357	1381	0	3433	1712
Flt Permitted		0.950			0.950			0.950			0.950	
Satd. Flow (perm)	0	1704	3483	0	1687	3539	1568	1357	1381	0	3433	1712
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)			2				496		27			
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2834			1067			2648
Travel Time (s)			18.4			38.6			24.3			40.1
Peak Hour Factor	0.95	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	7%	3%	11%	7%	2%	3%	33%	33%	19%	2%	11%
Adj. Flow (vph)	16	57	801	24	72	524	496	15	12	27	663	45
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	73	825	0	72	524	496	15	39	0	663	45
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			36			36			24			36
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2		1	2	1	1	2		1	2
Detector Template	Left	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100		20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6		20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	89
Future Volume (vph)	89
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1538
Flt Permitted	
Satd. Flow (perm)	1538
Right Turn on Red	Yes
Satd. Flow (RTOR)	155
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.93
Heavy Vehicles (%)	5%
Adj. Flow (vph)	96
Shared Lane Traffic (%)	
Lane Group Flow (vph)	96
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		4.9	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.0	47.0	47.0	20.0	20.0		50.0	50.0
Total Split (s)	23.0	23.0	63.0		23.0	63.0	63.0	20.0	20.0		54.0	54.0
Total Split (%)	14.4%	14.4%	39.4%		14.4%	39.4%	39.4%	12.5%	12.5%		33.8%	33.8%
Maximum Green (s)	13.3	13.3	55.8		12.9	55.9	55.9	11.6	11.6		45.4	45.4
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	4.0	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Walk Time (s)			7.0			7.0	7.0					
Flash Dont Walk (s)			29.0			32.0	32.0					
Pedestrian Calls (#/hr)			0			0	0					
Act Effct Green (s)		12.2	68.9		12.1	69.3	69.3	8.7	8.7		38.9	38.9
Actuated g/C Ratio		0.08	0.43		0.08	0.43	0.43	0.05	0.05		0.24	0.24
v/c Ratio		0.56	0.55		0.57	0.34	0.52	0.20	0.39		0.79	0.11
Control Delay		87.7	38.2		83.8	38.4	10.9	77.6	43.9		64.0	45.5
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		87.7	38.2		83.8	38.4	10.9	77.6	43.9		64.0	45.5
LOS		F	D		F	D	B	E	D		E	D
Approach Delay			42.2			28.9			53.2			55.5
Approach LOS			D			C			D			E
90th %ile Green (s)	13.3	13.3	54.9		12.9	55.0	55.0	12.2	12.2		45.7	45.7
90th %ile Term Code	Max	Max	Coord		Max	Coord	Coord	Gap	Gap		Max	Max
70th %ile Green (s)	15.1	15.1	58.1		15.0	58.5	58.5	9.7	9.7		42.9	42.9
70th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
50th %ile Green (s)	13.1	13.1	65.0		13.1	65.5	65.5	8.2	8.2		39.4	39.4
50th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
30th %ile Green (s)	11.2	11.2	71.7		11.2	72.2	72.2	7.0	7.0		35.8	35.8
30th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
10th %ile Green (s)	8.4	8.4	95.0		8.3	95.4	95.4	0.0	0.0		30.8	30.8
10th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Skip	Skip		Gap	Gap
Queue Length 50th (ft)		75	351		75	198	7	15	12		337	37
Queue Length 95th (ft)		133	467		131	317	213	42	53		390	69
Internal Link Dist (ft)			1266			2754			987			2568
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		145	1505		141	1537	961	99	126		975	486
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.50	0.55		0.51	0.34	0.52	0.15	0.31		0.68	0.09

Intersection Summary

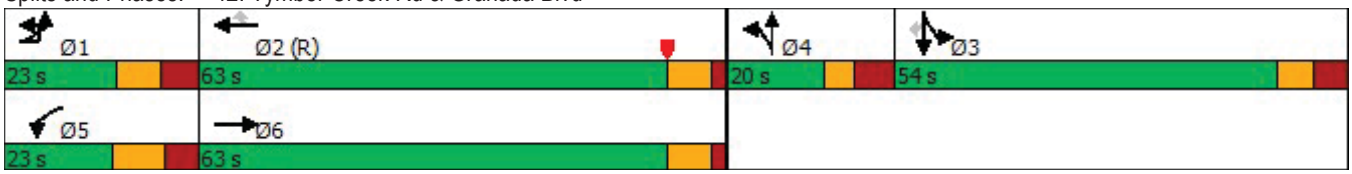


Lane Group	SBR
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	50.0
Total Split (s)	54.0
Total Split (%)	33.8%
Maximum Green (s)	45.4
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	4.0
Recall Mode	None
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	38.9
Actuated g/C Ratio	0.24
v/c Ratio	0.20
Control Delay	1.0
Queue Delay	0.0
Total Delay	1.0
LOS	A
Approach Delay	
Approach LOS	
90th %ile Green (s)	45.7
90th %ile Term Code	Max
70th %ile Green (s)	42.9
70th %ile Term Code	Gap
50th %ile Green (s)	39.4
50th %ile Term Code	Gap
30th %ile Green (s)	35.8
30th %ile Term Code	Gap
10th %ile Green (s)	30.8
10th %ile Term Code	Gap
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	548
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.18

Intersection Summary

Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 91 (57%), Referenced to phase 2:WBT, Start of Yellow			
Natural Cycle: 135			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay: 41.1		Intersection LOS: D	
Intersection Capacity Utilization 71.2%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd





Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	20	53	747	16	70	860	252	38	12	23	350	46
Future Volume (vph)	20	53	747	16	70	860	252	38	12	23	350	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Lane Util. Factor	0.95	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00
Frt			0.997				0.850		0.903			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1568	3519	0	1770	3539	1524	1656	1651	0	3433	1863
Flt Permitted		0.950			0.950			0.950			0.950	
Satd. Flow (perm)	0	1568	3519	0	1770	3539	1524	1656	1651	0	3433	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)			2				265		24			
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2834			1067			2648
Travel Time (s)			18.4			38.6			24.3			40.1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	20%	2%	15%	2%	2%	6%	9%	2%	5%	2%	2%
Adj. Flow (vph)	21	56	786	17	74	905	265	40	13	24	368	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	77	803	0	74	905	265	40	37	0	368	48
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			36			36			24			36
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2		1	2	1	1	2		1	2
Detector Template	Left	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100		20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6		20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	68
Future Volume (vph)	68
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1495
Flt Permitted	
Satd. Flow (perm)	1495
Right Turn on Red	Yes
Satd. Flow (RTOR)	143
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Heavy Vehicles (%)	8%
Adj. Flow (vph)	72
Shared Lane Traffic (%)	
Lane Group Flow (vph)	72
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		4.9	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.0	47.0	47.0	20.0	20.0		45.0	45.0
Total Split (s)	18.0	18.0	85.0		20.0	87.0	87.0	20.0	20.0		45.0	45.0
Total Split (%)	10.6%	10.6%	50.0%		11.8%	51.2%	51.2%	11.8%	11.8%		26.5%	26.5%
Maximum Green (s)	8.3	8.3	77.8		9.9	79.9	79.9	11.6	11.6		36.4	36.4
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	4.0	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Walk Time (s)			7.0			7.0	7.0					
Flash Dont Walk (s)			29.0			32.0	32.0					
Pedestrian Calls (#/hr)			0			0	0					
Act Effct Green (s)		17.4	89.4		13.8	86.2	86.2	10.5	10.5		25.1	25.1
Actuated g/C Ratio		0.10	0.53		0.08	0.51	0.51	0.06	0.06		0.15	0.15
v/c Ratio		0.48	0.43		0.52	0.50	0.29	0.39	0.30		0.73	0.17
Control Delay		82.0	28.0		77.2	24.0	9.6	86.9	42.1		77.5	63.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		82.0	28.0		77.2	24.0	9.6	86.9	42.1		77.5	63.1
LOS		F	C		E	C	A	F	D		E	E
Approach Delay			32.8			24.1			65.4			64.8
Approach LOS			C			C			E			E
90th %ile Green (s)	20.0	20.0	71.8		18.1	70.4	70.4	14.2	14.2		31.6	31.6
90th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
70th %ile Green (s)	18.2	18.2	80.3		15.9	78.5	78.5	12.0	12.0		27.5	27.5
70th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
50th %ile Green (s)	17.3	17.3	86.0		13.9	83.1	83.1	10.5	10.5		25.3	25.3
50th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
30th %ile Green (s)	16.5	16.5	92.6		11.9	88.5	88.5	9.0	9.0		22.2	22.2
30th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
10th %ile Green (s)	15.2	15.2	116.1		9.1	110.5	110.5	0.0	0.0		18.9	18.9
10th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Skip	Skip		Gap	Gap
Queue Length 50th (ft)		82	295		75	363	75	44	14		204	47
Queue Length 95th (ft)		141	416		120	495	165	86	55		253	87
Internal Link Dist (ft)			1266			2754			987			2568
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		160	1875		145	1839	919	118	140		735	398
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.48	0.43		0.51	0.49	0.29	0.34	0.26		0.50	0.12

Intersection Summary

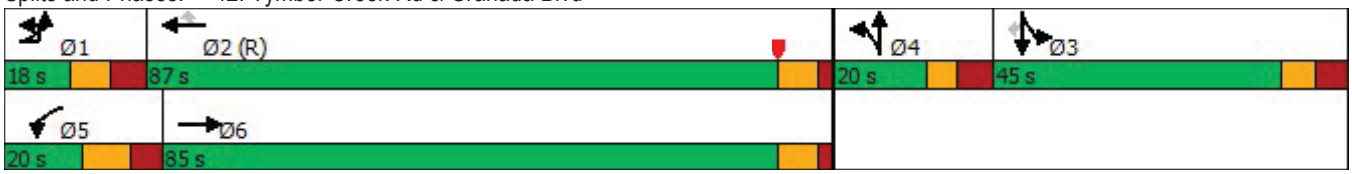


Lane Group	SBR
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	45.0
Total Split (s)	45.0
Total Split (%)	26.5%
Maximum Green (s)	36.4
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	4.0
Recall Mode	None
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	25.1
Actuated g/C Ratio	0.15
v/c Ratio	0.21
Control Delay	1.4
Queue Delay	0.0
Total Delay	1.4
LOS	A
Approach Delay	
Approach LOS	
90th %ile Green (s)	31.6
90th %ile Term Code	Gap
70th %ile Green (s)	27.5
70th %ile Term Code	Gap
50th %ile Green (s)	25.3
50th %ile Term Code	Gap
30th %ile Green (s)	22.2
30th %ile Term Code	Gap
10th %ile Green (s)	18.9
10th %ile Term Code	Gap
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	432
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.17

Intersection Summary

Area Type:	Other		
Cycle Length: 170			
Actuated Cycle Length: 170			
Offset: 62 (36%), Referenced to phase 2:WBT, Start of Yellow			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 35.5		Intersection LOS: D	
Intersection Capacity Utilization 66.1%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd



Tymber Creek Apartments
Ormond Beach, Florida

Traffic Impact Analysis

Tellus Partners
By: LTG, Inc.
***Revised* October 2020**

LTG Engineering & Planning

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, EB 0009227, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Tymber Creek Apartments – Traffic Impact Analysis
LOCATION: Daytona Beach, Florida
CLIENT: Tellus Partners
JOB #: 5003.02

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Certificate of Authorization 9227
386/257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
REGISTRATION NUMBER 9227
GEORGE A. GALAN, P.E. NO. 60080

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1

INTRODUCTION

LTG, Inc. (LTG) has been retained by Tellus Partners to prepare a Traffic Impact Analysis (TIA) for the proposed development known as Tymber Creek Apartments. The 300-apartment unit development, which is a part of a parent tract that will ultimately include 90,000 square feet (sq. ft.) of commercial use, is located at the northwest quadrant of the Granada Boulevard (SR 40) and Tymber Creek Road intersection in the City of Ormond Beach.

Access is proposed on SR 40 via an existing right-in/right-out driveway at the adjacent Walgreens, and an existing right-in/right-out driveway on Tymber Creek Road with an additional proposed right-out northern driveway on Tymber Creek Road. Build-out of the proposed development is anticipated by 2023. Figure 1 shows the location of the project relative to the surrounding road network. This analysis is being completed as a Parent-Tract analysis. A preliminary site plan is attached in Appendix A.

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of the proposed project. Reference data was obtained from the Florida Department of Transportation (FDOT), the Volusia County Traffic Engineering Department, the City of Ormond Beach Public Works, the Institute of Transportation Engineers (ITE), and the River to Sea Transportation Planning Organization (R2CTPO).

Study Area

The study area includes those roadway segments that provide direct access to the project, are within a 3-mile radius, and/or impacted by the project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity. Major intersections along the significant segments, and roadway segments that have been designated as "critical" or "near critical" within a three-mile travel distance of the site have also been included. The approved methodology identifying the study parameters is attached as Appendix B. The following roadway segments and intersections are included in the analysis:

Roadway Segments:

- SR 40 from Tymber Creek Road to Clyde Morris Boulevard
- Tymber Creek Road from Tymber Run to SR 40
- Williamson Boulevard from Hand Avenue to Strickland Range Road
- Hand Avenue from Clyde Morris Boulevard to Nova Road (Critical)
- SR 40 from I-95 to Clyde Morris Boulevard (Near-Critical)
- Williamson Boulevard from Hand Avenue to Strickland Boulevard (Vested Critical)
- LPGA Boulevard from Tymber Creek Rd. to Clyde Morris Boulevard (Vested Critical)

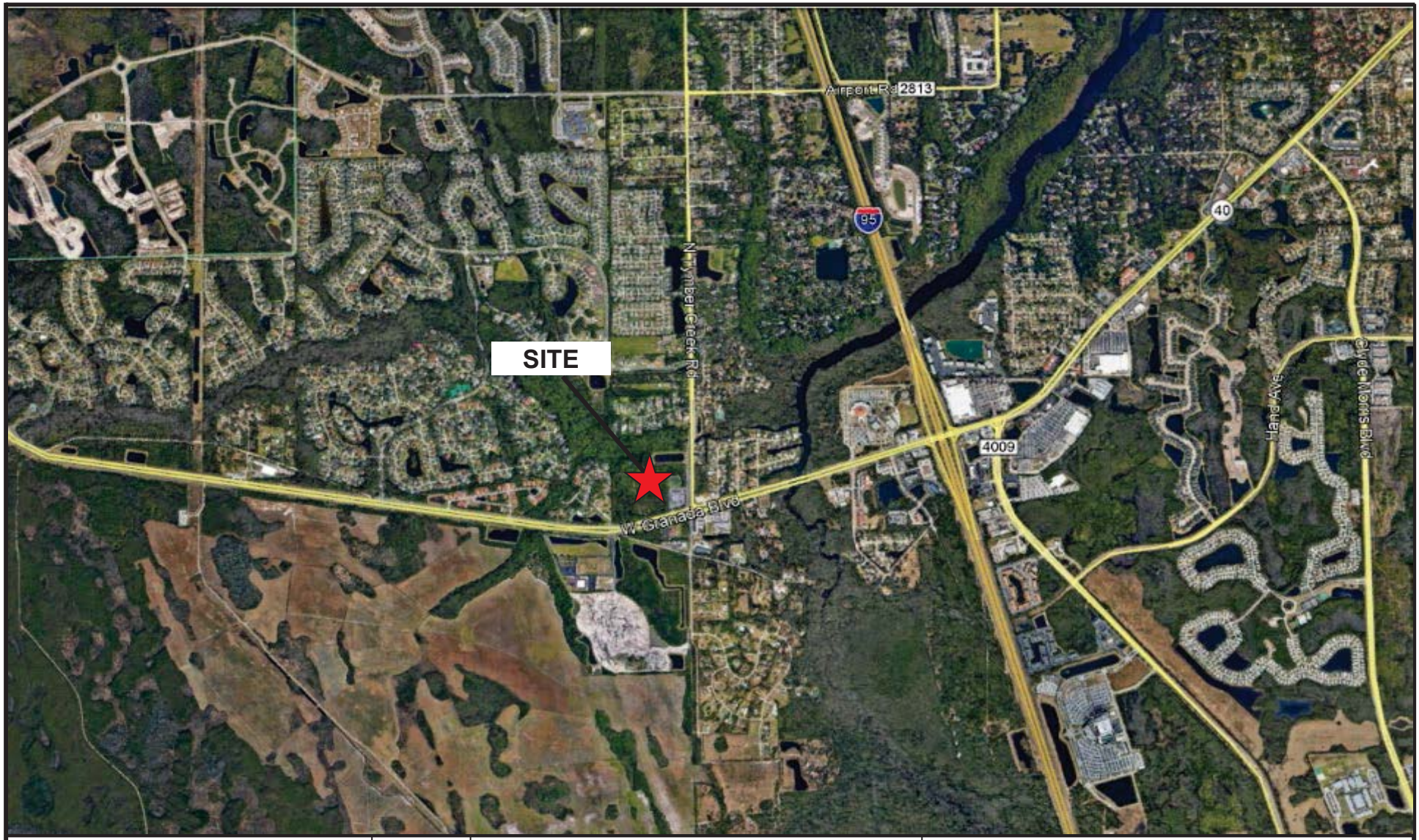
Intersections:

- SR 40 at Tymber Creek Road
- SR 40 at Booth Road
- SR 40 at I-95 Southbound Ramps
- SR 40 at I-95 Northbound Ramps
- SR 40 at Williamson Boulevard
- SR 40 at Clyde Morris Boulevard
- Tymber Creek Road at Project Driveway (Future Conditions)
- SR 40 at Project Driveway (Future Conditions)
- Tymber Creek Road at Tymber Run
- Williamson Boulevard at Hand Avenue
- Williamson Boulevard at Strickland Range Road
- Williamson Boulevard at LPGA Boulevard

Planned Roadway Improvements

Information on programmed or planned roadway improvements in the area of interest were obtained from the FDOT Five-Year Work Program, Volusia County, the River to Sea Transportation Planning Organization (TPO) Long Range Transportation Plan, and previously approved projects. These improvements are considered to be in place by this development's future build-out year of 2023. The planned roadway improvements to be included in the future condition analyses are listed below and are projected to be implemented by 2019:

- Williamson Boulevard widening from Strickland Range Road to LPGA Boulevard (2 to 4 lanes)
    - Please note, the assumption was made that the widening project will taper from 4 lanes to 2 lanes south of Strickland Range Road.
- LPGA Boulevard widening from I-95 Southbound Off-Ramp to Williamson Boulevard (4 to 6 lanes)



Tymber Creek Apartments	N NTS	**Location Map**	LTG Engineering & Planning
		Project No.: 5003.03 / Figure: 1	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2

EXISTING ROADWAY ANALYSIS

Turning movement counts (TMCs) were conducted during the a.m. and p.m. peak-hours on April 4th, September 10th, September 11th, and September 12th of 2019 at the study area intersections (see Appendix C). The FDOT's 2019 Seasonal Factor (SF) for the time the TMCs were collected dictates SF values ranging from 0.95-1.02. For a more conservative analysis, the SF was not applied to the existing counts when less than 1.0. The existing a.m. and p.m. volumes were projected to 2020 using the growth rates for each intersection. The seasonally adjusted and projected 2020 a.m. and p.m. peak-hour traffic volumes used in the analysis are presented in Figures 2A and 2B.

Unsignalized Intersection Analysis

The existing operating conditions at the unsignalized intersection were analyzed using the *Highway Capacity Software 2010, Version 7.85* (HCS). This software utilizes the procedures outlined in Chapter 20 of the Highway Capacity Manual (6th Edition) titled, "Two-Way Stop-Controlled Intersections." Table 1 shows the existing a.m. and p.m. peak-hour LOS at the study area intersection. The HCS summary sheets are attached as Appendix D.

Table 1
Existing A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	46.3	E	WB	53.5	F

As indicated in Table 1, the study area intersection currently does not operate within the adopted LOS during the p.m. peak-hour.

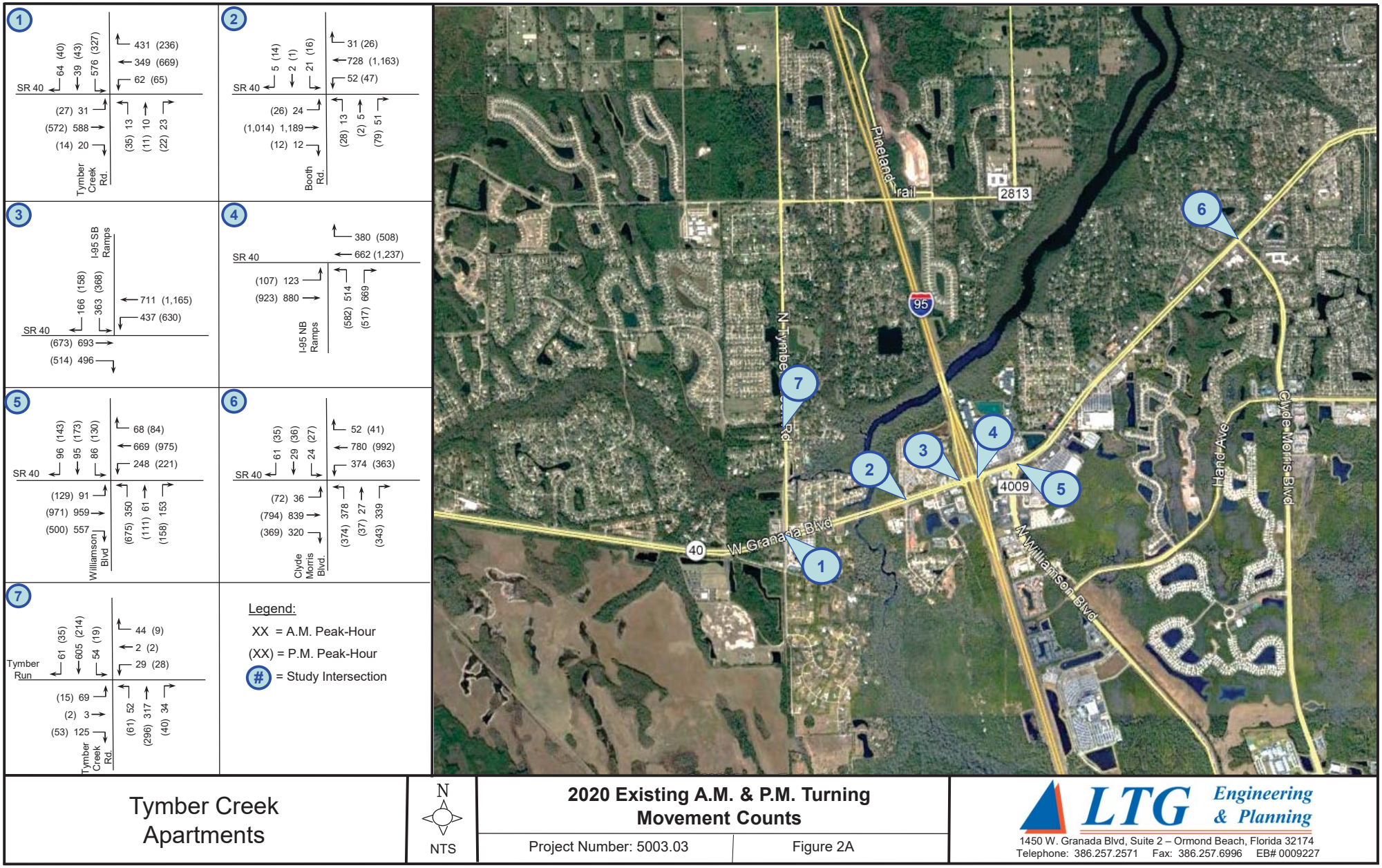
Signalized Intersection Analysis

The LOS at a signalized intersection is based on the average stop delay per vehicle for the various movements within the intersection. The operating conditions at the signalized intersections were analyzed using *Synchro 10* which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual 6th Edition*, titled "Signalized Intersections". Table 2 shows the existing LOS and volume to capacity ratio (v/c) at the study area intersections. The signal timings are provided in Appendix E and the Synchro summary sheets are provided in Appendix F.

Table 2
Existing A.M. and P.M. Peak-Hour LOS - Signalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	42.1	D	No	32.0	C	No
SR 40 at Booth Rd.	D	8.0	A	No	8.5	A	No
SR 40 at I-95 SB Ramps	D	33.5	C	No	52.2	D	No
SR 40 at I-95 NB Ramps	D	24.8	C	No	26.3	C	No
SR 40 at Williamson Blvd.	D	55.7	E	Yes	56.0	E	Yes
SR 40 at Clyde Morris Blvd.	D	52.3	D	No	65.0	E	Yes
Tymber Creek Rd. at Tymber Run	E	11.2	B	No	7.4	A	No
Williamson Blvd. at Hand Ave.	E	12.1	B	No	14	B	No
Williamson Blvd. at LPGA Blvd.	E	70.7	E	Yes	68.1	E	No

As indicated, the intersections of SR 40 at Williamson Boulevard, SR 40 at Clyde Morris Boulevard and Williamson Boulevard at LPGA Boulevard currently operate with a v/c ratio greater than 1.0.



Tymber Creek Apartments

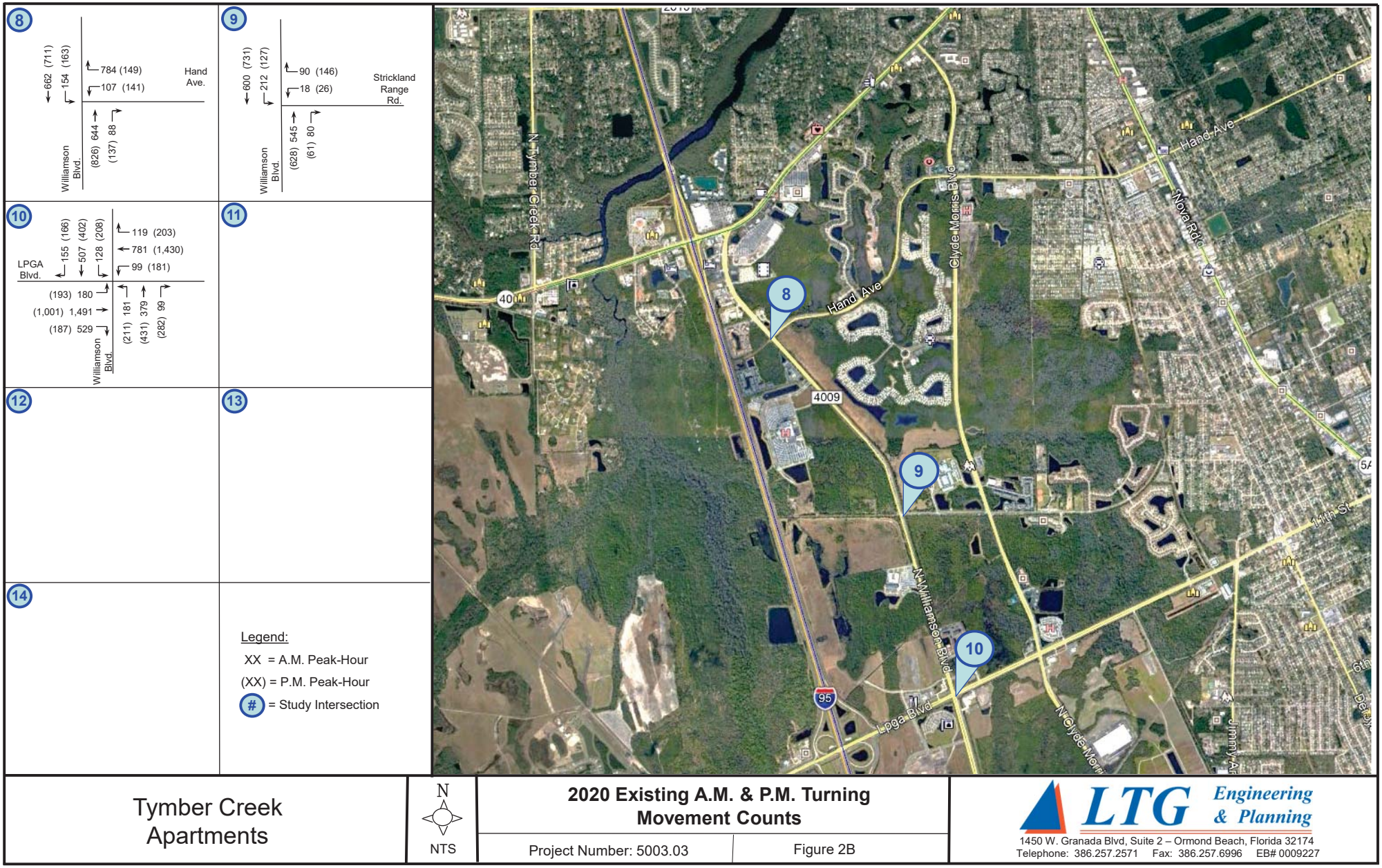
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NTS

2020 Existing A.M. & P.M. Turning Movement Counts

Project Number: 5003.03 | Figure 2A

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Tymber Creek Apartments

N

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2020 Existing A.M. & P.M. Turning Movement Counts

Project Number: 5003.03

Figure 2B

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Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A: *Free flow, individual users virtually unaffected by the presence of others*
Level of Service B: *Stable flow with a high degree of freedom to select operating conditions*
Level of Service C: *Flow remains stable, but with significant interactions with others*
Level of Service D: *High-density stable flow in which the freedom to maneuver is severely restricted*
Level of Service E: *This condition represents the capacity level of the road*
Level of Service F: *Forced flow in which the traffic exceeds the amount that can be served*

The existing LOS for the study area road segments during the p.m. peak-hour are shown in Table 3.

Table 3
Existing P.M. Peak-Hour LOS - Roadway Segments
Tymber Creek Apartments

Roadway	Limits		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2018 AADT	Existing P.M. Peak-Hour Two-Way Volume	Existing Volume Exceed Adopted LOS?
	From	To						
SR 40	Tymber Creek Rd. Ext.	I 95	4	D	3,580	31,500	2,470	No
	I 95	Clyde Morris Blvd.	4	D	3,580	34,500	3,100	No
Tymber Creek Rd.	Tymber Run	SR 40	4	E	1,540	11,520	950	No
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	2	E	1,540	17,010	1,380	No
	Shangri La Dr.	Nova Rd.	4	E	3,410	18,250	1,490	No
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	2	E	1,540	18,020	1,480	No
LPGA Blvd.	Tymber Creek Rd.	Tomoka Farms Rd.	2	E	1,540	13,730	1,110	No
	Tomoka Farms Rd.	I-95	4	E	3,410	30,500	2,060	No
	I-95	Williamson Blvd.	4	E	3,410	38,400	2,060	No
	Williamson Blvd.	Clyde Morris Blvd.	4	E	3,410	26,740	2,190	No

As indicated, all roadway segments currently operate within the adopted LOS.

3

FUTURE TRAFFIC CONDITIONS

2023 Background Traffic

Traffic growth rates from historic Volusia County's 2018 Average Annual Daily Traffic (AADT) counts from the past five years were determined for each study area roadway segment using FDOT's *Traffic Trends* software. Table 4 presents the average annual growth rates and the growth rate applied to the factored existing traffic volumes to project background traffic to the year 2023. When the Trends Analysis provided an R^2 value less than 70%, the Trends Analysis was revised using 10 years of historical data. If the revised trends analysis still provides a R^2 value less than 70%, then the growth rate was determined by the fitted curve. If the overall fitted curve is positive, a minimum average annual growth rate of 2.00% percent was used. The Traffic Trends analysis worksheets are contained in Appendix G.

Table 4
2023 Growth Comparison
Tymber Creek Apartments

Roadway	Segment		Historical Growth		
			Average Annual Rate (%)	R^2 Value	Applied Average Annual Rate (%)
SR 40	Tymber Creek Rd. Ext	I-95	1.90%	45.30%	2.00%
	I-95	Clyde Morris Blvd.	0.17%	2.00%	2.00%
Tymber Creek Rd.	Tymber Run	SR 40	0.00%	0.00%	2.00%
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	4.53%	97.20%	4.53%
	Shangri La Dr.	Nova Rd.	4.20%	86.80%	4.20%
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	6.94%	79.20%	6.94%
LPGA Blvd.	Tymber Creek Rd.	Tomoka Farms Rd.	8.36%	95.00%	8.36%
	Tomoka Farms Rd.	I-95 SB Ramps	5.41%	87.40%	5.41%
	I-95 SB Ramps	I-95 NB Ramps	5.41%	87.40%	5.41%
	I-95 NB Ramps	Outlet Blvd.	9.06%	88.30%	9.06%
	Outlet Blvd.	Williamson Blvd.	9.06%	88.30%	9.06%
	Williamson Blvd.	Clyde Morris Blvd.	5.00%	83.50%	5.00%

Vested Traffic

Due to approvals previously issued for developments within the immediate study area, the vested traffic within the study are was included in the background traffic. Vested traffic information for intersections and segments used in the study are located in Appendix H. Note that where TIAs or traffic statement data was available for each project, the vested trips were applied to the associated intersections and roadway segments. For those projects without data available, the Volusia County spreadsheet of vested projects was used to apply vested trips to the associated roadway segments only.

Please note, background growth at the intersection of Williamson Boulevard and LPGA Boulevard has been determined via the application of vested trips only, due to the significant growth represented at this intersection by vested trips. Application of vested trips and growth at this location is believed to double count actual anticipated future growth.

4

2023 BACKGROUND - FUTURE ROADWAY ANALYSIS

The study area intersections were analyzed based on the future roadway conditions to determine potential impacts and to investigate mitigation requirements. The study area roadway segments were analyzed under 2023 background and build-out conditions. The 2023 background results of the analysis are presented below.

2023 Background Unsignalized Intersection Analysis

The unsignalized study area intersection was analyzed to determine the operating conditions under 2023 background conditions and the results are presented in Table 5. The HCS summary sheets are attached as Appendix I.

Table 5
Background A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	Background Conditions					
		A.M. Peak-Hour			P.M. Peak-Hour		
		Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	75.1	F	WB	110.8	F

As indicated in Table 5, the intersection of Williamson Boulevard at Strickland Range Road is expected to operate outside of the adopted LOS and/or with a v/c ratio greater than 1.0. The following improvements are recommended to achieve acceptable levels of service and a v/c ratio less than 1.0 at all intersections:

- Williamson Boulevard at Strickland Range Road:
  - Add exclusive westbound right-turn lane

The analysis of the intersections with the proposed improvements is provided in Table 6. Please note that the improvements listed above are not funded by the County at this time. The HCS summary sheets are located in Appendix J.

Table 6
Background A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection - Improved
Tymber Creek Apartments

Intersection	Adopted LOS	Background Conditions					
		A.M. Peak-Hour			P.M. Peak-Hour		
		Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	39.1	E	WB	37.5	E

2023 Background Signalized Intersection Analysis

The signalized intersections were analyzed to determine the operating conditions under 2023 background conditions and the results are presented in Table 7. The Synchro summary sheets are included in Appendix K.

Table 7
2023 Background A.M. and P.M. Peak-Hour LOS - Signalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	43.0	D	No	32.9	C	No
SR 40 at Booth Rd.	D	8.5	A	No	8.8	A	No
SR 40 at I-95 SB Ramps	D	33.8	C	No	52.9	D	No
SR 40 at I-95 NB Ramps	D	25.8	C	No	26.9	C	No
SR 40 at Williamson Blvd.	D	63.9	E	Yes	60.7	E	Yes
SR 40 at Clyde Morris Blvd.	D	57.2	E	No	74.8	E	Yes
Tymber Creek Rd. at Tymber Run	E	12.4	B	No	7.7	A	No
Williamson Blvd. at Hand Ave.	E	12.7	B	No	17.2	B	No
Williamson Blvd. at LPGA Blvd.	E	98.0	F	Yes	126.3	F	Yes

As indicated, under background conditions, the intersections of SR 40 at Williamson Boulevard, SR 40 at Clyde Morris Boulevard, and Williamson Boulevard at LPGA Boulevard are anticipated to operate outside the adopted LOS and/or with v/c ratio greater than 1.0.

The following improvements are recommended to achieve acceptable levels of service and a v/c ratio less than 1.0 at all intersections:

- SR 40 at Williamson Boulevard:
  - Optimize signal timing splits
- SR 40 at Clyde Morris Boulevard:
  - Add northbound right-turn overlap phase;
  - Optimize signal timing splits
- Williamson Boulevard at LPGA Boulevard:
  - Add exclusive northbound right-turn lane with overlap phase;
  - Add exclusive southbound right-turn lane with overlap phase;
  - Add additional westbound through lane;
  - Add eastbound right-turn overlap phase;
  - Optimize signal timing splits

The analysis of the intersections with the proposed improvements is provided in Table 8. Please note that the improvements listed above are not funded by the County at this time. The Synchro summary sheets are located in Appendix L.

Table 8
2023 Background A.M. and P.M. Peak-Hour LOS - Signalized Intersection - Improved
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Williamson Blvd.	D	30.7	D	No	24.7	C	No
SR 40 at Clyde Morris Blvd.	D	48.4	D	No	50.9	D	No
Williamson Blvd. at LPGA Blvd.	E	41.2	D	No	60.3	E	No

Project Trip Generation

The trip generation for the development was determined using the Institute of Transportation Engineers (ITE) 10th Edition of the *Trip Generation Manual* and is presented in Table 9.

Table 9
Gross Trip Generation
Tymber Creek Apartments

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Mid-Rise Multifamily	221	T=5.45(X)-1.75	300	DU	50%	50%	817	817	1,634
	Shopping Center	820	Ln(T)=0.68Ln(X)+5.57	90	KSF	50%	50%	2,799	2,799	5,598
							Totals:	3,616	3,616	7,232
A.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.36(X)	300	DU	26%	74%	28	80	108
	Shopping Center	820	T = 0.50(X)+151.78	90	KSF	62%	38%	122	75	197
							Totals:	150	155	305
P.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.44(X)	300	DU	61%	39%	81	51	132
	Shopping Center	820	Ln(T)=0.74Ln(X)+2.89	90	KSF	48%	52%	241	262	503
							Totals:	322	313	635

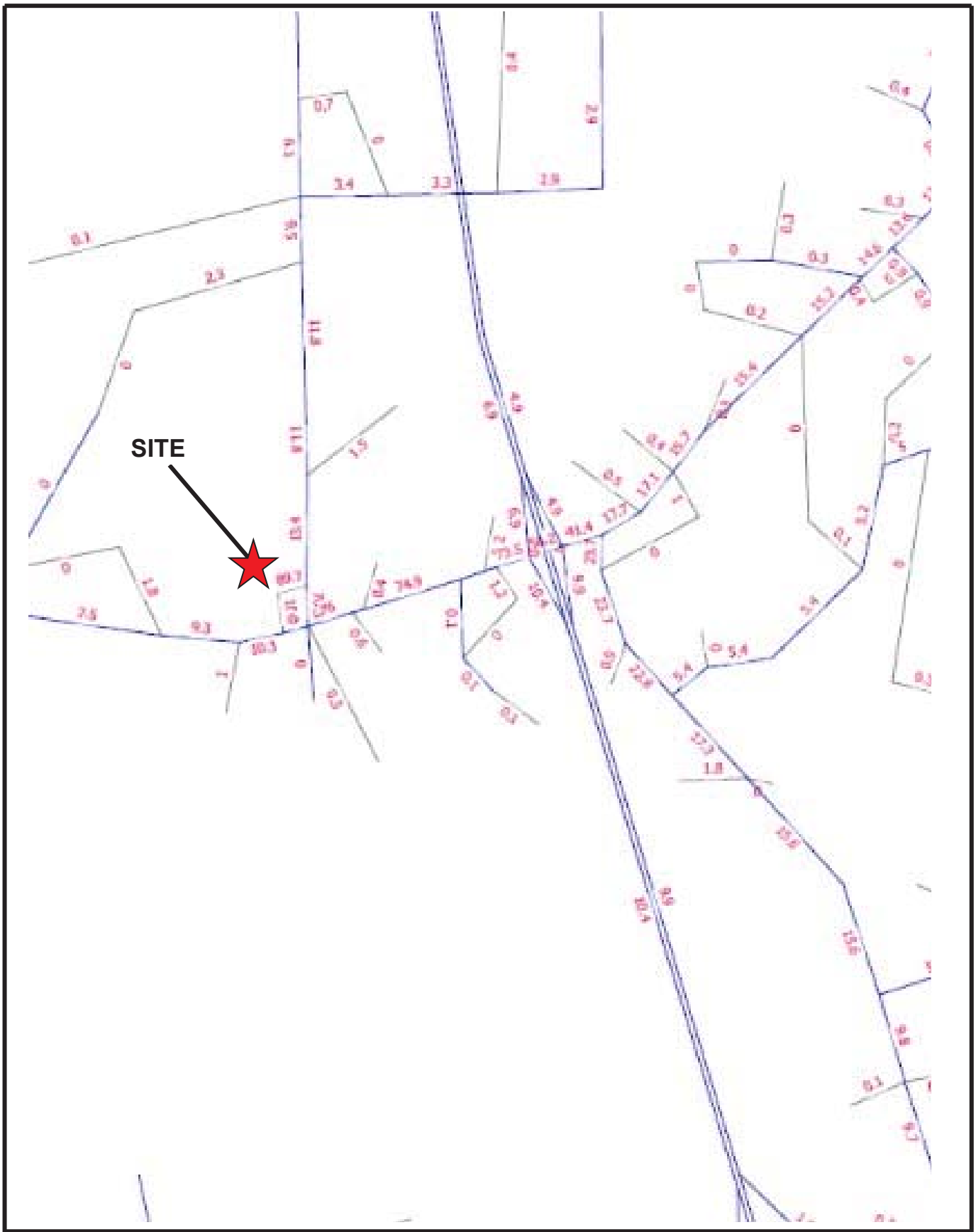
Due to the mixed-use nature of the development, a certain portion of the trips generated is expected to remain internal to the site, known as internal trips. Additionally, a portion of the trips known as pass-by trips (limited to 14% of the adjacent roadway traffic volume for County facilities, and 10% on State facilities) will be attracted to the development from existing traffic on the adjacent roadways. These internal trips were calculated using The National Cooperative Highway Research Program (NCHRP) Report 684 worksheet while pass-by trips were calculated using procedures outlined in the ITE Trip Generation Handbook, 3rd Edition. Internal and pass-by trips were deducted from the gross trip generation and the resulting net new external a.m. and p.m. peak-hour trips are provided in Table 10.

Table 10
Net Trip Generation
Tymber Creek Apartments

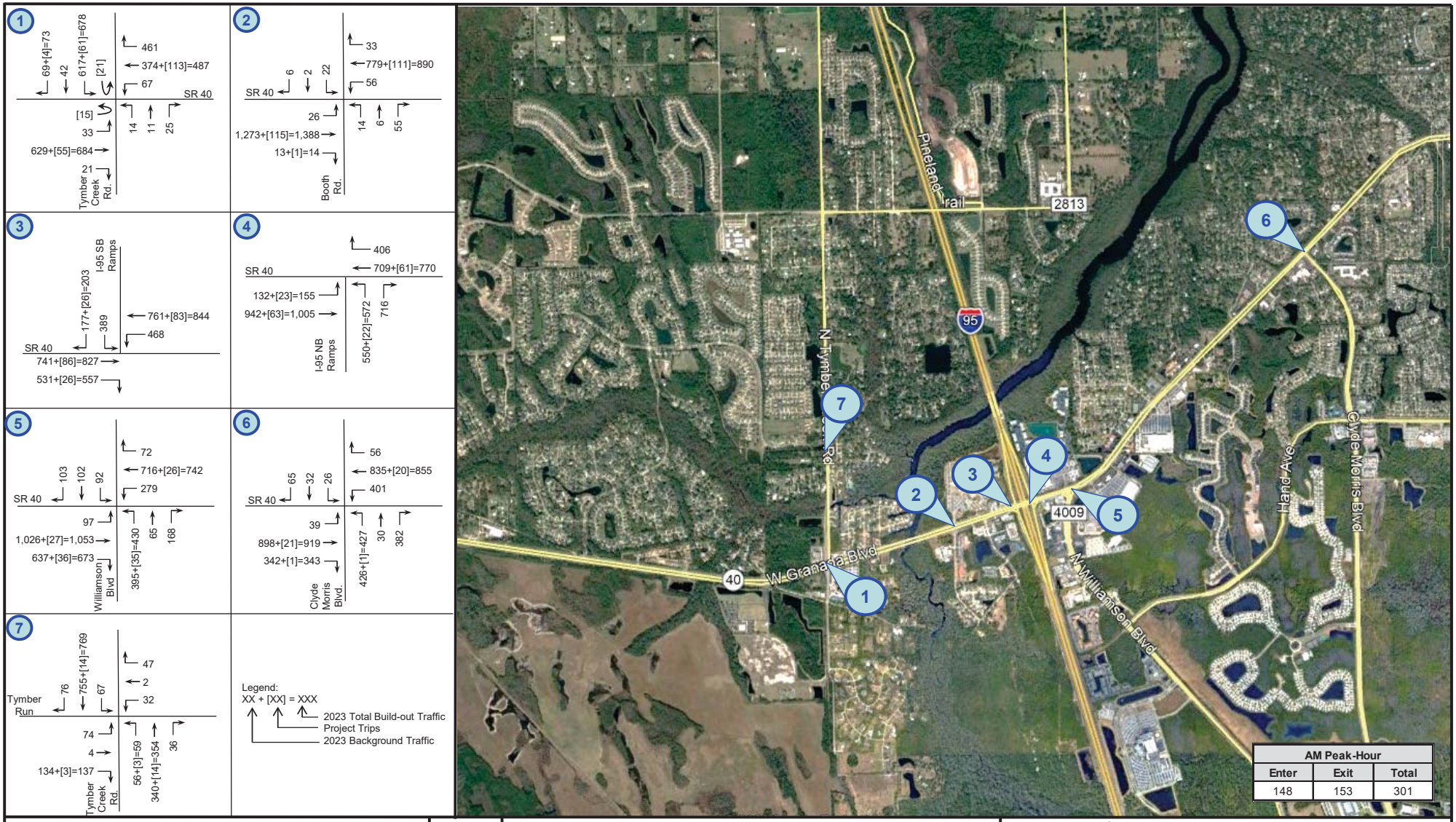
Time Period	Land Use	Total Trips			Internal Capture Trips			Pass-by Capture Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A.M. Peak-Hour	Mid-Rise Multifamily	28	80	108	1	1	2	0	0	0	27	78	105
	Shopping Center	122	75	197	1	1	2	0	0	0	121	74	195
	Totals:	**150**	**155**	**305**	**2**	**2**	**4**	**0**	**0**	**0**	**148**	**152**	**300**
Time Period	**Land Use**	**Total Trips**			**Internal Capture Trips**			**Pass-by Capture Trips**			**New External Trips**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
P.M. Peak-Hour	Mid-Rise Multifamily	81	51	132	37	21	57	0	0	0	44	30	74
	Shopping Center	241	262	503	21	37	59	74	77	151	146	148	294
	Totals:	**322**	**313**	**635**	**58**	**58**	**116**	**74**	**77**	**151**	**190**	**178**	**368**

Project Trip Distribution

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model (CFRPM), version 6.1 was used to determine the primary project trip distribution and is presented in Figure 3. Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. Figures 4A, 4B, 4C, and 4D graphically depicts the 2023 total background traffic and 2023 a.m. and p.m. build-out peak-hour project trips at the study area intersections.



Tymber Creek Apartments	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5003.03	Figure 3	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

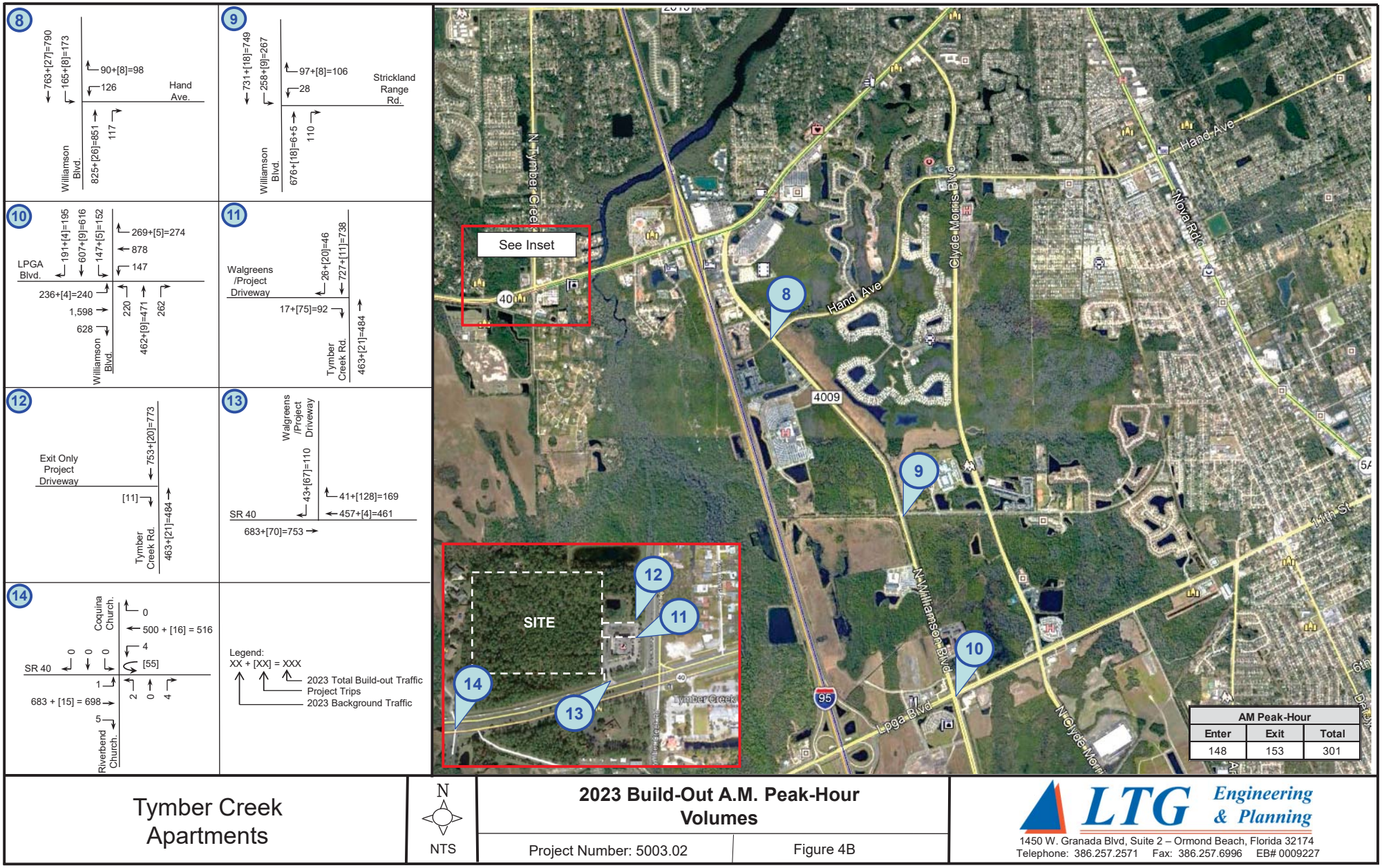
NTS

2023 Build-Out A.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4A

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Tymber Creek Apartments

N

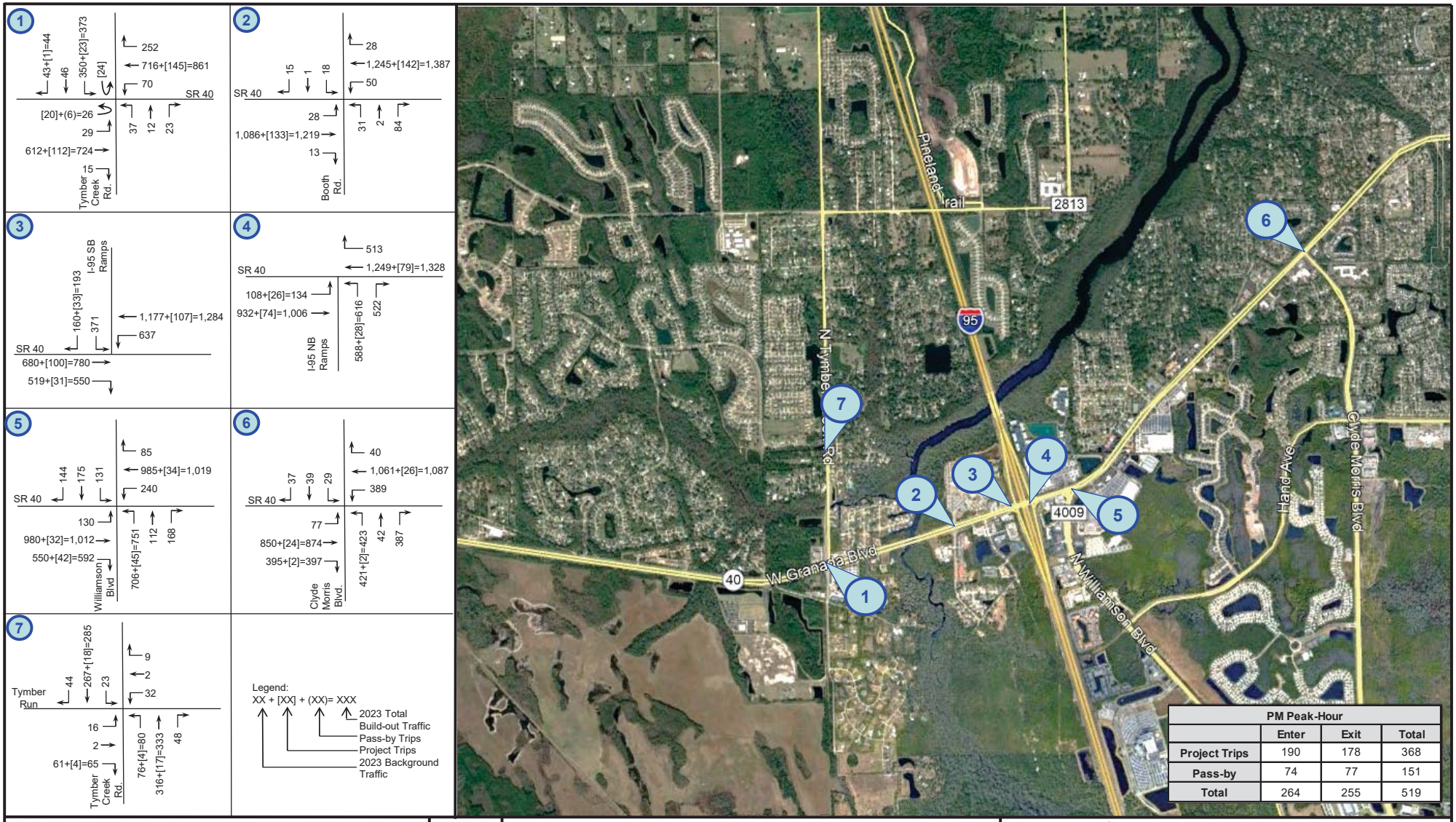
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2023 Build-Out A.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4B

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Tymber Creek Apartments

N

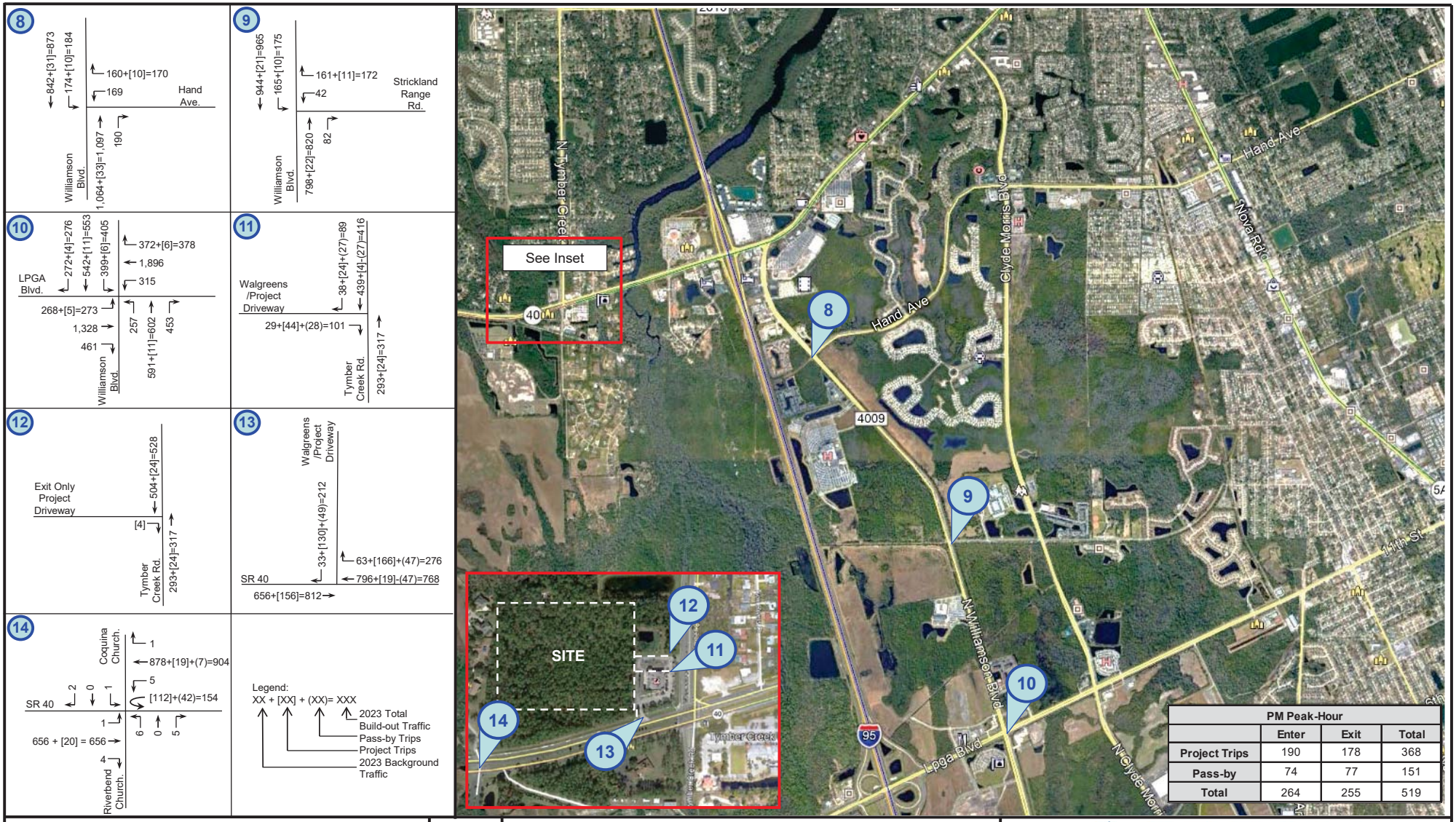
NTS

2023 Build-Out P.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4C

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

NTS

2023 Build-Out P.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4D

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5

BUILD-OUT - FUTURE ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the roadway conditions at the time of project build-out to determine potential impacts of project-generated trips and investigate mitigation requirements. The improvements recommended in background conditions have been included in the 2023 build-out analysis for those applicable intersections and roadway segments.

2023 Build-Out Unsignalized Intersection Analysis

The unsignalized intersections were analyzed to determine the operational LOS under build-out conditions, including the improvements identified during 2023 background conditions, and the results are presented in Table 11. The HCS summary sheets are also contained in Appendix M.

Table 11
2023 Build-Out A.M. and P.M. Peak-Hour LOS – Unsignalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	18.8	C	WB	19.3	C
Tymber Creek Rd. at RIRO Project Driveway	E	EB	12.1	B	EB	10.3	A
Tymber Creek Rd. at Exit Only Project Driveway	E	EB	11.3	B	EB	10.0	B
SR 40 at Project Driveway	D	SB	10.7	B	SB	14.6	B
SR 40 at Full Median Opening	D	NB	13.7	B	SB	22.1	C

As indicated in the table, the unsignalized intersections are anticipated to operate within the adopted LOS with the proposed improvements.

2023 Build-Out Signalized Intersections

The signalized intersections were analyzed to determine the operational LOS under build-out conditions, including the improvements identified during 2023 background conditions, and the results are presented in Table 12. The Synchro summary sheets are also contained in Appendix N.

Table 12
2023 Build-Out A.M. and P.M. Peak-Hour LOS - Signalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	47.0	D	No	38.4	D	No
SR 40 at Booth Rd.	D	8.4	A	No	8.7	A	No
SR 40 at I-95 SB Ramps	D	33.5	C	No	51.0	D	No
SR 40 at I-95 NB Ramps	D	27.8	C	No	27.9	C	No
SR 40 at Williamson Blvd.	D	51.8	D	No	54.2	D	Yes
SR 40 at Clyde Morris Blvd.	D	48.5	D	No	51.1	D	No
Tymber Creek Rd. at Tymber Run	E	12.6	B	No	7.8	A	No
Williamson Blvd. at Hand Ave.	E	12.9	B	No	18.2	B	No
Williamson Blvd. at LPGA Blvd.	E	41.6	D	No	61.0	E	No

As indicated in Table 9, all of the study area intersections are expected to operate within the adopted LOS and with a v/c ratio less than 1.0 under 2023 build-out conditions, with the exception of SR 40 at Williamson Boulevard. The following improvements are recommended to achieve acceptable levels of service and a v/c ratio less than 1.0 at all intersections:

- SR 40 at Williamson Boulevard:
  - Optimize signal timing splits in the p.m. peak-hour

The analysis of the intersections with the proposed improvements is provided in Table 13. The Synchro summary sheets are located in Appendix O.

Table 13
2023 Build-Out A.M. and P.M. Peak-Hour LOS - Signalized Intersections - Improved
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Williamson Blvd.	D	-	-	-	52.6	D	No

2023 Build-out Roadway Segment Analysis

The study area roadway segments were analyzed under 2023 build-out conditions to determine the expected LOS and the results are shown in Table 14. As indicated, six roadway segments will not operate within an acceptable LOS. The following improvements are recommended in order to achieve acceptable levels of service at the deficient roadway segments:

- SR 40 from I-95 to Clyde Morris Boulevard:
  - Widen from 4-lanes to 6-lanes
- Hand Avenue from Clyde Morris Boulevard to Shangri La Drive:
  - Widen from 2-lanes to 4-lanes
- Williamson Boulevard from Hand Avenue to Strickland Range Road:
  - Widen from 2-lanes to 4-lanes
- LPGA Boulevard from Tymber Creek Road to Tomoka Farms Road:
  - Widen from 2-lanes to 4-lanes
- LPGA Boulevard from Tomoka Farms Road to I-95 Southbound Ramps:
  - Widen from 4-lanes to 8-lanes
- LPGA Boulevard from I-95 Southbound Ramps to Williamson Boulevard:
  - Widen from 6-lanes to 8-lanes
- LPGA Boulevard from Williamson Boulevard to Clyde Morris Boulevard:
  - Widen from 4-lanes to 6-lanes

The roadway segments were evaluated with the above mentioned improvements and the results are presented at the lower part of Table 14. Please note that these improvements are not yet funded for construction. As indicated by Table 14, LPGA Boulevard from I-95 Northbound ramps to Outlet Boulevard continues to operate over the improved capacity during the p.m. peak-hour even after implementing an 8-lane improvement. Additional analysis is recommended to determine whether the future background vested traffic is overstated, or to determine additional feasible improvements.

Table 14
2023 Background PM Peak-Hour LOS - Roadway Segments*
Tymber Creek Apartments

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity	Existing PM Peak-Hour Two-Way Volume	2023 Growth Factor	Vested Trips	2023 Background Traffic	Background PM Volume Exceed Adopted LOS?	Project Distribution	Project Trips	2023 Build-Out Traffic	2023 Build-Out Traffic Exceed Adopted LOS?
SR 40	Tymber Creek Rd Ext	I 95	4	D	3,580	2,470	1.10	322	3,049	No	76.0%	279	3,328	No
	I 95	Clyde Morris Blvd	4	D	3,580	3,100	1.10	62	3,485	No	41.4%	152	3,637	Yes
Tymber Creek Rd	Tymber Run	SR 40	4	E	1,540	950	1.10	0	1,049	No	76.3%	280	1,329	No
Hand Ave	Clyde Morris Blvd	Shangri La Dr	2	E	1,540	1,380	1.25	0	1,722	Yes	4.4%	16	1,738	Yes
	Shangri La Dr	Nova Rd	4	E	3,410	1,490	1.23	463	2,293	No	3.8%	14	2,307	No
Williamson Blvd	Hand Ave	Strickland Range Rd	2	E	1,540	1,480	1.40	597	2,667	Yes	17.3%	63	2,730	Yes
LPGA Blvd.	Tymber Creek Rd.	Tomoka Farms Rd.	2	E	1,540	1,110	1.49	2,276	3,934	Yes	2.4%	9	3,943	Yes
	Tomoka Farms Rd.	I-95 SB Ramps	4	E	3,410	2,060	1.30	2,815	5,496	Yes	2.9%	11	5,507	Yes
	I-95 SB Ramps	I-95 NB Ramps	6	E	5,120	2,060	1.30	2,815	5,496	Yes	2.1%	8	5,504	Yes
	I-95 NB Ramps	Outlet Blvd.	6	E	5,120	2,060	1.54	3,886	7,064	Yes	3.0%	11	7,075	Yes
	Outlet Blvd.	Williamson Blvd.	6	E	5,120	2,060	1.54	2,768	5,946	Yes	2.6%	10	5,956	Yes
	Williamson Blvd.	Clyde Morris Blvd.	4	E	3,410	2,190	1.28	2,004	4,799	Yes	3.4%	12	4,812	Yes

Improved**

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity	Existing PM Peak-Hour Two-Way Volume	Growth Factor	Vested Trips	Background Traffic	Background PM Volume Exceed Adopted LOS?	Project Distribution	Project Trips	Build-Out Traffic	Build-Out Traffic Exceed Adopted LOS?
SR 40	I 95	Clyde Morris Blvd	6	D	5,390	3,100	1.10	62	3,485	No	41.4%	152	3,637	No
Hand Ave	Clyde Morris Blvd	Shangri La Dr	4	E	3,410	1,380	1.25	0	1,722	No	4.4%	16	1,738	No
Williamson Blvd.	Hand Ave	Strickland Range Rd	4	E	3,410	1,480	1.40	597	2,667	No	17.3%	63	2,730	No
LPGA Blvd	Tymber Creek Rd.	Tomoka Farms Rd.	4	E	5,120	1,110	1.49	2,276	3,934	No	2.4%	9	3,943	No
	Tomoka Farms Rd.	I-95 SB Ramps	8	E	6,489	2,060	1.30	2,815	5,496	No	2.9%	11	5,507	No
	I-95 SB Ramps	I-95 NB Ramps	8	E	6,489	2,060	1.30	2,815	5,496	No	2.1%	8	5,504	No
	I-95 NB Ramps	Outlet Blvd.	8	E	6,489	2,060	1.54	3,886	7,064	Yes	3.0%	11	7,075	Yes
	Outlet Blvd.	Williamson Blvd.	8	E	6,489	2,060	1.54	2,768	5,946	No	2.6%	10	5,956	No
	Williamson Blvd.	Clyde Morris Blvd.	6	E	5,120	2,190	1.28	2,004	4,799	No	3.4%	12	4,812	No

**Includes improvements funded for construction within the next three years*
***Improved 4-Lane capacity based upon capacity of comparable roadway segments reported in Volusia County's AADT Table.*
****All recommended improvements are not currently funded for construction.*

Please note, the recommended improvements for LPGA Boulevard from Tomoka Farms Road to Williamson Boulevard and SR 40 from I-95 to Clyde Morris Boulevard in Table 14 are not shown in the 2025 Future Number of Lanes Map found in the transportation element of Volusia County's Comprehensive Plan. Per Volusia County request, the project impacts from the segment of LPGA Boulevard have been reassigned to the future Dunn Avenue Extension, and the project impacts from the segment of SR 40 have been reassigned to Hand Avenue. The cost for the improvement will be reflected in the proportionate share calculation.

Queue Length and Turn Lane Analysis

A queue length analysis was conducted to determine recommended storage lengths for existing turn lanes at the study area intersections. The background and build-out Synchro/HCS results were used to obtain the 95th percentile queue lengths anticipated for each exclusive turn lane during the a.m. and p.m. peak-hours that were affected by project trips. Turn lane requirements were evaluated using the Volusia County LDC Section 72-619, Table VI and FDOT Design Manual Exhibit 212-1. The resulting recommended turn lane lengths for the intersections are provided in Table 15. As indicated in the table, the following turn-lane extensions are recommended:

- SR 40 at Tymber Creek Road
  - Extend southbound left-turn lanes by 100-feet
- SR 40 at I-95 Northbound Ramps
  - Extend eastbound left-turn lane by 100-feet
- SR 40 at Williamson Boulevard
  - Extend northbound left-turn lanes by 25-feet
- SR 40 at Clyde Morris Boulevard
  - Extend eastbound right-turn lane by 25-feet
- Williamson Boulevard at Hand Avenue
  - Extend southbound left-turn lane by 15-feet
- Williamson Boulevard at LPGA Boulevard
  - Extend westbound right-turn lane by 25-feet

Table 15
2023 Build-Out AM and PM Peak-Hour - Queue Length and Turn Lane Recommendations
Tymber Creek Apartments

Intersection	Turn Lane	Posted Speed Limit (mph)	Existing Lane Length (ft)	Required Deceleration (ft)*	Existing				Background				Build-Out					
					# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	Lane Length Deficiency Difference from Background to Build-Out (ft)	Project Trips
AM																		
SR 40 at Tymber Creek Rd.	EBL	50	495	350	1	75	425	0	1	75	425	0	1	125	475	0	0	15
	SBL	45	640	385	2	375	760	120	2	400	785	145	2	500	885	245	100	82
SR 40 at I-95 SB Ramps	EBR	45	550	290	1	125	415	0	1	125	415	0	1	125	415	0	0	26
	SBR	35	425	155	1	50	205	0	1	50	205	0	1	50	205	0	0	26
SR 40 at I-95 NB Ramps	EBL	45	175	290	1	225	515	340	1	225	515	340	1	250	540	365	25	23
SR 40 at Williamson Blvd.	NBL	40	395	240	2	350	590	195	2	350	590	195	2	375	615	220	25	35
SR 40 at Clyde Morris Blvd.	EBR	45	205	240	1	400	640	435	1	425	665	460	1	450	690	485	25	1
	NBL	35	430	185	2	300	485	55	2	325	510	80	2	325	510	80	0	1
Tymber Creek Rd. at Tymber Run	NBL	45	225	385	1	25	410	185	1	25	410	185	1	25	410	185	0	3
Williamson Blvd. at Hand Ave.	SBL	40	380	320	1	50	370	0	1	50	370	0	1	50	370	0	0	8
Williamson Blvd. at LPGA Blvd.	EBL	45	390	385	2	175	560	170	2	225	610	220	2	225	610	220	0	4
	WBR	45	390	385	1	125	510	120	1	250	635	245	1	250	635	245	0	5
	SBL	50	360	455	2	125	580	220	2	150	605	245	2	150	605	245	0	5
PM																		
SR 40 at Tymber Creek Rd.	EBL	50	495	350	1	75	425	0	1	75	425	0	1	125	475	0	0	6
	SBL	45	640	385	2	250	635	0	2	250	635	0	2	300	685	45	45	47
SR 40 at I-95 SB Ramps	EBR	45	550	290	1	200	490	0	1	225	515	0	1	250	540	0	0	31
	SBR	35	425	155	1	100	255	0	1	225	380	0	1	175	330	0	0	33
SR 40 at I-95 NB Ramps	EBL	45	175	290	1	200	490	315	1	200	490	315	1	300	590	415	100	26
SR 40 at Williamson Blvd.	NBL	40	395	240	2	650	890	495	2	600	840	445	2	625	865	470	25	45
SR 40 at Clyde Morris Blvd.	EBR	45	205	240	1	425	665	460	1	525	765	560	1	525	765	560	0	2
	NBL	35	430	185	2	325	510	80	2	350	535	105	2	350	535	105	0	2
Tymber Creek Rd. at Tymber Run	NBL	45	225	385	1	25	410	185	1	25	410	185	1	25	410	185	0	4
Williamson Blvd. at Hand Ave.	SBL	40	380	320	1	50	370	0	1	50	370	0	1	75	395	15	15	10
Williamson Blvd. at LPGA Blvd.	EBL	45	390	385	2	225	610	220	2	300	685	295	2	300	685	295	0	5
	WBR	45	390	385	1	250	635	245	1	325	710	320	1	350	735	345	25	6
	SBL	50	360	455	2	250	705	345	2	425	880	520	2	425	880	520	0	6

**Based upon Volusia County LDC Section 72-619 Table VI and FDOT Design Manual 212-1*

Alternate Mode Analysis

An alternative mode analysis has been conducted to determine existing and proposed alternate modes of transportation within the immediate project study area.

VOTRAN, Volusia County's public transportation system, provides transportation alternatives to all urban areas of the county via fixed route buses and paratransit vehicles. The frequency of most routes is one hour, with a few operating on the half-hour. Standard daily service is provided from 6 a.m. – 7 p.m., Monday through Saturday, with a limited fixed route service at night and on Sunday. At this time, VOTRAN does not operate a fixed route near the location of the proposed development.

There are 5-foot and 8-foot sidewalks currently along both sides of Tymber Creek Road and adjacent to the proposed development along SR 40. There are bicycle lanes present along SR 40 and Tymber Creek Road adjacent to proposed development. A sidewalk network internal to the development will provide access to the commercial development and connect to the external sidewalk along Tymber Creek Road, providing connectivity for pedestrians. Within the 2-mile walk zone for schools near the development, sidewalks adjacent to the proposed development along Tymber Creek Road continue north, providing continuous access to Pathways Elementary School. For pedestrians to have continuous access to Pine Trails Elementary, sidewalk installation along Airport Road, east of Tymber Creek Road, is required.

Site Access Analysis

Access is proposed on SR 40 via an existing right-in/right-out driveway at the adjacent Walgreens, and an existing right-in/right-out driveway on Tymber Creek Road and an additional proposed right-out northern driveway on Tymber Creek Road. Based on the proposed site plan and number of peak-hour trips anticipated at the Tymber Creek Road driveway, the access point is classified as intermediate driveway. Tymber Creek Road is currently maintained by Volusia County with a speed limit of 45 miles per hour (mph) and is therefore required to meet current driveway criteria provided within Volusia County Land Development Code (LDC).

Section 72-619 states that a right-turn lane shall be required for an intermediate driveway adjacent to a thoroughfare with a speed limit greater than 35 mph. Therefore, a 385-foot (includes 50-foot taper) southbound right-turn lane is required at the southern Tymber Creek Road project driveway. Currently, there is no right turn lane at this driveway for the existing Walgreens development. Since the northern driveway along Tymber Creek Road is an exit only driveway, there are no turn lanes required.

SR 40 is maintained by FDOT as a state facility. There is an existing channelized right-turn lane into the project driveway that services the existing Walgreens driveway.

Proportionate Share (PS)

Based on Florida Statue and procedures outlined in the R2CTPO TIA guidelines, the proportionate Share (PS) shall be calculated using projects trips divided by the change in roadway capacity provided by the recommended improvements providing the projects PS percentage for the improvement. The total estimated construction cost for the improvement is multiplied by the PS percentage to determine the applicant's PS contribution.

The recommended improvements eligible for PS determination, the estimated improvements costs and PS calculation will be provided with the response to agency comments letter.

6

CONCLUSION AND RECOMMENDATIONS

This study was conducted to evaluate the impact the proposed Tymber Creek Apartments development would have on the surrounding roadway network in the City of Ormond Beach. The development will generate 301 new external a.m. peak-hour trips and 368 p.m. new external peak-hour trips. The results of the study are summarized in Tables 16 and 17, below.

Table 16
Recommended Improvements - Roadway Segments
Tymber Creek Apartments

Roadway	Segment		When Improvement Required	
	To	From	2023 Background	2023 Build-Out
SR 40	I-95	Clyde Morris Blvd.		6L
Hand Ave	Clyde Morris Blvd	Shangri La Dr	4L	
Williamson Blvd.	Hand Ave	Strickland Range Rd	4L	
LPGA Blvd	Tymber Creek Rd.	Tomoka Farms Rd.	4L	
	Tomoka Farms Rd.	I-95 SB Ramps	8L	
	I-95 SB Ramps	I-95 NB Ramps	8L	
	I-95 NB Ramps	Outlet Blvd.	8L	
	Outlet Blvd.	Williamson Blvd.	8L	
	Williamson Blvd.	Clyde Morris Blvd.	6L	

Please note, the recommended improvements for LPGA Boulevard from Tomoka Farms Road to Williamson Boulevard and SR 40 from I-95 to Clyde Morris Boulevard in Table 14 are not shown in the 2025 Future Number of Lanes Map found in the transportation element of Volusia County's Comprehensive Plan. Per Volusia County request, for the purpose of proportionate share costs, the project impacts from the segment of LPGA Boulevard have been reassigned to the future Dunn Avenue Extension, and the project impacts from the segment of SR 40 have been reassigned to Hand Avenue. The cost for the improvement will be reflected in the proportionate share calculation.

Table 17
Recommended Improvements - Intersections
Tymber Creek Apartments

Intersection	When Improvement Required	
	2023 Background	2023 Build-Out
Williamson Blvd. at Strickland Range Rd.	• Add exclusive westbound right-turn lane	
SR 40 at Williamson Blvd.	• Optimize timings	• Optimize timings in the p.m. peak-hour
SR 40 at Clyde Morris Blvd.	• Add northbound right-turn overlap phase • Optimize timings	
Williamson Blvd. at LPGA Blvd.	• Add exclusive northbound right-turn lane • Add exclusive southbound right-turn lane • Add additional westbound through-lane • Add eastbound, northbound, and southbound right-turn overlap phases • Optimize timings	

Based on the Volusia County Land Development Code (LDC), a southbound right-turn lane of 385-feet (includes 50-foot taper) is required at the southern Tymber Creek Road project driveway.

Based on the results of the TIA and the recommended improvements, the proposed Tymber Creek Apartments development is recommended for approval.

APPENDICES

ATTACHMENT 6

Applicant Provided Information

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
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RETIRED
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Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

June 28, 2022

Mr. Steve Spraker
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Re: Tymber Creek Apartments
Parcel ID No(s).: 4125-00-00-0243 and 4125-00-00-0221

Dear Steve:

Our office has the pleasure of representing VCP Ormond Beach II, LLC, owner and developer of the above-referenced properties in Ormond Beach, Florida. This proposed project consists of 300 multifamily units within ten buildings and associated amenities. As outlined herein, this project is consistent with the directives contained in the Ormond Beach Comprehensive Plan and the requirements for the Planned Business Development zoning overlay and provides the following:

a. Innovative site design.

The Tymber Creek Apartments project encompasses approximately 19.620 acres of land with a proposed density of 18.27 residential units per acre. As a result, the goal of this development is to provide significant open areas and active recreation areas for the residents of the development to use and enjoy as well as timeless elevations and designs. The PD Plan, attached to the development agreement as Exhibit "B" demonstrates the innovative nature of the project design as a whole, with expansive open and green space, and interconnected street and sidewalk features.

b. Efficient location and utilization of infrastructure.

The Tymber Creek Apartments development provides for unique and thoughtful elevations for the multifamily structures, to provide the residents of Ormond Beach a beautiful residence and community to reside and work in. The development also provides for distinctive and classic entry features and signage, as further detailed in the attached

exhibits. Seventy-one (71) bicycle spaces are provided throughout the development with integrated sidewalks throughout the project connected to courtyards with additional plantings and landscaping. This development is contiguous to an existing commercial development as well as single-family residential development and as a result, provides for a mix of uses and housing types, as encouraged by the comprehensive plan.

The development also includes significant entry features, buffering, and landscape features as specifically innovated for this project by the landscape architects and engineers at Newkirk. The exhibits to the development agreement illustrate the interconnected elements of the cohesive streetscape in addition to connecting sidewalks surrounding the proposed development.

c. Open space, recreation, common areas.

The development offers acres of open space areas, active recreation, and amenity areas for the residents of the development to enjoy as part of an active lifestyle in Ormond Beach. The development also preserves over 2.4 acres of wetlands, and includes almost an acre of beautiful wet ponds throughout the development. The development also includes bicycle parking spaces, courtyards, a clubhouse and pool, and a dog park.

d. Usable and suitable located civic spaces, recreational facilities, open spaces and scenic areas.

The development provides for courtyards for the residents, a dog park for residents to walk their dogs and meet up with their fellow neighbors, and also provides for a gathering place in a club house and pool where residents can come together and enjoy the facilities the club house has to offer.

e. Coherent and visually attractive physical environment.

The enhanced buffers of the project paired with the modern yet subtle design style of the proposed buildings and floating fountains provides for a cohesive and aesthetically pleasing development for all residents and neighbors to enjoy.

f. Ensure compatibility with adjacent neighborhoods.

The project includes large tree preservation areas, landscape buffers, retaining walls and screening around the perimeter of the project boundaries to provide for separation with other uses.

Moreover, the project includes certain parking areas located on the side and rear of the buildings, a combination of retaining walls, screening such as fences, and buffers to define the project perimeter, a trash disposal area that is integrated into the site and aesthetically matches the project as a whole, and outdoor amenities such as courtyards and a dog park. We are also continuing to work with Newkirk on advancing this project and site plan forward based on feedback and comments from City staff and the community.

Based on the responses above, we are excited to move the proposed Tymber Creek Apartments project forward for the residents of Ormond Beach with a request for additional density. As always, should you have any questions, please do not hesitate to contact me.

Sincerely,

Nika K. Hosseini
Nika.Hosseini@CobbCole.com

NKH/lf

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
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W. Warren Cole, Jr.
(1926-2008)

June 28, 2022

Mr. Steve Spraker
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Re: PBD Public Hearing Application - Tymber Creek Apartments
Parcel ID No(s).: 4125-00-00-0243 and 4125-00-00-0221

Dear Steve:

Our office has the pleasure of representing VCP Ormond Beach II, LLC, owner and developer of the above-referenced properties in Ormond Beach, Florida. This proposed project consists of 300 multifamily units within ten buildings and associated amenities. Enclosed please find the following documents for this application.

- PBD Public Hearing application;
- Authorization of Owner;
- Proof of Ownership (property cards);
- Special Warranty Deed;
- Letter regarding description of project, requests & public benefits; and
- PBD Development Order with exhibits.

We are excited to move the proposed Tymber Creek Apartments project forward for the residents of Ormond Beach with a request for additional density. As always, should you have any questions, please do not hesitate to contact me.

Sincerely,

Nika K. Hosseini

Nika K. Hosseini
Nika.Hosseini@CobbCole.com

NKH/lf

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: Application of: VCP Ormond Beach II, LLC, owner and developer
Application No: 2022-___
Project Name: Tymber Creek Apartments
Property Address: North Tymber Creek Road, Ormond Beach, FL 32174
Parcel ID Number(s): 4125-00-00-0243 and 4125-00-00-0221

PLANNED BUSINESS DEVELOPMENT
DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on _____, 2022 and _____, 2022 and the City Commission having considered those items as required by 1-18(D) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

2. The proposed development is consistent with the *Comprehensive Plan;*

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; deprive adjoining properties of adequate light and air; or create excessive noise, odor, glare or visual impacts on the neighborhood and adjoining properties;

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as amended;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as amended;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors;

9. The proposed used of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

10. The testimony provided at public hearings.

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of VCP Ormond Beach II, LLC, a Florida limited liability company, the owner and developer of that property consisting of approximately +/- 19.620 acres located at the intersection of Granada Boulevard and Tymber Creek Road (Volusia County parcel numbers: 4125-00-00-0243 and 4125-00-00-0221) (the "Property"), for a Development Order for a Planned Business Development to be known as "Tymber Creek Apartments", to allow the construction of a residential community consisting of 300 multifamily units, and associated site improvements, on that Property more particularly described and depicted in Exhibit "A" and which plan is illustrated in Exhibit "B", which are respectively attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times by strictly complied with.

2. Incorporate the uses and dimensional standards of the B-8 (Commercial) zoning district, except as otherwise provided in the development order.

3. *Signage.* Signage for the development shall meet Section 2-36(g)(1) of the City of Ormond Beach *Land Development Code*.

4. *Fences.* The developer may implement perimeter fencing on the Property as part of the development.

5. *Phasing.* The development may be built in one or more phases and in any order, in substantial accordance with the phasing plan, attached as

as Exhibit "C". Any revisions to the phasing plan may be processed as a minor amendment to this PBD Development Order.

6. *Lot Layout.* The actual count, location, and layout of the developed areas within the development shall be determined during site plan review and may be modified based on responses from and requirements of applicable permitting agencies and identified environmental conditions.

B. The final plans for the development project shall be consistent with all the conditions listed in this Development Order and as depicted in the plans that are attached hereto and incorporated herein by reference as Exhibit "B".

C. No material changed shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Planned Business Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(C)(2) of the *Land Development Code* before the planned development permit can be established, a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code.*

F. In the event the use of the land approved by this Planned Business Development Order is abandoned for a period of three (3) years any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(C)(2) of the *Land Development Code,* and a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code.*

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Section 1-14. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

H. In the event a building permit has not been issued within thirty-six (36) months, which date shall be _____, then this Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II,

Section 1-14(C)(2), of the *Land Development Code.* If a building permit is issued on or before _____the project shall be vested.

I. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of VCP Ormond Beach II, LLC, a Florida limited liability company, the owner and developer, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this ____day of _____ 2022.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

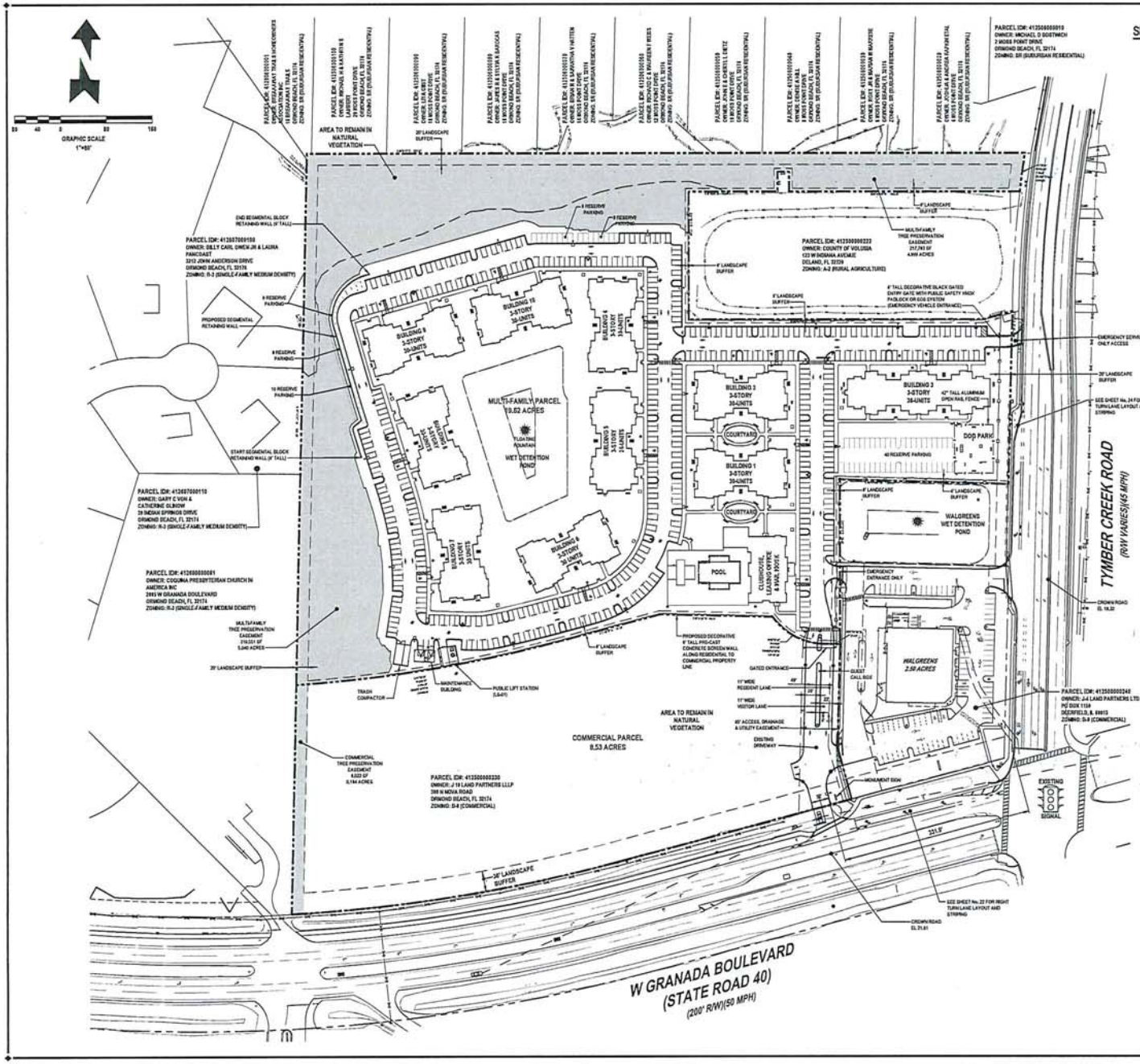
Exhibit A
Legal Description

A PORTION OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTWEST ¼ OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CRUVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH ¾ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45'W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103-POND 1, IN OFFICIAL RECORD BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.62 ACRES, MORE OR LESS.

Exhibit B
Overall Development Plan



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 3-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE, THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 3-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,354	1.544	7.9
INTERIOR LANDSCAPE	312,116	7.165	36.5
WET DETENTION PONDS	32,862	0.754	3.8
WETLANDS	104,588	2.402	12.2
TOTAL SITE	854,535	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,920	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX	
1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.8
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS		
DATE	DESCRIPTION	
4/7/22	CITY COMMENTS	
5/2/22	CITY COMMENTS	

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7744
www.NewkirkEngineering.com
C.A. # 30203
L.C. # 26001284
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL DEVELOMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

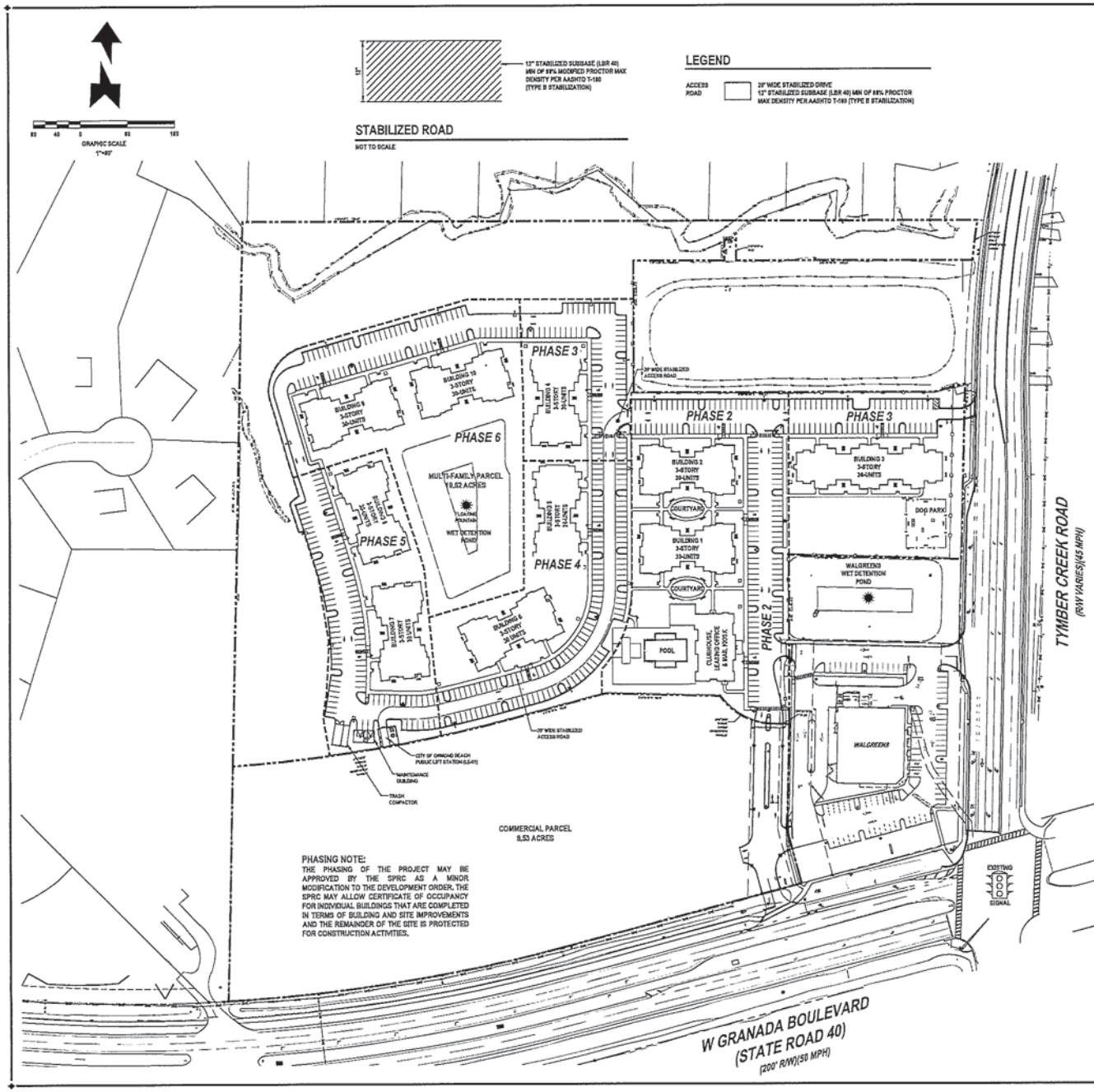
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON
Harry Newkirk
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No.	2020-06
DATE.	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	AWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

15

Exhibit C
Phasing Plan



PHASING NOTE:
THE PHASING OF THE PROJECT MAY BE APPROVED BY THE SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL 20-FEET WIDE STABILIZED ACCESS ROAD TO LIFT STATION.
9. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE, 3/4 INCH OF ASPHALT AND CURBING.
10. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
11. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
12. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
13. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3 & 4)

1. CONSTRUCT BUILDING 3 AND 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 5 & 6)

1. CONSTRUCT BUILDING 5 AND 6 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 7, 8, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 7, 8, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTERS.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 9, 10 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 9, 10 AND WET DETENTION POND IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NPDES NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS

1535 North US1, Suite 3
Ormond Beach, Florida 32174
(386) 672-2574 www.NewkirkEngineering.com
C.A. # 30229
L.C. # 26020914
C 2613
Civil Engineering
Traffic Engineering CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

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HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

16

VOLUSIA COUNTY SCHOOLS

School Board of Volusia County

Mrs. Ida D. Wright, Chairman
Mrs. Linda Cuthbert, Vice-Chairman
Mr. Carl Persis
Mr. Ruben Colón
Ms. Jamie M. Haynes

Dr. Scott Fritz
Superintendent of Schools

July 27, 2020

Newkirk Engineering INC.
Harry Newkirk, PE
1230 N. US HWY 1 Ste. 3
Ormond Beach Fl. 32174

RE: Tymber Creek Apartments – Ormond Beach
School Capacity Review #20-07-27-001-R

School Concurrency Determination
Concurrency Letter

Dear Mr. Newkirk,

The District has reviewed the updated information for the residential project known as Tymber Creek Apartments, associated with 19.62+/- acres of property. The property is located at 2011 W. Granada Boulevard., located within the city limits of Ormond Beach. Information provided within the school concurrency application indicates the development activity will consist of three hundred (300) multifamily units.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family and (0.127) per multi-family dwelling unit to calculate projected students[1]. By applying the SGRs to the unit types in Table 1 below, we find the project could generate thirty-four (39) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	0	0
Multi Family Dwelling Unit	.127	300	38.1
Mobile/ Manufactured Home Dwelling Unit	.047	0	0
	Total		39

The schools impacted by this development are Pathways Elementary, David C. Hinson Middle School, and Mainland High School.

[1] Most recent student generation rates are found in the School Impact Fee Update dated February 19, 2019. Study performed by Tindale Oliver.

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 · FAX: 386/506-5056

An Equal Opportunity Employer

Tymbe4r Creek Apartments – Ormond Beach
July 27, 2020

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

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 19/20 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Pathways Elementary	115%	761	0	105%	17	107%
David C. Hinson Middle School	115%	1040	70	104%	10	105%
Halifax CSA (Mainland HS)	120%	7326	248	100%	11	100%
Other					1	

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

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

If you should have additional questions or require more information, please feel free to contact me at extension 50709.
Sincerely,

Stephanie B. Doster
Coordinator, Planning

Cc: Dr. Scott Fritz, Superintendent of Schools
Steven Grube, Director of Planning and Construction
Steven Sparker, Ormond Beach
Kiersta Hill, VCSB Planning Services Project File

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 · FAX: 386/506-5056

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VOLUSIA COUNTY SCHOOLS

Certificate of School Concurrency

Volusia County School Board

Project Information	
Project Name	Tymber Creek Apartments
VCSB Project #	**20-07-27-001-R**
Jurisdiction Project#	
Parcel ID Numbers:	412500000221,412500000230
Project Location:	2011 W. Granada Blvd
# of residential units:	300
Residential Unit Type:	Multi Family
Property Owner/ Purchaser:	Tymber Creek Apartments LLC
Applicant/Agent Name:	Newkirk Engineering INC. Harry Newkirk

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

School Concurrency Analysis					
School Levels:	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	**17**	**10**	**11**	1	**39**
Comments: This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.					

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

Stephanie B. Doster
Coordinator, Planning

27 July 2020
Issue Date

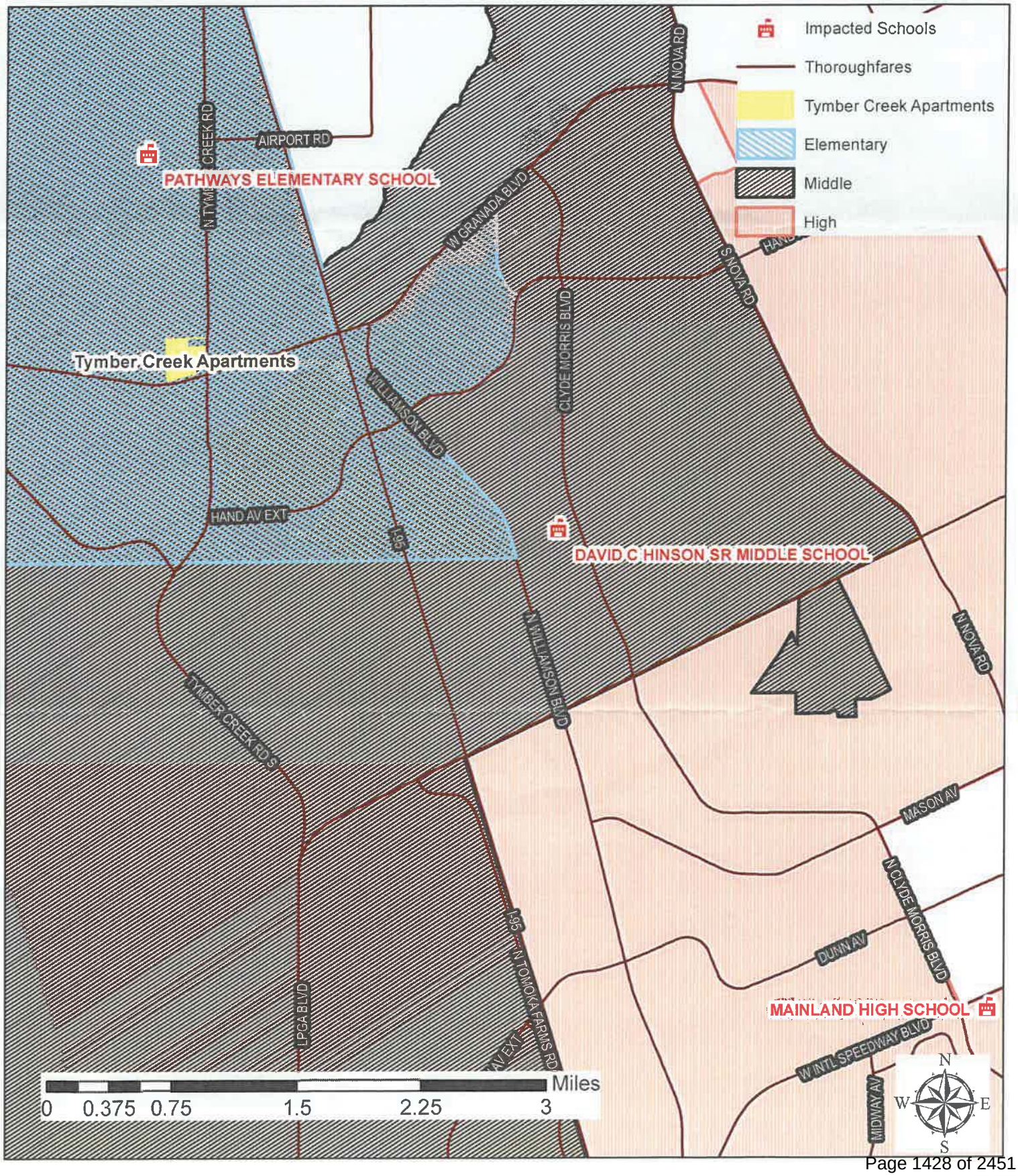
Created: 9/2007
Rev: 1/2018
Owner: Facilities Services

2008-072-VCS
Print Locally

VCSB Schools Impacted by Development

School Concurrency Review
Tymber Creek Apartments

Created by Facilities Services
June 2020



ATTACHMENT 7

Site plans

DWG.NO.	INDEX OF SHEETS DESCRIPTION
1	COVER
2-5	BOUNDARY AND TOPOGRAPHIC SURVEY
6-8	DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES
9-11	DEMOLITION AND SWPPP PLAN
12	STATE ROAD 40 RIGHT-OF-WAY SWPPP
12.1	STATE ROAD 40 RIGHT-OF-WAY SWPPP
13	TYMBER CREEK ROAD RIGHT-OF-WAY SWPPP
14	SWPPP DETAILS AND NOTES
15	OVERALL DEVELOPMENT PLAN
16	OVERALL PHASING PLAN
17-18	SITE LAYOUT PLAN
19-20	STRIPING AND SIGNAGE PLAN
21	S.R. 40 OVERALL TURN LANE IMPROVEMENTS
22	S.R. 40 RIGHT TURN LANE RIGHT-OF-WAY IMPROVEMENTS
23	S.R. 40 RIGHT TURN LANE R-O-W DRAINAGE & GRADING
23.1	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
23.2	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
24	TYMBER CREEK ROAD RIGHT-OF-WAY IMPROVEMENTS
25	TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
26	DRAINAGE PLAN
27-28	DRAINAGE DETAILS
29	STORMTECH DETAILS
30	POST-DEV WATER TABLE CALCULATION PLAN
31	ACCESS ROAD DRAINAGE PLAN
32	ACCESS ROAD STORMTECH DETAILS
33	WALGREENS DRAINAGE MODIFICATION PLAN
34-35	GRADING PLAN
36-37	RETAINING WALL DETAILS AND NOTES
38-42	CROSS SECTIONS
43-44	UTILITY PLAN
45	PLAN AND PROFILE
46	PLAN AND PROFILE
47	PLAN AND PROFILE
48	PLAN AND PROFILE
49	PLAN AND PROFILE
50	PLAN AND PROFILE
51	UTILITY CONFLICT DETAILS
52	UTILITY DETAILS AND NOTES
53-55	CITY OF ORMOND BEACH LIFT STATION DETAILS
56-57	CITY OF ORMOND BEACH DETAILS
58	MISCELLANEOUS DETAILS AND NOTES
59-64	FDOT STANDARD CONSTRUCTION DETAILS
65-66	MAINTENANCE OF TRAFFIC
67	OVERALL LANDSCAPE PLAN
68-70	LANDSCAPE PLAN
71	LANDSCAPE PLAN (TYPICAL BUILDING TYPE 1, 2, AND 3)
72	LANDSCAPE DETAILS AND NOTES
73	TREE CREDIT CALCULATION PLAN
74-76	TREE REMOVAL PLAN
77	LANDSCAPE DETAILS AND NOTES
78	OVERALL IRRIGATION PLAN
79-81	IRRIGATION PLAN
82	IRRIGATION DETAILS AND NOTES
83	TREE PRESERVATION PLAN
84	OVERALL TREE PRESERVATION PLAN
85	WETLAND IMPACT / PRESERVATION PLAN
86	WETLAND BUFFER EXHIBIT
87	MEAN HIGH WATER MARK BUFFER EXHIBIT
88	BUILDING TO BUILDING SETBACK EXHIBIT
89	AUTOTURN TRUCK PLAN
90	EASEMENT PLAN
91	SITE PHOTOMETRIC PLAN
92	PHOTOMETRIC DETAILS

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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SITE PLAN DRAWINGS FOR

TYMBER CREEK APARTMENTS

SECTION 25, TOWNSHIP 14 S, RANGE 31 E
412500000221 & 412500000230
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

NOVEMBER 2021
REVISED OCTOBER 2022

LEGAL DESCRIPTION

SEE BOUNDARY AND TOPOGRAPHIC SURVEY, SHEETS 2-5.

PROJECT STATEMENT

PROPOSE A 300-UNIT APARTMENT COMPLEX CONSISTING OF 10 APARTMENT BUILDINGS, CLUBHOUSE WITH POOL, MAINTENANCE BUILDING, TRASH COMPACTOR AND DOG PARK. THE PROJECT CONSISTS OF 19.62 ACRES WITH 7.787 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-008
FDEP (WASTEWATER)	.
FDEP (NPDES NOI)	FLR
FDOT (ACCESS)	2021-A-591-00078
FDOT (DRAINAGE)	2021-D-591-00042
FDOT (UTILITY)	.
SJRWMD (STORMWATER)	95674-3
VOLUSIA COUNTY (USE)	2020-P-USE-0578
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	.

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF ORMOND BEACH (386) 673-3238
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT TEAM

PROPERTY OWNER/APPLICANT: VCP ORMOND BEACH II LLC
2120 S HIGHWAY A1A
VERO BEACH, FL 32963
EMAIL: GMCMILLAN@TELLUS-PARTNERS.COM
PHONE: (404) 798-5974

ENGINEER/ LANDSCAPE ARCHITECT/ AGENT: NEWKIRK ENGINEERING, INC.
1230 NORTH US1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

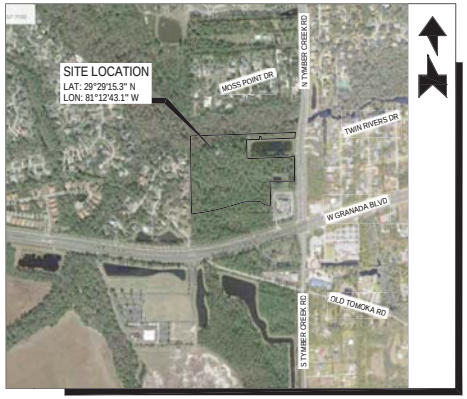
ARCHITECT: ENGLISH ASSOCIATES INC.
3084 MERCER UNIVERSITY DRIVE
ATLANTA, GA 30341
PHONE: (470) 395-6263
EMAIL: DENGLISH@ENGLISHASSOCIATESINC.COM

SURVEYOR: SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE: (386) 761-5385
EMAIL: WWW.SLIGERASSOCIATES.COM

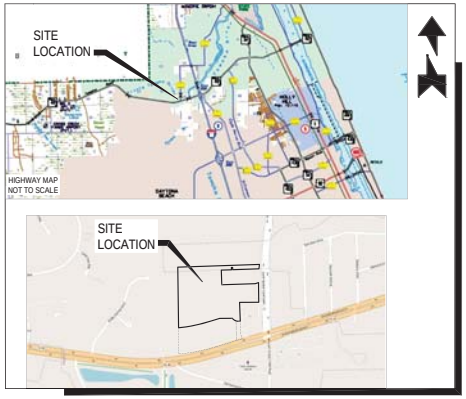
GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA BEACH, FL 32119
PHONE: (386) 756-1105
EMAIL: BPOHL@UNIVERSALENGINEERING.COM

TRAFFIC: LASSITER TRANSPORTATION GROUP
1450 W GRANADA BOULEVARD, SUITE 2
ORMOND BEACH, FL 32174
PHONE: (386) 257-6996
EMAIL: INFO@LTG-INC.US

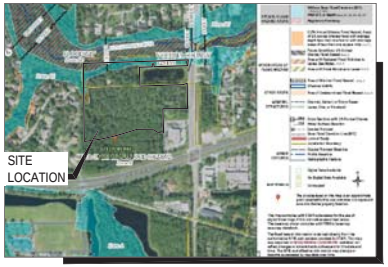
ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.
235 HUNT CLUB BOULEVARD, SUITE 202
LONGWOOD, FL 32779
PHONE: (407) 869-9434
EMAIL: BGRIFFY@ECSFL.CC



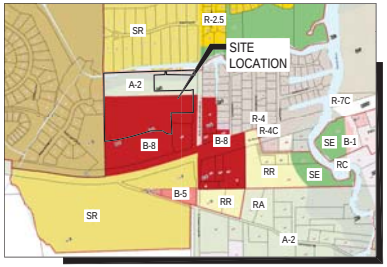
AERIAL MAP
SCALE: 1" = 700'



LOCATION MAP
SCALE: 1" = 1,200'



FLOOD ZONE MAP
SCALE: 1" = 700'
PANEL NO. 12127C0194 J
FLOOD ZONE "X" & "AE"



ZONING MAP
SCALE: 1" = 800'
PROJECT ZONING DISTRICT:
B-8 (COMMERCIAL)



SOILS MAP
SCALE: 1" = 500'
SOIL TYPES: SEE SITE AND GENERAL INFORMATION SHEET No. 5

PROJECT No. 2020-06

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A.# 30309
LC.# 26000884
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

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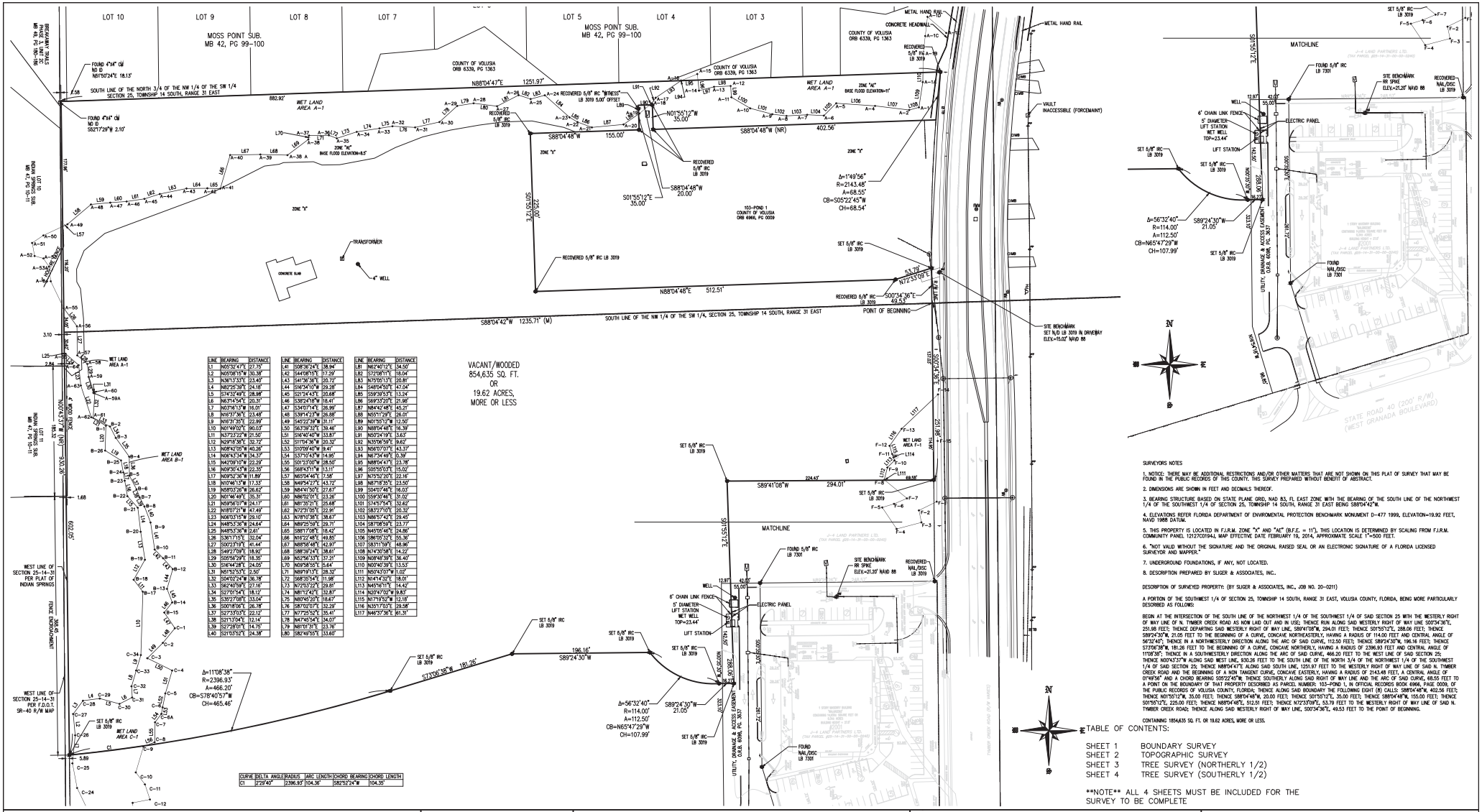
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

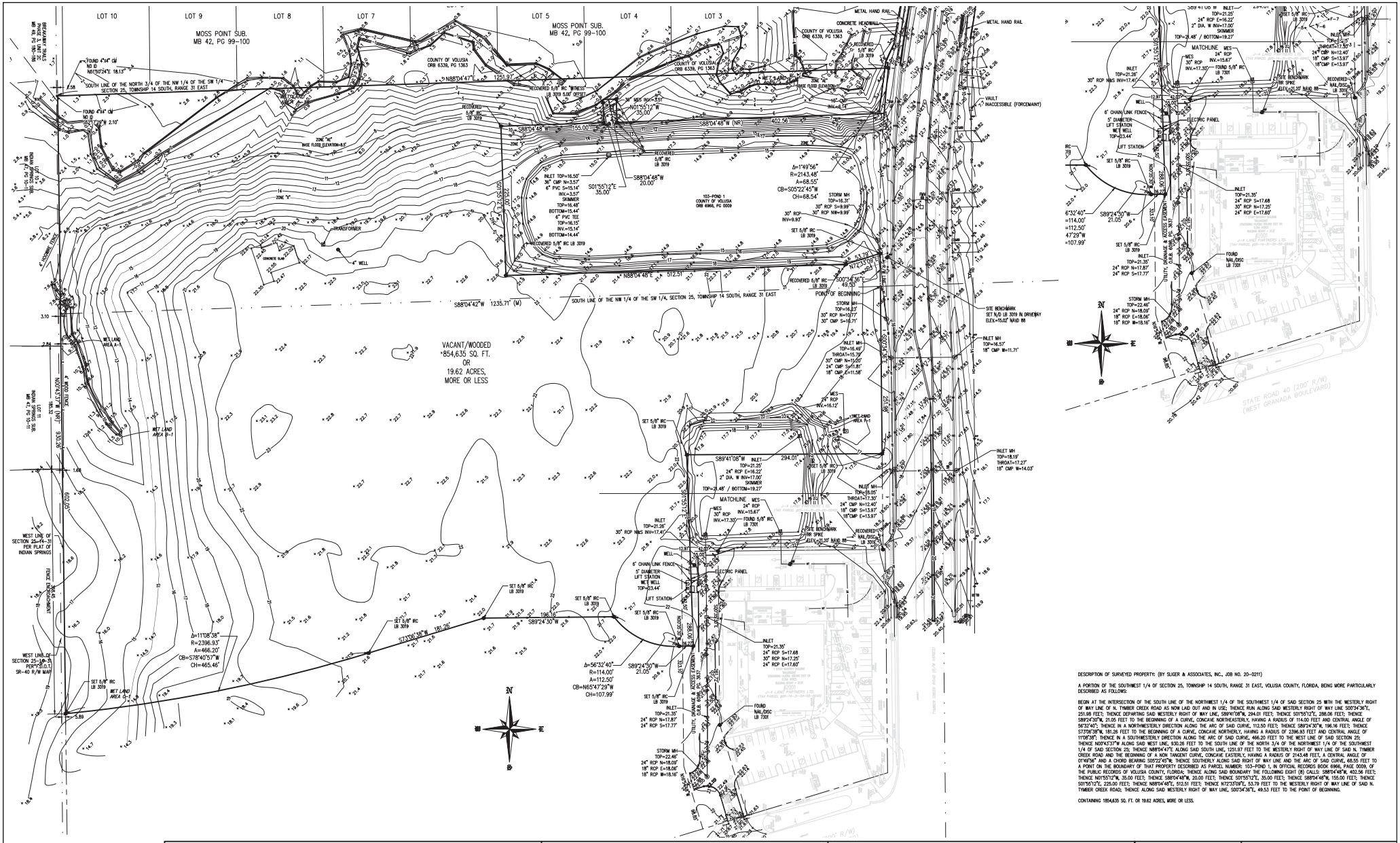
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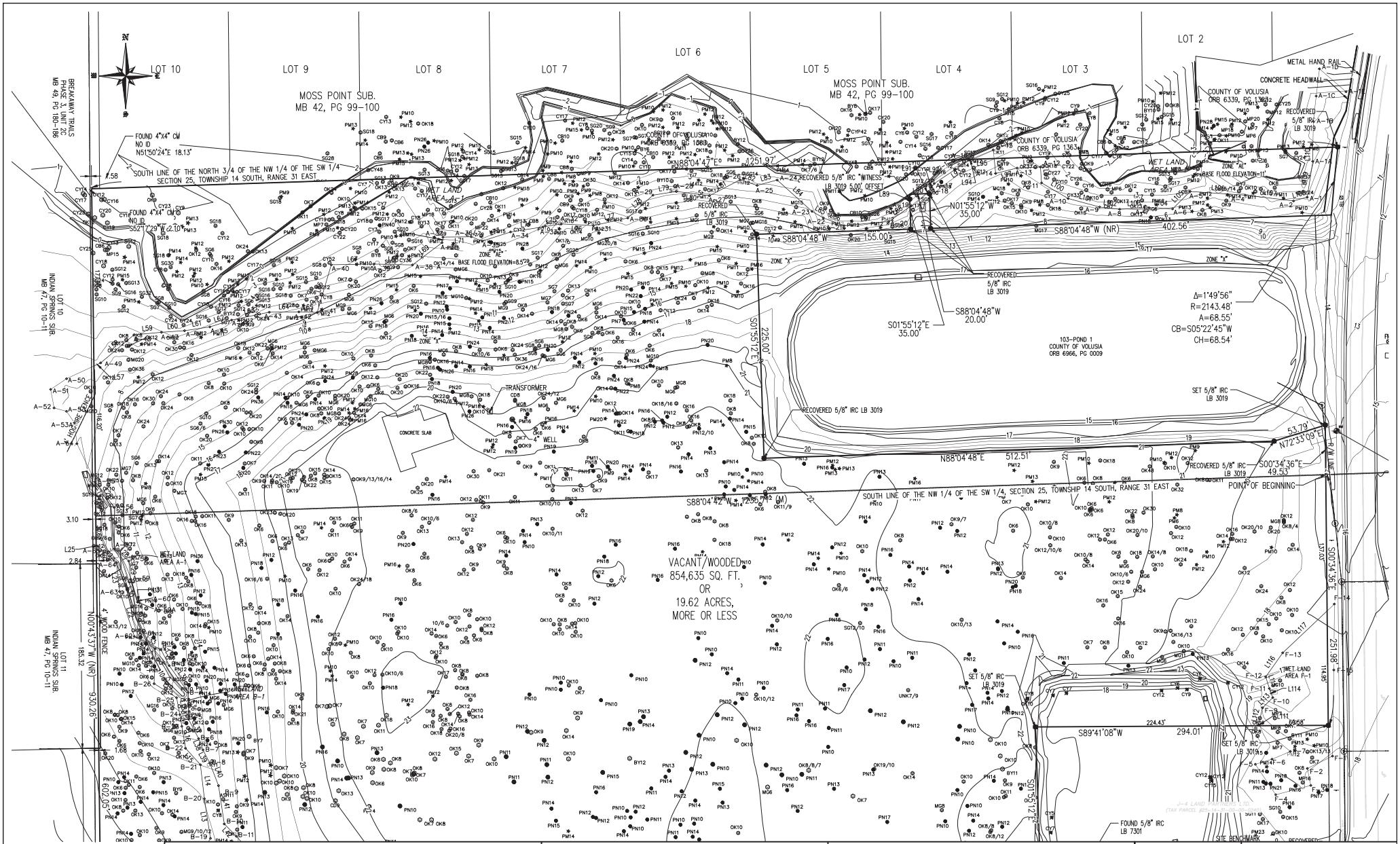
HARRY H. NEWKIRK, P.E. # 62971

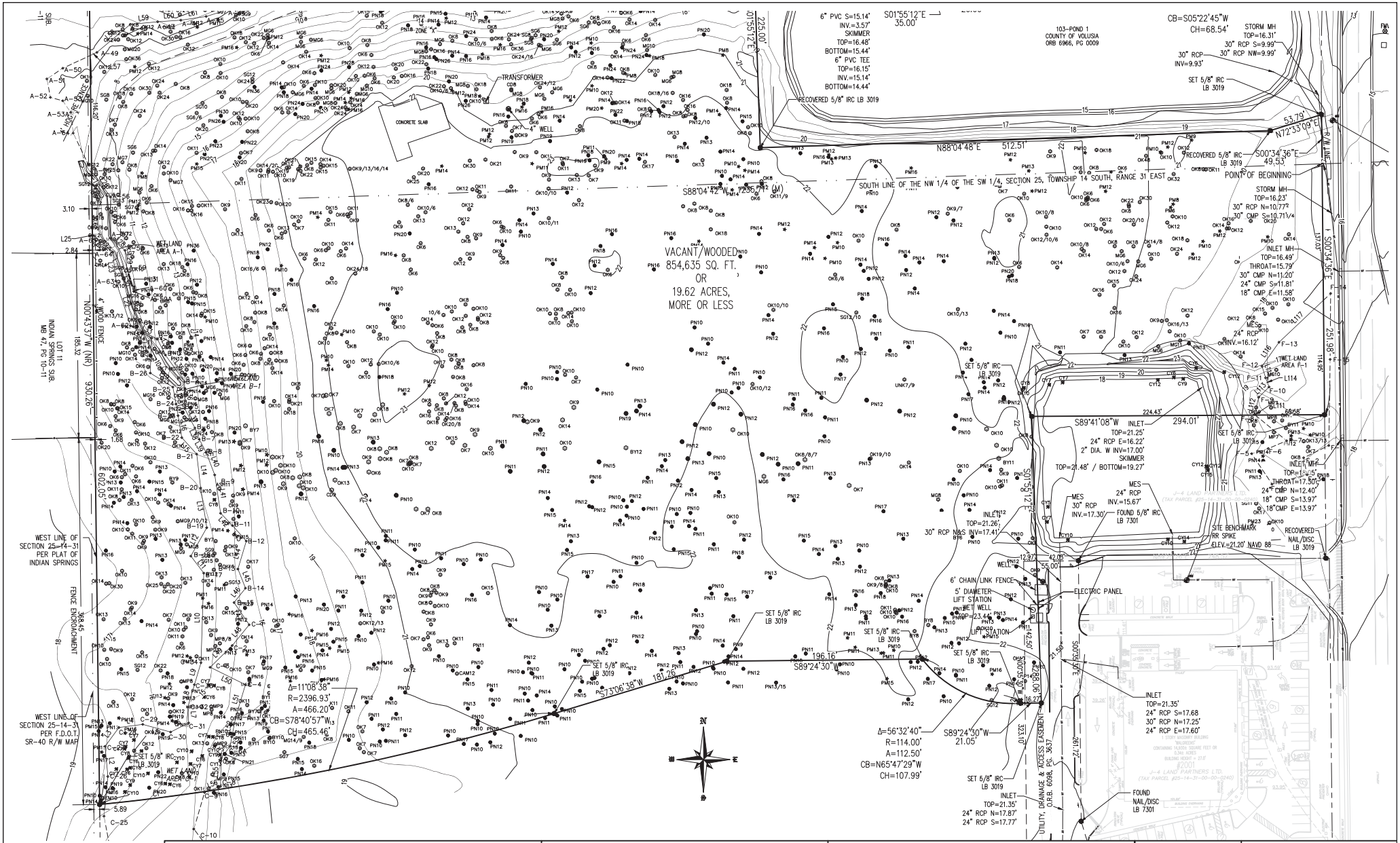
DRAWING NUMBER

1


LOT 10
LOT 9
LOT 8
LOT 7
LOT 5
LOT 4
LOT 3
MOSS POINT SUB.
MB 42, PG 99-100
MOSS POINT SUB.
MB 42, PG 99-100
BROADWAY TRAILS
MB 44, PG 180-186
INDIAN SPRINGS
MB 40, PG 71-73
FOUND 4"x4" C&I
NO ID
N51°03'24"E 18.15'
SOUTH LINE OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4
SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
N88°04'47"E 1251.97'
882.92'
FOUND 4"x4" C&I
NO ID
S52°17'29"W 2.10'
WET LAND
AREA A-1
ZONE "AE"
BASE FLOOD ELEVATION=8.5'
ZONE "X"
COUNTY OF VOLUSIA
ORB 6339, PG 1363
S88°04'48"W
155.00'
N01°55'12"W
35.00'
S88°04'48"W (NR)
402.56'
RECOVERED
5/8" IRC
LB 3019
S01°55'12"E
35.00'
S88°04'48"W
20.00'
WET LAND
AREA A-2
ZONE "AE"
BASE FLOOD ELEVATION=11'
ZONE "X"
Δ=1°49'56"
R=2143.48'
A=68.55'
CB=S05°22'45"W
CH=68.54'
METAL HAND RAIL
CONCRETE HEADWALL
RECOVERED
5/8" IRC A-19
LB 3019
VAULT
INACCESSIBLE (FORCEMAINT)
S00°34'36"E
255.00'
103-POND 1
COUNTY OF VOLUSIA
ORB 6969, PG 0059
TRANSFORMER
4" WELL
CONCRETE SLAB
RECOVERED 5/8" IRC LB 3019
N88°04'48"E 512.51'
S88°04'42"W 1235.71' (M)
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
POINT OF BEGINNING
S00°34'36"E
49.53'
N72°33'09"E
53.72'
SET 5/8" IRC
LB 3019
SITE BENCHMARK
SET N/D LB 3019 IN DRIVEWAY
ELEV.=15.02' NAVD 88
MATCHLINE
SET 5/8" IRC
LB 3019
FOUND
NAIL/DISC
LB 7301
SITE BENCHMARK
RR SPIKE
ELEV.=21.20' NAVD 88
RECOVERED
NAIL/DISC
LB 3019
6' CHAIN LINK FENCE
5' DIAMETER-
LIFT STATION
WET WELL
TOP=23.44'
LIFT STATION
ELECTRIC PANEL
WELL
12.97'
40.02'
55.00'
S89°24'30"W
21.05'
Δ=56°32'40"
R=114.00'
A=112.50'
CB=N65°47'29"W
CH=107.99'
UTILITY, DRAINAGE & ACCESS EASEMENT
O.R.B. 6098, PG. 3637
STATE ROAD 40 (200' R/W)
(WEST GRANADA BOULEVARD)
S89°41'08"W
294.01'
224.63'
MATCHLINE
WET LAND
AREA F-1
WET LAND
AREA B-1
WET LAND
AREA C-1
INDIAN SPRINGS
MB 40, PG 71-73
WEST LINE OF
SECTION 25-14-31
PER PLAT OF
INDIAN SPRINGS
WEST LINE OF
SECTION 25-14-31
PER F.D.O.T.
SR-40 R/W MAP
S01°55'12"E
2581.90'
S00°34'36"E
2581.90'
S89°41'08"W
2581.90'
S73°06'38"W
181.26'
196.16'
S89°24'30"W
Δ=11°08'38"
R=2396.93'
A=466.20'
CB=S78°40'57"W
CH=465.46'
SET 5/8" IRC
LB 3019
FOUND 5/8" IRC
LB 7301
SET 5/8" IRC
LB 3019
SET 5/8" IRC
LB 3019
SET 5/8" IRC
LB 3019


LOT 10
LOT 9
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LOT 4
LOT 3
MOSS POINT SUB.
MB 42, PG 99-100
MOSS POINT SUB.
MB 42, PG 99-100
SOUTH LINE OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4
SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
POINT OF BEGINNING
VACANT/WOODED
±854,635 SQ. FT.
OR
19.62 ACRES,
MORE OR LESS
WEST LINE OF SECTION 25-14-31 PER PLAT OF INDIAN SPRINGS
WEST LINE OF SECTION 25-14-31 PER SR-40 R/W MAP
N88°04'47"E 1251.97
S88°04'48"W 155.00
S88°04'48"W (NR) 402.56
S88°04'48"W 20.00
S01°55'12"E 35.00
N88°04'48"E 512.51
S88°04'42"W 1235.71' (M)
N72°33'09"E 53.79
S00°34'36"E 49.53
S89°41'06"W 294.01'
S89°24'30"W 196.16'
S89°24'30"W 21.05
S73°06'38"W 181.26'
Δ=11°08'38"
R=2396.93'
A=466.20'
CB=S78°40'57"W
CH=465.46'
Δ=56°32'40"
R=114.00'
A=112.50'
CB=N65°47'29"W
CH=107.99'
Δ=1°49'56"
R=2143.48'
A=68.55'
CB=S05°22'45"W
CH=68.54'
S89°24'30"W
21.05
6°32'40"
=114.00'
=112.50'
47°29"W
=107.99'
S89°24'30"W
21.05
S01°55'12"E 225.00'
S00°34'36"E 935.36'
S00°34'36"E 1320.55'
S00°34'36"E 1320.55'
S00°34'36"E 1320.55


LOT 10
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MOSS POINT SUB.
MB 42, PG 99-100
MOSS POINT SUB.
MB 42, PG 99-100
BREAKAWAY TRAILS PHASE 3, UNIT 2C
MB 49 PG 180-186
INDIAN SPRINGS SUB.
MB 47, PG 10-11
INDIAN SPRINGS SUB.
MB 47, PG 10-11
FOUND 4"X4" CM
NO ID
N51°50'24"E 18.13'
SOUTH LINE OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4
SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
FOUND 4"X4" CM
NO ID
S21°17'20"W 2.10'
WET LAND AREA A-1
WET LAND AREA B-1
WET LAND AREA F-1
ZONE "AE"
BASE FLOOD ELEVATION=11
ZONE "X"
BASE FLOOD ELEVATION=8.5'
ZONE "X"
METAL HAND RAIL
CONCRETE HEADWALL
COUNTY OF VOLUSIA
ORB 6339, PG 1363
RECOVERED 5/8" IRC LB 3019
RECOVERED 5/8" IRC "WITNESS" LB 3019 5.00' OFFSET
RECOVERED 5/8" IRC LB 3019
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RECOVERED 5/8" IRC LB 3019
SET 5/8" IRC LB 3019
SET 5/8" IRC LB 3019
SET 5/8" IRC LB 3019
FOUND 5/8" IRC LB 7301
SITE BENCHMARK
N88°04'47"E 1251.97'
N01°55'12"W 35.00'
S88°04'48"W (NR) 402.56'
S88°04'48"W 155.00'
S88°04'48"W 20.00'
S01°55'12"E 35.00'
S01°55'12"E 225.00'
Δ=1°49'56"
R=2143.48'
A=68.55'
CB=S05°22'45"W
CH=68.54'
103-POND 1
COUNTY OF VOLUSIA
ORB 6966, PG 0009
N72°33'09"E 53.79'
S00°34'36"E 49.53'
N88°04'48"E 512.51'
S88°04'42"W 1305.72' (M)
POINT OF BEGINNING
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
S00°34'36"E 1370.03'
S00°34'36"E 2519.18'
S89°41'08"W 224.43'
294.01'
N00°43'37"W (NR) 930.26'
602.00'
185.32'
VACANT/WOODED
854,635 SQ. FT.
OR
19.62 ACRES,
MORE OR LESS
TRANSFORMER
CONCRETE SLAB
WELL
4' WOOD FENCE
HOUSE
116.20'
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VACANT/WOODED
854,635 SQ. FT.
OR
19.62 ACRES,
MORE OR LESS
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
POINT OF BEGINNING
WEST LINE OF SECTION 25-14-31 PER PLAT OF INDIAN SPRINGS
WEST LINE OF SECTION 25-14-31 PER F.D.O.T. SR-40 R/W MAP
INDIAN SPRINGS SUB. MB 47, PG 10-11
LOT 11
TRANSFORMER
CONCRETE SLAB
4" WELL
4' WOOD FENCE
FENCE ENCROACHMENT
WET LAND AREA A-1
WET LAND AREA B-1
WET LAND AREA F-1
SET 5/8" IRC LB 3019
RECOVERED 5/8" IRC LB 3019
FOUND 5/8" IRC LB 7301
FOUND NAIL/DISC LB 7301
RECOVERED NAIL/DISC LB 3019
SITE BENCHMARK RR SPIKE ELEV.=21.20' NAVD 88
ELECTRIC PANEL
6' CHAIN LINK FENCE
5' DIAMETER LIFT STATION WET WELL
LIFT STATION
INLET TOP=21.25' 24" RCP E=16.22' 2" DIA. W INV=17.00' SKIMMER TOP=21.48' / BOTTOM=19.27'
INLET TOP=21.35' 24" RCP S=17.68 30" RCP N=17.25' 24" RCP E=17.60'
INLET TOP=21.35' 24" RCP N=17.87' 24" RCP S=17.77'
INLET TOP=21.26' 30" RCP N&S INV=17.41'
INLET TOP=21.26' 24" RCP N=12.40' 18" CMP S=13.97' 18"CMP E=13.97'
INLET TOP=16.49' THROAT=15.79' 30" CMP N=11.20' 24" CMP S=11.81' 18" CMP E=11.58'
INLET TOP=16.23' 30" RCP N=10.77' 30" CMP S=10.71¼' 24" RCP INV.=16.12'
MES 30" RCP INV.=17.30'
MES 24" RCP INV.=15.67'
STORM MH TOP=16.31' 30" RCP S=9.99' 30" RCP NW=9.99' 30" RCP INV=9.93'
6" PVC S=15.14' INV.=3.57' SKIMMER TOP=16.48' BOTTOM=15.44' 6" PVC TEE TOP=16.15' INV.=15.14' BOTTOM=14.44'
103-POND 1 COUNTY OF VOLUSIA ORB 6966, PG 0009
UTILITY, DRAINAGE & ACCESS EASEMENT O.R.B. 6098, PG. 3637
S88°04'42"W 2285.12' (M)
N88°04'48"E 512.51'
S01°55'12"E 35.00'
N72°33'09"E 53.79'
S00°34'36"E 49.53'
S00°34'36"E 251.98'
S00°34'36"E 114.95'
N00°43'37"W (NR) 930.26'
S73°06'38"W 181.26'
S89°24'30"W 196.16'
S89°24'30"W 21.05'
S89°41'08"W 224.43'
294.01'
S00°34'36"E 225.00'
S00°34'36"E 90.00'
S00°34'36"E 323.10'
Δ=11°08'38" R=2396.93' A=466.20' CB=S78°40'57"W CH=465.46'
Δ=56°32'40" R=114.00' A=112.50' CB=N65°47'29"W CH=107.99'
CB=S05°22'45"W CH=68.54'
368.45
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GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION. CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION.
2. ALL CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE 2021 / 2022 EDITION OF THE FDOT DESIGN STANDARD INDEXES, THE 2017 EDITION OF THE FOOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2010 EDITION OF THE FDOT UTILITY ACCOMMODATIONS MANUAL.
3. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF ORMOND BEACH INSPECTORS.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS AVAILABLE ON THE JOB SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. ALL CHANGES TO PLANS SHALL BE INCORPORATED IN THE "AS-BUILT" RECORD DRAWINGS SURVEY PROVIDED BY CONTRACTOR FOR REVIEW AND APPROVAL FROM ENGINEER OF RECORD.
6. THE CITY OF ORMOND BEACH WILL OWN AND MAINTAIN ALL WATER, SEWER AND RECLAIM MAINS LOCATED WITHIN THE RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A SITE ENGINEERING BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 673-3238 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
8. SEPARATE BUILDING PERMIT APPLICATIONS ARE REQUIRED FOR: NEW BUILDINGS, CLUBHOUSE, TRASH COMPACTOR, RETAINING WALL, FENCE, SWIMMING POOL, GAZEBO, PLAYGROUND, LIGHT POLES AND SIGNS. CONTACT THE ORMOND BEACH BUILDING DEPARTMENT AT (386) 673-3238.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH "CITY OF ORMOND BEACH UTILITY SPECIFICATIONS AND STANDARD UTILITY DETAILS, CURRENT EDITION.
10. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "DESIGN AND CONSTRUCTION STANDARDS", CITY OF ORMOND BEACH UTILITIES DEPARTMENT, CURRENT EDITION.
11. ALL RECLAIMED WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "DESIGN AND CONSTRUCTION STANDARDS", CITY OF ORMOND BEACH UTILITIES DEPARTMENT, CURRENT EDITION.
12. ALL ROADWAY SIGNAGE AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
13. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
14. LAND CLEARING OF THE PROJECT IS NOT ALLOWED UNTIL THE CITY ENGINEER AND/OR PLANNING DEPARTMENT ISSUES A LAND CLEARING PERMIT.
15. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL REVIEW AND SIGN ALL SHOP DRAWINGS. THE CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
16. THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT NATURE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO NOTIFY NEWKIRK ENGINEERING, INC. AS TO DISCREPANCIES, IF ANY EXIST.
17. ALL SURVEY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY INFORMATION PROVIDED BY A1A SURVEYING INC.; CONTRACTOR TO COORDINATE WITH SURVEYOR FOR ALL CONSTRUCTION BENCHMARK INFORMATION.
18. ALL SURVEY AND TOPOGRAPHICAL INFORMATION IS BASED ON THE NAVD 1988 DATUM. ALL PROPOSED CONSTRUCTION ELEVATIONS ARE BASED ON THE NAVD 1988 DATUM. ALL PROPOSED ELEVATIONS REFER TO FINISH GRADES.
19. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
21. ANY CHANGES TO THE APPROVED PLANS REQUIRE COMPLETION OF THE CHANGE ORDER PROCESS.
22. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
23. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
24. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OR ENGINEER AT THE CONTRACTORS EXPENSE.
25. THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
26. ALL DISTURBED AREAS SHALL BE FULLY SODDED.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, WATER MAIN TESTING, SANITARY SEWER TESTING, RECLAIM MAIN TESTING, ETC.
28. A MINIMUM OF 13'-0" OF VERTICAL CLEARANCE IS TO BE PROVIDED AND MAINTAINED FOR ALL ROADWAYS.
29. ALL ROADWAYS MUST HAVE A MINIMUM 25-FEET INSIDE AND 50-FEET OUTSIDE TURNING RADIUS.
30. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
31. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
32. IF ANY MUCK-LINE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
33. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
34. ROAD CLOSURES ARE SPARATE FROM THE PERMIT AND REQUIRE PLAN REVIEW AND APPROVAL WITH 7 DAY ADVANCE NOTICE FROM THE OWNER OF THE AFFECTED RIGHT-OF-WAY PRIOR TO ANY ROAD CLOSURE. A MAINTENANCE OF TRAFFIC PLAN IS REQUIRED FOR ALL SITE CONSTRUCTION ZONES.
35. DURING CONSTRUCTION, AN H-20 LOAD RATED ALL WEATHER ACCESSIBLE ROADWAY SHALL BE MAINTAINED AT ALL TIMES FOR FIRE ACCESS AND EMERGENCY SERVICES.
36. ALL REQUIRED FIRE MAINS AND HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF VERTICAL BUILDING CONSTRUCTION.
37. NO BURYING OF ANY ORGANIC MATERIAL IS ALLOWED.
38. THERE WILL BE NO PROPOSED OVERHEAD UTILITY AND SERVICE LINES ASSOCIATED WITH THIS PROJECT. ALL UTILITY LINES AND SERVICES WILL BE INSTALLED UNDERGROUND.

EROSION CONTROL AND DEMOLITION CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AT THE CITY PRIOR TO COMMENCE OF CONSTRUCTION.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
4. ALL REASONABLE EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLAND AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
5. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
6. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS TO PREVENT EROSION. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES, AND OTHER EROSIONTURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
7. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOIL STABILIZED. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
8. THE CONTRACTOR SHALL SWEEP ALL ADJACENT ROADWAYS AND PARKING AREAS THAT ARE AFFECTED BY THE CONSTRUCTION PROCESS ON A DAILY BASIS OR AS REQUIRED.
9. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES AND KEEP THEM IN GOOD CONDITION. ANY IMPACTS DUE TO EROSION OR FAILURE OF ANY EROSION CONTROL DEVICES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. CORRECTIVE MEASURES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ANY DISCHARGE OF STORMWATER RUNOFF FROM THIS SITE SHALL BE THROUGH A CONTROL DEVICE TO CONTROL TURBIDITY AND SEDIMENT TRANSPORT. THIS INCLUDES THE DISCHARGE FROM ANY DEWATERING OPERATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CRITERIA AS SET FORTH UNDER THE NPDES PERMITTING PROGRAM FOR CONSTRUCTION SITES OF THIS SIZE INCLUDING BUT NOT LIMITED TO THE ADHERENCE TO THE APPROVED POLLUTION PREVENTION CONTROL PLAN, TIMELY INSPECTIONS, PROJECT REPORTING AND DOCUMENTATION.
13. NO DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING STORM OR SANITARY SEWER SYSTEMS.
14. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS FOR THIS PROJECT. THE CONTRACTOR SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN OF BOTH ON-SITE AND OFF-SITE IMPROVEMENTS. A SIGNED COPY OF THE STORMWATER POLLUTION PREVENTION PLAN IS TO BE KEPT ON THE PROJECT PREMISES AT ALL TIMES.
15. NO WORK WITHIN THE CITY RIGHT-OF-WAY, VOLUSIA COUNTY OR FLORIDA DEPARTMENT OF TRANSPORTATION SHALL BE COMMENCED WITHOUT 48 HOURS ADVANCE NOTICE TO THE CITY, COUNTY OR FDOT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF ORMOND BEACH PUBLIC WORKS / UTILITY DEPARTMENT, "811" AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
17. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FROM THE LOCAL JURISDICTION PRIOR REMOVING ANY TREES FROM THIS PROJECT.
19. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
20. THE CONTRACTOR SHALL NOT ALLOW DEBRIS AND RUBBISH TO ACCUMULATE ONT THE SITE.
21. THE CONTRACTOR SHALL CLEAN UP THE JOB SITE IN AREAS WHERE WORK IS TO BE PERFORMED UNDER THIS CONTRACT FOLLOWING DEMOLITION. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, RUBBISH, TEMPORARY FACILITIES, AND EQUIPMENT. THE CONTRACTOR SHALL LEVEL SURFACE IRREGULARITIES AND LEAVE THE WORK IN A NEAT AND PRESENTABLE CONDITION.
22. CONTRACTOR SHALL ROUGH GRADE STORMWATER SWALES AND RETENTION PONDS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.
23. SITE PREPARATION AND FILL OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS.
24. EXISTING STORM DRAINAGE TO REMAIN IN OPERATION AT ALL TIMES. CONTRACTOR TO MAINTAIN EXISTING, NON-TEMPORARY PIPING.
25. RELOCATION OF UTILITY POLES AND LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE INCLUDED AS PART OF THE PROJECT SCOPE AND COST.
26. ALL ASPHALT PAVEMENT REMOVALS SHALL BE VERTICAL SAWCUT. ALL CONCRETE PAVEMENT REMOVALS SHALL BE EITHER AT EXISTING JOINTS OR VERTICAL SAWCUT. ACTIVE SERVICES SHALL BE SEVERED WITH PROPER NOTICE GIVEN TO LOCAL UTILITY COMPANIES HAVING JURISDICTION.
27. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
28. IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 FAC MORE SPECIFICALLY AS FOLLOWS. PER 40C-22.030(3) A "NOTICED GENERAL SHORT-TERM DEWATERING PERMIT" IS REQUIRED "ONLY IF" DEWATERING EXCEEDS 4 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND INSTANTANEOUS PUMPAGE RATES SHALL NOT EXCEED 6 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 2 MILLION GALLONS PER DAY FOR THE FIRST 60 DAYS OF THE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 180 DAY DURATION. EACH SPECIFIC DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY DEWATERING ACTIVITY IS BELOW THE SPECIFIED THRESHOLD. OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH CHAPTER 40C-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM RDS-50 TO SJRWMD A MINIMUM OF 10 DAYS PRIOR TO ANY DEWATERING ACTIVITY. SUBMITTAL OF FORM RDS-50 IS NOT REQUIRED IF DEWATERING IS 300,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.

SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (½) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM, OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUIRED THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEGDER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SITE CLEARING AND GRADING CONSTRUCTION NOTES:

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

1. HOURS OF OUTSIDE CONSTRUCTION SHALL BE FROM 7 AM TO 7 PM MONDAY TO SATURDAY WITH NO OUTSIDE CONSTRUCTION ALLOWED ON SUNDAY.
2. 6-FEET TALL SCREENED CONSTRUCTION FENCING TO BE INSTALLED ALONG NORTH TYMBER CREEK ROAD PRIOR TO SITE CLEARING.
3. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING. BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR AT THE EDGE OF THE NATIVE UNDER- STORY HABITAT, WHICHEVER IS NEAREST TO THE CONSTRUCTION ACTIVITY.
4. SPECIMEN AND HISTORIC TREES, CONSERVATION EASEMENTS, NATURAL VEGETATION BUFFERS, AND SIMILAR AREAS MUST BE PROTECTED BY BARRICADES OR FENCING PRIOR TO CLEARING. BARRICADES ARE TO BE SET AT THE DRIP LINE OF THE TREES AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. BARBED WIRE IS NOT PERMITTED AS A PROTECTIVE BARRIER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, SYNTHETIC JUTE BALES, SILT FENCES, FLOATING TURBIDITY BARRIERS AND OTHER APPROVED BEST MANAGEMENT PRACTICES (BMP's). FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
6. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS.
7. WHERE FILL MATERIAL IS INTENDED TO BE INSTALLED ADJACENT TO EXISTING VEGETATION WHICH IS INTENDED TO REMAIN NATURAL. THE CONTRACTOR MAY INSTALL SILT FENCING AS A TREE PROTECTION MEASURE, IN LIEU OF INSTALLING EITHER WOOD BRACING OR ORANGE MESH FENCING. THIS PRACTICE IS ENCOURAGED BY THE CITY. IF THE SILT FENCE FAILS TO PROVIDE ADEQUATE PROTECTION FROM IMPACT DUE TO CONSTRUCTION, THEN ADDITIONAL CONSTRUCTION FENCING OR WOOD BRACING SHALL BE REQUIRED.
8. AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE WITHIN SEVEN (7) DAYS OF BRINGING A SUBJECT AREA TO ITS FINAL GRADE OR INACTIVITY IN CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SEED AND MULCH OR SOD, AS REQUIRED.
10. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED.IF THE GRASS IS NOT ESTABLISHED WITHIN TWO WEEKS THE CITY MAY REQUIRE THE CONTRACTOR TO RE-SEED OR A NON-VEGETATIVE OPTION MAY BE EMPLOYED.
11. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.
12. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
13. A SIGNED, DATED, AND SEALED LETTER FROM A SOILS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
14. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY 98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
15. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
16. STOCKPILING IS NOT GENERALLY PERMITTED BY THE CITY. WHEN ALLOWED, STOCKPILES SHALL NOT EXCEED SIX FEET IN HEIGHT MEASURED FROM THE ORIGINAL GRADE. AT A MINIMUM, STOCK PILES THAT WILL REMAIN IN PLACE IN EXCESS OF TWENTY DAYS SHOULD BE SEEDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT.
17. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY BY THE CITY.
18. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL "THAT COULD DECOMPOSE.
19. FILL TO BE PLACED IN LANDSCAPED AREAS SHALL HAVE A Ph RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, OR MATCH NATIVE EXISTING SOILS.
20. A & T TALL CONSTRUCTION FENCING WITH FABRIC SCREEN TO BE INSTALLED ALONG MAJOR ROADWAYS (TYMBER CREEK ROAD). THE CONSTRUCTION FENCING NEEDS TO BE INSTALLED PRIOR TO SITE CLEARING.

TEMPORARY SEEDING SPECIFICATION:

GENERAL
SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.
SEEDING MIXTURES
SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.
ALL SLOPES AND FLAT GRADE
APPLY 6-20-20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
TEMPORARY SEEDING

PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 -	PENSACOLA BAHIA (SCARIFIED)	90
OCTOBER 15	BERMUDA COMMON (50% HULLED)	25
OCTOBER 16 -	PENSACOLA BAHIA (SCARIFIED)	100
MARCH 14	BERMUDA COMMON (50% HULLED)	35
	ANNUAL RYE GRASS	10
	RYE GRAIN	30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.
HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.

FDOT GENERAL NOTES:

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FOOT STANDARD PLANS FY 2019-20.
4. IT IS TH

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

- BENCHMARK ID
- BORING ID
- EXISTING CABLE TV PEDESTAL
- EXISTING CAP OR PLUG
- EXISTING CLEAN OUT
- EXISTING CONDUIT RISER/ MARKER
- EXISTING ELECTRIC METER
- EXISTING ELEVATION (SOFT)
- PROPOSED ELEVATION (SOFT)
- EXISTING ELEVATION (HARD)
- PROPOSED ELEVATION (HARD)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GUY WIRE & ANCHOR PIN
- EXISTING MAIL BOX
- EXISTING MANHOLE (UNKNOWN)
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGNS AND POSTS
- PROPOSED SIGN AND POST
- EXISTING TEE
- EXISTING UTILITY POLE
- EXISTING VALVE IRRIGATION
- EXISTING VALVE WATER
- PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER WITH INLET
- FOUND 1/2" CAPPED IRON ROD L.B. #3724
- FOUND 1/2" IRON ROD (NO I.D.)
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
- EXISTING EASEMENT
- EXISTING UNDERGROUND FIBER OPTIC CABLE
- EXISTING FORCE MAIN (# INDICATES SIZE)
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC CABLES
- EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
- EXISTING RAW WATER MAIN (# INDICATES SIZE)
- EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
- PROPOSED SANITARY SEWER (# INDICATES SIZE)
- PROPOSED WATER MAIN (# INDICATES SIZE)
- EXISTING CONTOUR
- PROPOSED CONTOUR (SOFT)
- PROPOSED CONTOUR (HARD)
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING UNDERGROUND ELECTRICAL POWER CABLE
- JURISDICTIONAL WETLAND LINE
- EXISTING SANITARY SEWER (# INDICATES SIZE)
- EXISTING WATER MAIN (# INDICATES SIZE)
- EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
- EXISTING SWALE OR CENTER OF DITCH
- PROPOSED SWALE OR CENTER OF DITCH
- EXISTING TOP OF DITCH BANK
- EXISTING BOTTOM OF DITCH BANK
- EXISTING WOOD FENCE
- EXISTING WIRE OR CHAIN LINK FENCE
- PROPOSED WIRE OR CHAIN LINK FENCE
- PROPOSED SILT/SEDIMENT FENCE
- PROPOSED COIR ROLL OR WATTLE
- PROPOSED FLOATING TURBIDITY BARRIER
- PROPOSED TREE PROTECTION

VOLUSIA COUNTY IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS, WHEN UTILIZED, SHALL CONTAIN A FUNCTIONAL RAIN SENSOR DEVICE, CAPABLE OF BEING SET TO ONE MINUTE RUN TIMES, AND BATTERY BACKUP CAPABILITY TO RETAIN PROGRAMMING IN THE EVENT OF A POWER FAILURE.
2. A RAIN SENSOR PLACED ON A STATIONARY STRUCTURE, FREE AND CLEAR OF ANY OVERHEAD OBSTRUCTIONS AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE.
3. EQUIPMENT WITH CHECK VALVES USED IN LOW-LYING AREAS TO PREVENT LOW HEAD DRAINAGE.
4. BACKFLOW PREVENTION METHODS AND OTHER PROVISIONS PRESCRIBED IN SECTION 74-42.
5. IRRIGATION DESIGN WITH THE APPROPRIATE UNIFORMITY FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
6. IRRIGATION SYSTEM EQUIPMENT INSTALLED AS DESIGNED.
7. IRRIGATION ZONES DIVIDED ACCORDING TO: AVAILABLE FLOW RATE, VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.), SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND SOIL CHARACTERISTICS.
8. SPRAY HEADS AND ROTORS NOT MIXED IN SAME ZONE.
9. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE HAVING MATCHED PRECIPITATION RATES.
10. APPLICATION RATES THAT AVOID RUNOFF AND PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER AND PREVAILING WINDS.
11. A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
12. A MINIMUM SEPARATION OF 12 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
13. NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS AND DRIVES.
14. LAWN SPRAY PATTERNS PROVIDING HEAD TO HEAD COVERAGE.
15. WATER CONVEYANCE SYSTEMS WITH A FLOW VELOCITY OF FIVE FEET PER SECOND OR LESS.
16. PIPELINES DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
17. PRESSURE REGULATING HEADS.
18. A MAINTENANCE CHECKLIST PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR ACCOMPANIED BY A RECOMMENDED MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS.
19. IRRIGATION SYSTEM DESIGN WILL BE PERMITTED THROUGH VOLUSIA COUNTY.

VOLUSIA COUNTY LANDSCAPE REQUIREMENTS:

1. A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA. LOW OR MEDIUM VOLUME IRRIGATION AREAS MAY BE UTILIZED IN LIEU OF ANY HIGH VOLUME IRRIGATION AREA.
2. A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA. HOWEVER, THE LANDSCAPED AREA MAY CONTAIN UP TO 75 PERCENT MEDIUM VOLUME IRRIGATION AREA, IF NO HIGH VOLUME IRRIGATION AREA IS UTILIZED ON SITE.
3. A LOW VOLUME IRRIGATION AREA MAY BE UTILIZED FOR AN ENTIRE LANDSCAPED AREA WITH THE EXCEPTION OF NATIVE VEGETATION AREAS REGULATED BY SECTION 50-373(b)(4).
4. IN THE ALTERNATIVE TO (1), (2), AND (3) ABOVE, IF 25 PERCENT OF THE PRE-EXISTING NATIVE VEGETATION IS RETAINED ON SITE, THE REMAINING 75 PERCENT OF THE LANDSCAPED AREA MAY BE A HIGH VOLUME IRRIGATION AREA. FOR ALL PRE-EXISTING NATIVE VEGETATION RETAINED ON A PARCEL:
   - NO SUPPLEMENTAL WATER SHALL BE APPLIED TO THE NATIVE VEGETATION AREA.
   - ONLY HAND PRUNING OF NATIVE VEGETATION IS ALLOWED.
   - MECHANICAL MOWING OR CLEARING IS PROHIBITED.

VOLUSIA COUNTY CONTRACTOR LICENSE REQUIREMENTS:

NO PERSON MAY INSTALL OR REPAIR AN IRRIGATION SYSTEM IN VOLUSIA COUNTY UNLESS THEY POSSESS A VALID IRRIGATION CERTIFICATE OF COMPETENCY FROM THE DEPARTMENT. THE FOLLOWING PERSONS ARE EXEMPTED FROM HAVING TO POSSESS A CERTIFICATE OF COMPETENCY:

- LICENSED FLORIDA WATER WELL CONTRACTORS AND FLORIDA STATE CERTIFIED PLUMING CONTRACTORS.
- FLORIDA STATE REGISTERED PLUMBING CONTRACTORS.
- PROPERTY OWNERS WHO PERSONALLY PERFORM CONSTRUCTION, MAINTENANCE OR REPAIRS ON AN IRRIGATION SYSTEM THAT SERVES HIS OR HER OWNER-OCCUPIED SINGLE FAMILY RESIDENCE.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2020 / 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL	514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS
425-010	STRUCTURE BOTTOMS - TYPES J AND P	330-001	TURNOUTS
205	PIPE BACKFILL	546	SIGHT DISTANCE AT INTERSECTIONS
425-021	CURB INLET TOPS - TYPES 5 & 6	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-024	CURB INLET TOP - TYPE 9	102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H	102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
430-022	SIDE DRAIN MITERED END SECTION	102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
520-001	CURB & CURB AND GUTTER	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
522-002	PUBLIC SIDEWALK CURB RAMPS	711-001	SPECIAL MARKING AREAS
350-001	CONCRETE PAVEMENT JOINTS		
522-001	CONCRETE SIDEWALK		
120-001	EMBANKMENT UTILIZATION		

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	H/C	HANDICAP	SAN	SANITARY
CMP	CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
CPP	CORRUGATED PLASTIC PIPE	INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
CTV	CABLE TELEVISION	K_H	HORIZONTAL PERMEABILITY	SMH	SANITARY MANHOLE
DIP	DUCTILE IRON PIPE	K_V	VERTICAL PERMEABILITY	SS	SANITARY SEWER
ESMT	EASEMENT	KO	KNOCK OUT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EXIST	EXISTING	LF	LINEAL FEET	TSB	TEMPORARY SEDIMENT BASIN
FAC	FLORIDA ADMINISTRATIVE CODE	MB	MAP BOOK	TYP	TYPICAL
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	MES	MITERED END SECTION	UGE	UNDERGROUND ELECTRIC
		MJ	MECHANICAL JOINT	UGT	UNDERGROUND TELEPHONE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/A	NOT APPLICABLE	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
		NIC	NOT IN CONTRACT	W	WATER (POTABLE)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OHE	OVERHEAD ELECTRIC		
		OR	OFFICIAL RECORD		
FH	FIRE HYDRANT	PG	PAGE		
FOC	FIBER OPTIC CABLE	PSI	POUNDS PER SQUARE INCH		
FF EL	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE		
FM	FORCE MAIN	PVMT	PAVEMENT		
FPD	FEET PER DAY	R	RADIUS		
G	GAS	RCP	REINFORCED CONCRETE PIPE		
GW	GROUND WATER	RPM	REFLECTIVE PAVEMENT MARKER		
		R/W	RIGHT-OF-WAY		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 854,635 SF OR 19.620 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY SLIGER AND ASSOCIATES (SEE SHEET No. 2.1, 2.2, 2.3 & 2.4 OF THESE PLANS).
2. THE EXISTING ZONING IS B-8 (COMMERCIAL) AND A-2 (RURAL AGRICULTURE). THE PROPOSED ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE FLUM IS (1) OPEN SPACE / CONSERVATION, (2) RESIDENTIAL, OFFICE RETAIL AND (3) GENERAL COMMERCIAL.
4. THE TAX PARCEL NUMBERS ARE 412500000221 AND 412500000230.
6. THE EXISTING SITE CONDITION IS UNDEVELOPED. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
7. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (1) APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES, (19) DELAND FINE SAND, 0 TO 5 PERCENT SLOPES, (22) ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES, (23) FARMTON FINE SAND AND (51) POMONA-ST. JOHNS COMPLEX.
8. THE SITE IS LOCATED WITHIN ZONE "X" & "AE" PER FEMA MAP PANEL No. 12127C0194 J, DATED FEBRUARY 19, 2014.
9. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY FLORIDA POWER & LIGHT. NATURAL GAS WILL BE PROVIDED BY TECO PEOPLES GAS COMPANY. TELEPHONE, CABLE AND INTERNET SERVICE WILL BE PROVIDED BY AT&T. CABLE TV AND INTERNET CAN ALSO BE PROVIDED BY SPECTRUM.
10. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE PRO, INC.
11. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
12. STORMWATER WILL BE PROVIDED BY INTERCONNECTED EXFILTRATION AND DRY RETENTION PRE-TREATMENT TO WET DETENTION POND SYSTEM.
13. POTABLE WATER AND WASTEWATER UTILITIES PROVIDED BY CITY OF ORMOND BEACH.
14. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.
15. ACCESS WILL BE PROVIDED FROM S.R. 40 (GRANADA BOULEVARD) WITH A RIGHT-IN AND RIGHT-OUT DRIVEWAY. EMERGENCY ACCESS WILL BE PROVIDED BY CONNECTION TO WALGREENS.

SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	312,116	7.165	36.5
WET DETENTION PONDS	32,862	0.754	3.8
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BEDROOM x 168 = 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120 = 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120 = 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26010584
NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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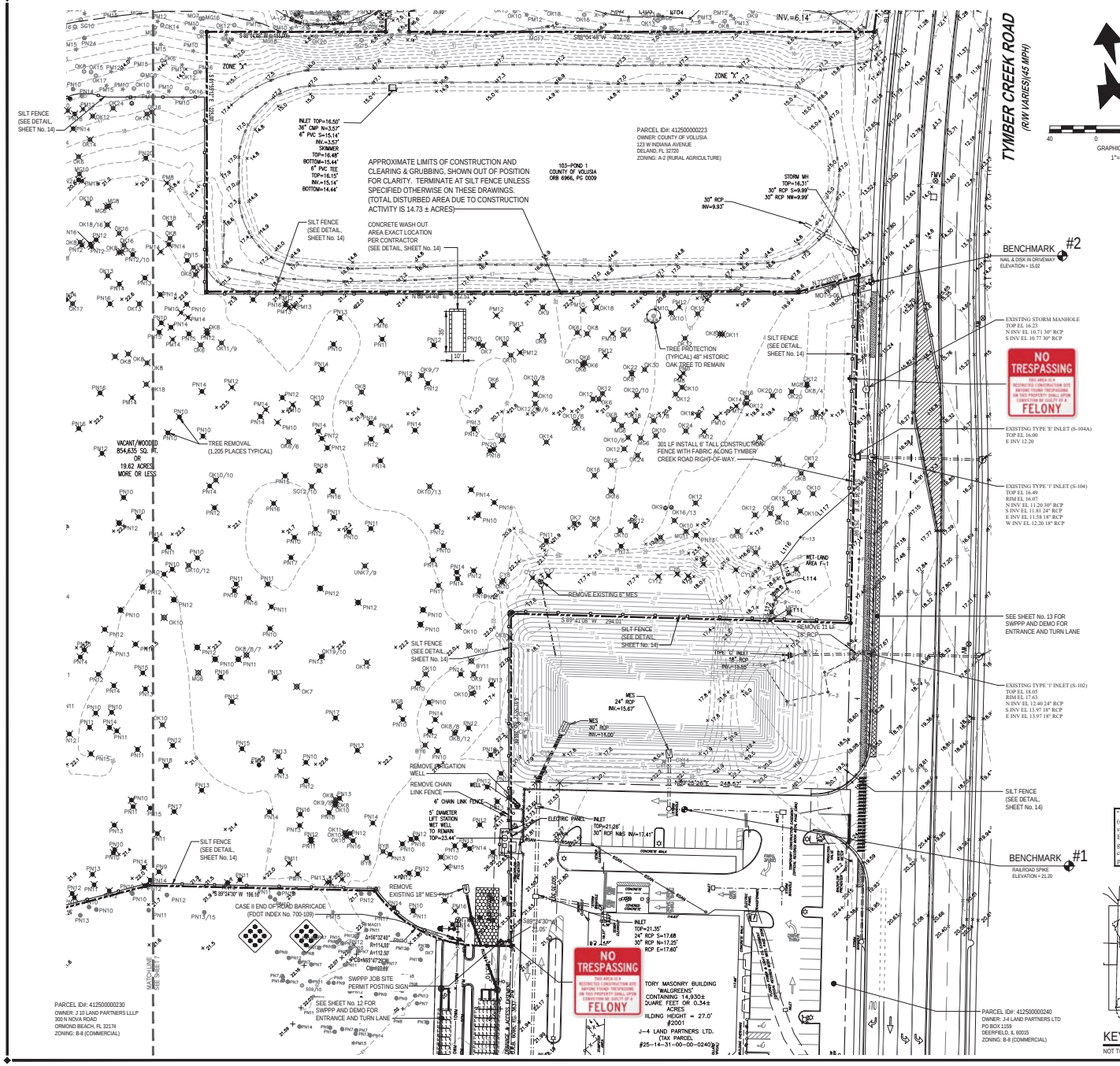
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

8



LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PINE TREE	PN
SWEETGUM TREE	SG

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

HISTORIC TREE LEGEND :

		EXISTING	REMOVED
CYPRESS TREE	CY	4	0
OAK TREE	OK	3	0
		7	0

"I, Harry Newkirk, Florida P.E. No. 62971, certify under penalty of law that this SWPPP plan, SWPPP manual (separate document) and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information. These include the possibility of fine and imprisonment for knowing violations."

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 22	NEI

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DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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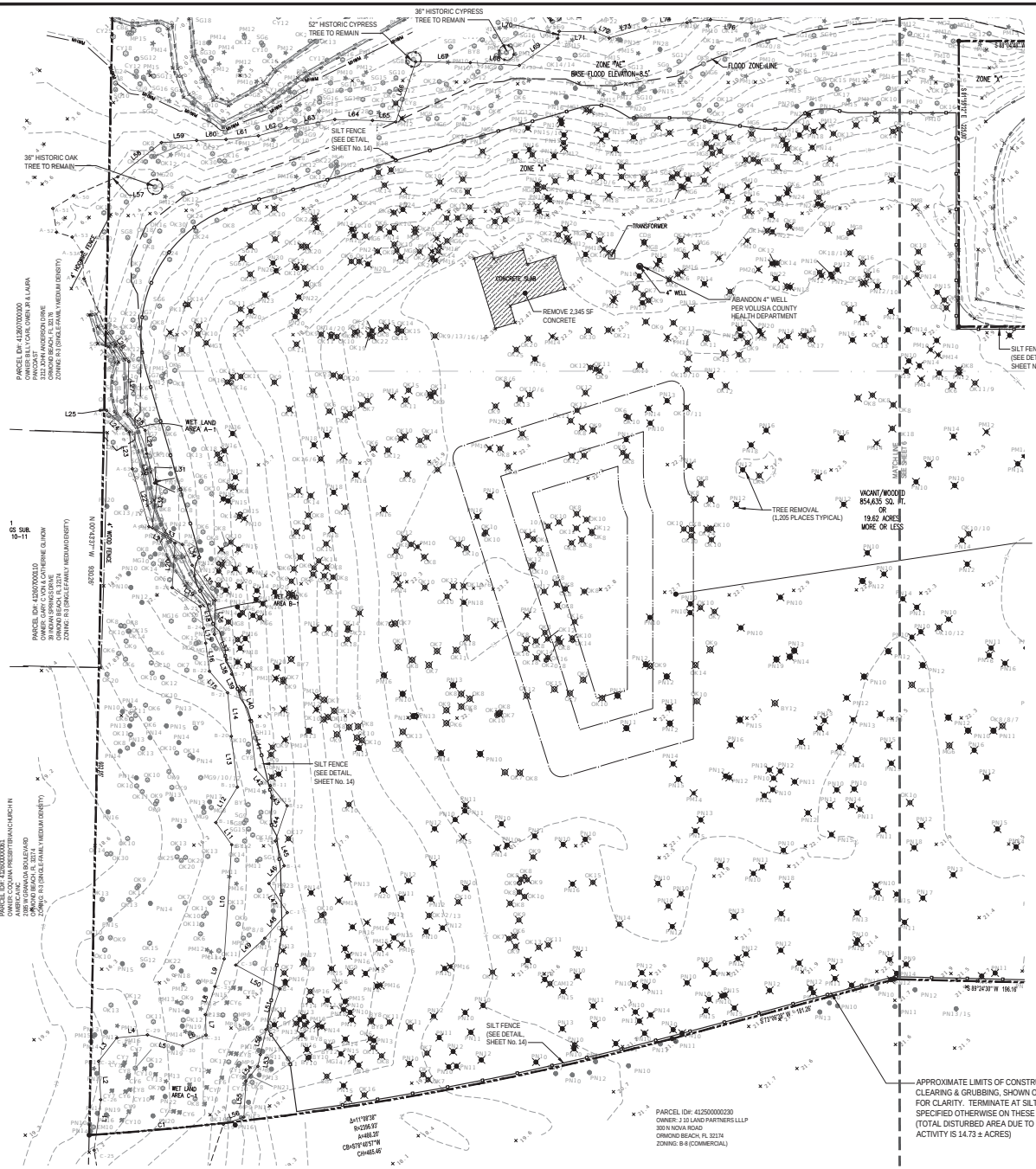
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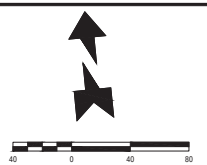
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PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

9





LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 11)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 11)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
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OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

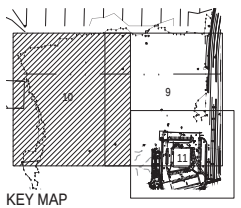
HISTORIC TREE LEGEND :

		EXISTING	REMOVED
CYPRESS TREE	CY	4	0
OAK TREE	OK	3	0
		7	0

SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PINE TREE	PN
SWEETGUM TREE	SG

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KEY MAP
NOT TO SCALE

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

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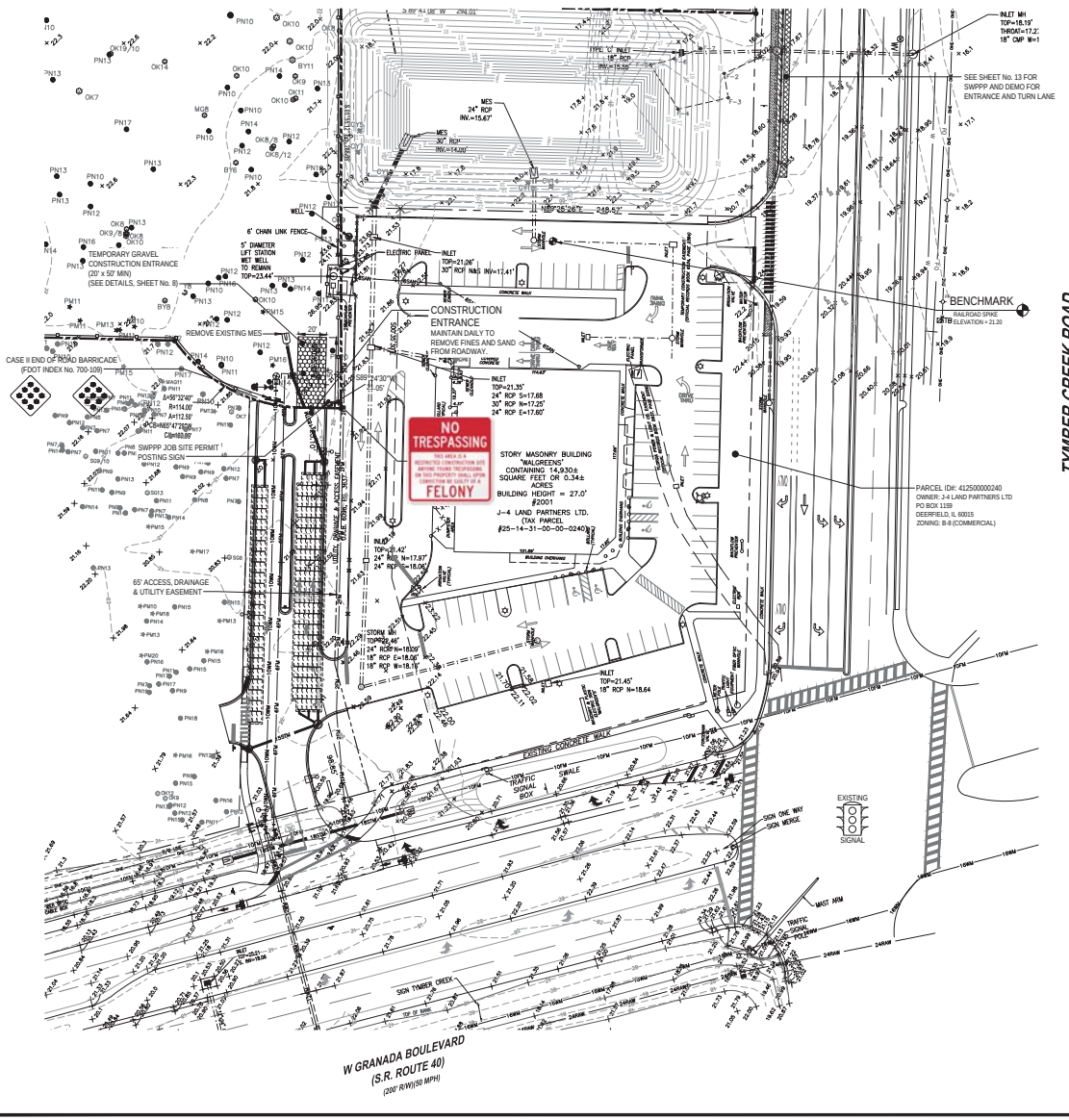
HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

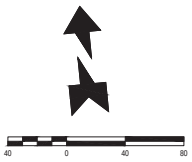
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

10





LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

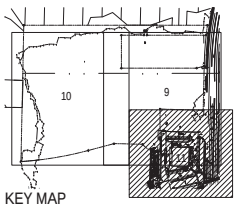
SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PINE TREE	PN
SWEETGUM TREE	SG

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

"I, Harry Newkirk, Florida P.E. No. 62971, certify under penalty of law that this SWPPP plan, SWPPP manual (separate document) and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information. These include the possibility of fine and imprisonment for knowing violations."



KEY MAP
NOT TO SCALE

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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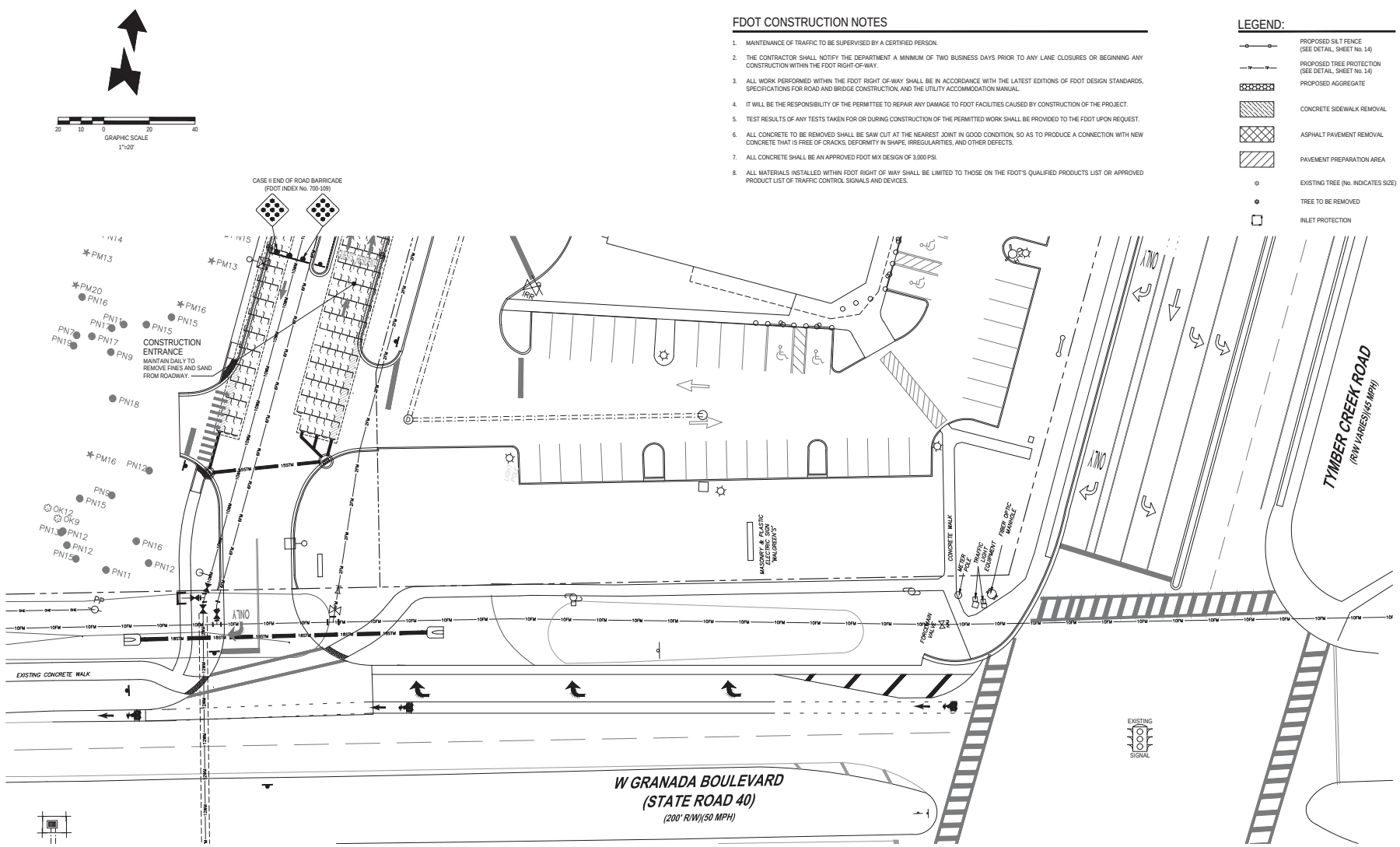
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HARRY H. NEWKIRK, P.E. # 62971

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SCALE:	1" = 40'

DRAWING NUMBER

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FDOT CONSTRUCTION NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY.
3. ALL WORK PERFORMED WITHIN THE FDOT RIGHT OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
4. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
5. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEW CONCRETE THAT IS FREE OF CRACKS, DEFORMITY IN SHAPE, IRREGULARITIES, AND OTHER DEFECTS.
7. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
8. ALL MATERIALS INSTALLED WITHIN FDOT RIGHT OF WAY SHALL BE LIMITED TO THOSE ON THE FDOT'S QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

One Nation... One Number... 811 Know what's Below. Call before you dig.

WARNING !!
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www.NewkirkEngineering.com
C.A. # 30209
LC # 26010584
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

STATE ROAD 40
RIGHT-OF-WAY SWPPP
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

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SCALE:	1" = 20'

DRAWING NUMBER

12

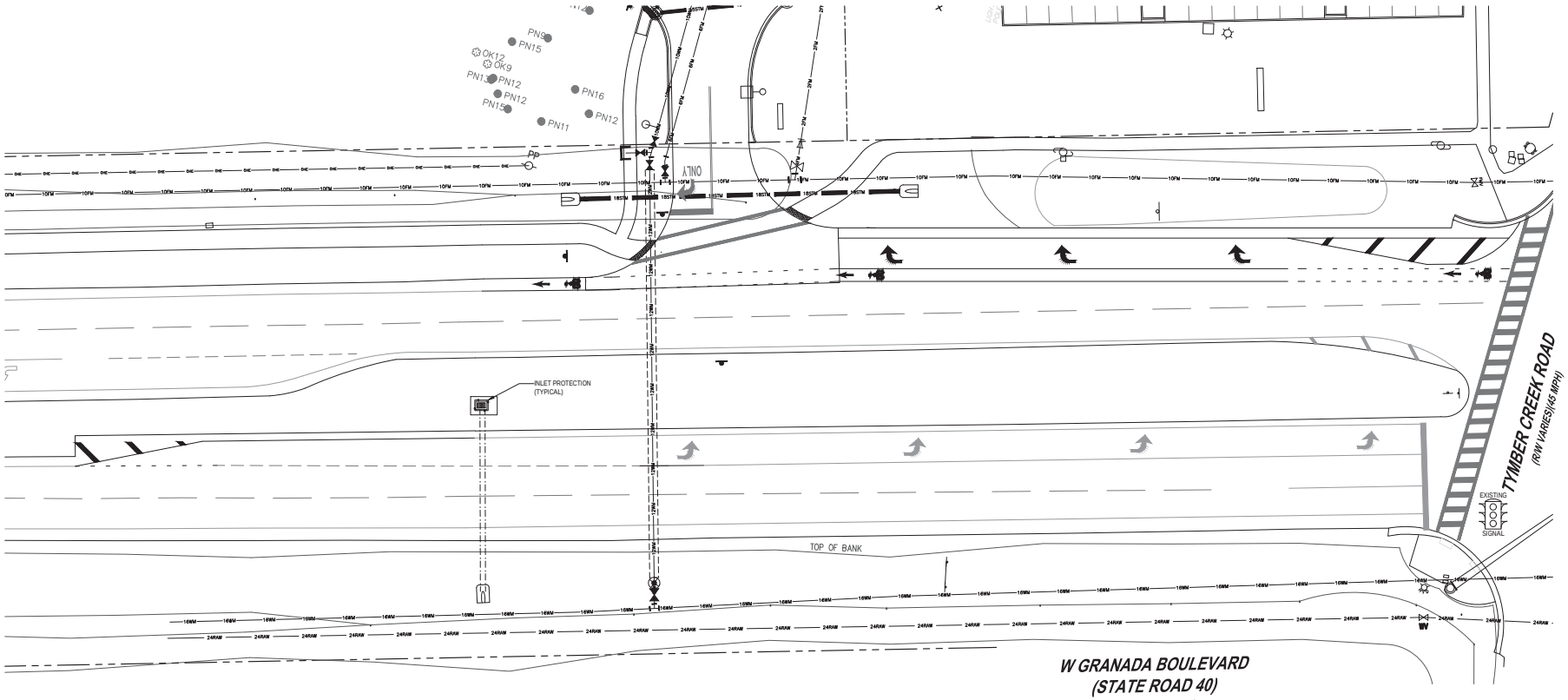
FDOT CONSTRUCTION NOTES

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- TREE TO BE REMOVED
- INLET PROTECTION

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



FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)

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STATE ROAD 40
RIGHT-OF-WAY SWPP
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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SCALE:	1" = 20'

DRAWING NUMBER

12.1

VOLUSIA COUNTY NOTES:

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

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

Walgreens
2001 W GRANADA BOULEVARD

INLET
ONE WAY
ELECTRIC PANEL
TRANSFORMER
DRIVE THRU
INLET
STORM MANHOLE
TEMPORARY CONSTRUCTION EASEMENT (OFFICIAL RECORDS BOOK 6534, PAGE 2384)
IRRIGATION VALVE
BACKFLOW PREVENTER
WATER METER
RELOCATE EXISTING WATER METER
REMOVE 100± SF CONCRETE SIDEWALK AT NEAREST JOINT
REMOVE STRIPING (TYPICAL)
RELOCATE EXISTING SIGN
INLET PROTECTION SEE DETAIL, SHEET No. 14
EXISTING TYPE 'I' INLET (S-102)
TOP EL. 19.05
RIM EL. 17.63
N INV EL 12.40 24" RCP
S INV EL (3'x3') 18" RCP
E INV EL 13.07 18" RCP
301 LF INSTALL 8' TALL CONSTRUCTION FENCE WITH FABRIC ALONG TYMBER CREEK ROAD RIGHT-OF-WAY.
SILT FENCE (SEE DETAIL, SHEET No. 14)
REMOVE 1,312± SF CONCRETE SIDEWALK AT NEAREST JOINT
REMOVE 690± SF VEGETATION AND UNSUITABLE SOILS TO PREPARE GROUND FOR CONSTRUCTION OF NEW PAVEMENT AND UNPAVED SHOULDER
SAW CUT ALONG OUTSIDE EDGE OF WHITE STRIPE AND REMOVE PAVEMENT. PREPARE EXISTING SHOULDER BASE FOR NEW LANE PAVEMENT. (REMOVE 2,511± SF ASPHALT PAVEMENT)
REMOVE 290± LF TYPE "F" CURBING
REMOVE INLET TOP SEE SHEET No. 14 FOR DETAILS
EXISTING TYPE 'F' INLET (S-104A)
TOP EL 16.00
E INV. 12.20
EXISTING TYPE 'I' INLET (S-104)
TOP EL 16.49
RIM EL 16.07
N INV EL 11.20 30" RCP
S INV EL 11.81 24" RCP
E INV EL 11.58 18" RCP
W INV EL 12.20 18" RCP
MOT-5-06
RELOCATE EXISTING SIGN
EXISTING STORM MANHOLE
TOP EL 16.23
N INV EL 10.71 30" RCP
S INV EL 10.77 30" RCP
REMOVE STRIPING (TYPICAL)
REMOVE 221± LF TYPE "F" CURBING
SILT FENCE (SEE DETAIL, SHEET No. 14)
REMOVE 120± LF TYPE "F" CURBING
REMOVE 2,750± SF VEGETATION AND UNSUITABLE SOILS TO PREPARE GROUND FOR CONSTRUCTION OF NEW PAVEMENT AND UNPAVED SHOULDER
FH
PP
CB

TYMBER CREEK ROAD
(R/W VARIES)(45 MPH)

One Nation... One Number... 811
Know what's below. Call before you dig.

WARNING !!

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REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

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Ormond Beach, FL 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

TYMBER CREEK ROAD RIGHT-OF-WAY SWPP
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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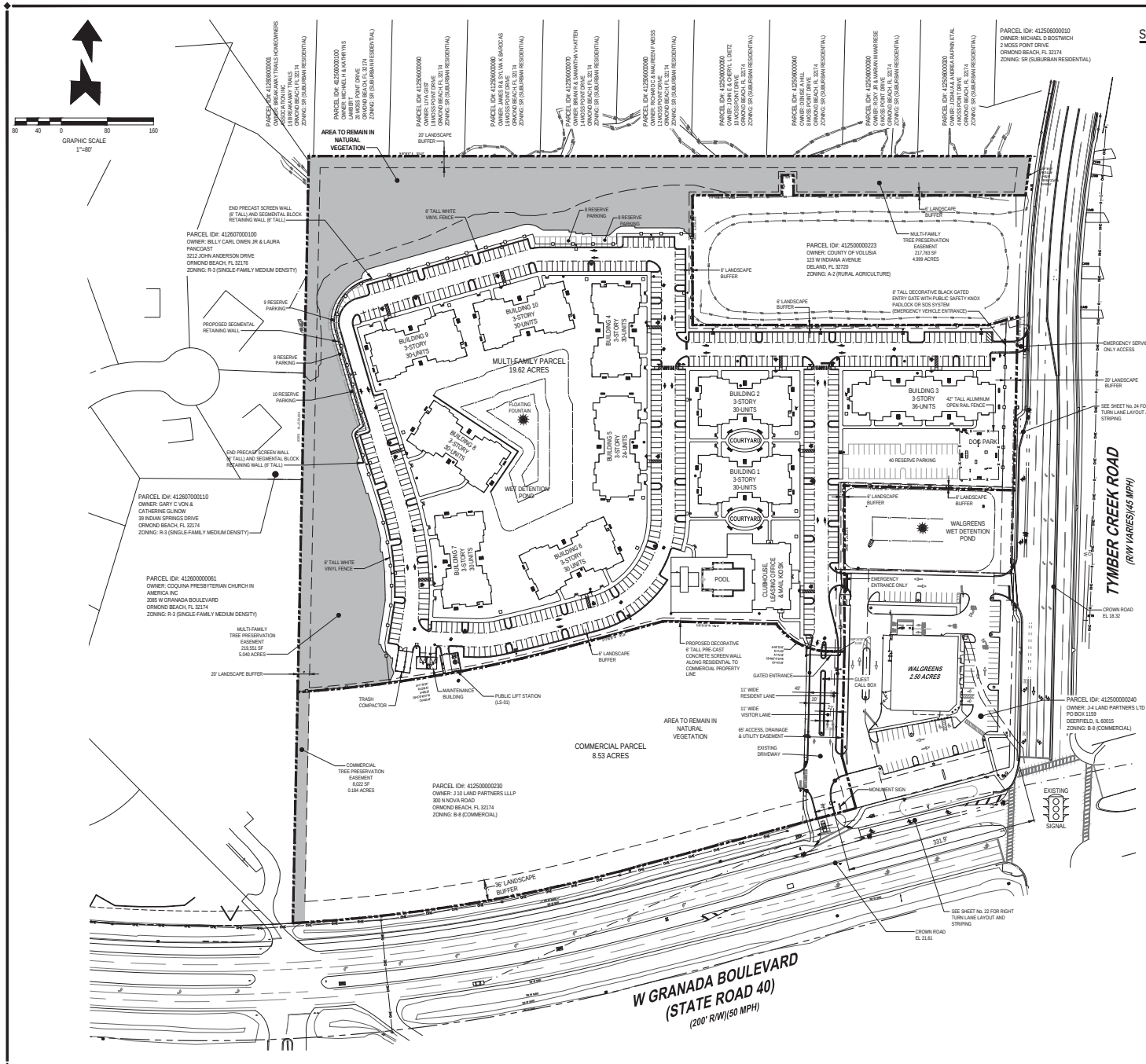
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

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13



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	325,816	7.479	38.1
WET DETENTION PONDS	19,162	0.440	2.2
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BEDROOM x 168 = 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120 = 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120 = 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED
10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED
71 BICYCLE SPACES PROVIDED

REVISIONS

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4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
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OVERALL DEVELOMENT PLAN
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2011 W GRANADA BOULEVARD
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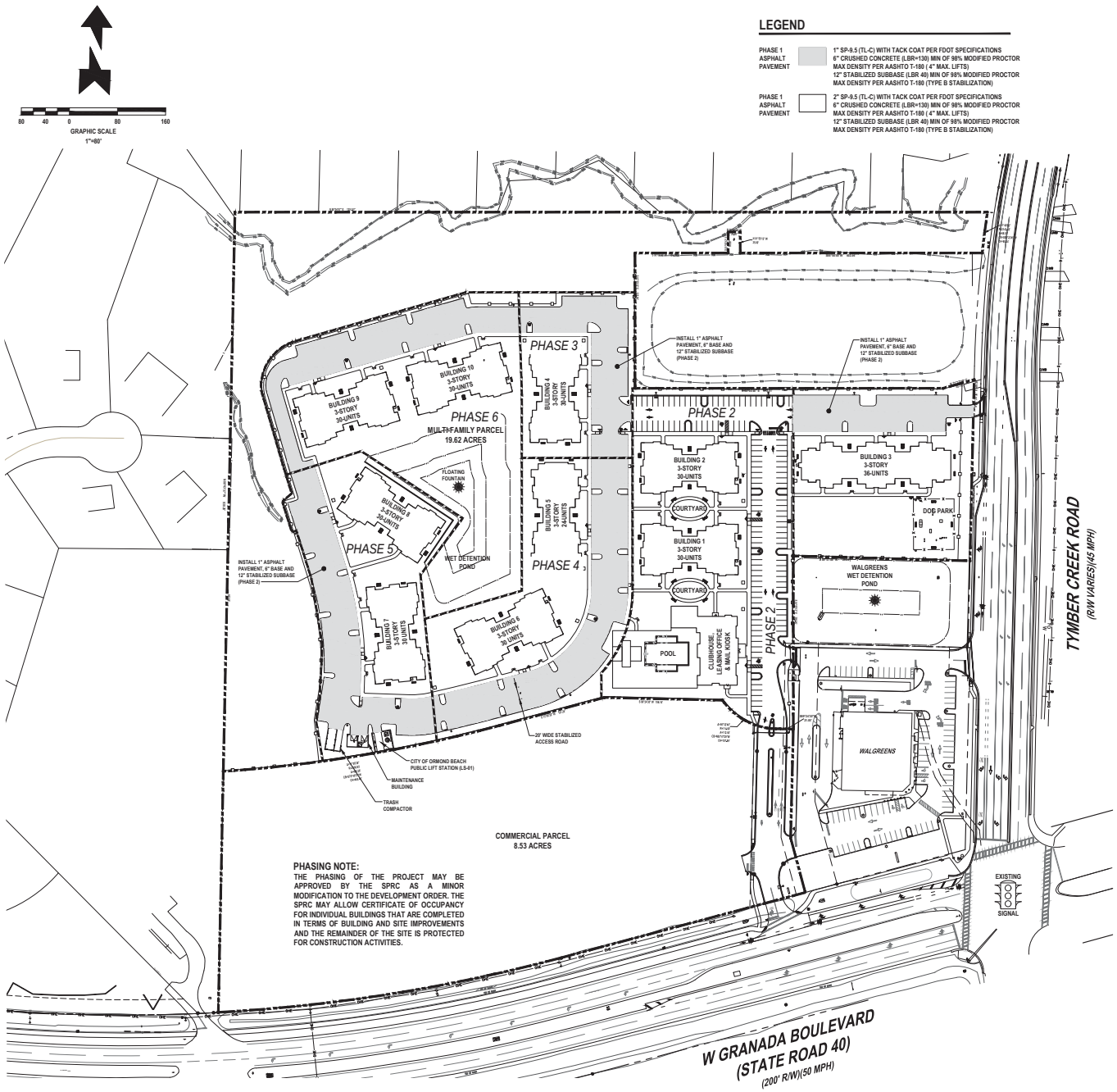
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SCALE:	1" = 0'

DRAWING NUMBER

15



PHASING NOTE:
THE PHASING OF THE PROJECT MAY BE APPROVED BY THE SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE AND1 INCH OF ASPHALT PAVEMENT.
9. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
10. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
11. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
12. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3 & 4)

1. CONSTRUCT BUILDING 3 AND 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 5 & 6)

1. CONSTRUCT BUILDING 5 AND 6 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 7, 8, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 7, 8, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTER'S.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 9, 10 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 9, 10 AND WET DETENTION POND IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. IINSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NPDES NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

CITY OF ORMOND BEACH SPRC NOTE:

THE PHASING OF THE PROJECT MAY BE APPROVED BY SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
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Phone (386) 672-7794
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LC. # 26001084
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NEWKIRK ENGINEERING INC.

OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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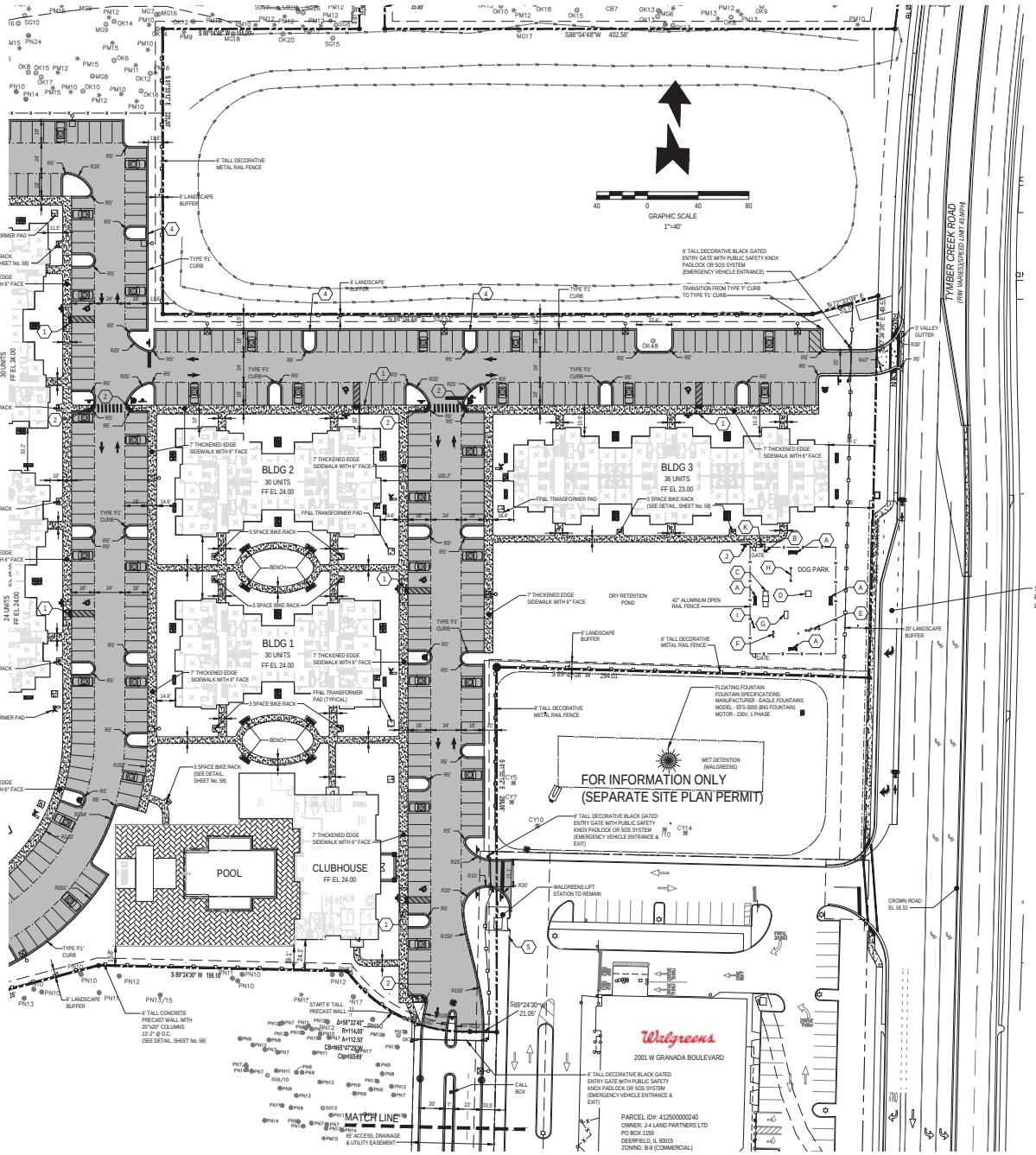
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 0'

DRAWING NUMBER

16



PAVING LEGEND

ASPHALT PAVEMENT — 2" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS
6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)

* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) (TYPE B STABILIZATION)

*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT

CONCRETE PAVEMENT — 6" CONCRETE (4,000 P.S.I. @ 28 DAYS)
12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS)
(TYPE B STABILIZATION) (SEE DETAIL, SHEET No. 56 & 58)

CONCRETE SIDEWALK — 4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS)
PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 56, 58, 62-64).

POOL DECK PAVERS — POOL DECK PAVERS

DOG PARK / PLAYGROUND KEYNOTES:

HTTPS://PARKWAREHOUSE.COM/PRODUCT/INTERMEDIATE-COURSE-BARKPARK-DOG-AGILITY-COURSE/

A GYMS FOR DOGS 6' PARK BENCH (6220DP235)
B DOG PARK PET CLEAN UP WASTE STATION (DL-PWR-FT)
C KING OF THE HILL (6220DP100)
D PAWS TABLE (6220DP110)
E STEPPING PAWS (6220DP130)
F HOOP JUMP (6220DP115)
G DOGGIE CRAWL (6220DP150)
H ROVER JUMP OVER (6220DP125)
I DRINKING FOUNTAIN (648WF345)
J GYMS FOR DOGS WELCOME SIGN (DL-WELCM-SIGN)
K GYMS FOR DOGS RULES SIGN (DL-RULES-SIGN)

LEGEND

- TYPE 'F' CURB (SEE DETAIL, SHEET No. 56 & 58)
- 'F1' CURB (SEE DETAIL, SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'F1' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL, SHEET No. 63)
- SITE LIGHTING — SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED.) (SEE SHEETS, No. 91 & 92)
- 3 SPACE BIKE RACK (SEE DETAIL, SHEET No. 58)
- 6' TALL WHITE VINYL FENCE (SEE DETAIL, SHEET No. 58)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL, SHEET No. 36)

KEYNOTES:

1 HANDICAP PARKING SPACE RAMP (SEE DETAIL, SHEET No. 19 & 20)
2 SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)
3 SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
4 18" GUTTER BYPASS (SEE DETAIL, SHEET No. 58)
5 SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
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Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

SITE LAYOUT PLAN (SHT. 1 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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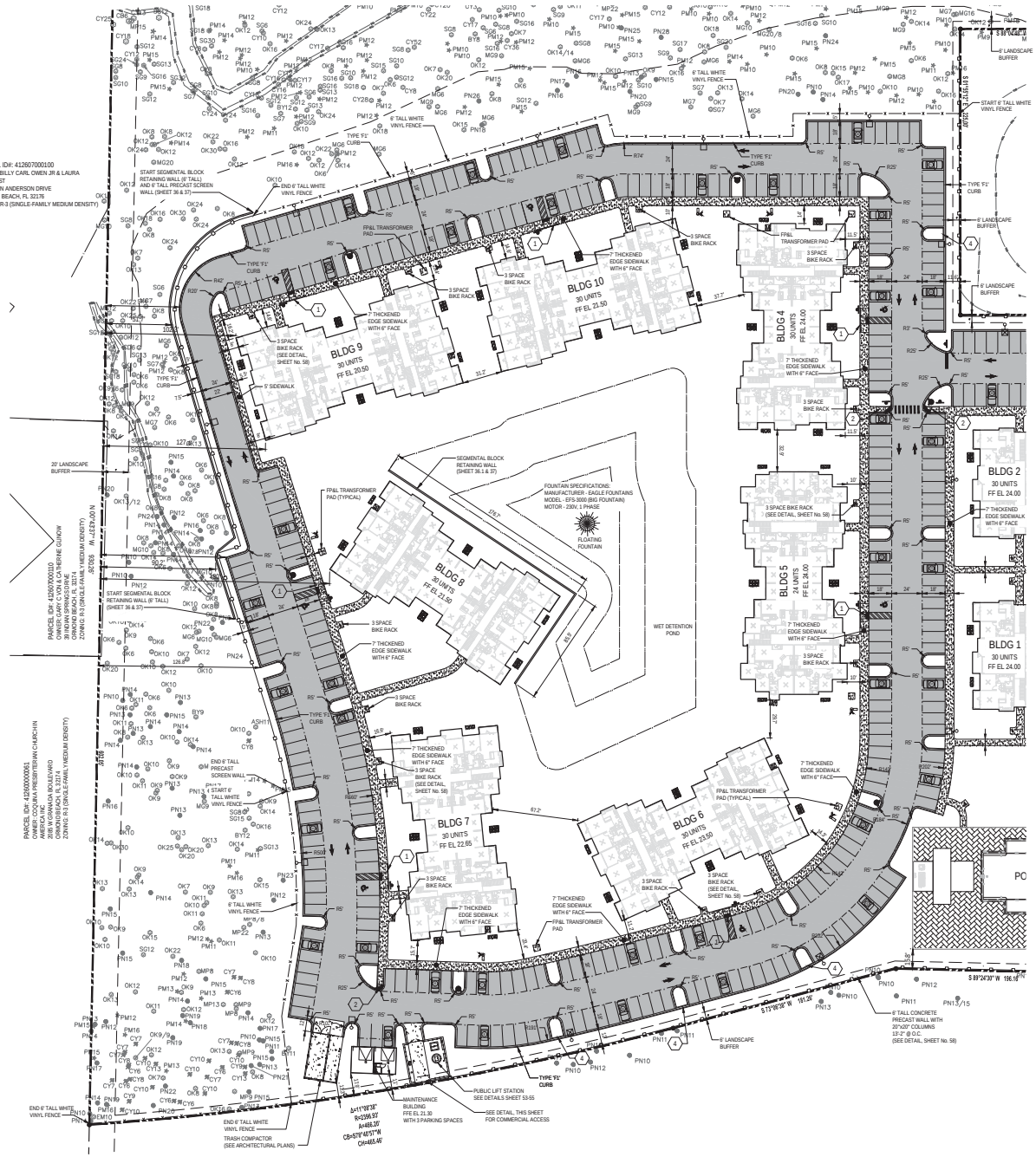
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

17



GRAPHIC SCALE
40 0 40 80
1"=40'

PAVING LEGEND

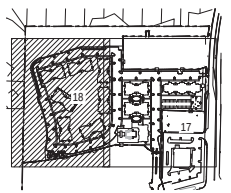
ASPHALT PAVEMENT		2" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) (TYPE B STABILIZATION) *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
CONCRETE PAVEMENT		6" CONCRETE (4,000 P.S.I. @ 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) (TYPE B STABILIZATION) (SEE DETAIL, SHEET No. 56 & 58)
CONCRETE SIDEWALK		4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 56, 58, 62-64).
POOL DECK PAVERS		POOL DECK PAVERS

LEGEND

- TYPE 'F' CURB (SEE DETAIL, SHEET No. 56 & 58)
- 'F1' CURB (SEE DETAIL, SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'F1' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL, SHEET No. 63)
- SITE LIGHTING
  SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS
  (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED.) (SEE SHEETS, No. 91 & 92)
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KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL, SHEET No. 19 & 20)
2. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
4. 18" GUTTER BYPASS (SEE DETAIL, SHEET No. 58)
5. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)



KEY MAP
NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

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SITE LAYOUT PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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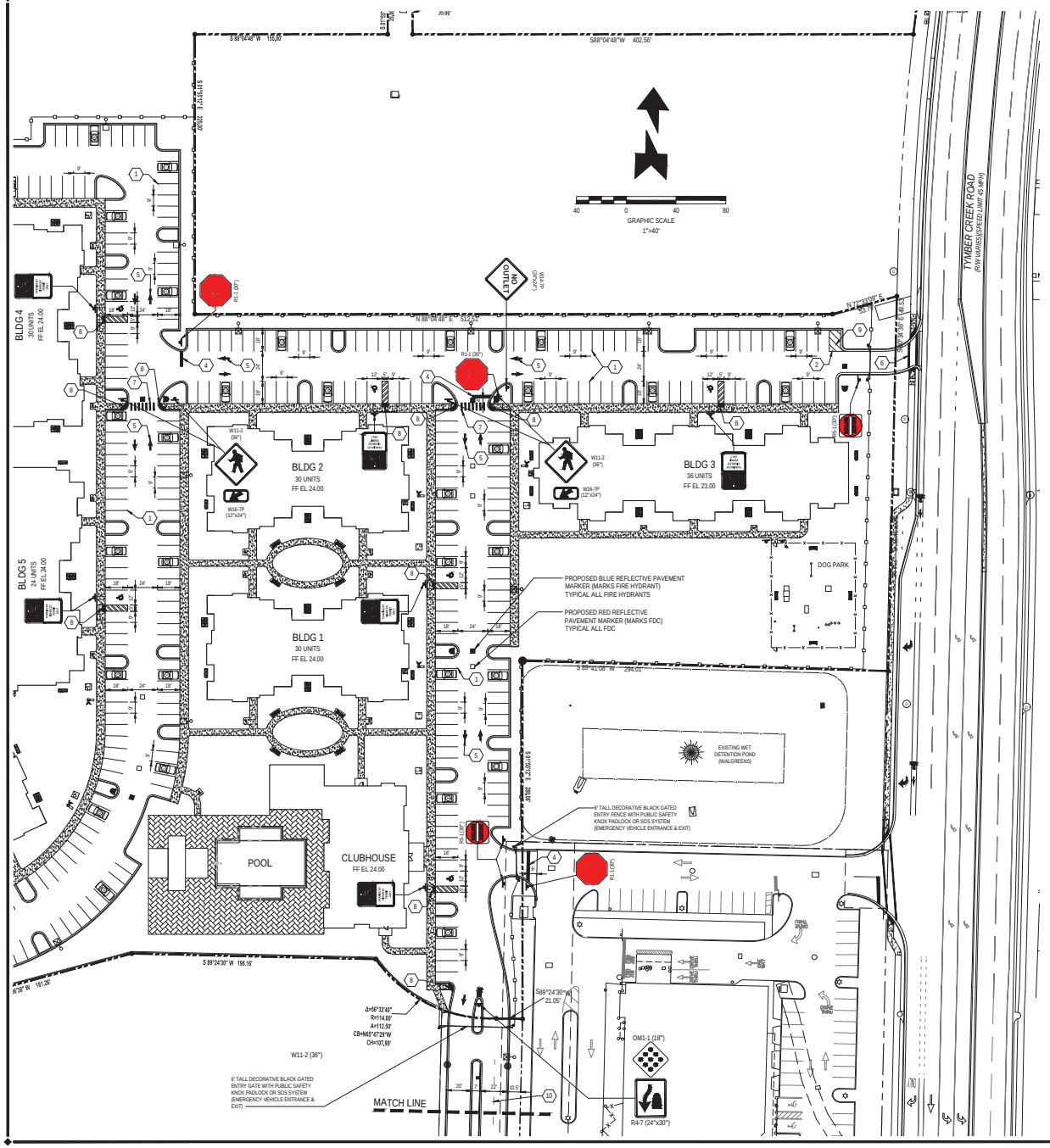
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

18



STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 6" SOLID YELLOW LINE
3. 6" SOLID DOUBLE YELLOW LINE
4. 24" WHITE STOP BAR (THERMOPLASTIC)
5. WHITE DIRECTIONAL ARROW
6. STANDARD CROSSWALK
7. SPECIAL EMPHASIS CROSSWALK
8. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
9. 6" SOLID YELLOW LINE @ 45° SPACED AT 4' ON CENTER
10. 6" WHITE LINE 6' SKIP, 10' GAP

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)

PARKING CALCULATIONS

1. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

2. PARKING PROVIDED

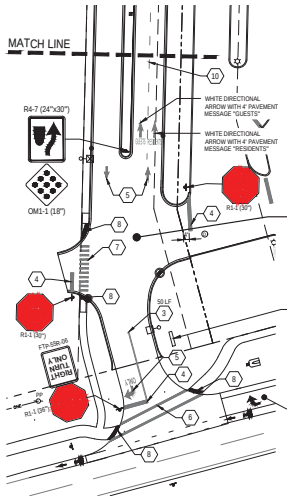
		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

3. BICYCLE PARKING REQUIRED

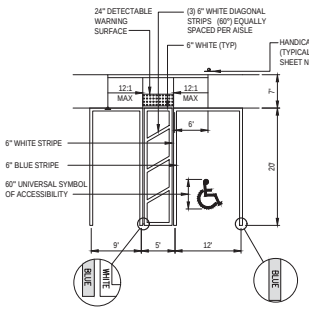
10% OF TOTAL PARKING = 0.10 x 60 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

4. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

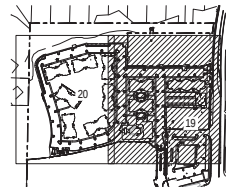


FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



HANDICAP PARKING STRIPING
SCALE: 1" = 10'

(UNIVERSAL SPACES PER FLORIDA ADA)



KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 25 22	OWNER

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STRIPING AND SIGNAGE PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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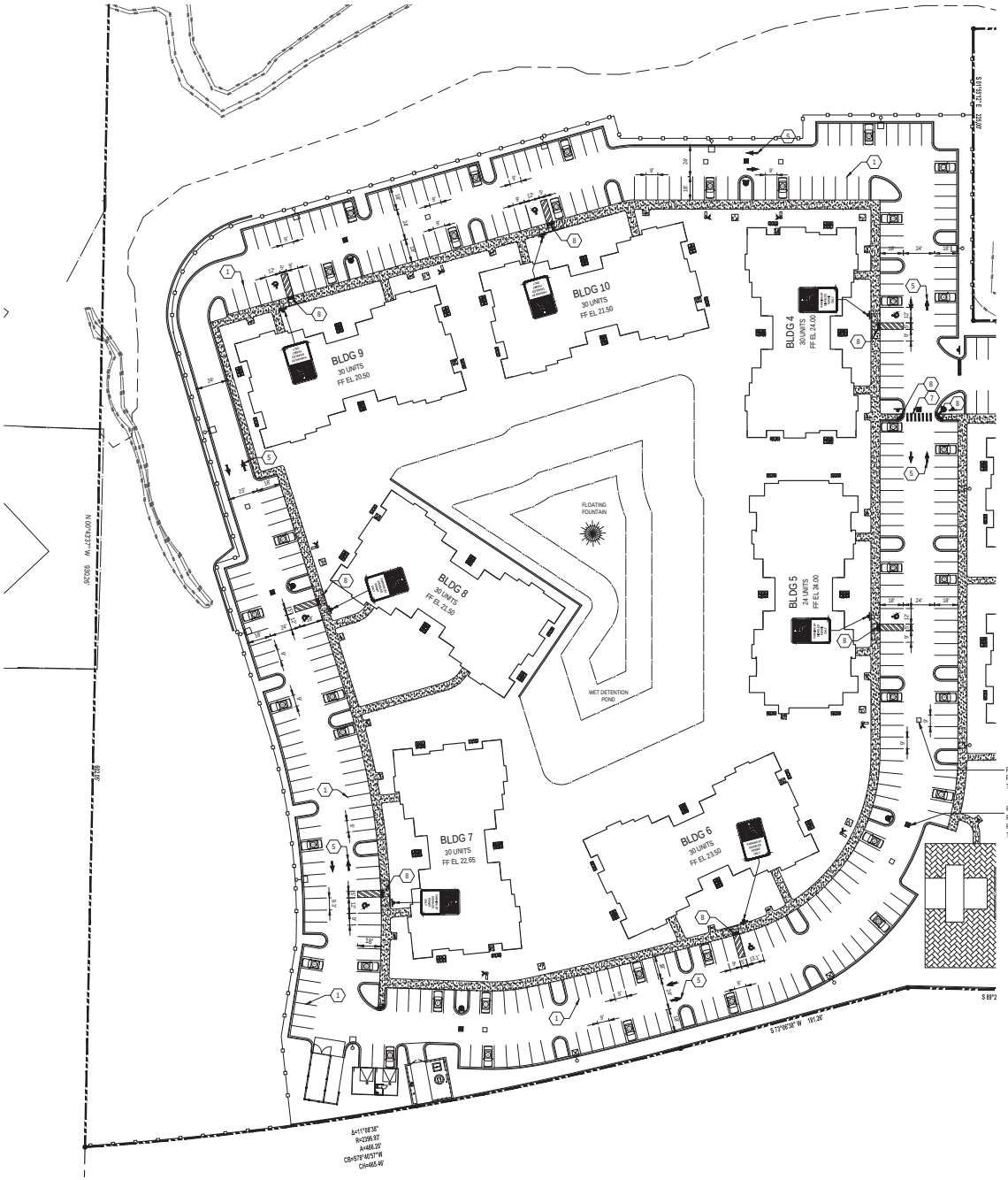
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

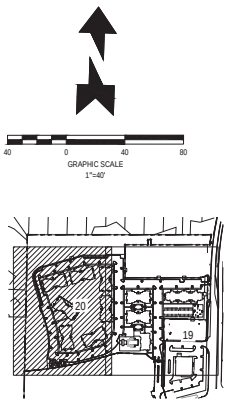
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
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DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

19





KEY MAP
NOT TO SCALE

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1	6" SOLID WHITE LINE	8	24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
2	6" SOLID YELLOW LINE	9	6" WHITE SKIP LINE (10' - 30')
3	6" SOLID DOUBLE YELLOW LINE	10	6" WHITE DOTTED LANE DROP LINE (3' - 9')
4	24" WHITE STOP BAR (THERMOPLASTIC)	11	18" YELLOW LINE @ 45° SPACED 5' ON CENTER
5	WHITE DIRECTIONAL ARROW	12	18" YELLOW LINE @ 45° SPACED 10' ON CENTER
6	STANDARD CROSSWALK	13	WHITE "SHARK-TOOTH" YIELD LINE
7	SPECIAL EMPHASIS CROSSWALK	14	6" WHITE SKIP LINE (2' - 4')

PARKING CALCULATIONS

1. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

2. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

3. BICYCLE PARKING REQUIRED

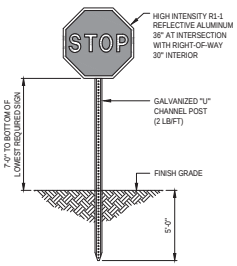
10% OF TOTAL PARKING = 0.10 x 60 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

4. BICYCLE PARKING PROVIDED

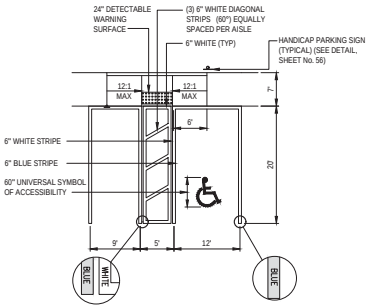
71 BICYCLE SPACES PROVIDED

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)



STOP SIGN DETAIL
NOT TO SCALE



HANDICAP PARKING STRIPING (UNIVERSAL SPACES PER FLORIDA ADA)
SCALE: 1" = 10'

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Landscape Architecture
NEWKIRK ENGINEERING INC.

STRIPING AND SIGNAGE PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

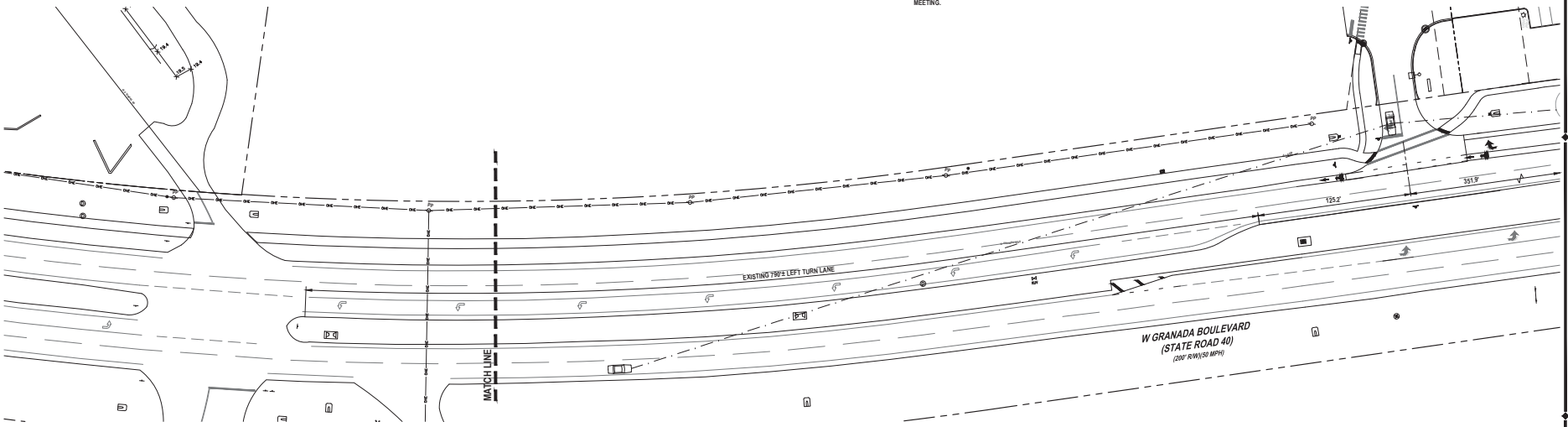
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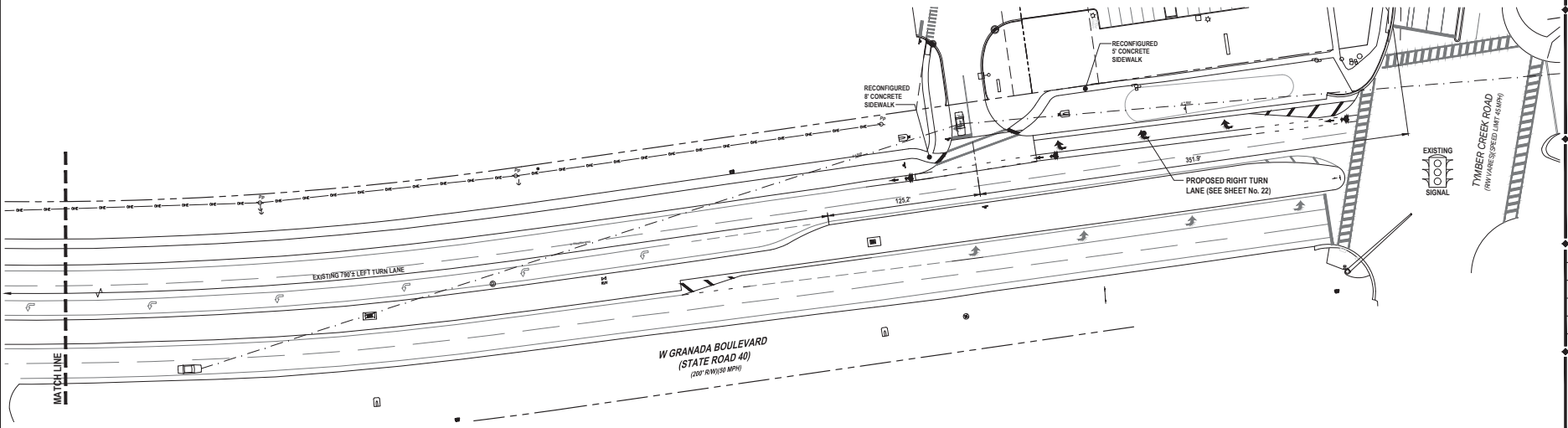
FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038

GRAPHIC SCALE
1"=40'

FDOT GENERAL NOTES:

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S R 40 OVERALL TURN LANE IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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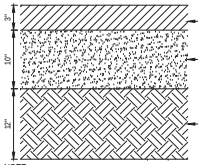
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
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DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

21



NOTE:
ALL ASPHALT MIX DESIGNS MUST BE PREAPPROVED BY FDOT BEFORE PLACEMENT.

FDOT ASPHALT SECTION

NOT TO SCALE

PAVING LEGEND (STATE ROAD 40)

S.R. 40 ASPHALT PAVEMENT (TURN LANE) (SN = 3.72) — 3" SP-12.5 TL-C ASPHALT (FDOT SPECS); 10" LIMEROCK BASE, LBR 100; 12" STABILIZED SUB-GRADE (LBR 40)

S.R. 40 STABILIZED SHOULDER — 12" STABILIZED SUB-GRADE (LBR-40)

CONCRETE SIDEWALK — CONCRETE SIDEWALK PER FDOT INDEX No. 522-001 (SEE DETAILS, SHEET 62 AND 63)

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

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 24" WHITE STOP BAR
3. WHITE DIRECTIONAL ARROW
4. STANDARD CROSSWALK
5. 6" WHITE SKIP LINE (2' - 4')
6. 18" WHITE LINE @ 45° SPACED 20' ON CENTER
7. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
8. 6" SOLID DOUBLE YELLOW LINE
9. WHITE DIRECTIONAL ARROW, WHITE HELMETED BICYCLIST SYMBOL PER FDOT INDEX No. 711-002

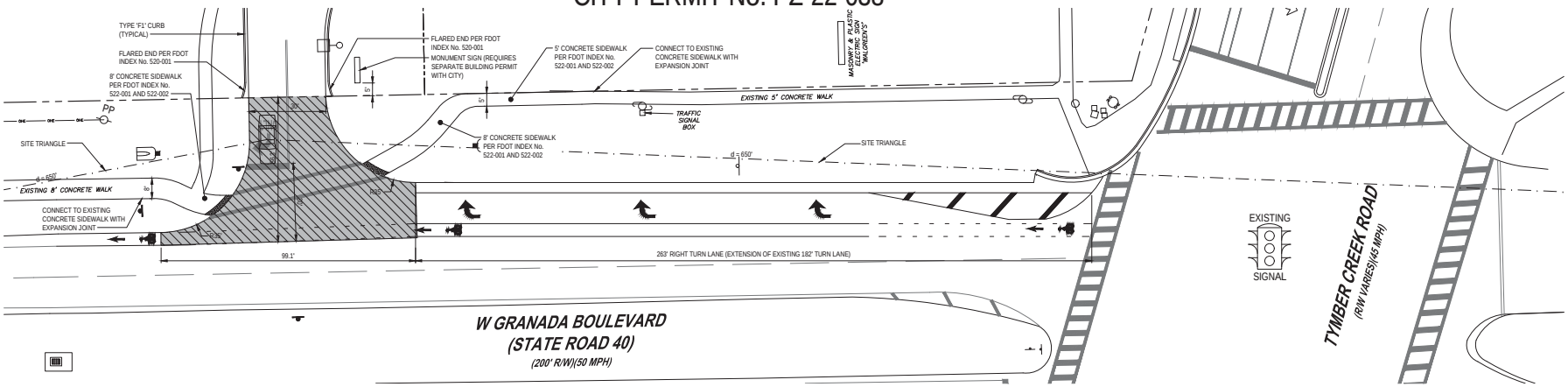
SEE SHEET No. 64 FOR FDOT INDEX No. 711-001

NOTE:
1. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITH PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO FDOT INDEX No. 711-001.

FDOT GENERAL NOTES:

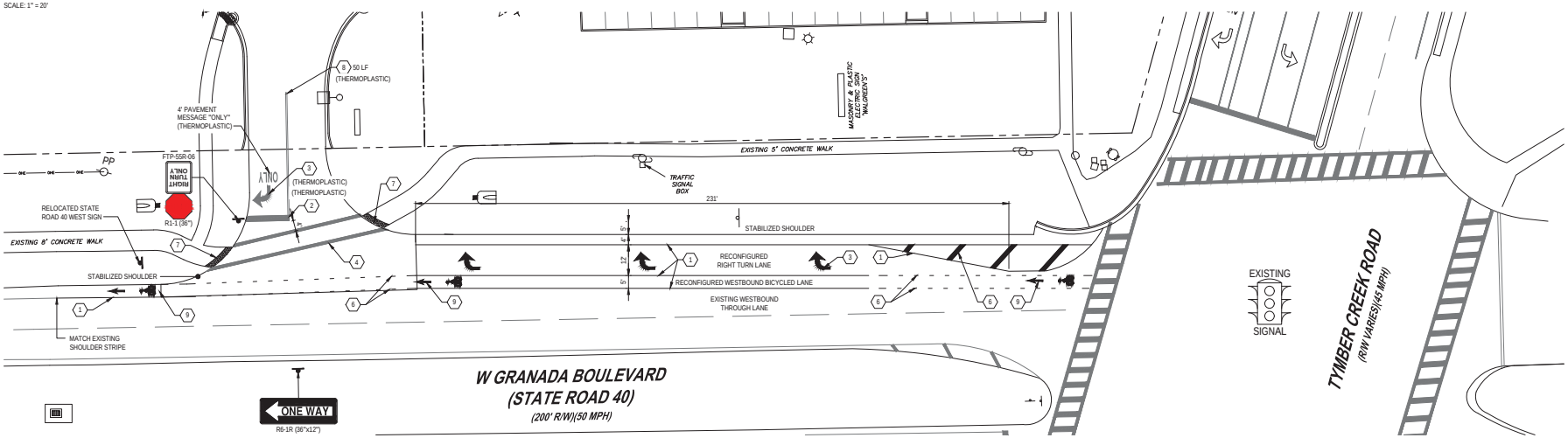
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FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



S.R. 40 LAYOUT AND PAVEMENT PLAN

SCALE: 1" = 20'



S.R. 40 GEOMETRY, STRIPING AND SIGNAGE PLAN

SCALE: 1" = 20'

REVISIONS

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S R 40 RIGHT TURN LANE
RIGHT-OF-WAY IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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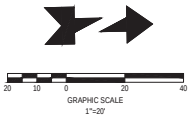
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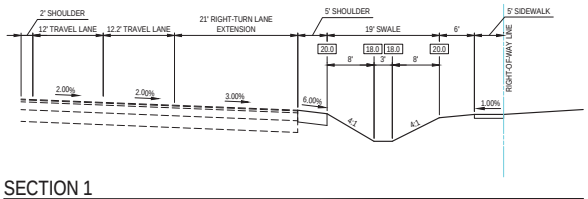
HARRY H. NEWKIRK, P.E. # 62971

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DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

22





SECTION 1

NOT TO SCALE

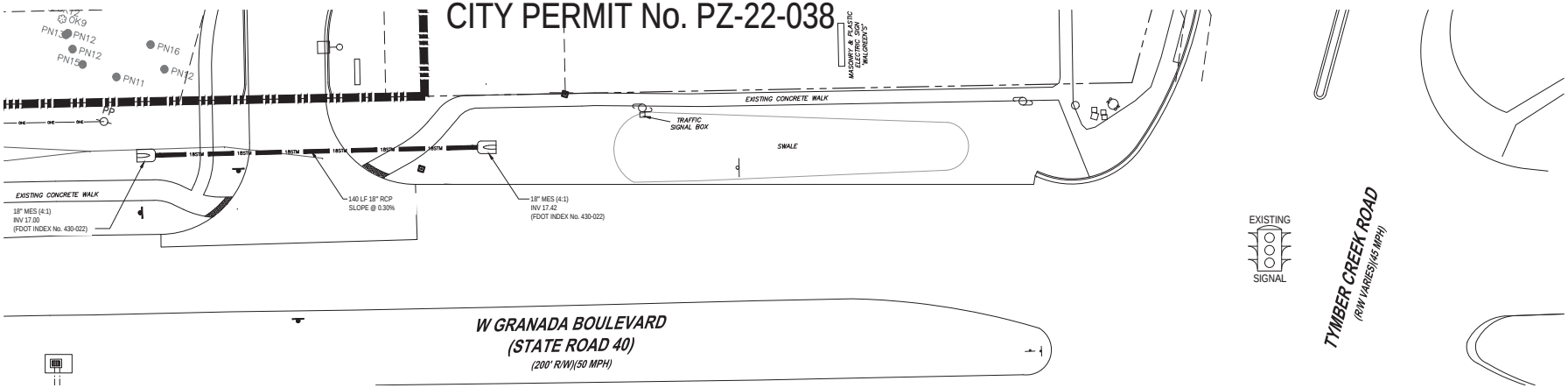
WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

FDOT GENERAL NOTES:

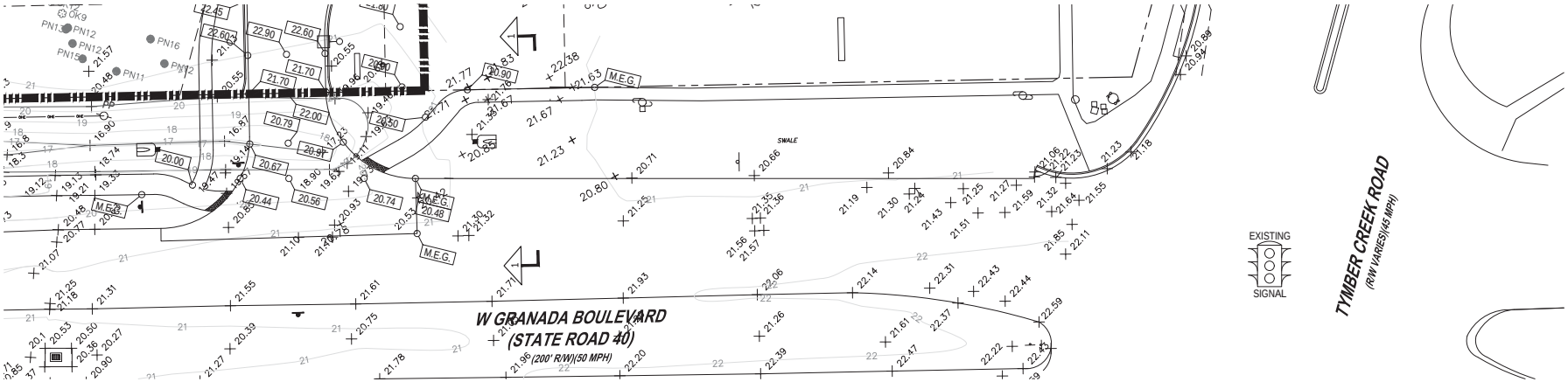
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TURN LANE DRAINAGE PLAN

SCALE: 1" = 20'



TURN LANE GRADING PLAN

SCALE: 1" = 20'

REVISIONS	
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S R 40 RIGHT TURN LANE
R-O-W DRAINAGE GRADING
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DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

23

VOLUSIA COUNTY NOTES:

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-5535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FOOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 24" WHITE STOP BAR
3. WHITE DIRECTIONAL ARROW
4. STANDARD CROSSWALK
5. 6" WHITE SKIP LINE (3' - 9')
6. 18" WHITE LINE @ 45° SPACED 10' ON CENTER
7. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)

SEE SHEET No. 63 FOR FDOT INDEX No. 711-001

NOTE:
1. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITH PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO FDOT INDEX No. 711-001.

PAVING LEGEND

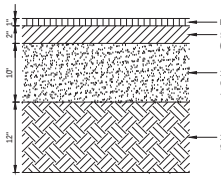
VOLUSIA COUNTY R-O-W ASPHALT PAVEMENT SN = 4.08

1" FDOT FRICTION COURSE TYPE FC-9.5 (TRAFFIC LEVEL C) ASPHALT @ MAX. 20% RECYCLED MATERIALS
2" FDOT SUPERPAVE STRUCTURE COURSE TYPE SP-12.5 (TRAFFIC LEVEL C) ASPHALT @ MAX. 30% RECYCLED MATERIALS
10" LIMEROCK OR OTHER APPROVED BASE GROUP 9 COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 AND CONSTRUCTED IN TWO LIFTS
12" STABILIZED SUB-GRADE LBR 40 AND COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180

CONCRETE SIDEWALK

CONCRETE SIDEWALK PER FDOT INDEX No. 522-001

NOTE:
SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FDOT DESIGN STANDARD AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY. ALL TESTING, INSPECTIONS AND VERIFICATIONS SHALL BE PERFORMED CONSISTENT WITH FDOT QUALITY CONTROL CRITERIA IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY.

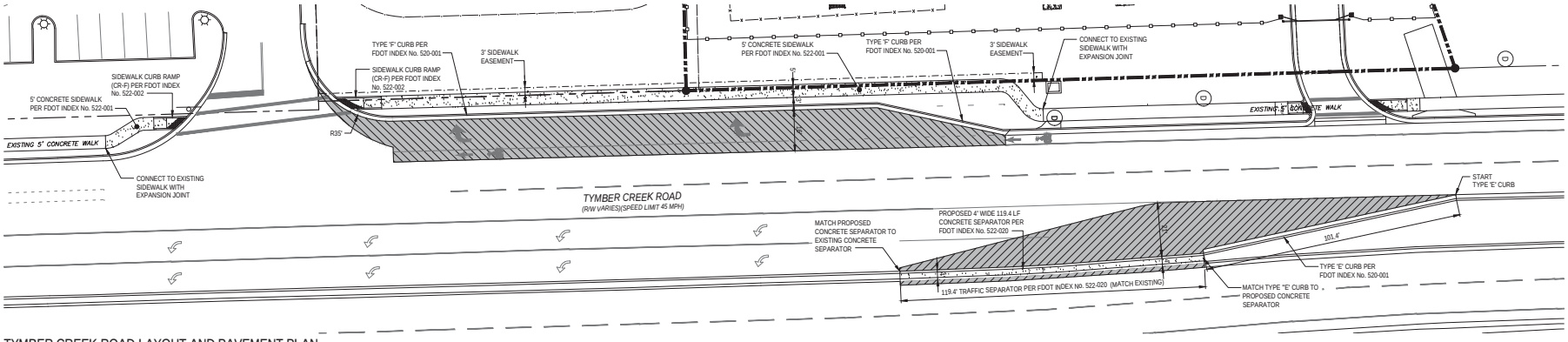


NOTE:
ALL ASPHALT MIX DESIGNS MUST BE PREAPPROVED BY VOLUSIA COUNTY BEFORE PLACEMENT.

VOLUSIA COUNTY ASPHALT SECTION

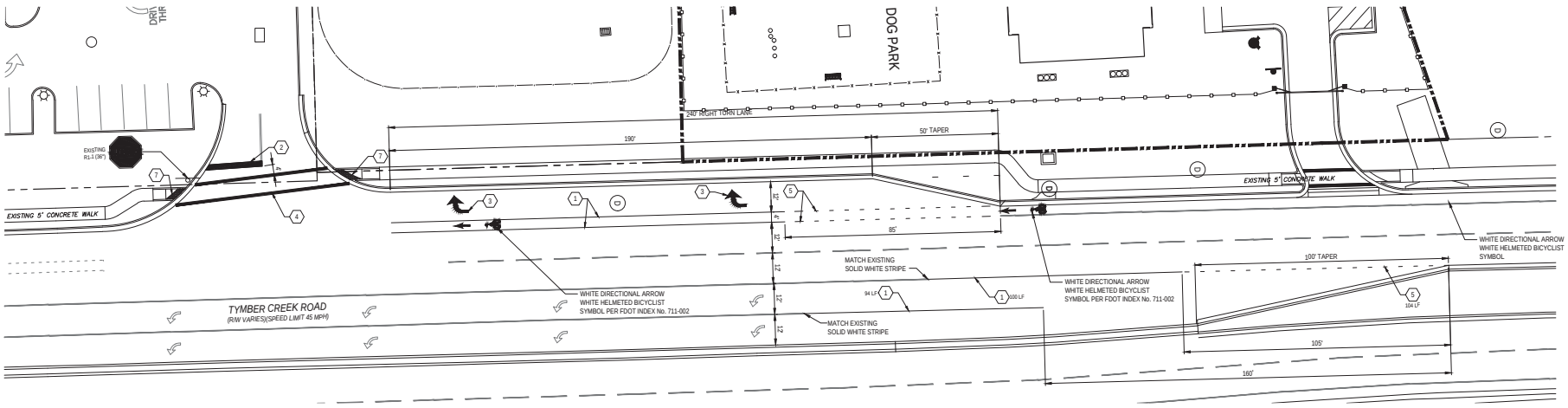
NOT TO SCALE

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



TYMBER CREEK ROAD LAYOUT AND PAVEMENT PLAN

SCALE: 1" = 20'



TYMBER CREEK ROAD GEOMETRY, STRIPING AND SIGNAGE PLAN

SCALE: 1" = 20'

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

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Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

TYMBER CREEK ROAD
RIGHT-OF-WAY IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

24

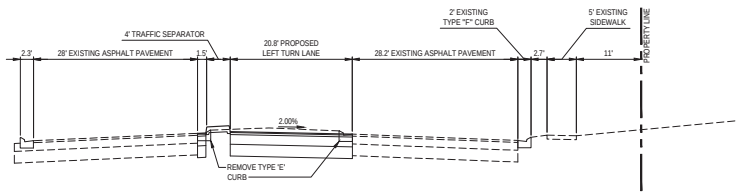
VOLUSIA COUNTY NOTES:

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FOOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

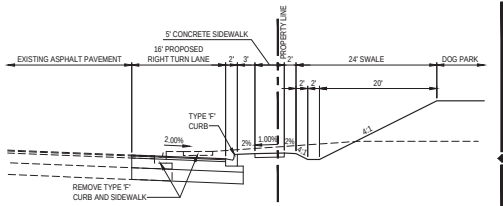
GRAPHIC SCALE
20 10 0 20 40
1"=20'

WARNING !!

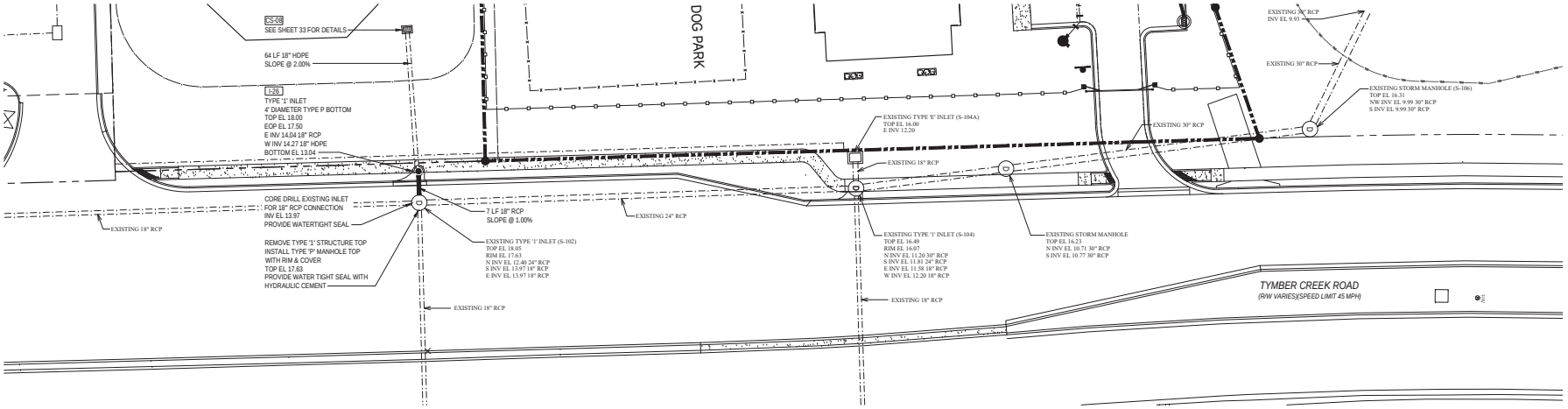
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



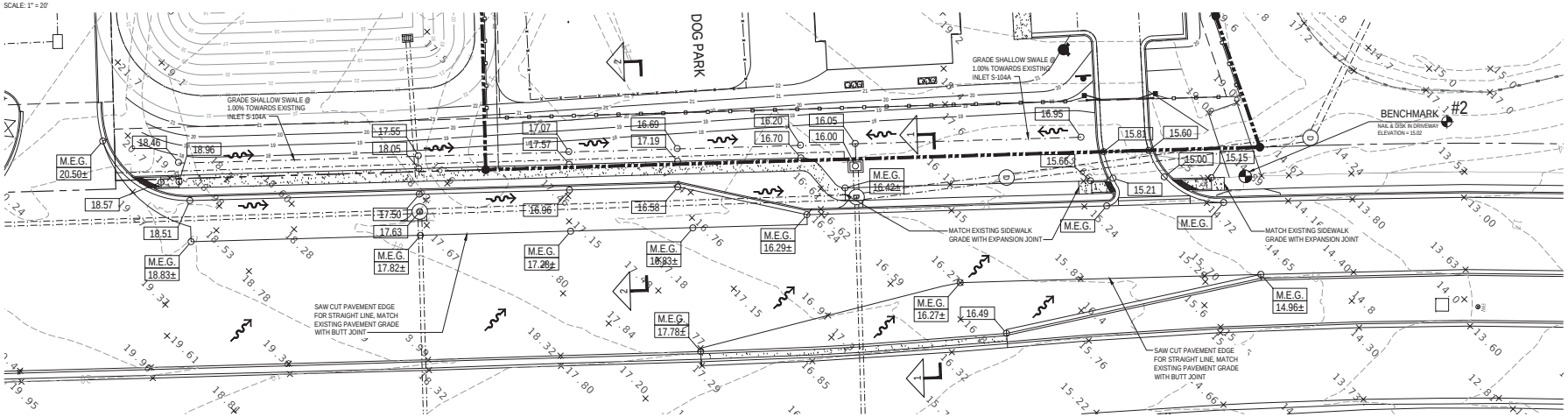
SECTION 1
NOT TO SCALE



SECTION 2
NOT TO SCALE



TYMBER CREEK ROAD DRAINAGE PLAN
SCALE: 1" = 20'



TYMBER CREEK ROAD GRADING PLAN
SCALE: 1" = 20'

REVISIONS

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Civil Engineering,
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Landscape Architecture
NEWKIRK ENGINEERING INC.

TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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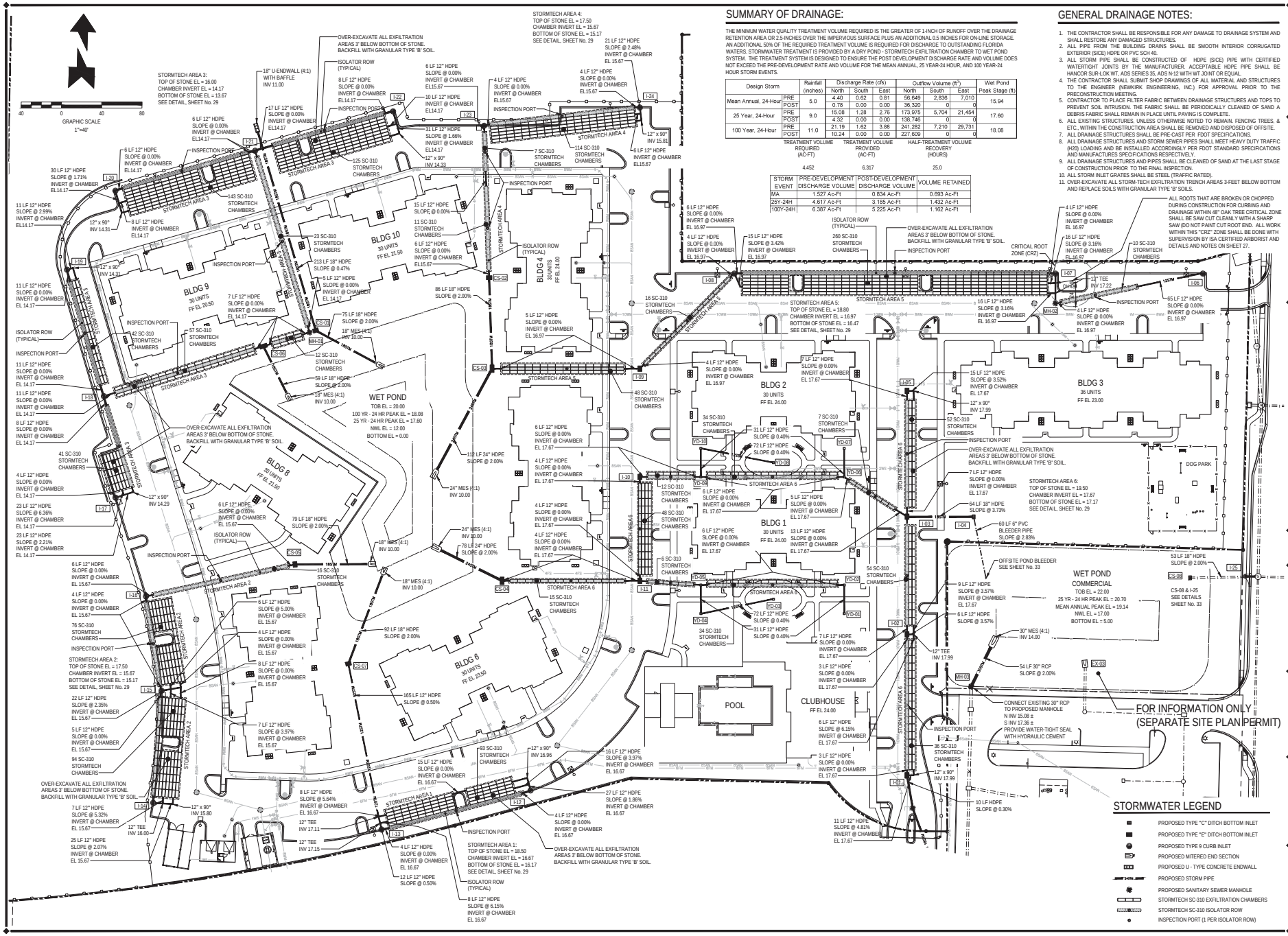
HARRY H. NEWKIRK
LICENSED
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
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CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

25



SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1-INCH OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.5-INCHES OVER THE IMPERVIOUS SURFACE PLUS AN ADDITIONAL 0.5 INCHES FOR ON-LINE STORAGE. AN ADDITIONAL 50% OF THE REQUIRED TREATMENT VOLUME IS REQUIRED FOR DISCHARGE TO OUTSTANDING FLORIDA WATERS. STORMWATER TREATMENT IS PROVIDED BY A DRY POND - STORMTECH EXFILTRATION CHAMBER TO WET POND SYSTEM. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

Design Storm	Rainfall (inches)	Discharge Rate (cfs)			Outflow Volume (ft³)			Wet Pond Peak Stage (ft)
		North	South	East	North	South	East	
Mean Annual, 24-Hour PRE	5.0	4.40	0.62	0.81	56,649	2,836	7,010	15.94
Mean Annual, 24-Hour POST		0.78	0.00	0.00	36,320	0	0	
25 Year, 24-Hour PRE	9.0	15.08	1.28	2.76	173,975	5,704	21,454	17.60
25 Year, 24-Hour POST		4.32	0.00	0.00	138,746	0	0	
100 Year, 24-Hour PRE	11.0	21.19	1.62	3.88	241,282	7,210	29,731	18.08
100 Year, 24-Hour POST		10.24	0.00	0.00	227,609	0	0	

TREATMENT VOLUME REQUIRED (AC-FT)	TREATMENT VOLUME PROVIDED (AC-FT)	HALF-TREATMENT VOLUME RECOVERY (HOURS)
4.452	6.317	25.0

STORM EVENT	PRE-DEVELOPMENT DISCHARGE VOLUME	POST-DEVELOPMENT DISCHARGE VOLUME	VOLUME RETAINED
MA	1.527 Ac-Ft	0.834 Ac-Ft	0.693 Ac-Ft
25Y-24H	4.617 Ac-Ft	3.185 Ac-Ft	1.432 Ac-Ft
100Y-24H	6.387 Ac-Ft	5.225 Ac-Ft	1.162 Ac-Ft

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
5. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS.FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN. FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).
11. OVER-EXCAVATE ALL STORM-TECH EXFILTRATION TRENCH AREAS 3-FEET BELOW BOTTOM AND REPLACE SOILS WITH GRANULAR TYPE 'B' SOILS.

STORMWATER LEGEND

- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED TYPE "E" DITCH BOTTOM INLET
- PROPOSED TYPE 9 CURB INLET
- PROPOSED MITERED END SECTION
- PROPOSED U - TYPE CONCRETE ENDWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER MANHOLE
- STORMTECH SC-310 EXFILTRATION CHAMBERS
- STORMTECH SC-310 ISOLATOR ROW
- INSPECTION PORT (1 PER ISOLATOR ROW)

REVISIONS

DATE	DESCRIPTION
12 22 21	SJRWMD COMMENTS
4 7 22	TITLE BLOCK
5 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
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C.A. # 30209
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DRAINAGE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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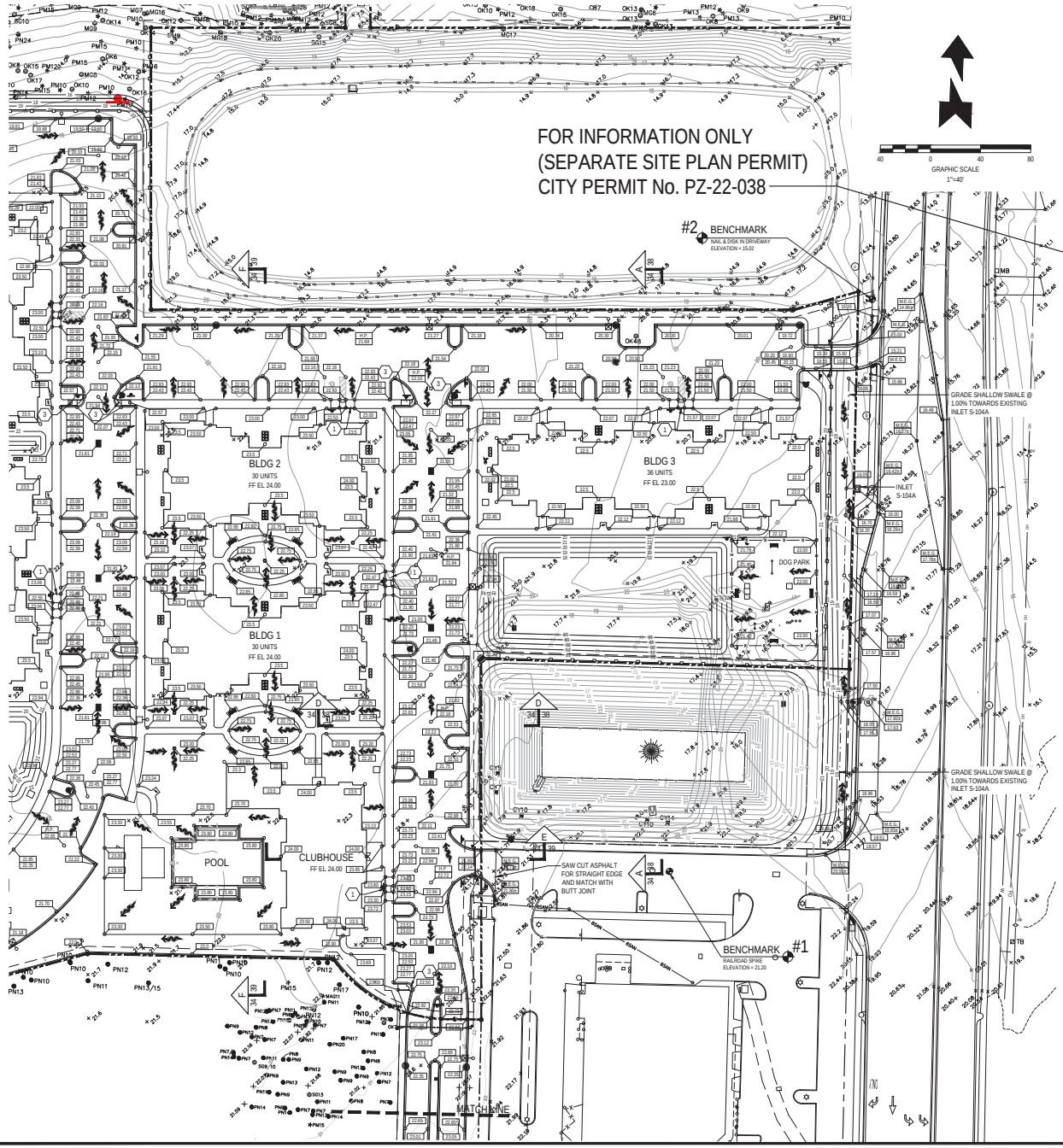
HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

26



GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)

KEY MAP
NOT TO SCALE

WARNING !!
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One Nation... One Number... 811 Know what's below. Call before you dig.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

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GRADING PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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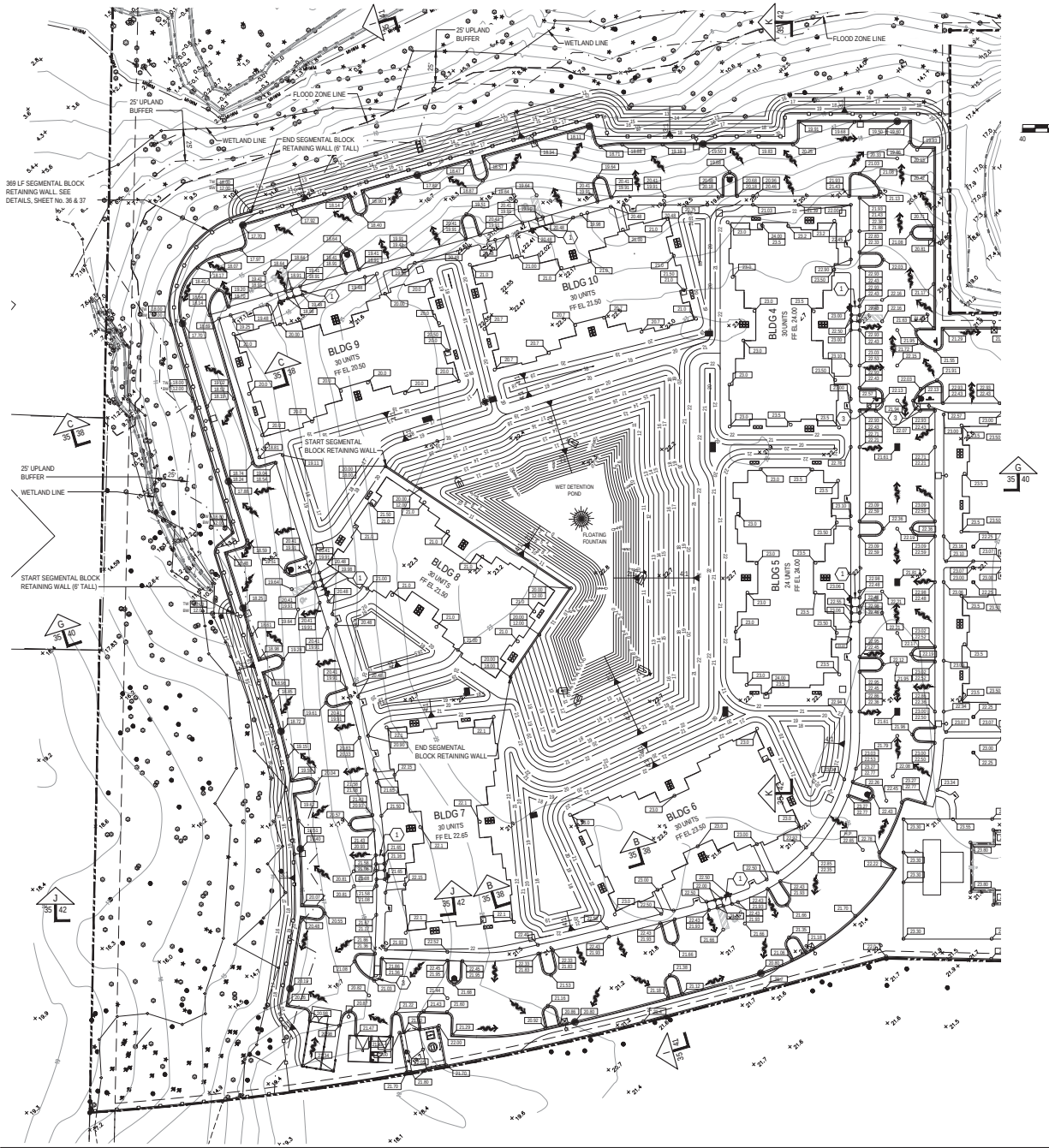
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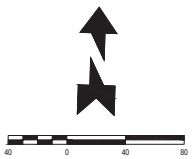
HARRY H. NEWKIRK, P.E. # 62971

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DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

34





GENERAL EARTHWORK NOTES:

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2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
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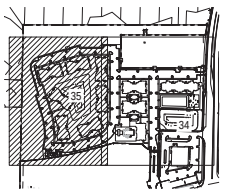
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- EXISTING CONTOUR
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- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

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2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)



KEY MAP
NOT TO SCALE



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

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1230 North US1, Suite 3
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Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
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NEWKIRK ENGINEERING INC.

GRADING PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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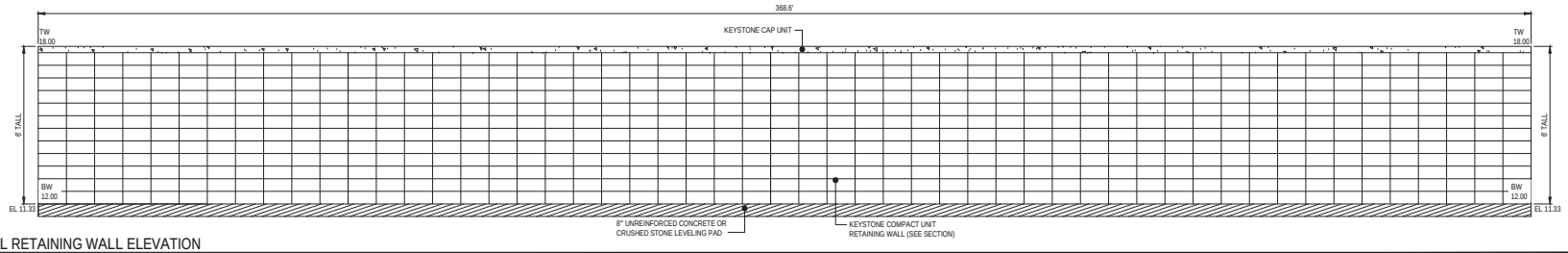
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HARRY H. NEWKIRK, P.E. # 62971

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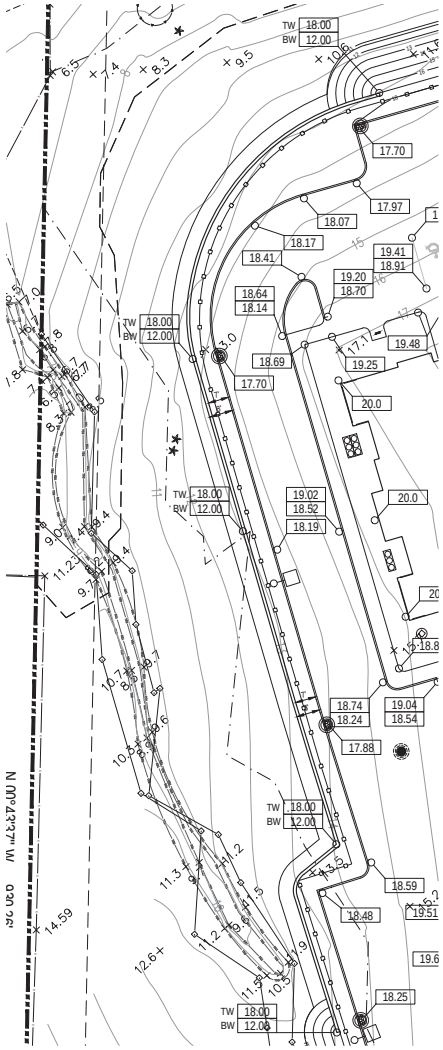
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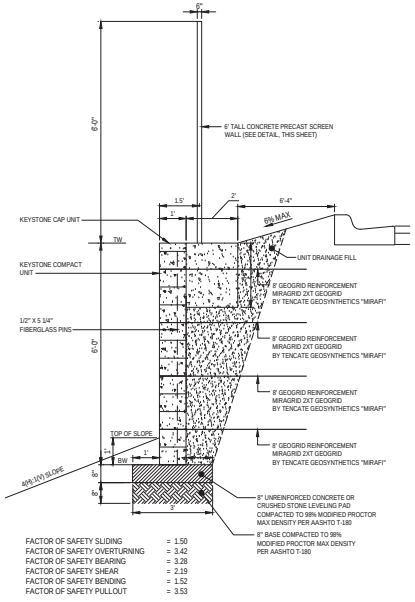
35



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





FACTOR OF SAFETY SLIDING	= 1.50
FACTOR OF SAFETY OVERTURNING	= 3.42
FACTOR OF SAFETY BEARING	= 3.28
FACTOR OF SAFETY SHEAR	= 2.19
FACTOR OF SAFETY BENDING	= 1.52
FACTOR OF SAFETY PULLOUT	= 3.53

RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

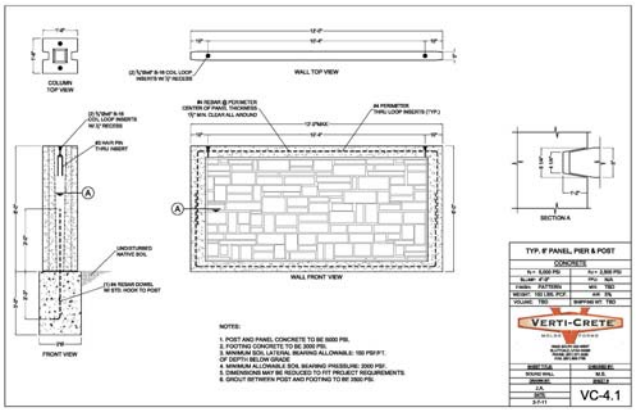
GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE (6TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



TYPICAL SCREEN WALL PHOTO

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SCREEN WALL DETAIL

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RETAINING WALL DETAILS
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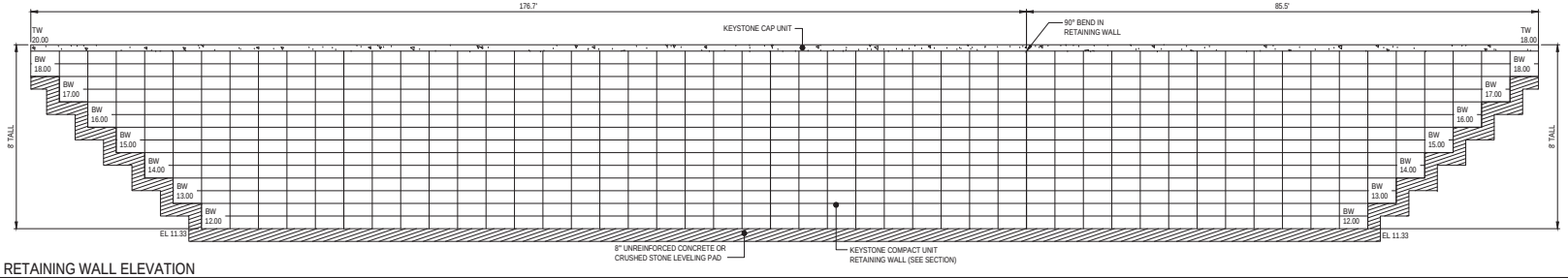
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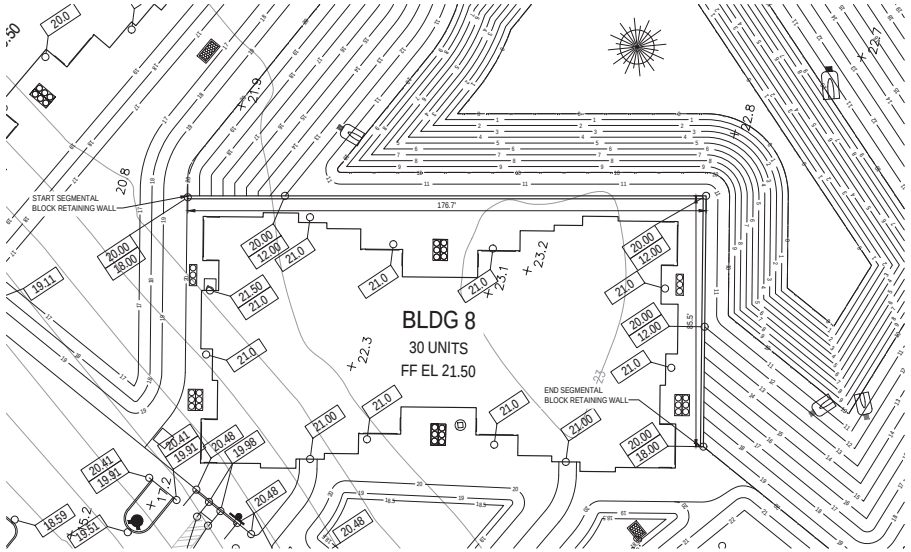
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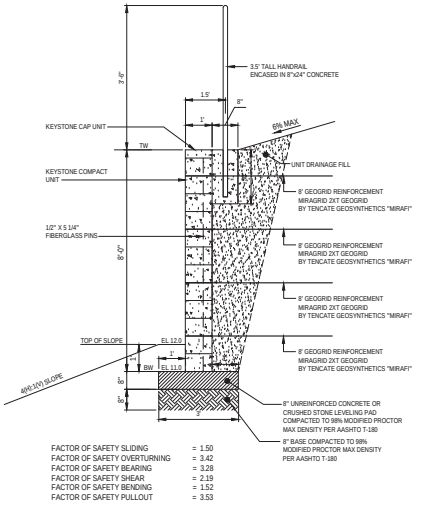
36



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





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RETAINING WALL TYPICAL CROSS SECTION

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HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

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DRAWING NUMBER

36.1

SEGMENTAL RETAINING WALL SPECIFICATIONS:

PART 1: GENERAL

1.01 DESCRIPTION

A. WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTION OF A KEYSTONE COMPAC UNIT RETAINING WALL SYSTEM OR EQUAL IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN, AND DIMENSIONS SHOWN ON THE PLANS.

B. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, UNIT DRAINAGE FILL AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.

C. WORK INCLUDES FURNISHING AND INSTALLING GEOGRID SOIL REINFORCEMENT OF THE TYPE, SIZE, LOCATION, AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS.

1.02 RELATED SECTIONS

A. SECTION 02300 (31 00 00) - EARTHWORK

1.03 REFERENCE DOCUMENTS

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

1. ASTM C140 SAMPLING AND TESTING CONCRETE MASONRY UNITS
1. ASTM C1372 SPECIFICATION FOR DRY-CAST SEGMENTAL RETAINING WALL UNITS
2. ASTM D422 PARTICLE-SIZE ANALYSIS OF SOILS
3. ASTM D698 LABORATORY COMPACTION CHARACTERISTICS OF SOIL -STANDARD EFFORT
4. ASTM D1557 LABORATORY COMPACTION CHARACTERISTICS OF SOIL -MODIFIED EFFORT
5. ASTM D3034 POLYVINYL CHLORIDE PIPE (PVC)
6. ASTM D4318 LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS
7. ASTM D4475 HORIZONTAL SHEAR STRENGTH OF PULTRUDED REINFORCED PLASTIC RODS
8. ASTM D4476 FLEXURAL PROPERTIES OF FIBER REINFORCED PULTRUDED PLASTIC RODS
9. ASTM D4595 TENSILE PROPERTIES OF GEOTEXTILES - WIDE WIDTH STRIP
10. ASTM D5262 UNCONFINED TENSION CREEP BEHAVIOR OF GEOSYNTHETICS
11. ASTM D5818 EVALUATE INSTALLATION DAMAGE OF GEOSYNTHETICS
12. ASTM D6637 TENSILE PROPERTIES OF GEOGRIDS - SINGLE OR MULTI-RIB
13. ASTM D6638 CONNECTION STRENGTH - REINFORCEMENT/SEGMENTAL UNITS
14. ASTM D6706 GEOSYNTHETIC PULLOUT RESISTANCE IN SOIL
15. ASTM D6916 SHEAR STRENGTH BETWEEN SEGMENTAL CONCRETE UNITS

B. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

1. AASHTO M 252 CORRUGATED POLYETHYLENE DRAINAGE PIPE

C. GEOSYNTHETIC RESEARCH INSTITUTE (GRI)

1. GRI-GG4 DETERMINATION OF LONG TERM DESIGN STRENGTH OF GEOGRIDS
2. GRI-GG5 DETERMINATION OF GEOGRID (SOIL) PULLOUT

D. NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)

1. NCMA SRWU-1 TEST METHOD FOR DETERMINING CONNECTION STRENGTH OF SRW
2. NCMA SRWU-2 TEST METHOD FOR DETERMINING SHEAR STRENGTH OF SRW

1.04 SUBMITTALS/CERTIFICATION

A. CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM COMPONENTS MEET THE REQUIREMENTS OF THIS SPECIFICATION AND THE STRUCTURE DESIGN.

B. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THE ENGINEERING DESIGNS, TECHNIQUES, AND MATERIAL EVALUATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S DESIGN MANUAL, NCMA DESIGN GUIDELINES FOR SEGMENTAL RETAINING WALLS, OR THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES (WHICHEVER IS APPLICABLE TO DESIGNER).

C. CONTRACTOR SHALL SUBMIT A TEST REPORT DOCUMENTING STRENGTH OF SPECIFIC MODULAR CONCRETE UNIT AND GEOGRID REINFORCEMENT CONNECTION. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOGRID SHALL BE EQUAL TO THE LABORATORY TESTED ULTIMATE STRENGTH OF GEOGRID / FACING UNIT CONNECTION AT A MAXIMUM NORMAL FORCE LIMITED BY THE "HINGE HEIGHT" OF THE STRUCTURE DIVIDED BY A SAFETY FACTOR OF 1.5. THE CONNECTION STRENGTH EVALUATION SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D6638 (NCMA SRWU_1).

1.05 QUALITY ASSURANCE

A. CONTRACTOR SHALL SUBMIT CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM (MODULAR CONCRETE UNITS AND SPECIFIC GEOGRID):

1) HAS BEEN SUCCESSFULLY UTILIZED ON A MINIMUM OF FIVE (5) SIMILAR PROJECTS, I.E., HEIGHT, SOIL FILL TYPES, ERECTION TOLERANCES, ETC.; AND

2) HAS BEEN SUCCESSFULLY INSTALLED ON A MINIMUM OF 1 MILLION (1,000,000) SQUARE FEET OF RETAINING WALLS.

B. CONTRACTOR SHALL SUBMIT A LIST OF FIVE (5) PREVIOUSLY CONSTRUCTED PROJECTS OF SIMILAR SIZE AND MAGNITUDE BY THE WALL INSTALLER WHERE THE SPECIFIC RETAINING WALL SYSTEM HAS BEEN CONSTRUCTED SUCCESSFULLY. CONTACT NAMES AND TELEPHONE NUMBERS SHALL BE LISTED FOR EACH PROJECT.

C. CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE DESIGN ENGINEER HAS A MINIMUM OF FIVE YEARS OF DOCUMENTAL EXPERIENCE IN THE DESIGN FOR REINFORCED SOIL STRUCTURES. THE DESIGN ENGINEER SHALL PROVIDE PROOF OF CURRENT PROFESSIONAL LIABILITY INSURANCE WITH AN AGGREGATE COVERAGE LIMIT OF NOT LESS THAN $2,000,000.

D. OWNER SHALL MAY PROVIDE SOIL TESTING AND QUALITY ASSURANCE INSPECTION DURING EARTHWORK AND WALL CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PROVIDE ANY QUALITY CONTROL TESTING OR INSPECTION NOT PROVIDED BY THE OWNER. OWNER'S QUALITY ASSURANCE PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUALITY CONTROL AND WALL PERFORMANCE.

1.06 DELIVERY, STORAGE AND HANDLING

A. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE PROPER TYPE, GRADE, COLOR, AND CERTIFICATION HAVE BEEN RECEIVED.

B. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.

PART 2: PRODUCTS

2.01 DEFINITIONS

A. MODULAR UNIT _ A CONCRETE RETAINING WALL ELEMENT MACHINE MADE FROM PORTLAND CEMENT, WATER, AND AGGREGATES.

B. STRUCTURAL GEOGRID _ A STRUCTURAL ELEMENT FORMED BY A REGULAR NETWORK OF INTEGRALLY CONNECTED TENSILE ELEMENTS WITH APERTURES OF SUFFICIENT SIZE TO ALLOW INTERLOCKING WITH SURROUNDING SOIL, ROCK, OR EARTH AND FUNCTION PRIMARILY AS REINFORCEMENT.

C. UNIT DRAINAGE FILL _ DRAINAGE AGGREGATE, WHICH IS PLACED WITHIN AND IMMEDIATELY BEHIND THE MODULAR CONCRETE UNITS.

D. REINFORCED BACKFILL _ COMPACTED SOIL, WHICH IS PLACED WITHIN THE REINFORCED SOIL VOLUME AS OUTLINED ON THE PLANS.

2.02 MODULAR CONCRETE RETAINING WALL UNITS

A. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:

1. FACE COLOR - CONCRETE GRAY, UNLESS OTHERWISE SPECIFIED. THE OWNER MAY SPECIFY STANDARD MANUFACTURERS' COLOR.
2. FACE FINISH _ SCULPTURED ROCK FACE IN ANGULAR TRIPLANER CONFIGURATION. OTHER FACE FINISHES WILL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF OWNER.
3. BOND CONFIGURATION _ RUNNING WITH BONDS NOMINALLY LOCATED AT MIDPOINT VERTICALLY ADJACENT UNITS, IN BOTH STRAIGHT AND CURVED ALIGNMENTS.
4. EXPOSED SURFACES OF UNITS SHALL BE FREE OF CHIPS, CRACKS OR OTHER IMPERFECTIONS WHEN VIEWED FROM A DISTANCE OF 10 FEET UNDER DIFFUSED LIGHTING.

B. MODULAR CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1372 - STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS.

C. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING STRUCTURAL AND GEOMETRIC REQUIREMENTS MEASURED IN ACCORDANCE WITH ASTM C140 SAMPLING AND TESTING CONCRETE MASONRY UNITS:

1. COMPRESSIVE STRENGTH: 3000 PSI (21 MPA);
2. ABSORPTION: 8 % (6% IN NORTHERN STATES) FOR STANDARD WEIGHT AGGREGATES;
3. DIMENSIONAL TOLERANCES: ± 1/8" (3 MM) FROM NOMINAL UNIT DIMENSIONS NOT INCLUDING ROUGH SPLIT FACE, ±1/16" (1.5 MM) UNIT HEIGHT - TOP AND BOTTOM PLANES;
4. UNIT SIZE: 8" (203 MM) H X 18" (457 MM)W X 12" (304 MM)D MINIMUM;
5. UNIT WEIGHT: 75-LBS/UNIT (35 KG/UNIT) MINIMUM FOR STANDARD WEIGHT AGGREGATES.

D. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING PERFORMANCE TESTING:

1. INTER_UNIT SHEAR STRENGTH IN ACCORDANCE WITH ASTM D6916 (NCMA SRWU-2): 600-PLF (8 KNM) MINIMUM AT 2-PSI (13 KPA) NORMAL PRESSURE;
2. GEOGRID/UNIT PEAK CONNECTION STRENGTH IN ACCORDANCE WITH ASTM D6638 (NCMA SRWU-1): 550-PLF (7 KNM) MINIMUM AT 2-PSI (13 KPA) NORMAL FORCE.

E. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING CONSTRUCTABILITY REQUIREMENTS:

1. VERTICAL SETBACK = 1/8"± (3 MM) PER COURSE (NEAR VERTICAL) OR 1" (25 MM)+ PER COURSE PER THE DESIGN;
2. ALIGNMENT AND GRID POSITIONING MECHANISM _ FIBERGLASS PINS, TWO PER UNIT MINIMUM;
3. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/2 INCH (13 MM).

2.03 SHEAR CONNECTORS

A. SHEAR CONNECTORS SHALL BE 1/2-INCH (12 MM) DIAMETER THERMOSET ISOPTHALIC POLYESTER RESIN, PULTRUDED FIBERGLASS REINFORCEMENT RODS OR EQUIVALENT TO PROVIDE CONNECTION BETWEEN VERTICALLY AND HORIZONTALLY ADJACENT UNITS WITH THE FOLLOWING REQUIREMENTS:

1. FLEXURAL STRENGTH IN ACCORDANCE WITH ASTM D4476: 128,000 PSI (882 MPA) MINIMUM;
2. SHORT BEAM SHEAR IN ACCORDANCE WITH ASTM D4475: 6,400 PSI (44 MPA) MINIMUM.

B. SHEAR CONNECTORS SHALL BE CAPABLE OF HOLDING THE GEOGRID IN THE PROPER DESIGN POSITION DURING GRID PRE_TENSIONING AND BACKFILLING.

2.04 BASE LEVELING PAD MATERIAL

A. MATERIAL SHALL CONSIST OF A COMPACTED CRUSHED STONE BASE OR NON_REINFORCED CONCRETE AS SHOWN ON THE CONSTRUCTION DRAWINGS.

2.05 UNIT DRAINAGE FILL

A. UNIT DRAINAGE FILL SHALL CONSIST OF CLEAN 1" (25 MM) MINUS CRUSHED STONE OR CRUSHED GRAVEL MEETING THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
1 INCH (25 MM)	100
3/4-INCH (19 MM)	75_100
NO. 4	0 _ 10
NO. 50	0 _ 5

B. ONE CUBIC FOOT (0.028 M3), MINIMUM, OF DRAINAGE FILL SHALL BE USED FOR EACH SQUARE FOOT (0.093 M2) OF WALL FACE. DRAINAGE FILL SHALL BE PLACED WITHIN CORES OF, BETWEEN, AND BEHIND UNITS TO MEET THIS REQUIREMENT.

2.06 REINFORCED BACKFILL

A. REINFORCED BACKFILL SHALL BE FREE OF DEBRIS AND MEET THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
2-INCH (50 MM)	100
3/4-INCH (19 MM)	100_75
NO. 40	0_60
NO. 200	0_35

PLASTICITY INDEX (PI) <15 AND LIQUID LIMIT <40 PER ASTM D-4318.

B. THE MAXIMUM AGGREGATE SIZE SHALL BE LIMITED TO 3/4 INCH (19 MM) UNLESS FIELD TESTS HAVE BEEN PERFORMED TO EVALUATE POTENTIAL STRENGTH REDUCTIONS TO THE GEOGRID DESIGN DUE TO DAMAGE DURING CONSTRUCTION.

C. MATERIAL CAN BE SITE-EXCAVATED SOILS WHERE THE ABOVE REQUIREMENTS CAN BE MET. UNSUITABLE SOILS FOR BACKFILL (HIGH PLASTIC CLAYS OR ORGANIC SOILS) SHALL NOT BE USED IN THE BACKFILL OR IN THE REINFORCED SOIL MASS.

D. CONTRACTOR SHALL SUBMIT REINFORCED FILL SAMPLE AND LABORATORY TEST RESULTS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO THE USE OF ANY PROPOSED REINFORCED FILL MATERIAL.

2.07 GEOGRID SOIL REINFORCEMENT

A. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS, AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH-DENSITY POLYETHYLENE. POLYESTER GEOGRID SHALL BE KNITTED FROM HIGH TENACITY POLYESTER FILAMENT YARN WITH A MOLECULAR WEIGHT EXCEEDING 25,000 GM AND A CARBOXYL END GROUP VALUE/ES LESS THAN 30. POLYESTER GEOGRID SHALL BE COATED WITH AN IMPREGNATED PVC COATING THAT RESISTS PEELING, CRACKING, AND STRIPPING.

B. TA, LONG TERM ALLOWABLE TENSILE DESIGN LOAD, OF THE GEOGRID MATERIAL SHALL BE DETERMINED AS FOLLOWS:

TA = TULT / (RFCR*RFDR*RFID*FS)
TA SHALL BE EVALUATED BASED ON A 75-YEAR DESIGN LIFE.

1. TULT, SHORT TERM ULTIMATE TENSILE STRENGTH SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D4595 OR ASTM D6637.
   TULT IS BASED ON THE MINIMUM AVERAGE ROLL VALUES (MARV).
2. RFCR, REDUCTION FACTOR FOR LONG TERM TENSION CREEP
   RFCR SHALL BE DETERMINED FROM 10,000-HOUR CREEP TESTING PERFORMED IN ACCORDANCE WITH ASTM D5262. REDUCTION VALUE = 1.45 MINIMUM.
3. RFD, REDUCTION FACTOR FOR DURABILITY
   RFD SHALL BE DETERMINED FROM POLYMER SPECIFIC DURABILITY TESTING COVERING THE RANGE OF EXPECTED SOIL ENVIRONMENTS. RFD = 1.10 MINIMUM.
4. RFID, REDUCTION FACTOR FOR INSTALLATION DAMAGE
   RFID SHALL BE DETERMINED FROM PRODUCT SPECIFIC CONSTRUCTION DAMAGE TESTING PERFORMED IN ACCORDANCE WITH ASTM D5818 (GRI_GG4). TEST RESULTS SHALL BE PROVIDED FOR EACH PRODUCT TO BE USED WITH PROJECT SPECIFIC OR MORE SEVERE SOIL TYPE. RFID = 1.05 MINIMUM.
5. FS, OVERALL DESIGN FACTOR OF SAFETY
   FS SHALL BE 1.5 UNLESS OTHERWISE NOTED FOR THE MAXIMUM ALLOWABLE WORKING STRESS CALCULATION.

C. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOGRID SHALL NOT EXCEED THE LABORATORY TESTED ULTIMATE STRENGTH OF THE GEOGRID/FACING UNIT CONNECTION AS LIMITED BY THE "HINGE HEIGHT" DIVIDED BY A FACTOR OF SAFETY OF 1.5. THE CONNECTION STRENGTH TESTING AND COMPUTATION PROCEDURES SHALL BE IN ACCORDANCE WITH ASTM D6638 CONNECTION STRENGTH BETWEEN GEOSYNTHETIC REINFORCEMENT AND SEGMENTAL CONCRETE UNITS (NCMA SRWU-1).

D. SOIL INTERACTION COEFFICIENT, CI
   CI VALUES SHALL BE DETERMINED PER ASTM D6706 (GRI:GG5) AT A MAXIMUM 0.75-INCH (19 MM) DISPLACEMENT.

E. MANUFACTURING QUALITY CONTROL
   THE GEOGRID MANUFACTURER SHALL HAVE A MANUFACTURING QUALITY CONTROL PROGRAM THAT INCLUDES QC TESTING BY AN INDEPENDENT LABORATORY.
   THE QC TESTING SHALL INCLUDE:
   TENSILE STRENGTH TESTING
   MELT FLOW INDEX (HDPE)
   MOLECULAR WEIGHT (POLYESTER)

2.08 DRAINAGE PIPE

A. IF REQUIRED, THE DRAINAGE PIPE SHALL BE PERFORATED OR SLOTTED PVC PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D-3034 OR CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH AASHTO M252.

2.09 GEOTEXTILE FILTER FABRIC

A. WHEN REQUIRED, GEOTEXTILE FILTER FABRIC SHALL BE 4.0 OZ/SY, POLYPROPYLENE, NEEDLEPUNCHED NONWOVEN FABRIC.

PART 3: EXECUTION

3.01 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. OWNER'S REPRESENTATIVE SHALL INSPECT THE EXCAVATION AND APPROVE PRIOR TO PLACEMENT OF LEVELING MATERIAL OR FILL SOILS. PROOF ROLL FOUNDATION AREA AS DIRECTED TO DETERMINE IF REMEDIAL WORK IS REQUIRED.

B. OVER_EXCAVATION AND REPLACEMENT OF UNSUITABLE FOUNDATION SOILS AND REPLACEMENT WITH APPROVED COMPACTED FILL WILL BE COMPENSATED AS AGREED UPON WITH THE OWNER.

3.02 BASE LEVELING PAD

A. LEVELING PAD MATERIAL SHALL BE PLACED TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS, TO A MINIMUM THICKNESS OF 6 INCHES (150 MM) AND EXTEND LATERALLY A MINIMUM OF 6" (150 MM) IN FRONT AND BEHIND THE MODULAR WALL UNIT.

B. SOIL LEVELING PAD MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR DENSITY PER ASTM D-698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557.

C. LEVELING PAD SHALL BE PREPARED TO INSURE FULL CONTACT TO THE BASE SURFACE OF THE CONCRETE UNITS.

3.03 MODULAR UNIT INSTALLATION

A. FIRST COURSE OF UNITS SHALL BE PLACED ON THE LEVELING PAD AT THE APPROPRIATE LINE AND GRADE. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND INSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.

B. PLACE THE FRONT OF UNITS SIDE-BY-SIDE. DO NOT LEAVE GAPS BETWEEN ADJACENT UNITS. LAYOUT OF CORNERS AND CURVES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. INSTALL SHEAR/CONNECTING DEVICES PER MANUFACTURER'S RECOMMENDATIONS.

D. PLACE AND COMPACT DRAINAGE FILL WITHIN AND BEHIND WALL UNITS. PLACE AND COMPACT BACKFILL SOIL BEHIND DRAINAGE FILL. FOLLOW WALL ERECTION AND DRAINAGE FILL CLOSELY WITH STRUCTURE BACKFILL.

E. MAXIMUM STACKED VERTICAL HEIGHT OF WALL UNITS, PRIOR TO UNIT DRAINAGE FILL AND BACKFILL PLACEMENT AND COMPACTION, SHALL NOT EXCEED TWO COURSES.

3.04 STRUCTURAL GEOGRID INSTALLATION

A. GEOGRID SHALL BE ORIENTED WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL ALIGNMENT.

B. GEOGRID REINFORCEMENT SHALL BE PLACED AT THE STRENGTHS, LENGTHS, AND ELEVATIONS SHOWN ON THE CONSTRUCTION DESIGN DRAWINGS OR AS DIRECTED BY THE ENGINEER.

C. THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED BACKFILL AND ATTACHED TO THE MODULAR WALL UNITS. PLACE THE NEXT COURSE OF MODULAR CONCRETE UNITS OVER THE GEOGRID. THE GEOGRID SHALL BE PULLED TAUT, AND ANCHORED PRIOR TO BACKFILL PLACEMENT ON THE GEOGRID.

D. GEOGRID REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTHS AND PLACED SIDE-BY-SIDE TO PROVIDE 100% COVERAGE AT EACH LEVEL. SPLICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOGRID OR GAPS BETWEEN ADJACENT PIECES OF GEOGRID ARE NOT PERMITTED.

3.05 REINFORCED BACKFILL PLACEMENT

A. REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK IN THE GEOGRID AND INSTALLATION DAMAGE.

B. REINFORCED BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES (150 MM) WHERE HAND COMPACTION IS USED, OR 8 - 10 INCHES (200 TO 250 MM) WHERE HEAVY COMPACTION EQUIPMENT IS USED. LIFT THICKNESS SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS REQUIRED.

C. REINFORCED BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR DENSITY PER ASTM D-698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT EACH LAYER AND SHALL BE DRY OF OPTIMUM, + 0%, - 3%.

D. ONLY LIGHTWEIGHT HAND_OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET (1 M) FROM THE TAIL OF THE MODULAR CONCRETE UNIT.

E. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOGRID REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES (150 MM) IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOGRID.

F. RUBBER TIRED EQUIPMENT MAY PASS OVER GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH (15 KPH). SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

G. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LIFT OF REINFORCED BACKFILL AWAY FROM THE WALL UNITS TO DIRECT RUNOFF AWAY FROM WALL FACE. THE CONTRACTOR SHALL NOT ALLOW SURFACE RUNOFF FROM ADJACENT AREAS TO ENTER THE WALL CONSTRUCTION SITE.

3.06 CAP INSTALLATION

A. CAP UNITS SHALL BE GLUED TO UNDERLYING UNITS WITH AN ALL-WEATHER ADHESIVE RECOMMENDED BY THE MANUFACTURER.

3.07 AS-BUILT CONSTRUCTION TOLERANCES

A. VERTICAL ALIGNMENT: ± 1.5" (40 MM) OVER ANY 10' (3 M) DISTANCE.

B. WALL BATTER: WITHIN 2 DEGREES OF DESIGN BATTER.

C. HORIZONTAL ALIGNMENT: ± 1.5" (40 MM) OVER ANY 10' (3 M) DISTANCE.
   CORNERS, BENDS & CURVES: ± 1 FT (300 MM) TO THEORETICAL LOCATION.

D. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/2 INCH (13 MM).

3.08 FIELD QUALITY CONTROL

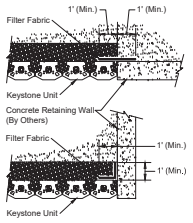
A. QUALITY ASSURANCE - THE OWNER SHALL MAY ENGAGE INSPECTION AND TESTING SERVICES, INCLUDING INDEPENDENT LABORATORIES, TO PROVIDE QUALITY ASSURANCE AND TESTING SERVICES DURING CONSTRUCTION. THIS DOES NOT RELIEVE THE CONTRACTOR FROM SECURING THE NECESSARY CONSTRUCTION QUALITY CONTROL TESTING.

B. QUALITY ASSURANCE SHOULD INCLUDE FOUNDATION SOIL INSPECTION, VERIFICATION OF GEOTECHNICAL DESIGN PARAMETERS, AND VERIFICATION THAT THE CONTRACTOR'S QUALITY CONTROL TESTING IS ADEQUATE AS A MINIMUM. QUALITY ASSURANCE SHALL ALSO INCLUDE OBSERVATION OF CONSTRUCTION FOR GENERAL COMPLIANCE WITH DESIGN DRAWINGS AND PROJECT SPECIFICATIONS. (QUALITY ASSURANCE IS USUALLY BEST PERFORMED BY THE SITE GEOTECHNICAL ENGINEER.)

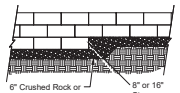
C. QUALITY CONTROL - THE CONTRACTOR SHALL ENGAGE INSPECTION AND TESTING SERVICES TO PERFORM THE MINIMUM QUALITY CONTROL TESTING DESCRIBED IN THE RETAINING WALL DESIGN PLANS AND SPECIFICATIONS. ONLY QUALIFIED AND EXPERIENCED TECHNICIANS AND ENGINEERS SHALL PERFORM TESTING AND INSPECTION SERVICES.

D. QUALITY CONTROL TESTING SHALL INCLUDE SOIL AND BACKFILL TESTING TO VERIFY SOIL TYPES AND COMPACTION AND VERIFICATION THAT THE RETAINING WALL IS BEING CONSTRUCTED IN ACCORDANCE WITH THE DESIGN PLANS AND PROJECT SPECIFICATIONS.

KEYSTONE
A CENTRIEX COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

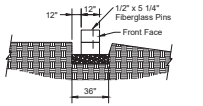


Connection Details
Compac Unit - Shown



Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.

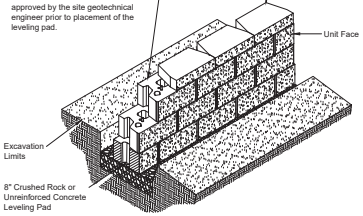


Section
Leveling Pad Detail

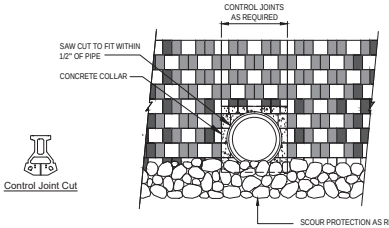
Base Leveling Pad Notes:
1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Compac Unit	
Width:	18"
*Depth:	12"
Height:	8"
*Weight:	90 lbs

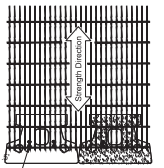
Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	50 lbs



Compac Unit/Base Pad Isometric Section View
*Dimensions & Weight May Vary by Region



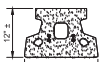
Control Joint Cut



Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.
Grid & Pin Connection



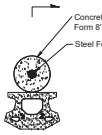
Compac Elevation



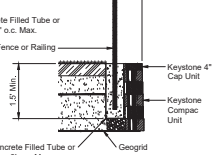
Compac Plan

Compac Unit
*Dimensions May Vary by Region

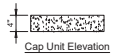
Note:
Concrete filled tube or form to be set during the wall construction, not drilled through geogrid afterwards. when directly behind units.

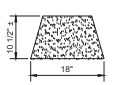


Fence Plan Detail

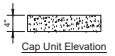


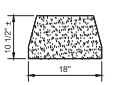
Fence Section & Plan Detail
Compact Unit - Near Vertical Setback



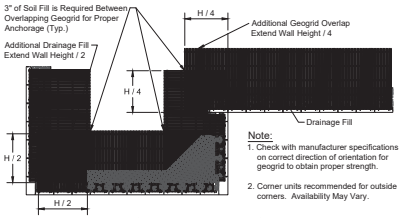


Universal Cap Unit Option
*Dimensions & Availability Will Vary by Region





Straight Split Cap Unit Option
*Dimensions & Availability Will Vary by Region



Geogrid Installation at Corners

Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1220 North 1st, Ste. 3
Orange Park, Florida 32074
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 20001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

RETAINING WALL NOTES
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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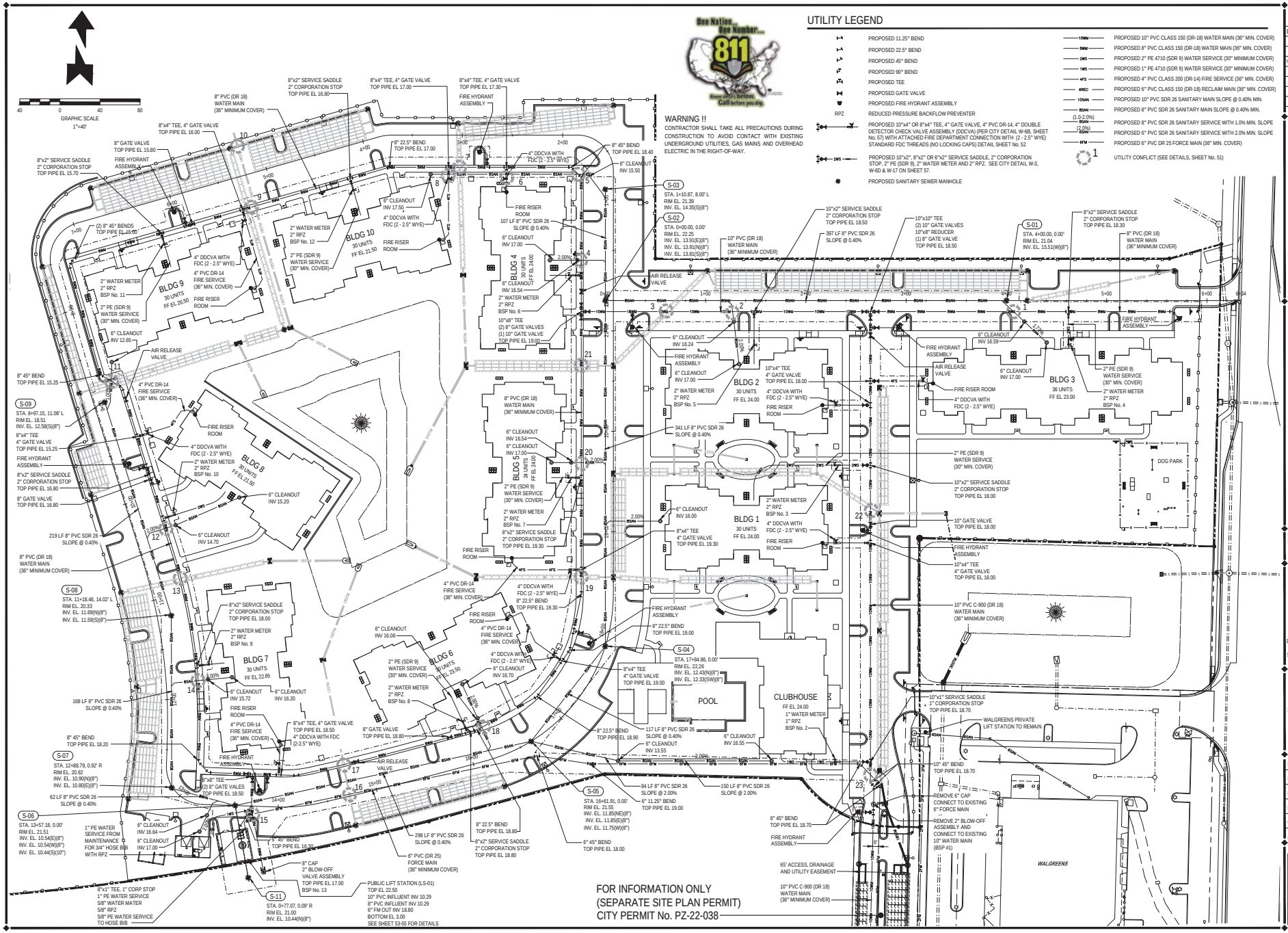
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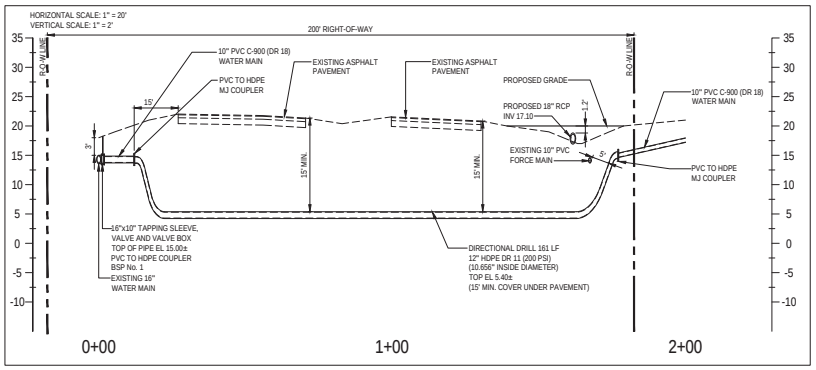
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

37

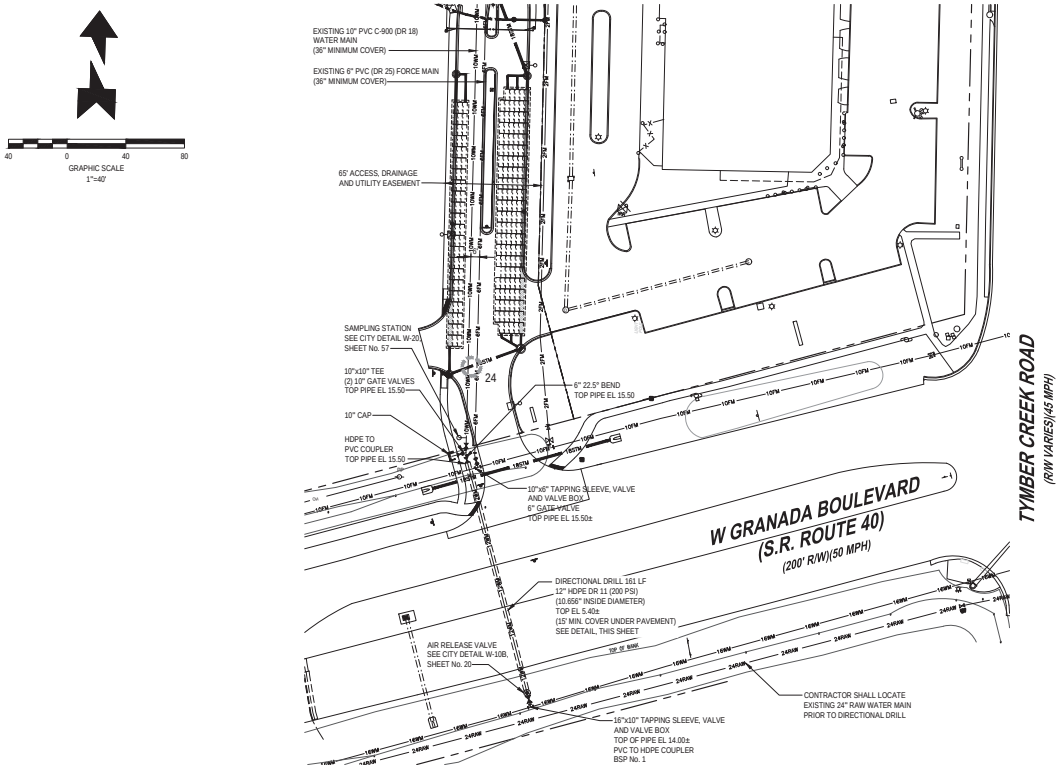

GRAPHIC SCALE
1"=40'
40 0 40 80
One Nation... One Number... 811
Know what's below. Call before you dig.
WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.
UTILITY LEGEND
PROPOSED 11.25° BEND
PROPOSED 22.5° BEND
PROPOSED 45° BEND
PROPOSED 90° BEND
PROPOSED TEE
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT ASSEMBLY
RPZ REDUCED PRESSURE BACKFLOW PREVENTER
PROPOSED 10"x4" OR 8"x4" TEE, 4" GATE VALVE, 4" PVC DR-14, 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) (PER CITY DETAIL W-6B, SHEET No. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" WYE) STANDARD FDC THREADS (NO LOCKING CAPS) DETAIL SHEET No. 52
PROPOSED 10"x2", 8"x2" OR 6"x2" SERVICE SADDLE, 2" CORPORATION STOP, 2" PE (SDR 9), 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3, W-4D & W-17 ON SHEET 57.
PROPOSED SANITARY SEWER MANHOLE
10WM PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
8WM PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
2WS PROPOSED 2" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
1WS PROPOSED 1" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
4FS PROPOSED 4" PVC CLASS 200 (DR-14) FIRE SERVICE (36" MIN. COVER)
6REC PROPOSED 6" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
10SAN PROPOSED 10" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
8SAN PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
8SAN (1.0-2.0%) PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
8SAN (2.0%) PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
6FM PROPOSED 6" PVC DR 25 FORCE MAIN (36" MIN. COVER)
1 UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)
FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038
BLDG 1 30 UNITS FF EL 24.00
BLDG 2 30 UNITS FF EL 24.00
BLDG 3 36 UNITS FF EL 23.00
BLDG 4 30 UNITS FF EL 24.00
BLDG 5 30 UNITS FF EL 24.00
BLDG 6 30 UNITS FF EL 23.50
BLDG 7 30 UNITS FF EL 22.65
BLDG 8 30 UNITS FF EL 21.50
BLDG 9 30 UNITS FF EL 20.50
BLDG 10 30 UNITS FF EL 21.50
CLUBHOUSE FF EL 24.00
POOL
DOG PARK
WALGREENS
WALGREENS PRIVATE LIFT STATION TO REMAIN
S-01 STA. 4+00.00, 0.00' RIM EL. 21.04 INV. EL. 15.51(W)(8")
S-02 STA. 0+00.00, 0.00' RIM EL. 22.25 INV. EL. 13.91(E)(8") INV. EL. 13.91(N)(8") INV. EL. 13.81(S)(8")
S-03 STA. 1+10.87, 8.00' L RIM EL. 21.39 INV. EL. 14.35(S)(8")
S-04 STA. 17+84.86, 0.00' RIM EL. 22.26 INV. EL. 12.43(N)(8") INV. EL. 12.33(SW)(8")
S-05 STA. 16+61.91, 0.00' RIM EL. 21.55 INV. EL. 11.85(NE)(8") INV. EL. 11.85(E)(8") INV. EL. 11.75(W)(8")
S-06 STA. 13+57.18, 0.00' RIM EL. 21.51 INV. EL. 10.54(E)(8") INV. EL. 10.54(W)(8") INV. EL. 10.44(S)(10")
S-07 STA. 12+88.79, 0.92' R RIM EL. 20.92 INV. EL. 10.90(N)(8") INV. EL. 10.80(E)(8")
S-08 STA. 11+18.46, 14.02' L RIM EL. 20.33 INV. EL. 11.69(N)(8") INV. EL. 11.59(S)(8")
S-09 STA. 8+97.15, 11.06' L RIM EL. 18.51 INV. EL. 12.58(S)(8")
S-11 STA. 0+77.07, 0.09' R RIM EL. 21.00 INV. EL. 10.44(N)(8")
PUBLIC LIFT STATION (LS-01) TOP EL. 22.50 10" PVC INFLUENT INV 10.29 8" PVC INFLUENT INV 10.29 6" FM OUT INV 18.80 BOTTOM EL 3.00 SEE SHEET 53-55 FOR DETAILS
REVISIONS
DATE DESCRIPTION
4 7 22 TITLE BLOCK
5 2 22 CITY COMMENTS
10 25 22 OWNER
NEWKIRK ENGINEERING INC.
1230 North US1, Suite 3 Ormond Beach, FL 32174 Phone (386) 872-7794 www.NewkirkEngineering.com C.A. # 30209 LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
UTILITY PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
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HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971
PROJECT No: 2020-06
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 40'
DRAWING NUMBER
43



NOTE:

1. CONTRACTOR SHALL LOCATE THE EXISTING 24" RAW WATER MAIN IN THE RIGHT-OF-WAY OF S.R. 40. THIS SHALL BE DONE PRIOR TO THE DIRECTIONAL DRILL/BORE PIT EXCAVATION.
2. CONTRACTOR TO HAND DIG TO VERIFY WHICH MAIN IS WHICH BEFORE SETTING UP A DIRECTIONAL DRILL.

FOR INFORMATION ONLY (SEPARATE SITE PLAN PERMIT) CITY PERMIT No. PZ-22-038



UTILITY LEGEND

- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- RPZ — REDUCED PRESSURE BACKFLOW PREVENTER. CITY DETAIL W-6D SHEET No. 38.
- PROPOSED 10"x4" OR 8"x4" TEE, 4" GATE VALVE, 4" PVC DR-14, 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) (PER CITY DETAIL W-6B, SHEET No. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" WYE) STANDARD FDC THREADS (NO LOCKING CAPS) DETAIL SHEET No. 52
- 2WS — PROPOSED 10"x2", 8"x2" OR 6"x2" SERVICE SADDLE, 2" CORPORATION STOP, 2" PE (SDR 9), 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3, W-6D & W-17 ON SHEET 57.
- PROPOSED SANITARY SEWER MANHOLE
- 10WM — PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 8WM — PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 6WM — PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 4WM — PROPOSED 4" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 2WS — PROPOSED 2" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
- 1WS — PROPOSED 1" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
- 4FS — PROPOSED 4" PVC CLASS 200 (DR-14) FIRE SERVICE (36" MIN. COVER)
- 6REC — PROPOSED 6" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
- 10SAN — PROPOSED 10" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN (1.0-2.0%) — PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN (2.0%) — PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
- 6SAN — PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
- 6FM — PROPOSED 6" PVC DR 25 FORCE MAIN (36" MIN. COVER)
- 1 — UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)

REQUIRED FIRE FLOW:

"SITE DESIGNED IN ACCORDANCE TO THE NEW FIRE PREVENTION CODE AND NFPA EFFECTIVE JANUARY 1, 2015.

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VA - PROTECTED
FIRE AREA:	45,195 SF
REQUIRED FIRE FLOW:	3,750 GPM @ 3 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	2,812 GPM
REQUIRED FIRE FLOW (3,750 - 2,812)	938 GPM @ 3 HOURS
	USE 1,200 GPM @ 3 HOURS

BASED ON NFPA 18.4.5.2.1, REDUCTION IN REQUIRED FIRE FLOW OF 75% SHALL BE PERMITTED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1,000 GPM.

PROVIDED FIRE FLOW:

THE PROPOSED WATER MAIN SYSTEM WAS MODELED AND TESTED WITH THE REQUIRED 1,200 GPM FIRE FLOW IN ADDITION TO THE MAXIMUM DAILY FLOW DEMAND TO ENSURE MINIMUM 20 PSI UNDER FIRE FLOW CONDITIONS. SIMULATIONS WERE RUN WITH FIRE DEMAND AT THE CENTER AND OUTERMOST BUILDINGS IN THE SYSTEM.

	FIRE LOCATION	PSI
SCENARIO 2	BUILDING 8	48.15 PSI
SCENARIO 3	BUILDING 3	53.28 PSI



WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
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C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

UTILITY PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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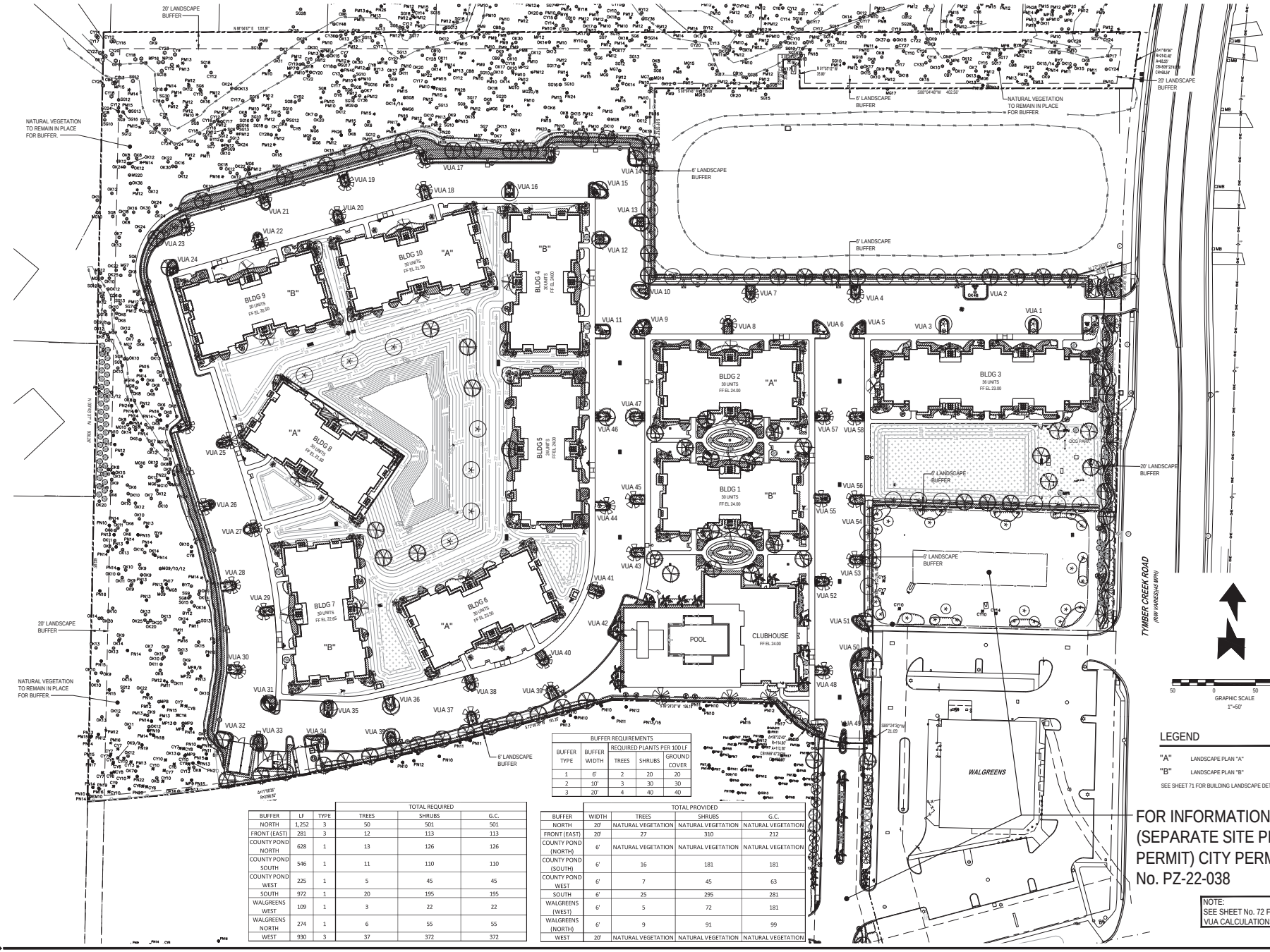


HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

44



BUFFER REQUIREMENTS				
BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANTS PER 100 LF		
		TREES	SHRUBS	GROUND COVER
1	6'	2	20	20
2	10'	3	30	30
3	20'	4	40	40

BUFFER	LF	TYPE	TOTAL REQUIRED		
			TREES	SHRUBS	G.C.
NORTH	1,252	3	50	501	501
FRONT (EAST)	281	3	12	113	113
COUNTY POND NORTH	628	1	13	126	126
COUNTY POND SOUTH	546	1	11	110	110
COUNTY POND WEST	225	1	5	45	45
SOUTH	972	1	20	195	195
WALGREENS WEST	109	1	3	22	22
WALGREENS NORTH	274	1	6	55	55
WEST	930	3	37	372	372

BUFFER	WIDTH	TOTAL PROVIDED		
		TREES	SHRUBS	G.C.
NORTH	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
FRONT (EAST)	20'	27	310	212
COUNTY POND (NORTH)	6'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
COUNTY POND (SOUTH)	6'	16	181	181
COUNTY POND WEST	6'	7	45	63
SOUTH	6'	25	295	281
WALGREENS (WEST)	6'	5	72	181
WALGREENS (NORTH)	6'	9	91	99
WEST	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION

LEGEND

"A" LANDSCAPE PLAN "A"

"B" LANDSCAPE PLAN "B"

SEE SHEET 71 FOR BUILDING LANDSCAPE DETAILS

FOR INFORMATION ONLY (SEPARATE SITE PLAN PERMIT) CITY PERMIT No. PZ-22-038

NOTE: SEE SHEET No. 72 FOR VUA CALCULATIONS

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
6 30 22	CITY COMMENTS
7 2 22	CITY COMMENTS
10 25 22	OWNER

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OVERALL LANDSCAPE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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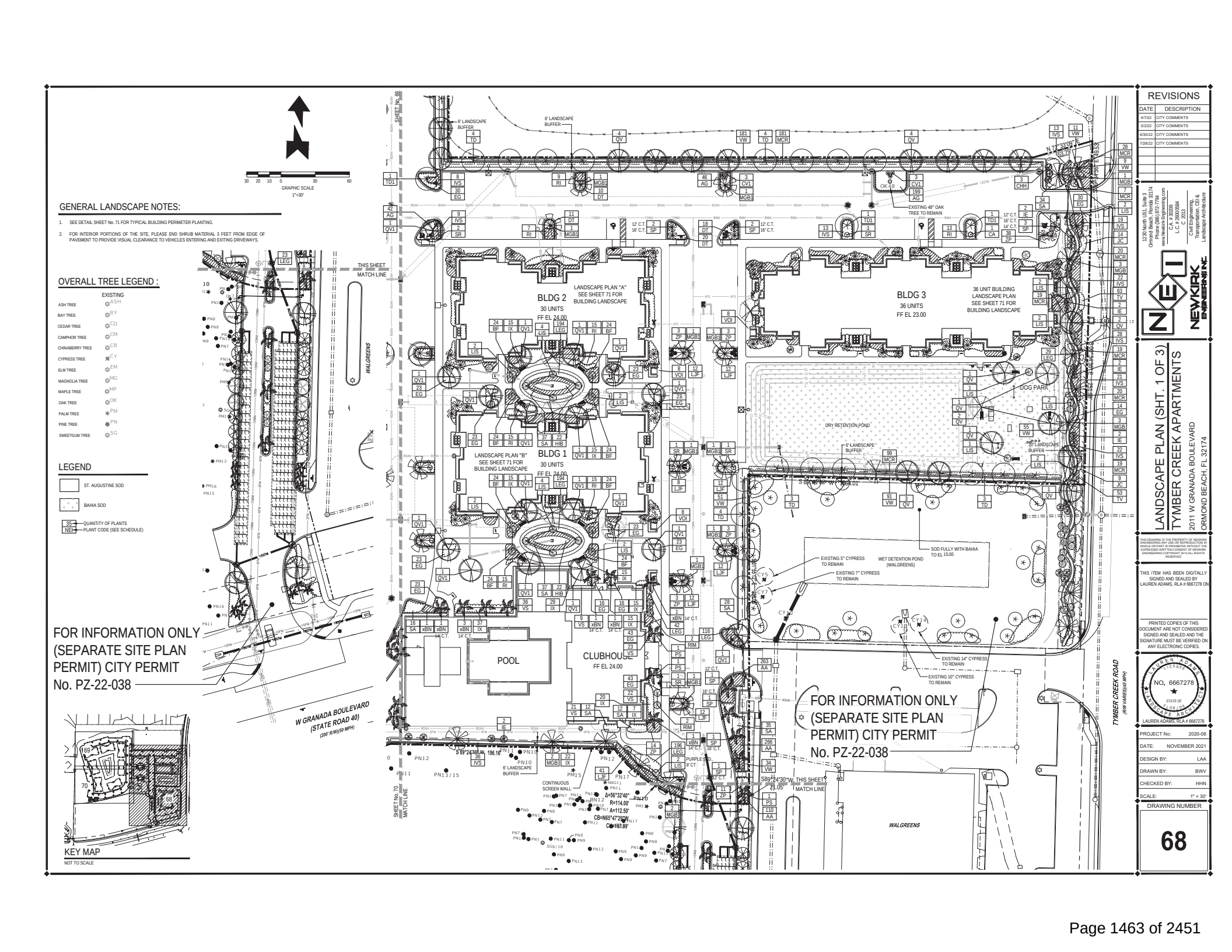
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LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

67



REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS

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LANDSCAPE PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

68

GENERAL LANDSCAPE NOTES:

1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

LEGEND

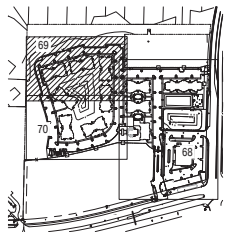
- ST. AUGUSTINE SOD
- BAHIA SOD
- 35 — QUANTITY OF PLANTS
- NEC — PLANT CODE (SEE SCHEDULE)

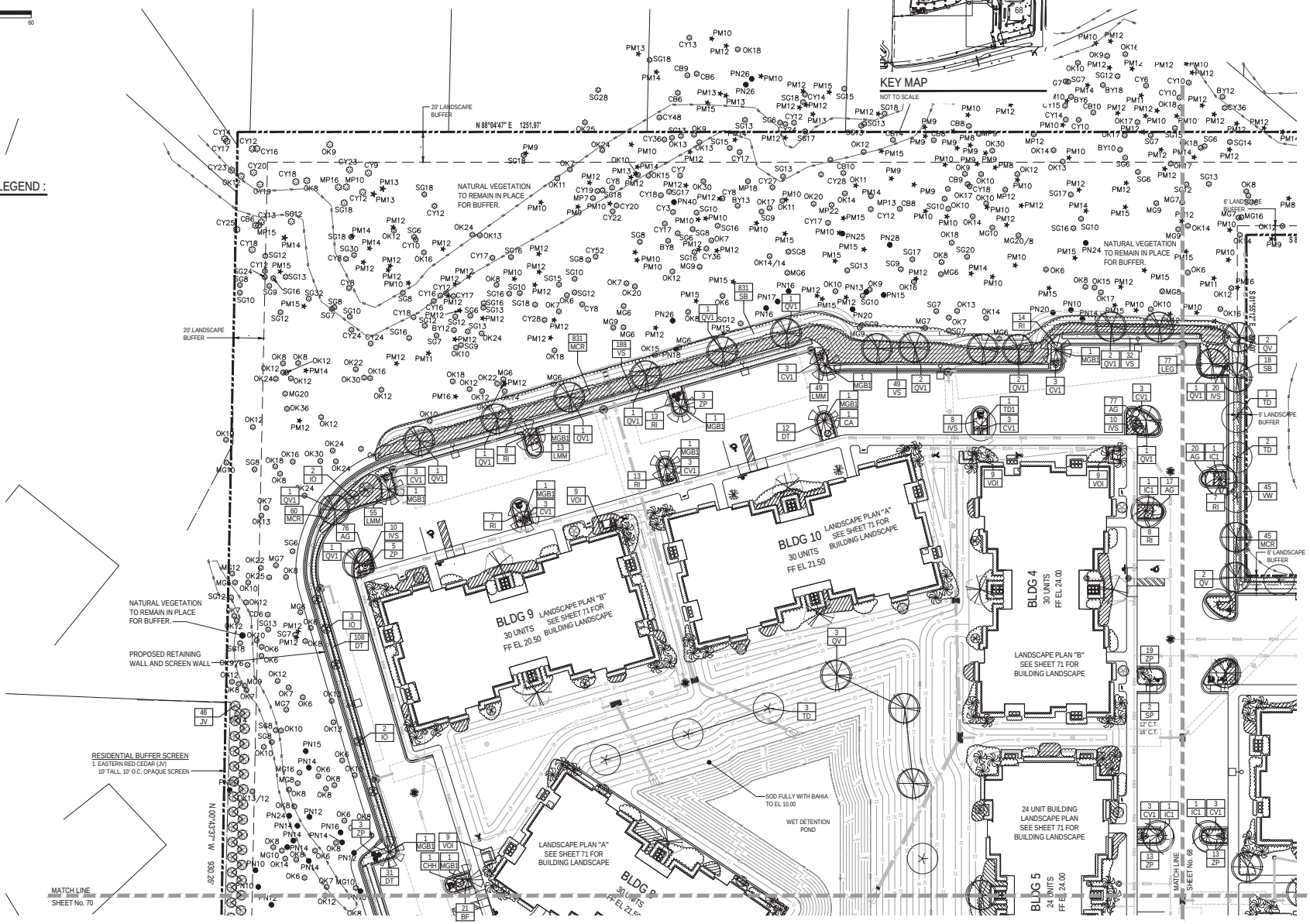
GRAPHIC SCALE
30 20 10 0 30 60
1"=30'

OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

KEY MAP
NOT TO SCALE





REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

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LANDSCAPE PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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LAUREN ADAMS
REGISTERED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

69

GENERAL LANDSCAPE NOTES:

1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

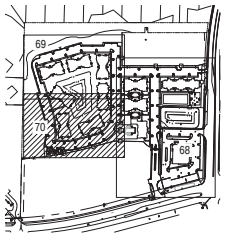
LEGEND

ST. AUGUSTINE SOD

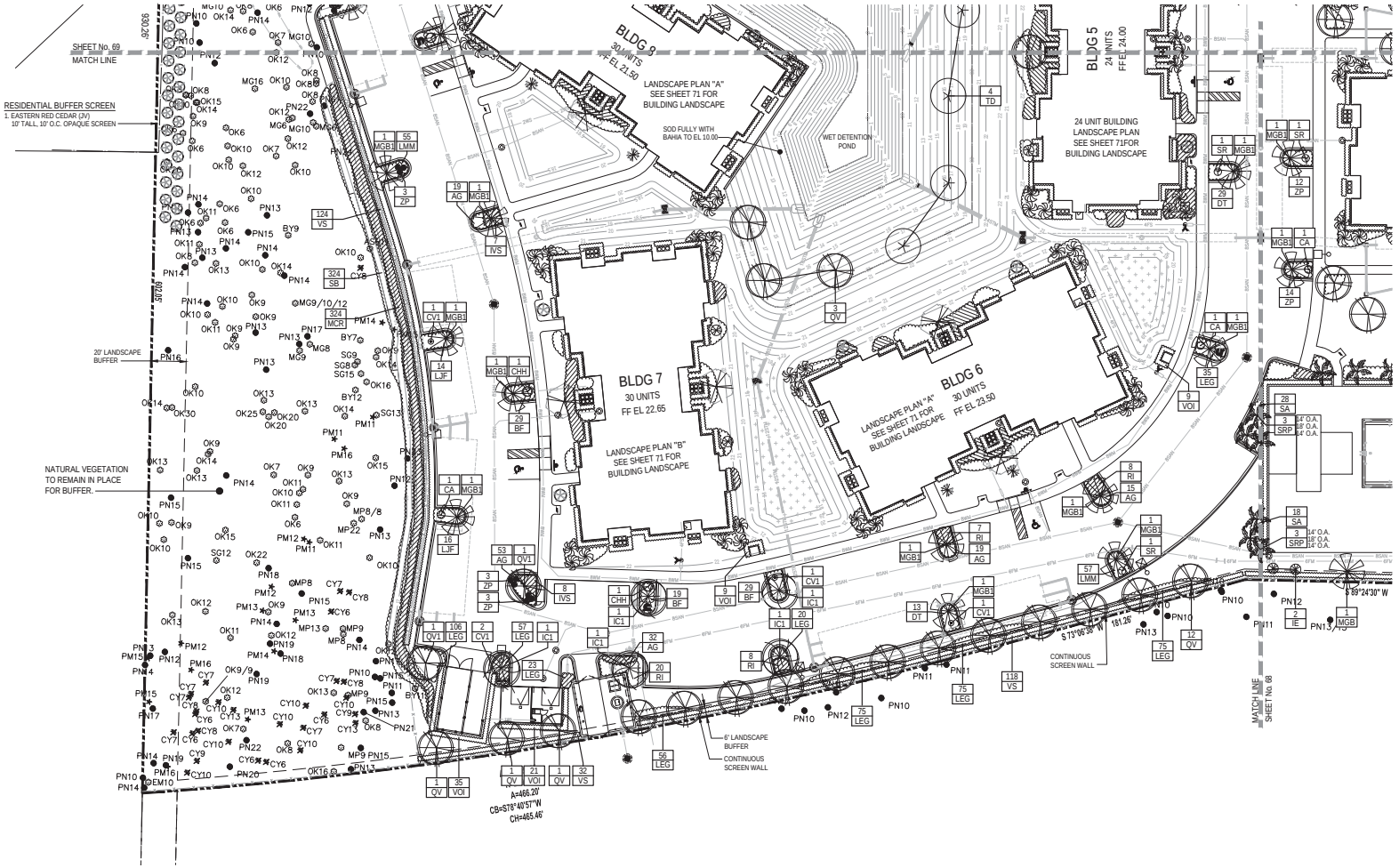
BAHIA SOD

35 / NEH — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

GRAPHIC SCALE
30 20 10 0 30 60
1"=30'



KEY MAP
NOT TO SCALE



OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

REVISIONS

DATE	DESCRIPTION
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

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LANDSCAPE PLAN (SHT. 3 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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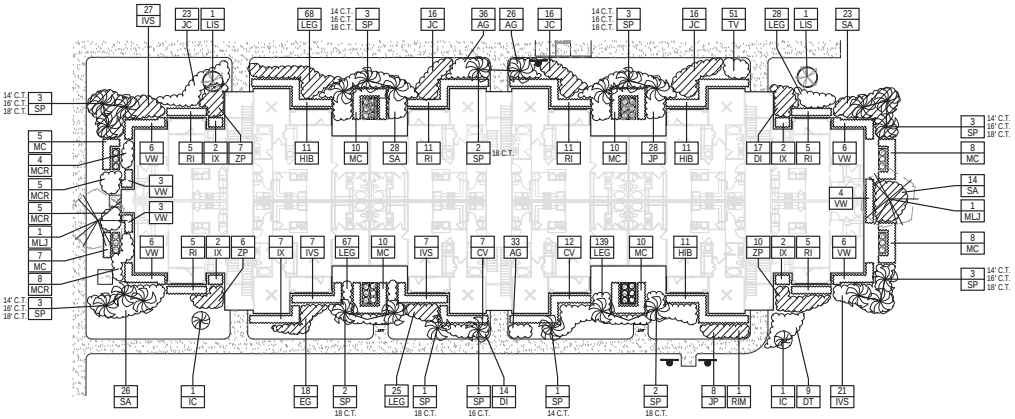
LAUREN ADAMS
LICENSED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

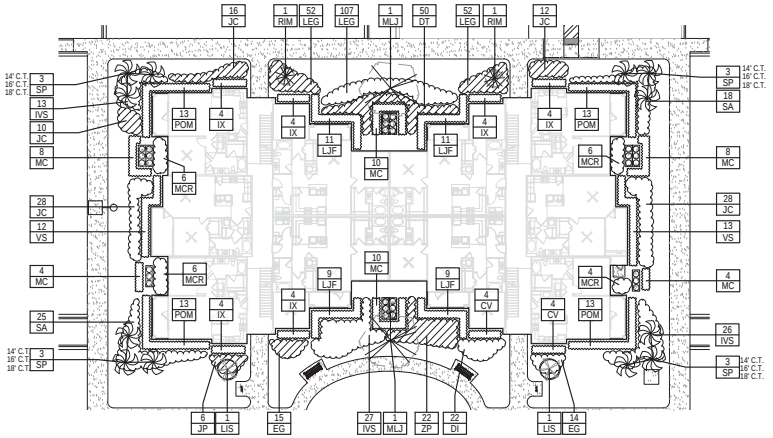
DRAWING NUMBER

70



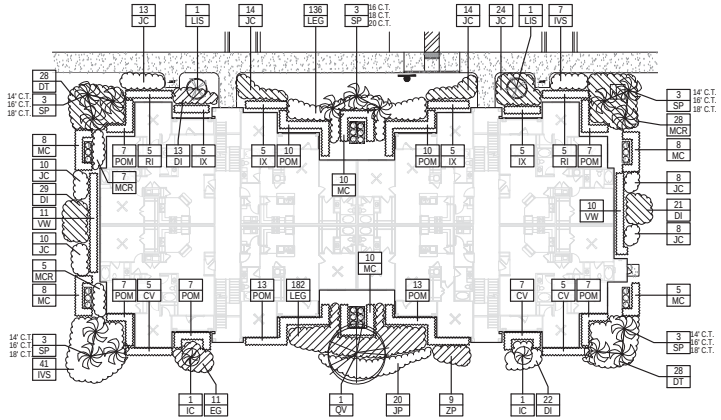
36 UNIT BUILDING LANDSCAPE PLAN (BUILDING #3)

SCALE: 1" = 20'



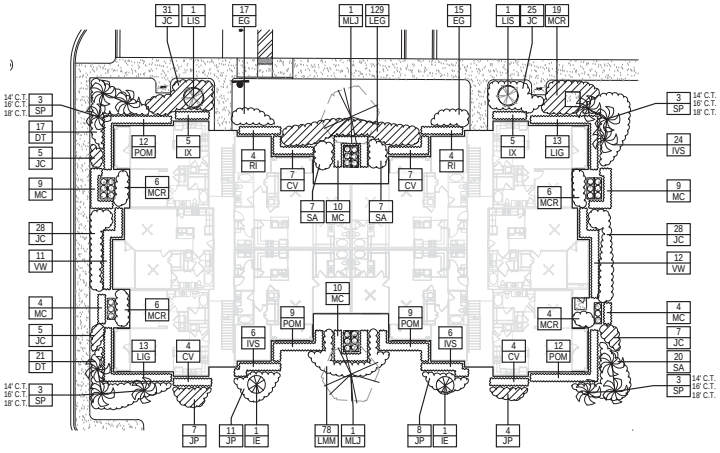
30 UNIT BUILDING LANDSCAPE PLAN "A" (BUILDINGS #2, 6, 8 AND 10)

SCALE: 1" = 20'



24 UNIT BUILDING LANDSCAPE PLAN (BUILDING #5)

SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE PLAN "B" (BUILDINGS #1, 4, 7 AND 9)

SCALE: 1" = 20'

NOTE:
WHERE TYPICAL BUILDING TREE LOCATIONS RESULT IN CONFLICTS WITH UNDERGROUND UTILITY LINES, ADJUST TREE TO AT LEAST 5 FEET FROM ANY SUCH LINE (SEE SHEETS 67, 68 AND 69)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS

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Ormond Beach, FL 32174
Phone (386) 672-7794
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LC. # 26001084

Civil Engineering,
Transportation, CEI &
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NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN - TYPICAL BUILDING TYPES 1, 2A, 2B AND 3

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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LAUREN A. ADAMS
LICENSED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

71

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE TO FLORIDA
CANOPY TREES AND PALMS					YES/NO
JV	46	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' HGT., 2.5" CAL. @ 6"	YES
MGB	12	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
MGB1	33	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
MLJ	18	MAGNOLIA GRANDIFLORA	LITTLE GEM	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
PS	3	PHOENIX SYLVESTRIS	SILVER DATE PALM	10' CT., FULL	NO
QV	45	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
QV1	36	QUERCUS VIRGINIANA	LIVE OAK	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
SP	151	SABAL PALMETTO	CABBAGE PALM	SEE PLAN, 2-12', 2-14', 2-16'	YES
SRP	6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	SEE PLAN	NO
TD	28	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
TD1	4	TAXODIUM DISTICHUM	BALD CYPRESS	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
xBN	9	x BUTIAGRUS NABONNANDII	MULE PALM	SEE PLAN	NO
SUBTOTAL	391				371 Y / 18 N
UNDERSTORY TREES					
IC	4	ILEX CASSINE	DAHOON HOLLY	10' HGT., 2.5" CAL. @ 6"	YES
IC1	9	ILEX CASSINE	DAHOON HOLLY	12' - 14' HGT., 3.5" CAL. @ 6"	YES
IE	20	ILEX ATTENUATA	EAGLESTON HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
IO	7	ILEX x NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
LIS	50	LAGERSTROEMIA INDICA (MUSKOGEE)	PURPLE CRAPE MYRTLE TREE STD.	10' HGT., 6'-7' CT, 2.5" CAL. @ 6"	NO
RIM	13	RHAPHIOLEPIS MAJESTIC BEAUTY	MAJESTIC BEAUTY STD.	5' - 6' HGT., FULL	NO
SUBTOTAL	103				40 Y / 63 N
SHRUBS / POINT PLANTS					
CA	5	CRINUM AUGUSTUM	QUEEN EMMA	15 GAL., 4' HGT., SPECIMEN	NO
CHH	6	CHAMAEDOREA HUMILIS	EUROPEAN FAN PALM	7 GAL., 24"- 30" HGT., 5 - 7 STOCKS	NO
CV	156	CODIAEUM 'GOLD DUST'	YELLOW/GREEN CROTONS	3 GAL., 16"- 18" HGT., FULL, 36" O.C.	NO
CV1	38	CODIAEUM 'MAMMEY'	YELLOW/GREEN CROTONS	7 GAL., 20"- 24" HGT., FULL, 36" O.C.	NO
HIB	77	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL, 36" O.C.	NO
IVS	777	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL., 16" HGT., FULL, 36" O.C.	YES
IX	376	IXORA SSP.	RED IXORA	3 GAL., 16" HGT., FULL, 36" O.C.	NO
JP	200	JUNIPERUS CHINENSIS	PARSONI JUNIPER	1 GAL., 12"- 14" SPR, FULL, 36" O.C.	NO
LIG	104	LIGUSTRUM JAPONICUM	GREEN LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LJF	311	LIGUSTRUM SSP.	JACK FROST LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LMM	541	LIRIOPE VAR	VAR. LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
MC	477	MYRICA CERIFERA	WAX MYRTLE	7 GAL., 24" HGT., FULL, 36" O.C.	YES
MCR	1986	MUHLENBERFIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 20" HGT., FULL, 36" O.C.	YES
POM	457	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 30" HGT., FULL, 24" O.C.	NO
RI	286	PHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SA	656	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	10 GAL., 48" HGT., FULL	NO
VO1	143	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 24"- 30" HGT., FULL, 36" O.C.	NO
VS	754	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
VW	633	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 24" HGT., FULL, 36" O.C.	YES
ZP	286	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL, 36" O.C.	YES
SUBTOTAL	8278				4159 Y / 4119 N
GROUND COVER (G.C.)					
AA	639	AGAPANTHUS AFRICANUS	AFRICAN LILLY	1 GAL., 12" HGT., FULL, 12" O.C	NO
AG	710	ARACHIS GLABRATA	PERENNIAL PEANUT	4" POTS, 2"- 3" HGT., 12" O.C.	YES
BF	290	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL., 10"-12" HGT., 7-9 BIBS, 24" O.C.	NO
DI	204	DIETES IRIDIOIDES	WHITE AFRICAN IRIS	1 GAL., 20" HGT., 24" O.C.	NO
DT	669	DIANELLA TASMANICA (VARIEGATA CULTIVAR)	BLUEBERRY FLAX LILLY 'VARIEGATED'	1 GAL., 12" HGT., FULL, 24" O.C	NO
EG	649	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR., FULL, 24" O.C.	NO
JC	1087	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL., FULL, 30" O.C.	NO
LEG	3398	LIRIOPE MUSCARI	GIANT EVERGREEN LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
SB	1173	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HGT., 36" O.C.	YES
TV	167	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12" HGT., 12" O.C.	NO
SUBTOTAL	8986				1883 Y / 7103 N
TOTAL	17758				

NOTE:

1. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.
2. ALL TREES (NEW AND EXISTING) ARE TO HAVE A 5' DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED. (PULL MULCH 6" BACK FROM TRUNK)
3. DO NOT CHANGE PLANT MATERIAL WITHOUT WRITTEN PERMISSION FROM THE CITY OF ORMOND BEACH.

TREE CALCULATIONS:

SITE TREE REQUIRMENTS	
SITE AREA	854,635
1 TREE PER 1500 SF =	570
LANDSCAPE AREA	497,658
516,820 SF - 19,162 SF =	
1 TREE PER 400 SF =	1244
TREES REQUIRED	1484
MITIGATION FOR PROTECTED TREES	240
MITIGATION FOR SPECIMEN TREES CREDIT	-139

MINIMUM VUA REQUIREMENTS
REQUIRED: 10%
164,109 SF x 0.1 = 16,411 SF

EXISTING TREES	
PALM TREE (3:1) 168	56
ASH TREE	1
BAY TREE	7
CEDAR TREE	1
CHINABERRY TREE	11
CYPRESS TREE	41
ELM TREE	1
MAGNOLIA TREE	34
MAPLE TREE	20
OAK TREE	137
PINE TREE	76
SWEETGUM TREE	87
TOTAL	472

VUA ISLANDS					
NUMBER	AREA (SF)	NUMBER	AREA (SF)	NUMBER	AREA (SF)
1	165	23	2795	45	165
2	488	24	175	46	165
3	165	25	165	47	165
4	165	26	165	48	165
5	188	27	165	49	238
6	204	28	165	50	1705
7	165	29	165	51	332
8	165	30	165	52	165
9	262	31	193	53	165
10	233	32	320	54	781
11	182	33	180	55	165
12	165	34	338	56	165
13	165	35	165	57	165
14	397	36	165	58	165
15	301	37	165	TOTAL	17950
16	165	38	165		
17	2663	39	165		
18	165	40	165		
19	165	41	165		
20	165	42	695		
21	165	43	165		
22	165	44	165		

SEE SHEET 67 FOR VUA LOCATIONS

EXISTING SPECIMEN TREES	
TREES	207
(SEE SHEET 51.1)	

TOTAL EXISTING TREES	679

PROPOSED TREES	
SABAL PALMS (3:1) 151	50
MAGNOLIA (2.5")	12
MAGNOLIA (3.5") 33x2	66
LITTLE GEM (2.5")	18
SILVER DATE PALM (1:1)	3
LIVE OAK (2.5")	45
LIVE OAK (3.5") 36x2	72
BALD CYPRESS (2.5")	28
BALD CYPRESS (3.5") 4x2	8
MULE PALM (3:1) 9	3
DAHOON HOLLY (2.5")	4
DAHOON HOLLY (3.5") 9x2	18
EAGLESTON HOLLY (2.5")	20
QUEEN PALM (3:1) 6	2
NELLIE HOLLY (2.5")	7
CRAPE MYRTLE (2.5")	50
EASTERN RED CEDAR (2.5")	46
TOTAL	452

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

TOTAL AMOUNT OF TREES PROVIDED	
SITE TREE REQUIREMENTS	497,658
TREE MITIGATION FOR PROTECTED TREES	1484
TREE MITIGATION FOR SPECIMEN TREES	-139
TOTAL TREES REQUIRED	1,345
EXISTING TREES (6" CALIPER & LARGER)	679
EXISTING TREES (2" to 5" CALIPER) WITHIN TPA	549
PROPOSED TREES	452
TOTAL TREES PROVIDED	**1,680**

MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 139 TREES USED FOR PROTECTED TREES.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
3. SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
9. EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
10. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
11. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
12. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
13. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
14. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
15. ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
28. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.
29. PER SECTION 11.01.02.B.4 OF THE LAND DEVELOPMENT CODE, ANY EXPANSION PROJECT SHALL INCLUDE REPLACING PREVIOUSLY PLANTED REQUIRED LANDSCAPING AND REPAIR OF EXISTING IRRIGATION THAT HAS BEEN DAMAGED OR DIED. AS-BUILTS ARE AVAILABLE FROM THE CITY.

REVISIONS

DATE	DESCRIPTION
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC

LANDSCAPE DETAILS AND NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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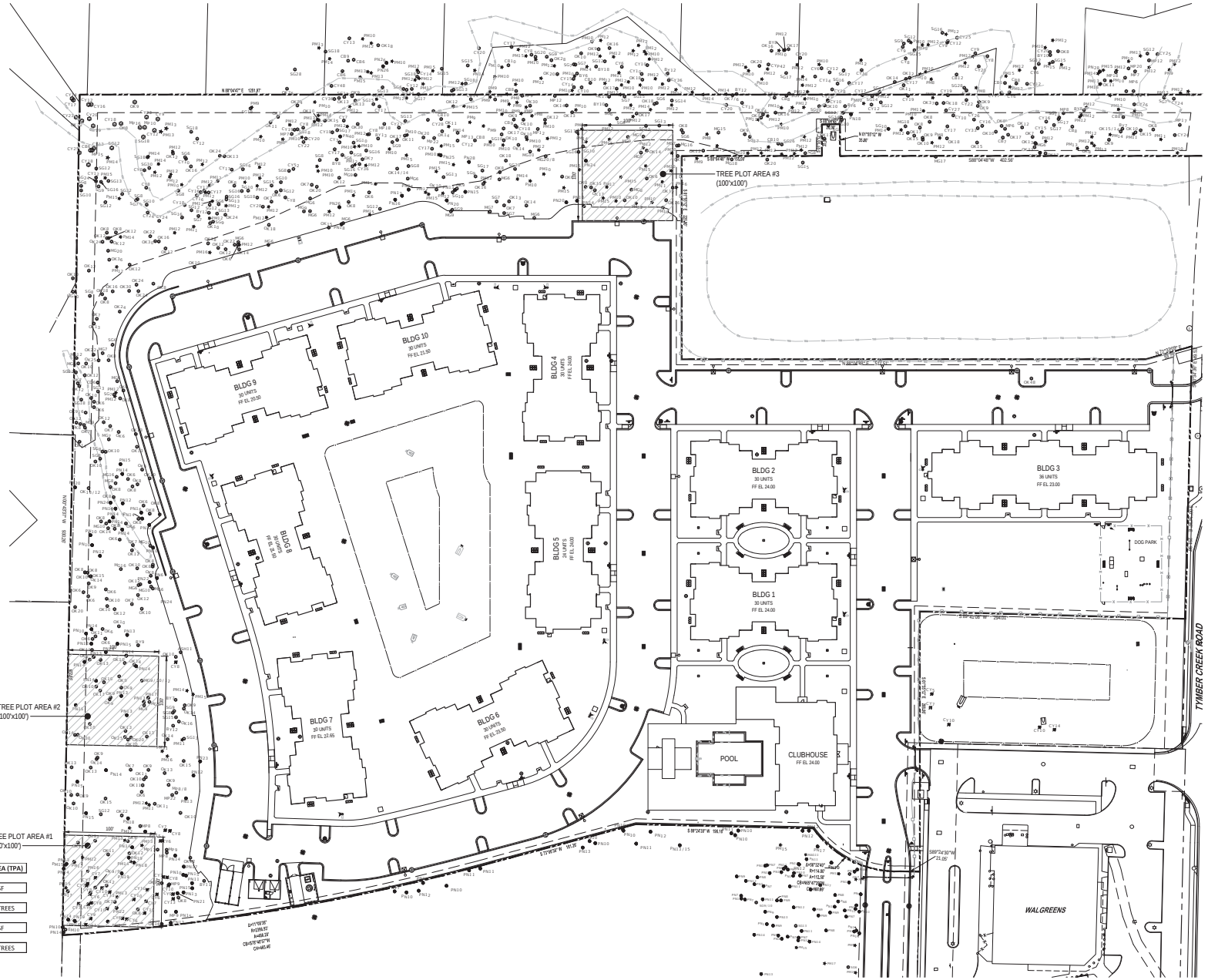
LAUREN A. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

72



GRAPHIC SCALE
1"=50'

OVERALL TREE LEGEND :

EXISTING	
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

TREE PLOT AREA #1		
CAL @ DBH	VARIETY	QTY
3"	BAY	1
5"	BAY	3
2.5"	CYPRESS	4
3"	CYPRESS	8
3.5"	CYPRESS	1
4"	CYPRESS	1
4.5"	CYPRESS	3
5"	CYPRESS	3
5.5"	CYPRESS	2
5.75"	CYPRESS	2
2.5"	OAK	1
2.5"	PINE	1
5"	PINE	3
5.5"	PINE	1
	TOTAL	34

TREE PLOT AREA #2		
CAL @ DBH	VARIETY	QTY
3"	BAY	1
4.5"	BAY	2
2.5"	MAGNOLIA	2
3.5"	MAGNOLIA	1
4"	MAGNOLIA	1
4.5"	MAPLE	2
4.5"	OAK	1
5"	OAK	2
5.5"	OAK	2
	TOTAL	14

TREE PLOT AREA #3		
CAL @ DBH	VARIETY	QTY
3"	MAGNOLIA	1
3.75"	MAGNOLIA	1
4"	MAGNOLIA	4
4.5"	MAGNOLIA	1
5"	MAGNOLIA	3
5.5"	MAGNOLIA	2
2.5"	OAK	2
3.5"	OAK	1
4"	OAK	1
4.25"	OAK	1
5"	OAK	3
5.5"	OAK	2
3.5"	SWEETGUM	1
4"	SWEETGUM	1
4.5"	SWEETGUM	1
5.5"	SWEETGUM	2
	TOTAL	27

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS

1230 North I-95, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
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Civil Engineering,
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NEWKIRK ENGINEERING INC.

TREE CREDIT CALCULATION PLAN

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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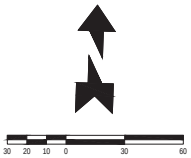
LAUREN ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

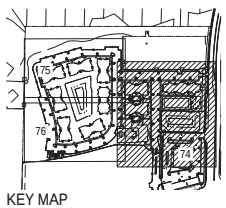
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

73





KEY MAP
NOT TO SCALE

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	By
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	Cy
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

LEGEND:

EXISTING TREE (No. INDICATES SIZE)

TREE TO BE REMOVED

CITY OF ORMOND BEACH TREE MITIGATION:

PROTECTED TREE MITIGATION	
1 NUMBER OF PROTECTED TREES TO BE REMOVED DUE TO IMPERVIOUS CONSTRUCTION	562 trees
2 REMAINDER OF PROTECTED TREES TO BE REMOVED DUE TO OTHER CONSTRUCTION	376 trees
3 CALCULATE PRESERVED TREE DENSITY. DIVIDE PRESERVED PROTECTED TREES BY TOTAL AREA 781 TREES / 19.62 ACRES =	40 trees/ac.
TREE DENSITY LESS THAN 50 TREES/ACRE, PROCEED TO STEP #4 OR TREE TREE DENSITY MORE THAN 50 TREES/ACRE, PROCEED TO STEP #5	
4 ENTER NUMBER OF TREES FROM LINE #1 562 / 2	281 trees
ENTER NUMBER OF TREES PROVIDED IN NUMBER 2	376 trees
PROTECTED TREE MITIGATION TOTAL	657 trees

PROPOSED TREE CREDITS ABOVE MINIMUM	
TOTAL MITIGATION REQUIRED	trees

SPECIMEN TREE REQUIREMENTS	
TOTAL SPECIMEN TREES	398
SITE AREA (AC)	19.62
SPECIMEN TREES PER ACRE	20.29
PRESERVED TREES REQUIRED (4 PER ACRE)	78
SPECIMEN TREES PRESERVED	207

MITIGATION TOTAL	314
CREDIT TOTAL	453
4.5" TREES REQ.	-139

SUMMARY	
PROTECTED TREE MITIGATION	
TOTAL 2.5" TREES REQUIRED	657
(174) SPECIMEN TREES (3 TREE CREDITS)	522
657 REQUIRED MITIGATION - 522 CREDITS	135

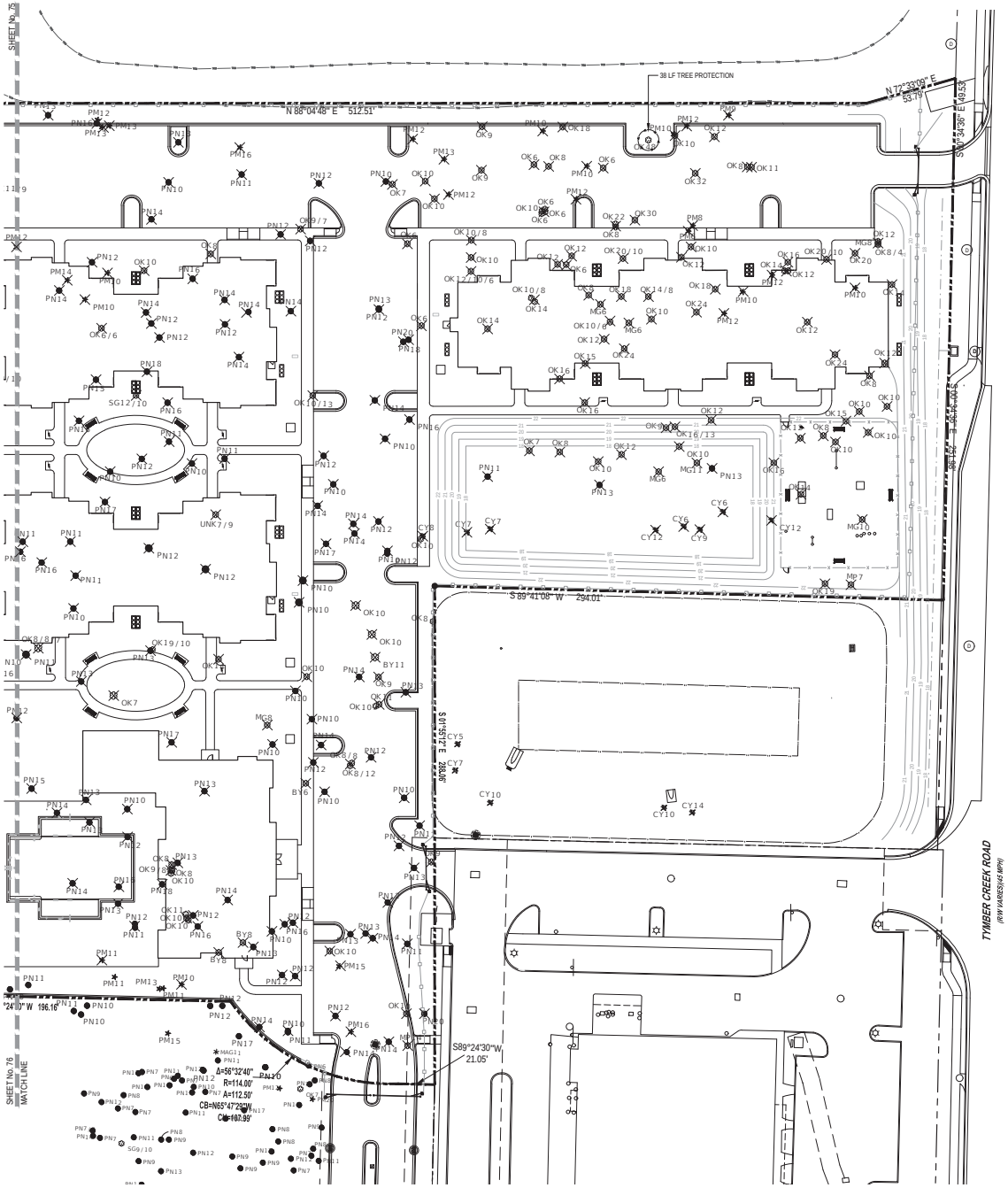
MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 139 TREES USED FOR PROTECTED TREES.

SPECIMEN TREES TO BE SAVED

CAL @ DBH	VARIETY	QTY	# OF 4.5" CAL TREES TO MITIGATE	TOTAL	TREE FUND EQUAL	TREE FUND TOTAL
12	CYPRESS	7	1	7	$307.00	$2,149.00
12	OAK	25	1	25	$307.00	$7,675.00
12	MAGNOLIA	2	1	2	$307.00	$614.00
12	BAY	2	1	2	$307.00	$614.00
13	BAY	1	1	1	$360.00	$360.00
13	OAK	19	1	19	$360.00	$6,840.00
13	CYPRESS	4	1	4	$360.00	$1,440.00
14	OAK	19	1	19	$418.00	$7,942.00
15	OAK	10	2	20	$480.00	$4,800.00
15	CYPRESS	1	2	2	$480.00	$480.00
15	MAGNOLIA	1	2	2	$480.00	$480.00
16	OAK	8	2	16	$546.00	$4,368.00
16	MAGNOLIA	3	2	6	$546.00	$1,638.00
16	CYPRESS	5	2	10	$546.00	$2,730.00
17	CYPRESS	7	2	14	$616.00	$4,312.00
17	OAK	8	2	16	$616.00	$4,928.00
17	MAGNOLIA	1	2	2	$616.00	$616.00
18	OAK	7	2	14	$690.00	$4,830.00
18	SWEETGUM	7	2	14	$690.00	$4,830.00
18	MAGNOLIA	2	2	4	$690.00	$1,380.00
18	CYPRESS	5	2	10	$690.00	$3,450.00
19	CYPRESS	4	2	8	$769.00	$3,076.00
20	OAK	6	2	12	$853.00	$5,118.00
20	SWEETGUM	2	2	4	$853.00	$1,706.00
20	MAGNOLIA	2	2	4	$853.00	$1,706.00
20	CYPRESS	3	2	6	$853.00	$2,559.00
22	OAK	4	3	12	$1,032.00	$4,128.00
22	MAPLE	2	3	6	$1,032.00	$2,064.00
22	CYPRESS	2	3	6	$1,032.00	$2,064.00
23	CYPRESS	1	3	3	$1,120.00	$1,120.00
24	OAK	7	3	21	$1,220.00	$8,540.00
24	SWEETGUM	1	3	3	$1,220.00	$1,220.00
24	CYPRESS	4	3	12	$1,220.00	$4,880.00
25	CYPRESS	1	4	4	$1,332.00	$1,332.00
25	OAK	2	4	8	$1,332.00	$2,664.00
26	SWEETGUM	1	4	4	$1,441.00	$1,441.00
26	CYPRESS	2	4	8	$1,441.00	$2,882.00
27	CYPRESS	2	4	8	$1,554.00	$3,108.00
28	CYPRESS	2	4	8	$1,671.00	$3,342.00
30	SWEETGUM	1	5	5	$1,919.00	$1,919.00
30	OAK	5	5	25	$1,919.00	$9,595.00
32	SWEETGUM	1	6	6	$2,183.00	$2,183.00
33	CYPRESS	1	6	6	$2,308.00	$2,308.00
36	OAK	1	7	7	$2,763.00	$2,763.00
36	CYPRESS	2	7	14	$2,763.00	$5,526.00
37	OAK	1	7	7	$2,902.00	$2,902.00
48	OAK	1	12	12	$4,911.00	$4,911.00
48	CYPRESS	1	12	12	$4,911.00	$4,911.00
52	CYPRESS	1	13	13	$5,731.00	$5,731.00
TOTAL		207	SPECIMEN TREE CREDIT TOTAL	453		$162,175.00

SPECIMEN TREES TO BE REMOVED

CAL @ DBH	VARIETY	QTY	# OF 4.5" CAL TREES TO MITIGATE	TOTAL	TREE FUND EQUAL	TREE FUND TOTAL
12	OAK	42	1	42	$307.00	$12,894.00
12	CYPRESS	4	1	4	$307.00	$1,228.00
12	BAY	2	1	2	$307.00	$614.00
13	OAK	16	1	16	$360.00	$5,760.00
14	OAK	37	1	37	$418.00	$15,466.00
14	MAGNOLIA	1	1	1	$418.00	$418.00
14	BAY	1	1	1	$418.00	$418.00
15	OAK	12	2	24	$480.00	$5,760.00
15	CYPRESS	1	2	2	$480.00	$480.00
16	OAK	21	2	42	$546.00	$13,466.00
17	OAK	4	2	8	$616.00	$2,464.00
18	OAK	12	2	24	$690.00	$8,280.00
19	OAK	3	2	6	$769.00	$2,307.00
20	OAK	11	2	22	$853.00	$9,383.00
21	OAK	3	3	9	$940.00	$2,820.00
22	OAK	4	3	12	$1,032.00	$4,128.00
23	OAK	1	3	3	$1,120.00	$1,120.00
24	OAK	11	3	33	$1,220.00	$13,420.00
25	OAK	1	4	4	$1,332.00	$1,332.00
30	OAK	2	5	10	$1,919.00	$3,838.00
32	OAK	2	6	12	$2,183.00	$4,366.00
TOTAL		191	SPECIMEN TREE MITIGATION TOTAL	314		$107,962.00



REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
www.Newkirk Engineering.com
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Landscape Architecture
NEWKIRK ENGINEERING INC.

TREE REMOVAL PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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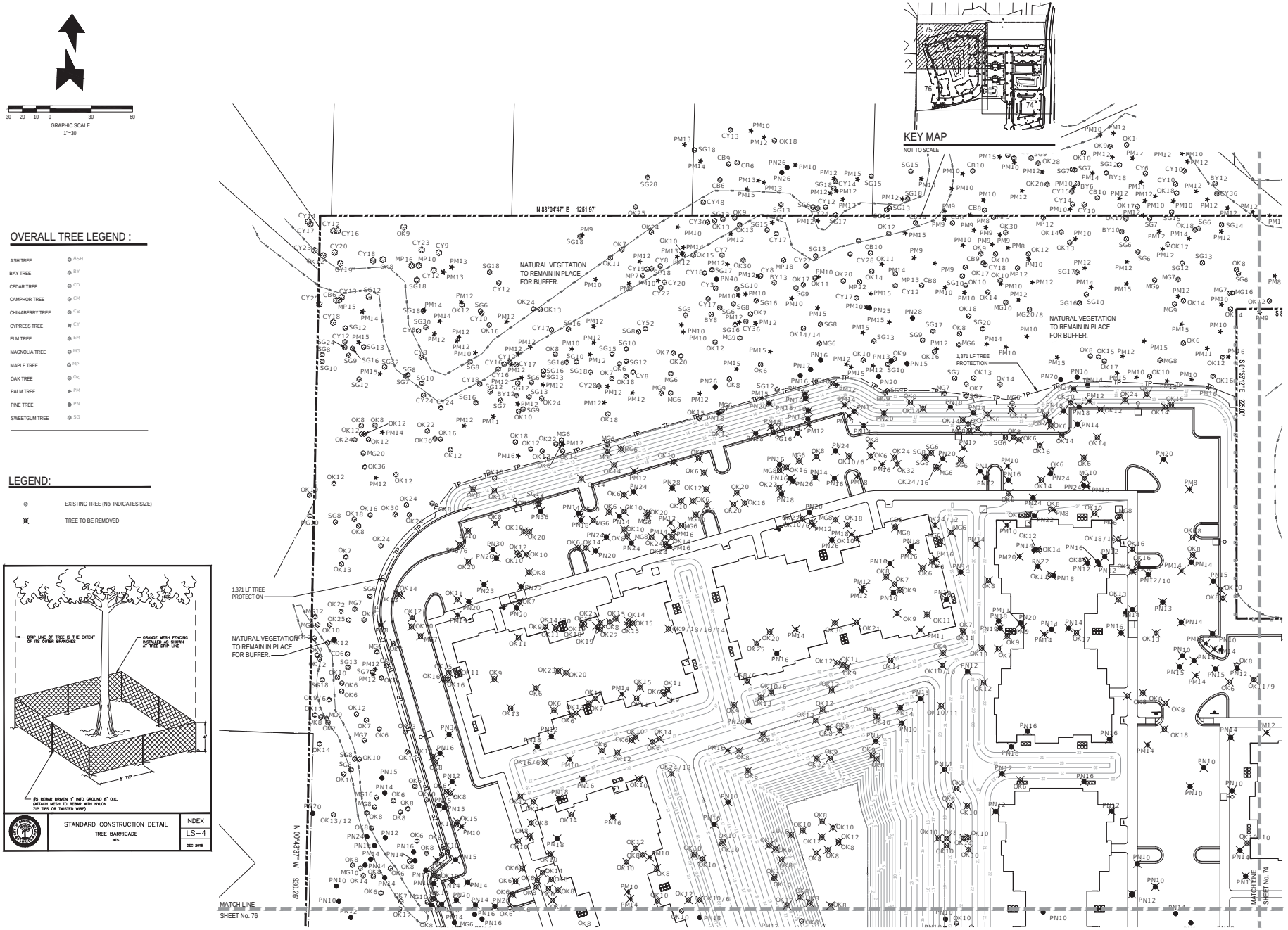
LAUREN A. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

74



OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	Mp
OAK TREE	Ok
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

LEGEND:

- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED

STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS

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DEC 2015

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C.A. # 30009
LC. # 26001084

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NEWKIRK ENGINEERING INC.

TREE REMOVAL PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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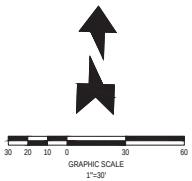
LAUREN W. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

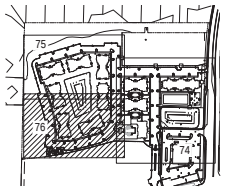
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
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SCALE:	1" = 30'

DRAWING NUMBER

75





KEY MAP
NOT TO SCALE

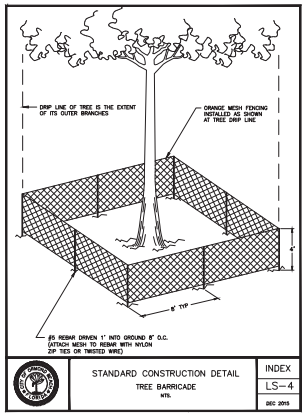
LEGEND:

- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG





STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

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TREE REMOVAL PLAN (SHT. 3 OF 3)
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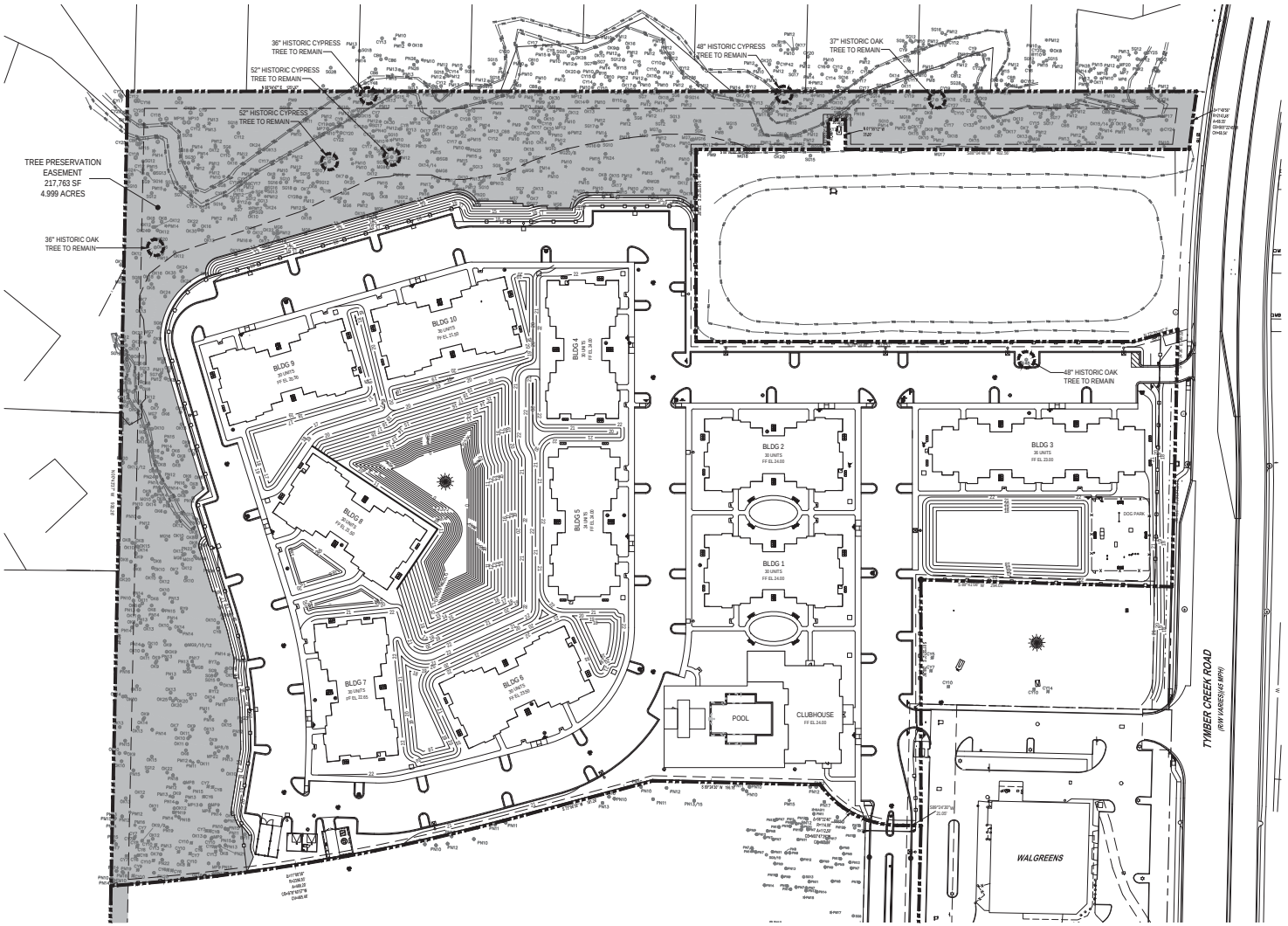
LAUREN S. ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

76



60 40 20 0 60 120
GRAPHIC SCALE
1"=60'

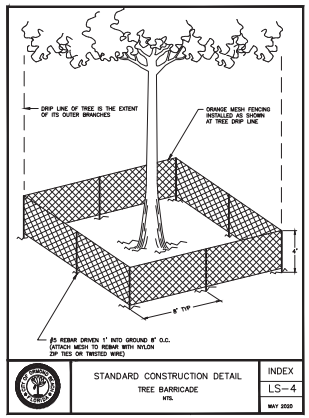
TREE PRESERVATION AREA REQUIREMENT:

REQUIRED TREE PRESERVATION = 15.0%
REQUIRED TREE PRESERVATION = 854, 635 SF x 0.15 = 128,195 SF (15.0%)

TREE PRESERVATION AREA PROVIDED	217,763 SF = 4.999 ACRES
TOTAL TREE PRESERVATION AREA	217,763 SF / 854,635 SF = 25.5%

LEGEND

TREE PRESERVATION AREA (25.5%)



STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

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MAY 2020

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TREE PRESERVATION PLAN
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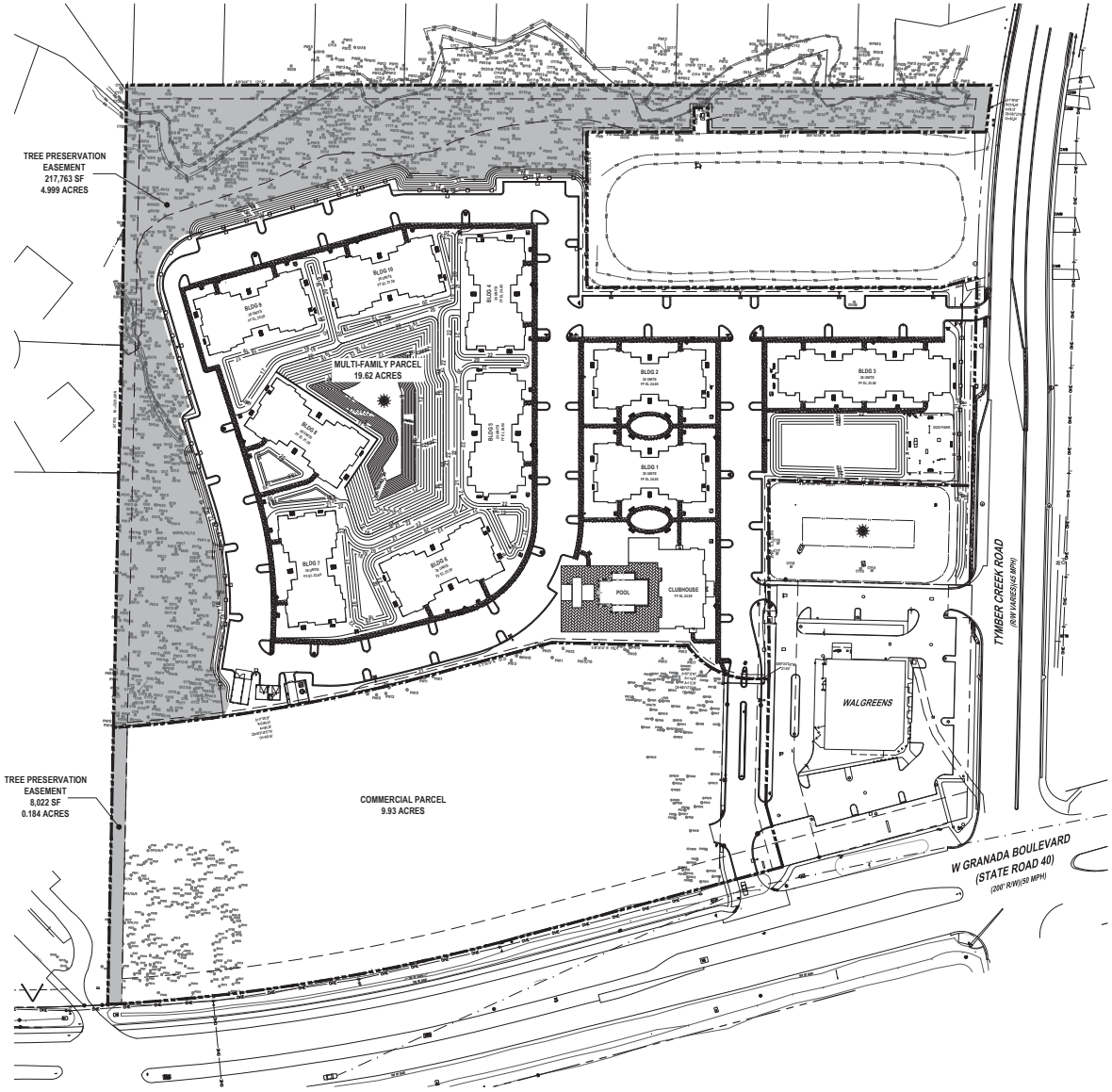
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HARRY H. NEWKIRK, P.E. # 62971

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83



80 40 0 80 160

GRAPHIC SCALE
1"=80'

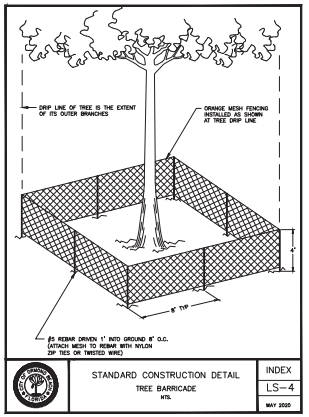
OVERALL TREE PRESERVATION AREA REQUIREMENT:

COMMERCIAL & MULTI-FAMILY
TREE PRESERVATION AREA REQUIRED = 15%
0.15 x (9.93 + 19.62) = 4.433 ACRES
TREE PRESERVATION AREA PROVIDED
MULTI-FAMILY 4.999 ACRES
COMMERCIAL 0.184 ACRES

OVERALL TOTAL TREE PRESERVATION AREA 5.183 ACRES (17.5%)
5.183 / (9.93 + 19.62) = 17.5%

LEGEND

TREE PRESERVATION AREA (17.5%)



STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

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MAY 2020

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OVERALL TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
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LICENSED
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

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84



WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
TOTAL WETLAND AREAS	104,588	2.401	12.2
TOTAL UPLAND AREAS	750,047	17.219	87.8
TOTAL PROJECT AREA	854,635	19.620	100.0

LEGEND

- WETLAND IMPACT AREA
  5,957 SF / 0.137 AC (TOTAL)
  IMPACT AREAS REQUIRING MITIGATION = 649 SF / 0.015 AC
- WETLAND PRESERVATION AREA
  98,619 SF / 2.264 AC (TOTAL)
- UPLAND PRESERVATION AREA
  120,696 SF / 2.771 AC (TOTAL)
- UPLAND BUFFER IMPACT AREA
  9,263 SF / 0.213 AC (TOTAL)
- CONSERVATION EASEMENT AREA
  219,551 SF / 5.040 AC (TOTAL)
- CONSERVATION EASEMENT SIGN
  (SEE DETAIL, THIS SHEET)

CONSERVATION AREA

NO DUMPING, LAND CLEARING OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT

FOR MORE INFORMATION, CONTACT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (321) 984-4940

12" x 12"

SEE PLAN FOR LOCATIONS, SPACE AT 100' O.C.

CONSERVATION EASEMENT SIGN

NOT TO SCALE

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WETLAND IMPACT PRESERVATION PLAN
TYMBER CREEK APARTMENTS

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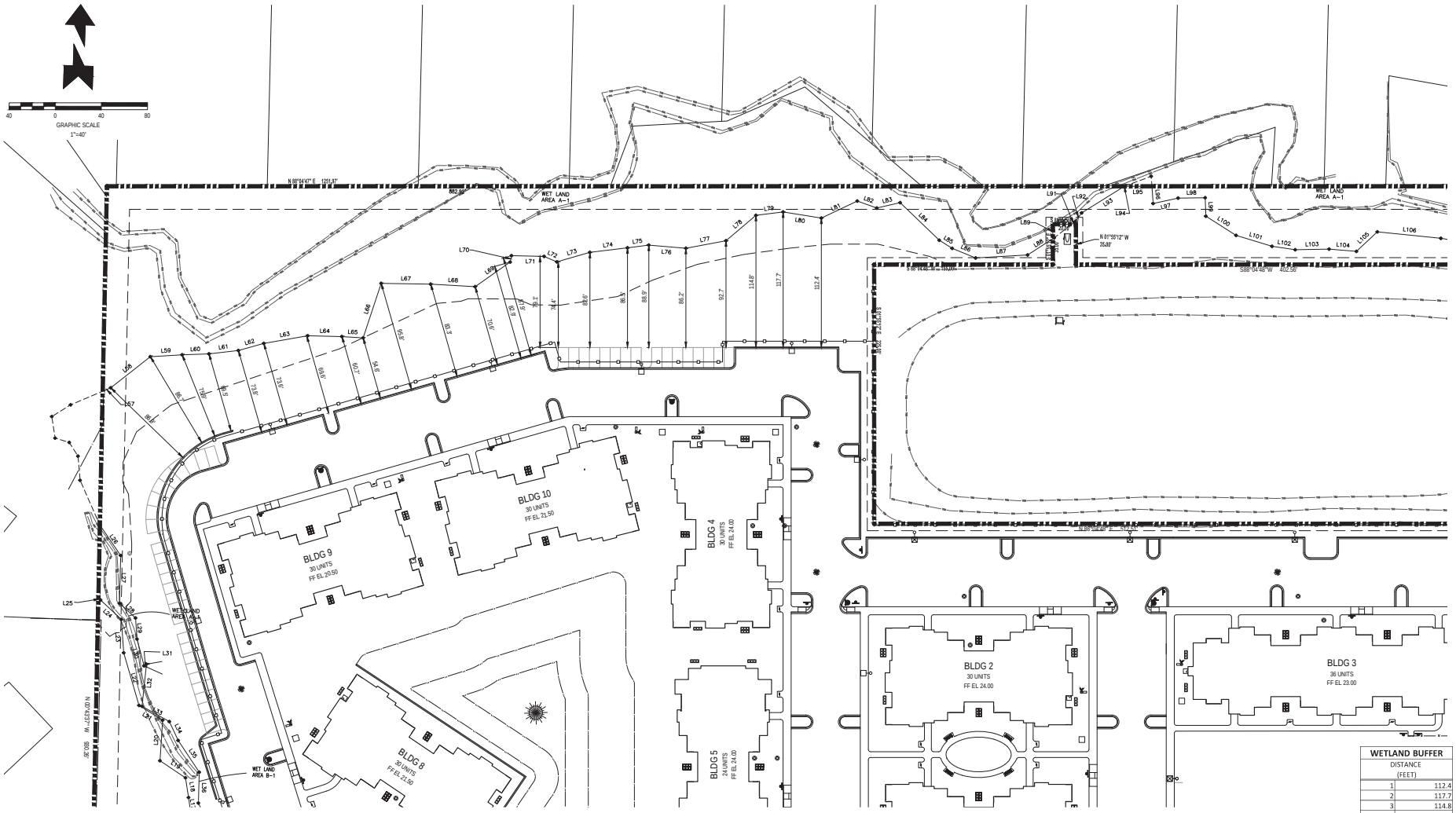
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85



LITTLE TOMOKA RIVER WETLAND BUFFER SETBACK

1. REQUIRED WETLAND SETBACK = 75' AVERAGE
2. PROVIDED WETLAND SETBACK = 83.6' AVERAGE

WETLAND BUFFER DISTANCE (FEET)	
1	112.4
2	117.7
3	114.8
4	92.7
5	86.2
6	88.9
7	86.5
8	82.6
9	74.4
10	79.1
11	87.9
12	82.9
13	70.6
14	83.3
15	95.8
16	54.6
17	60.7
18	69.6
19	73.6
20	73.8
21	69.5
22	75.9
23	86.7
24	86.9
AVERAGE	83.6

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WETLAND BUFFER EXHIBIT
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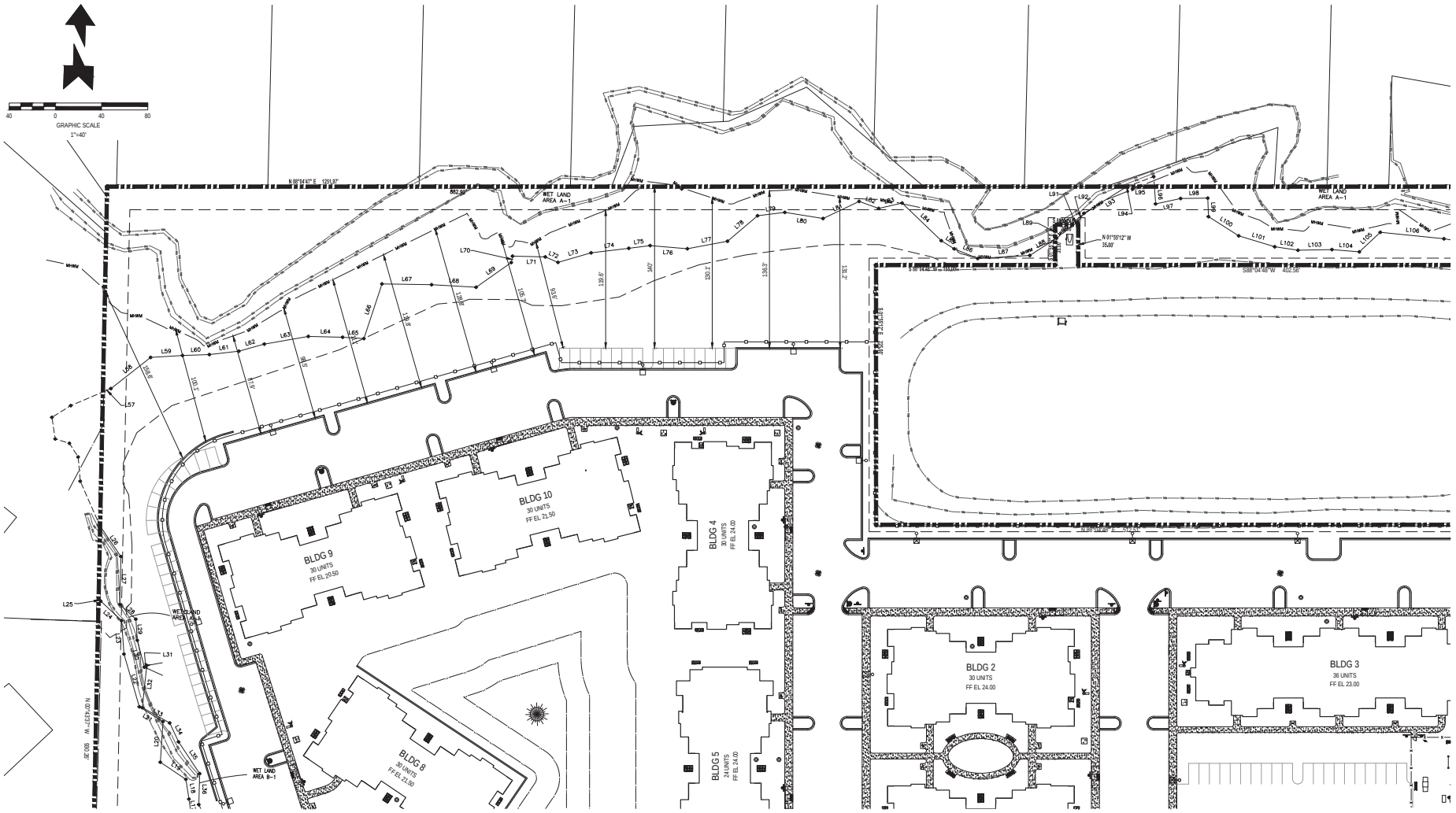
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SCALE:	1" = 40'

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86



MEAN HIGH WATER MARK	
	DISTANCE (FEET)
1	131.2
2	136.3
3	130.1
4	140
5	119.6
6	101
7	105.7
8	128.8
9	119.8
10	111
11	98.5
12	87.9
13	100.1
14	158.6
AVERAGE	119.2

	BLUFF HEIGHT (FEET NAVD)	MHWM (FEET NAVD)	BLUFF HEIGHT (FEET)
1	17.12	2.4	14.7
2	16.72	2.4	14.3
3	15.69	2.4	13.3
4	13.60	2.4	11.2
5	11.84	2.4	9.4
6	11.23	2.4	8.8
7	12.55	2.4	10.2
8	14.83	2.4	12.4
9	14.94	2.4	12.5
10	14.95	2.4	12.6
11	14.22	2.4	11.8
12	13.03	2.4	10.6
13	12.25	2.4	9.9
14	11.73	2.4	9.3
AVERAGE BLUFF HEIGHT		11.5	

GRADING LEGEND:

MHWM — MEAN HIGH WATER MARK

BLUFF ELEVATION

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MEAN JIGH WATER MARK
BUFFER EXHIBIT
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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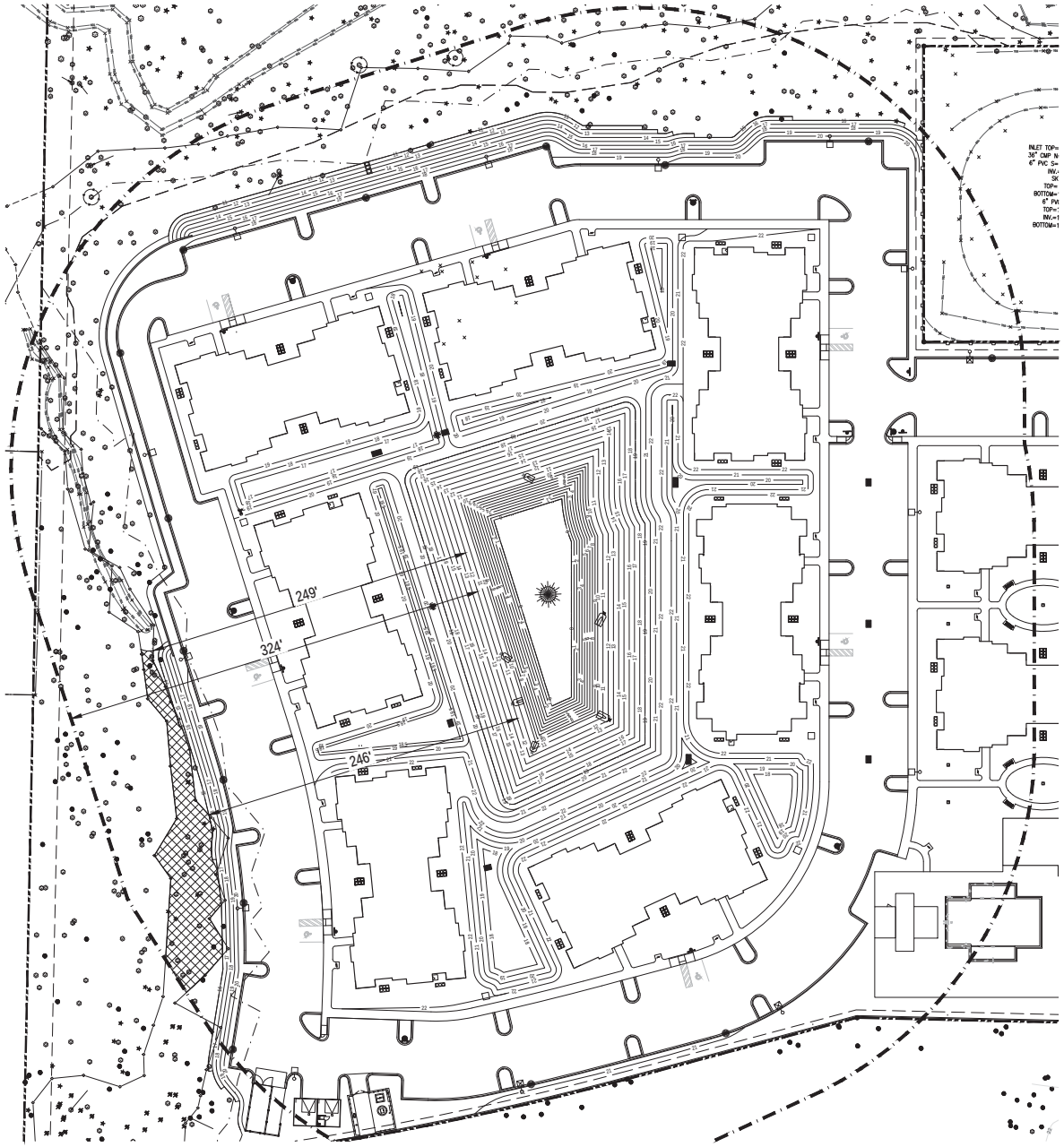
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HARRY H. NEWKIRK, P.E. # 62971

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DESIGN BY:	HHN
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SCALE:	1" = 40'

DRAWING NUMBER

87





LEGEND

WETLAND AREAS ABOVE EL 12.0 WITHIN RADIUS OF INFLUENCE

RADIUS OF INFLUENCE LIMIT

WETLAND DRAWDOWN ANALYSIS

THE PROPOSED WET POND IS DESIGNED TO PASSIVELY DEWATER THE PROJECT SITE BY SETTING THE CONTROL ELEVATION BELOW THE AVERAGE GROUNDWATER TABLE ELEVATION. TO ENSURE DEWATERING THE SITE WILL NOT CREATE ADVERSE HYDROLOGIC IMPACTS TO ADJACENT WETLANDS THE WET POND RADIUS OF INFLUENCE MUST BE DETERMINED.

USING SICHARDT'S EQUATION THE POND RADIUS OF INFLUENCE WAS DETERMINED TO BE 324 FT. WETLAND DRAWDOWN WAS CALCULATED FOR THE TWO POINTS NEAREST TO THE WET POND. WETLAND AREAS BELOW EL 12.0 (POND NWL) WERE NOT CONSIDERED AS THEY ARE BELOW THE PROPOSED WATER TABLE. THE MAXIMUM DRAWDOWN IN ADJACENT WETLANDS WAS FOUND TO BE 0.00436 FT OR 0.05 INCHES. DUE TO THE NEGLIGIBLE CHANGE IN GROUND WATER LEVELS IT CAN BE CONCLUDED THAT ADJACENT WETLANDS WILL NOT BE ADVERSELY IMPACTED BY THE DRAWDOWN OF THE GROUNDWATER TABLE CAUSED BY THE POND.

CALCULATIONS ARE SHOWN IN THE TABLE BELOW.

Radius of Influence (Sichardt's Equation) & Dewatering Volumes

Project Name:	**Tymber Creek Apartments**
Location :	**Ormond Beach, Volusia County**

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	14	ft/day	0.000049	m/sec
Aquifer Thickness (H)	100	ft	30.48	m
Depth to Groundwater	0	ft	0.00	m
Excavation Depth	10	ft	3.05	m
Pond Length (a)	266	ft	81.08	m
Pond Width (b)	150	ft	45.72	m
Number of Extraction Points (n)	1		1	
Time	1440	min	1440	min

Calculation of Radius of Influence (R_0) for an open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	27.43	m
H - h =	3.05	m
Radius of Influence (R_0) =	64.26	m

Calculation of Effective Radius (R_e) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/\pi}$$

r_e =	34.34997886	m

Calculation of Max Total Influence ($R_0 + r_e$) =	98.61	m
	324	ft

Drawdown at Distance (s_0)

$$s_2 = \left(\frac{Kh}{2\pi Kh \times \frac{Q}{}}\right) \times \ln\left(\frac{R}{r_2}\right)$$

r_2 (1)	249	ft
s_2 (1)	0.00417	ft
r_2 (2)	246	ft
s_2 (2)	0.00436	ft

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ADJACENT WETLAND DRAWDOWN ANALYSIS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
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BUILDING TO BUILDING SETBACK EXHIBIT

TYMBER CREEK APARTMENTS

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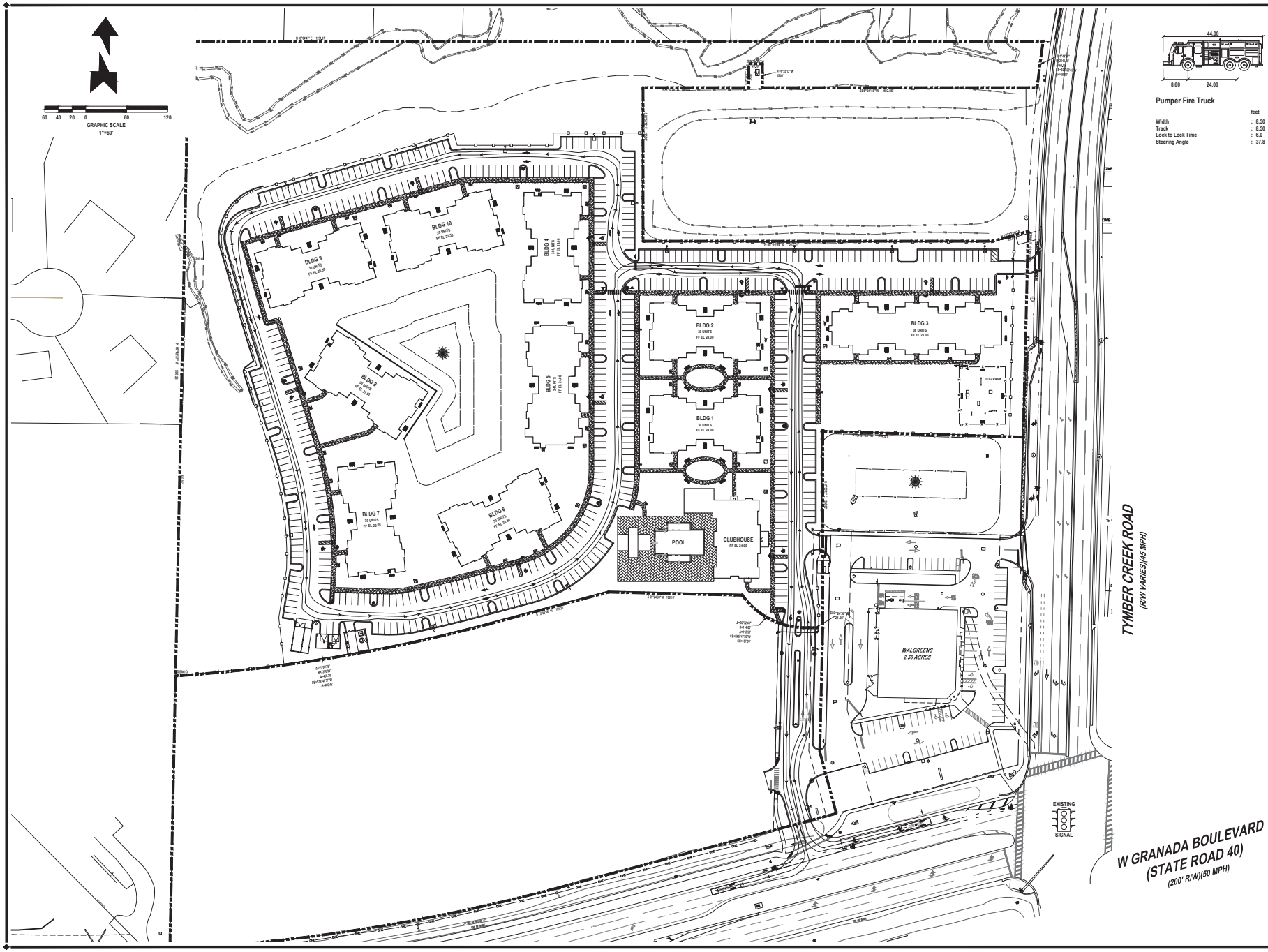
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AUTOTURN TRUCK PLAN
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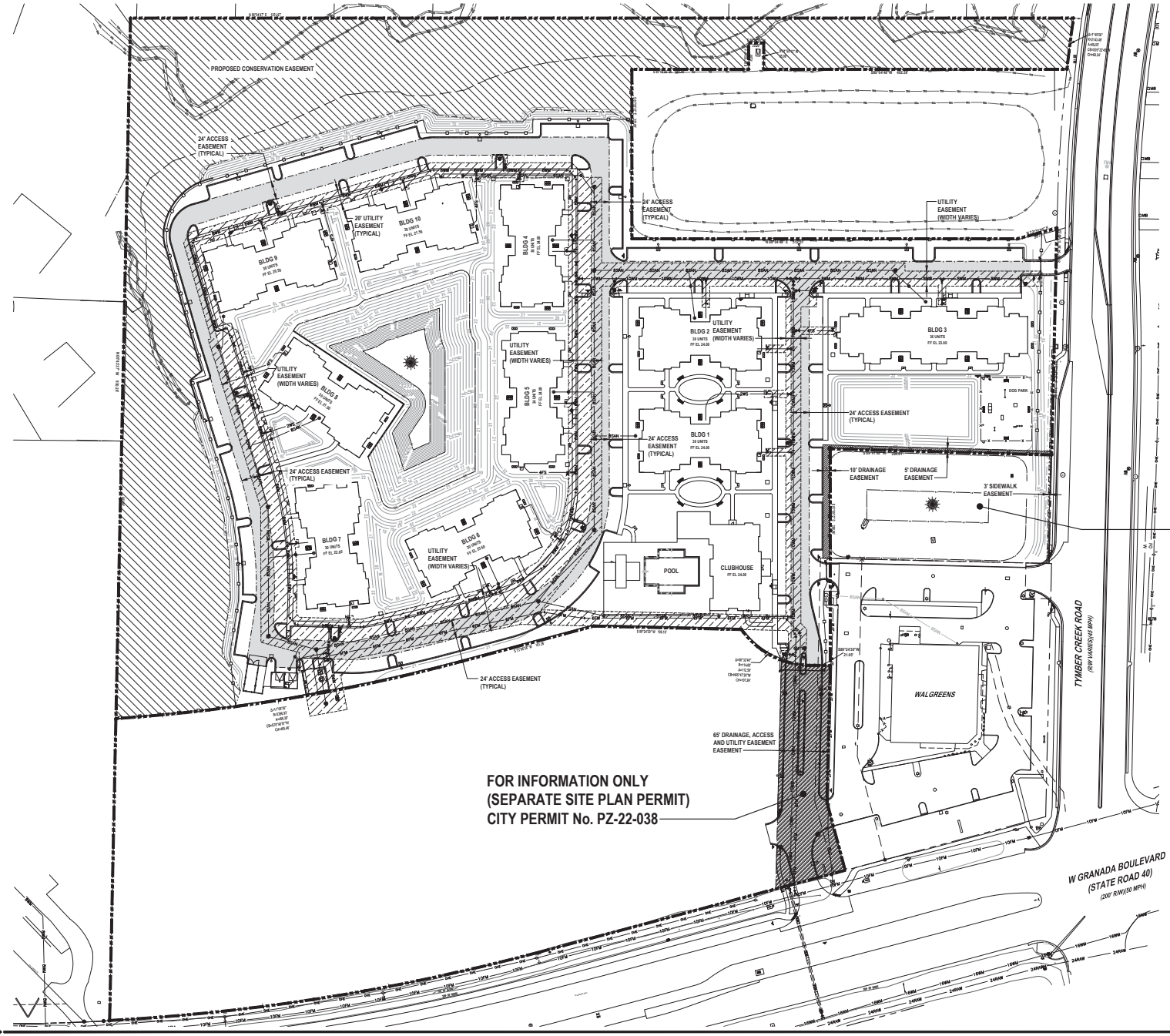
HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'

DRAWING NUMBER

89



GRAPHIC SCALE
1"=60'

EASEMENT LEGEND:

- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED CONSERVATION EASEMENT
- PROPOSED SIDEWALK EASEMENT
- PROPOSED DRAINGE, ACCESS AND UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
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NEWKIRK ENGINEERING INC.

EASEMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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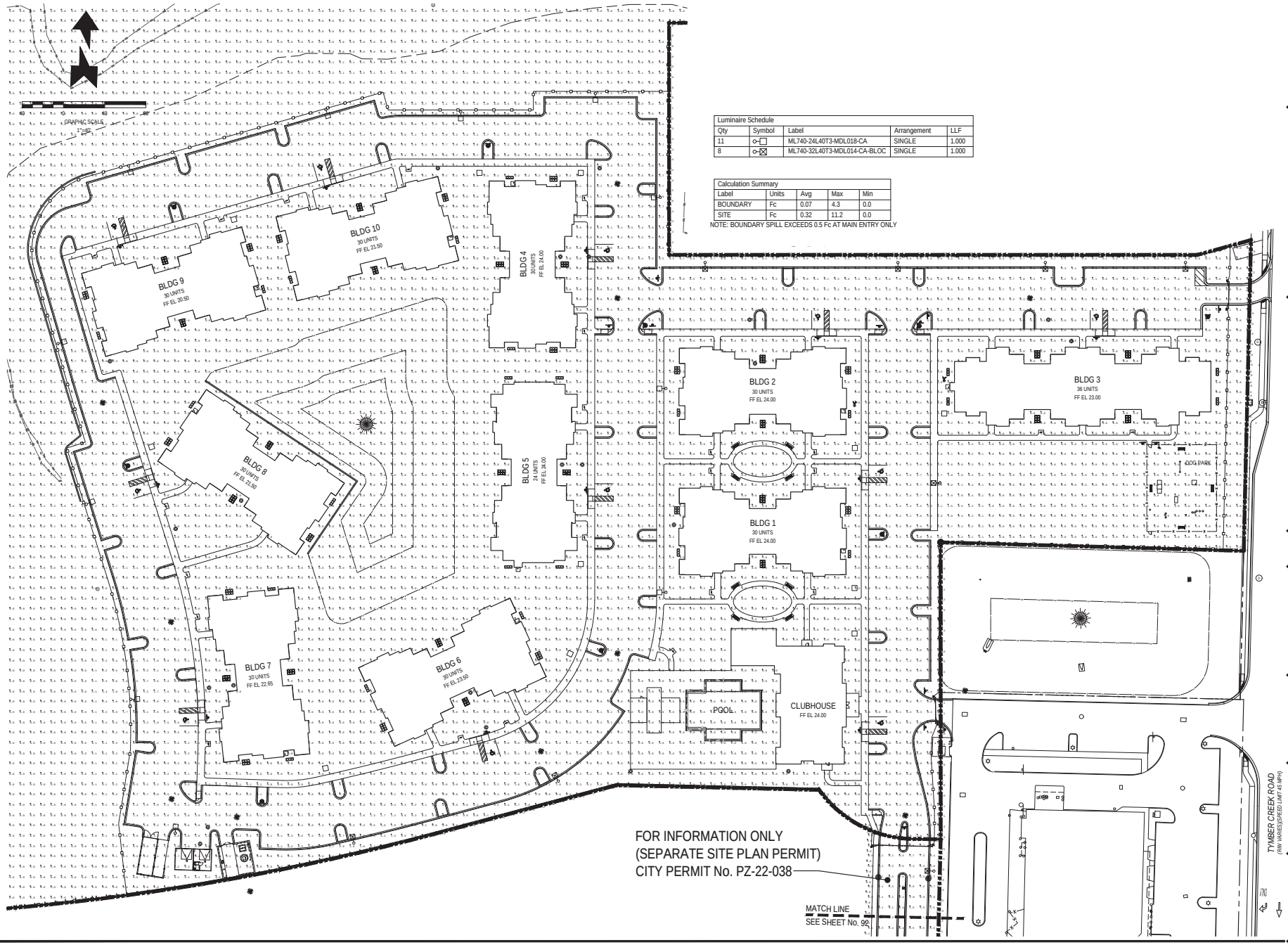
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HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1"= 60'

DRAWING NUMBER

90



Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
11		ML740-24L40T3-MDL018-CA	SINGLE	1.000
8		ML740-32L40T3-MDL014-CA-BLOC	SINGLE	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
BOUNDARY	Fc	0.07	4.3	0.0
SITE	Fc	0.32	11.2	0.0

NOTE: BOUNDARY SPILL EXCEEDS 0.5 Fc AT MAIN ENTRY ONLY

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

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PHOTOMETRIC PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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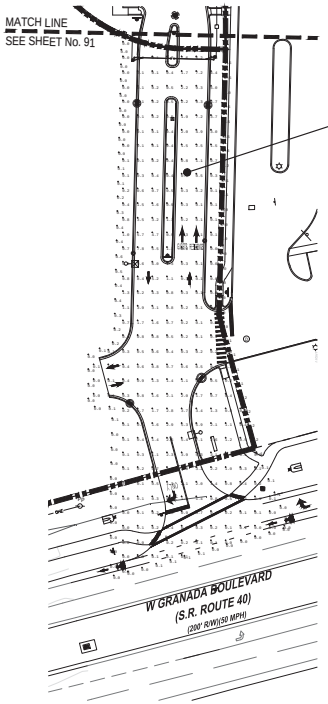
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

91

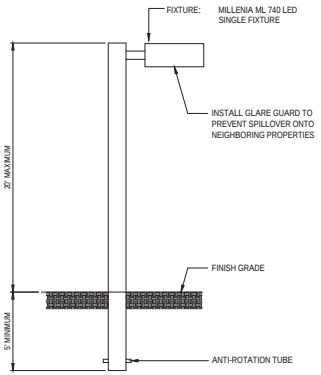


FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038

Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
1	○-□	ML740-24L40T3-MDL018-CA	SINGLE	1.000
2	○-⊠	ML740-32L40T3-MDL014-CA-BLOC	SINGLE	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
ACCESS	Fc	1.17	9.6	0.0
ACCESS BOUNDARY	Fc	0.11	0.6	0.0

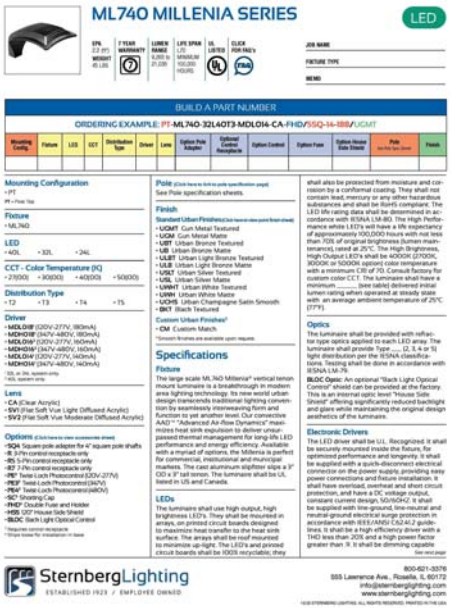
NOTE: BOUNDARY SPILL EXCEEDS 0.5 Fc AT MAIN ENTRY ONLY

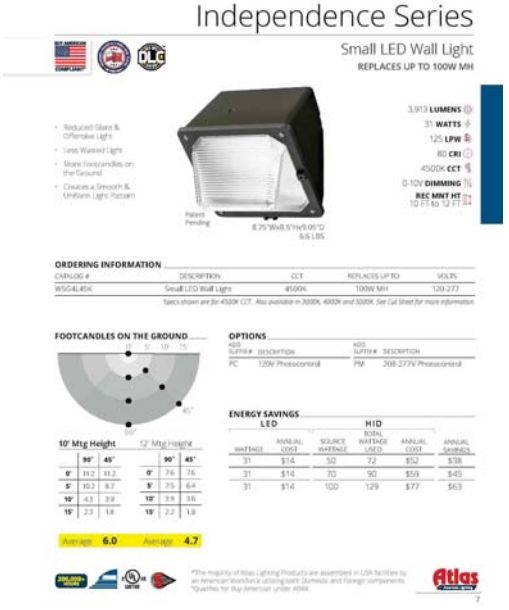


POLE TYPE: 5" X 5" STRAIGHT SQUARE DIRECT BURIAL LIGHT POLE
STRENSBERG LIGHTING - URBANLINE
POLE HEIGHT: 20' MAXIMUM HEIGHT WITH 5' MINIMUM BURIAL
FINISH: SMOOTH BLACK OR SATIN ALUMINUM
MATERIAL: ALUMINUM

1. CONTRACTOR MUST OBTAIN CITY OF ORMOND BEACH BUILDING PERMIT FOR LIGHT POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC...) FOR LIGHT FIXTURES AT TIME OF PERMIT REVIEW.
2. DESIGNED TO HANDLE A MINIMUM 140 MPH WIND SPEED, EXPOSURE B.
3. MAKE THE HOLE, GENERALLY HOLES SHALL BE ROUND WITH SMOOTH VERTICAL SIDES CONSISTING OF UNDISTURBED SOIL FOR BEST COMPACTION AND STABILITY OF POLES. DIAMETER OF POLE SHALL BE ABOUT TWICE THE DIAMETER OF THE POLE AT ITS BASE. HOLES SHALL BE AUGURED.
4. WIRE THE POLE UTILIZING APPROVED METHODS.
5. INSTALL THE POLE, IN MANY CASES COMPOSITE POLES CAN BE MANUALLY LIFTED INTO PLACE AND INSERTED INTO THE HOLE.
6. ALIGN AND LEVEL THE POLE.
7. BACKFILL THE HOLE, FILL AND TAMP EVERY 6 TO 8 INCHES OF BACKFILL, FREQUENT TAMPING IS IMPORTANT FOR INSTALLATION.

SITE LIGHTING DETAIL
NOT TO SCALE





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REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

PHOTOMETRIC DETAILS
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2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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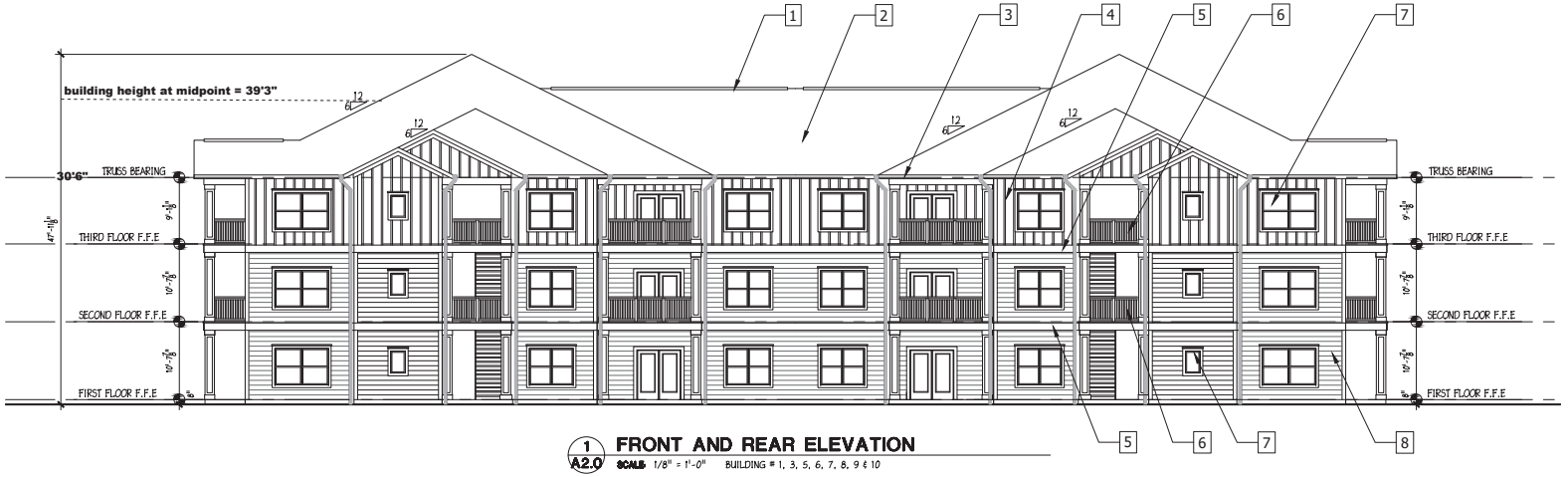
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

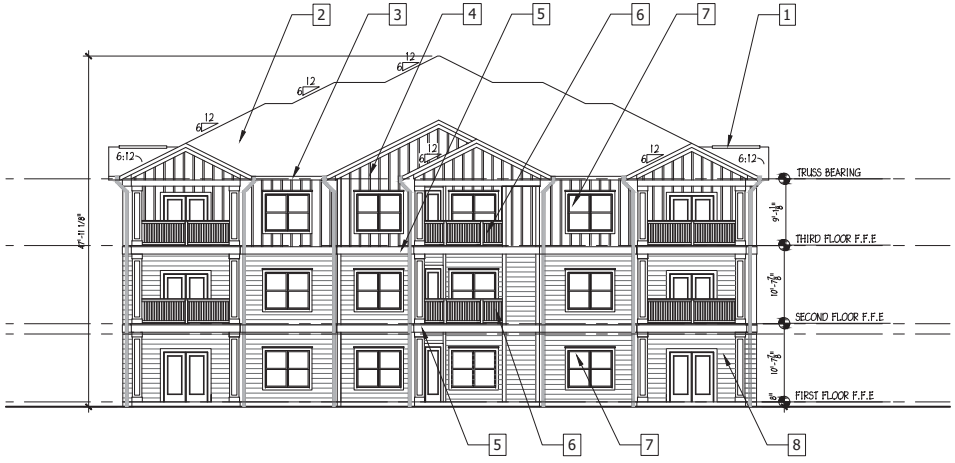
DRAWING NUMBER

92





1 A2.0 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 3, 5, 6, 7, 8, 9 & 10



2 A2.0 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 3, 5, 6, 7, 8, 9 & 10

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
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3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

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ITEM: DATE:
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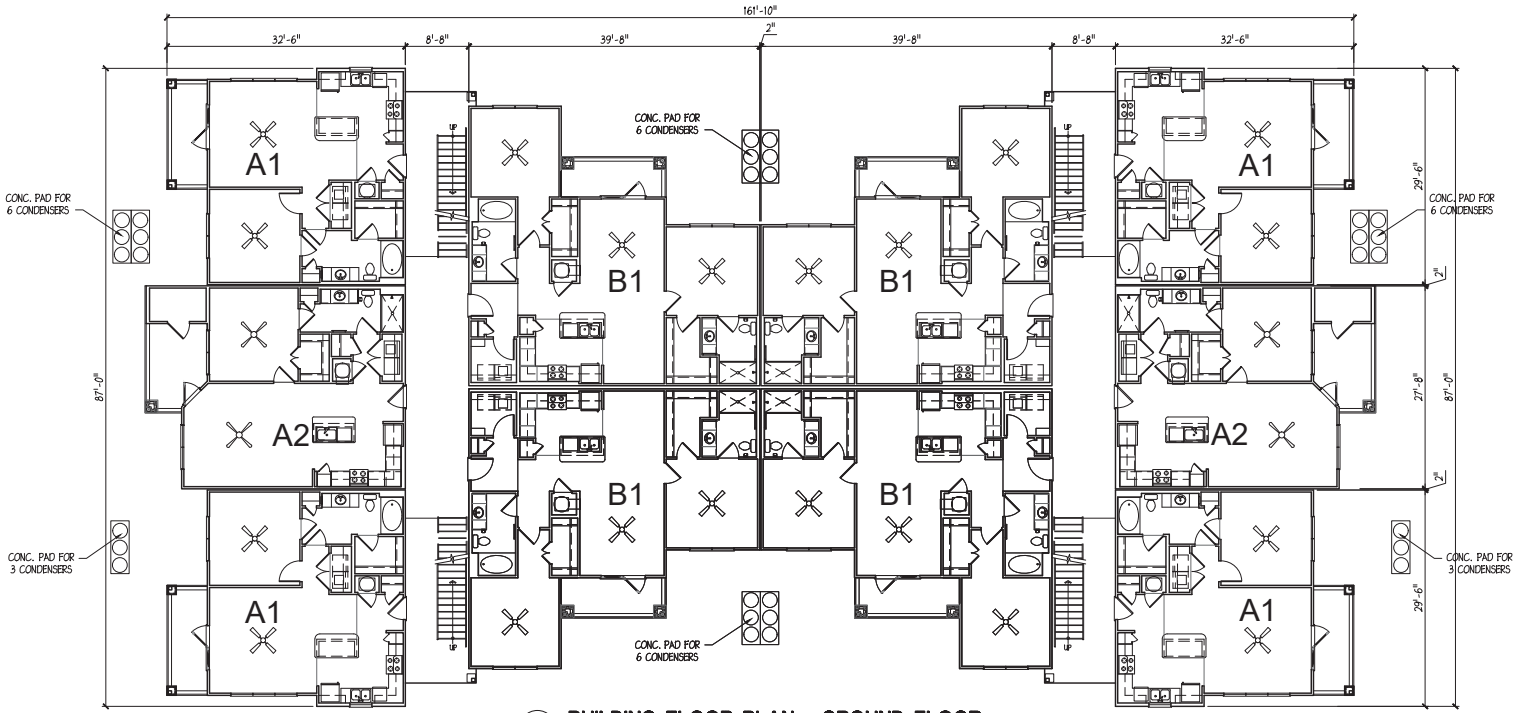
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TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
1, 3, 5, 6, 7, 8, 9 & 10

SHEET NO.
A2.0



1 A1.0 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 1/8" = 1'-0" BUILDING # 1, 2, 3, 4, 6, 7, 8 & 9

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FOR
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JOB NUMBER: E143

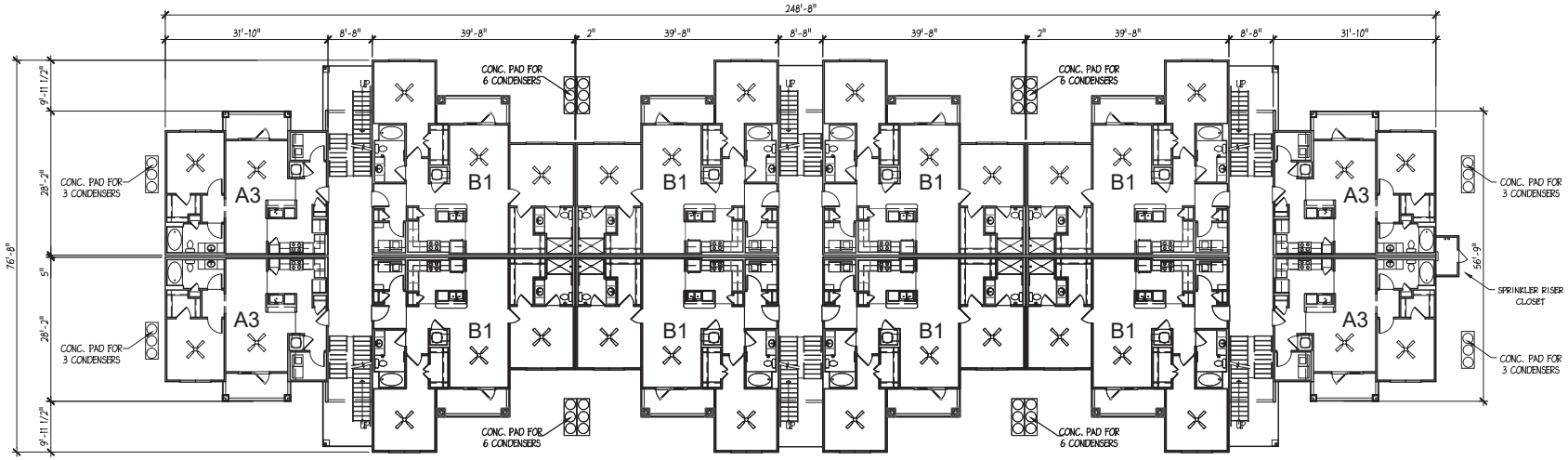
DRAWN BY:

CHECKED BY:

BUILDING PLANS
1, 3, 5, 6, 7, 8, 9 & 10

SHEET NO.

A1.0



1 A1.1 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 3/32" = 1'-0" BUILDING #10

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AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

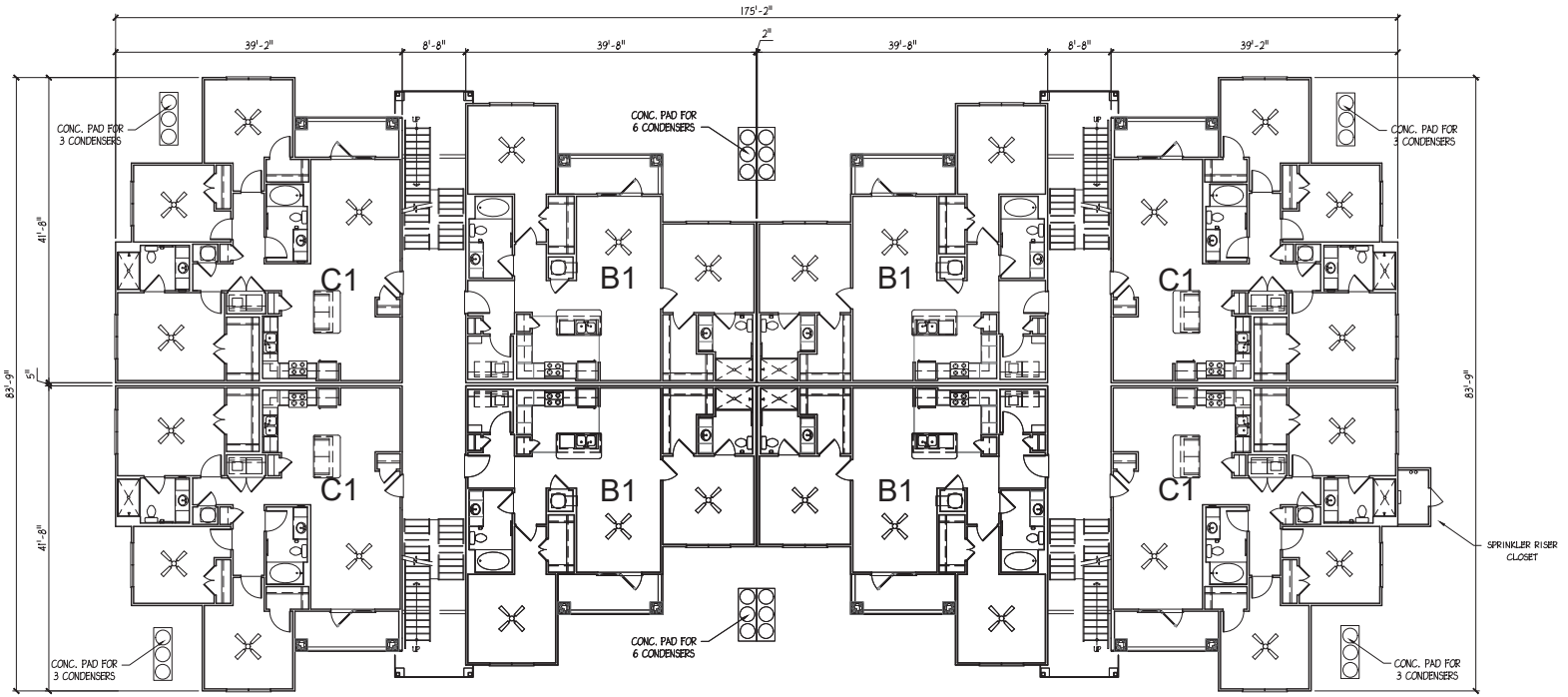
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 2

SHEET NO.

A1.1



1 A1.2 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE 1/8" = 1'-0" BUILDING #5

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AN APARTMENT COMMUNITY
FOR
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ORMOND BEACH, FLORIDA

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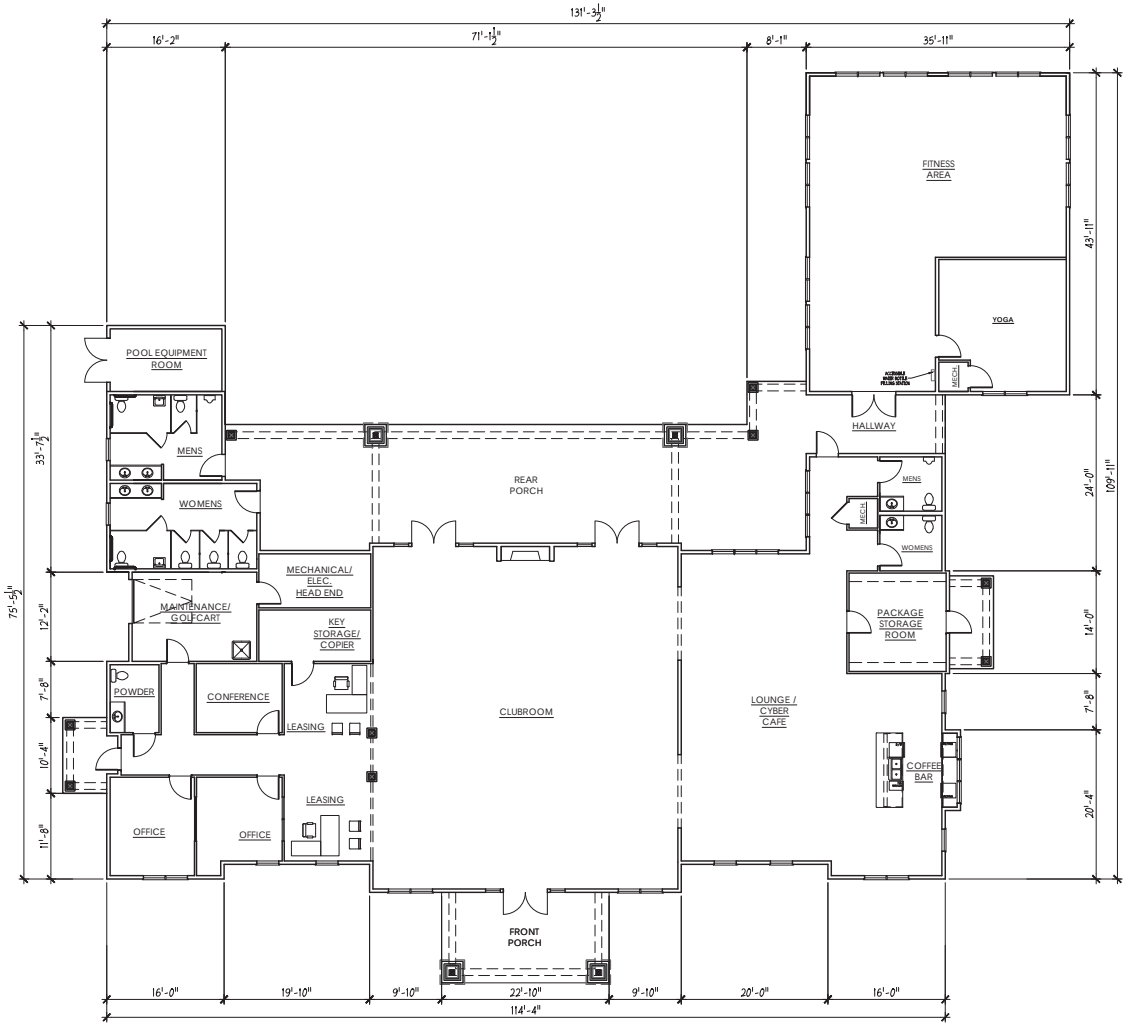
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 4

SHEET NO.

A1.2



1 A1.3 **LEASING OFFICE - FLOOR PLAN**

SCALE 3/16" = 1'-0"

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FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

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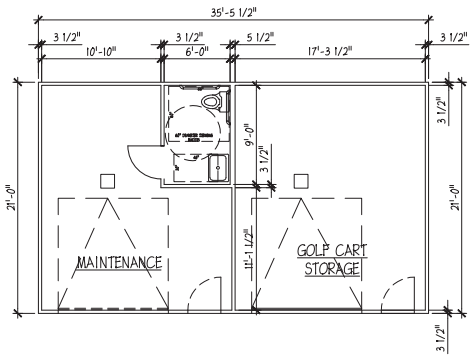
DRAWN BY:

CHECKED BY:

BUILDING PLANS
LEASING OFFICE

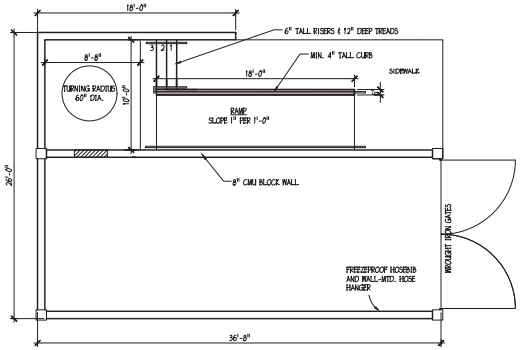
SHEET NO.

A1.3



1 A1.4 **MAINTENANCE OFFICE - FLOOR PLAN**

SCALE 3/16" = 1'-0"



2 A1.4 **TRASH COMPACTOR ENCLOSURE - FLOOR PLAN**

SCALE 3/16" = 1'-0"

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ATLANTA, GEORGIA 30341
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JOB PROGRESS:

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AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

DRAWN BY:

CHECKED BY:

BUILDING PLANS
MAINT. OFFICE & TRASH

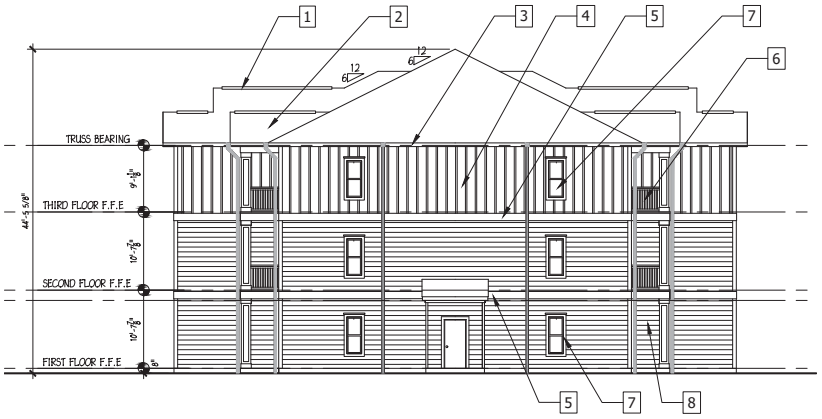
SHEET NO.

A1.4



1 A2.1 **FRONT AND REAR ELEVATION**

SCALE 3/32" = 1'-0" BUILDING # 10



2 A2.1 **LEFT AND RIGHT SIDE ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 10

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

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ORMOND BEACH, FLORIDA

JOB NUMBER: E143

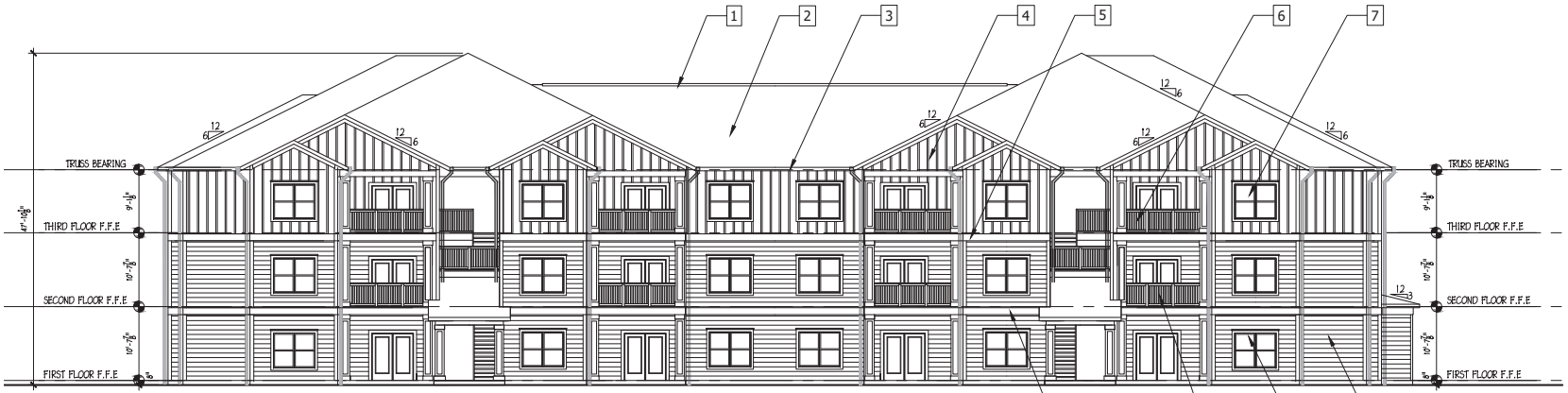
DRAWN BY:

CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 10

SHEET NO.

A2.1



1 A2.2 **FRONT AND REAR ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 5



2 A2.2 **LEFT AND RIGHT SIDE ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 5

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
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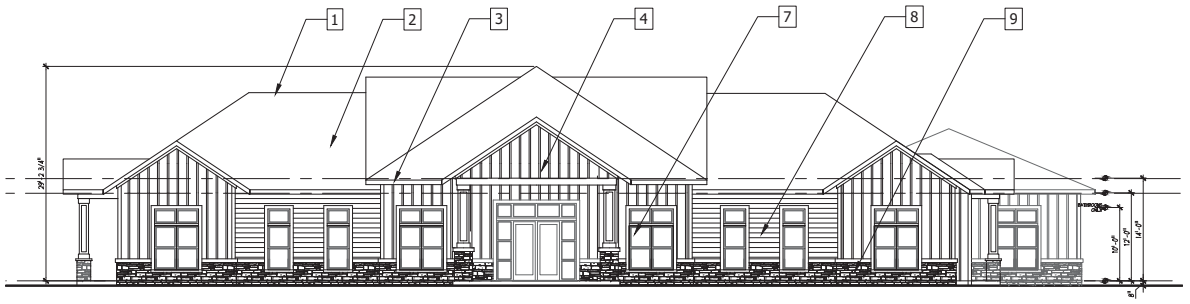
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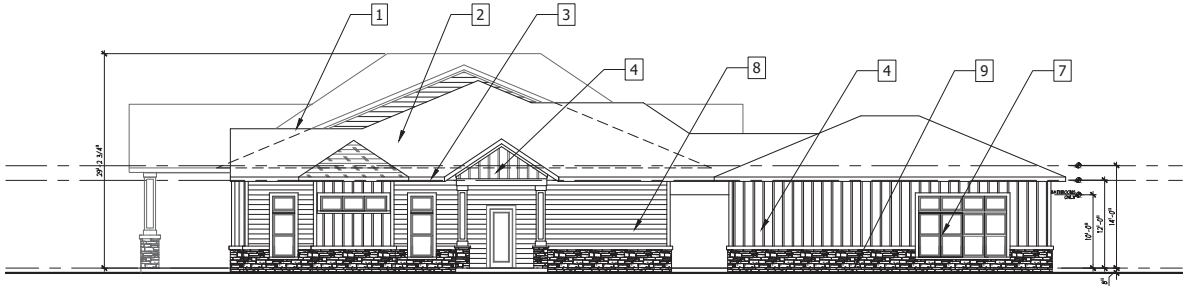
BUILDING ELEVATIONS
BUILDING # 5

SHEET NO.

A2.2



1 A2.3 **LEASING OFFICE - FRONT ELEVATION**
SCALE 1/8" = 1'-0"



2 A2.3 **LEASING OFFICE - RIGHT ELEVATION**
SCALE 1/8" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

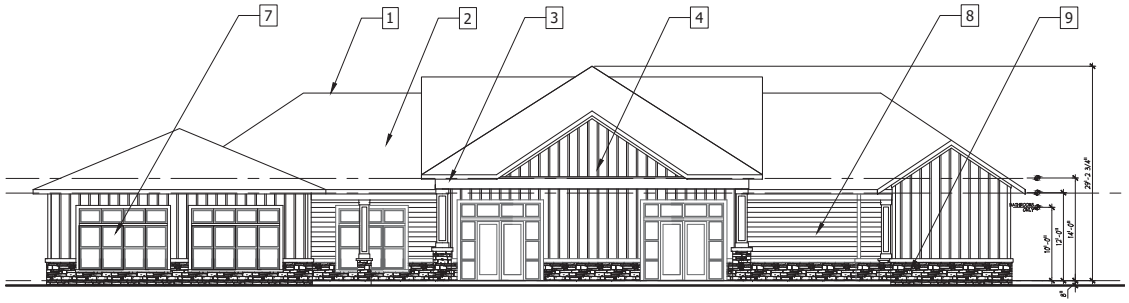
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TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
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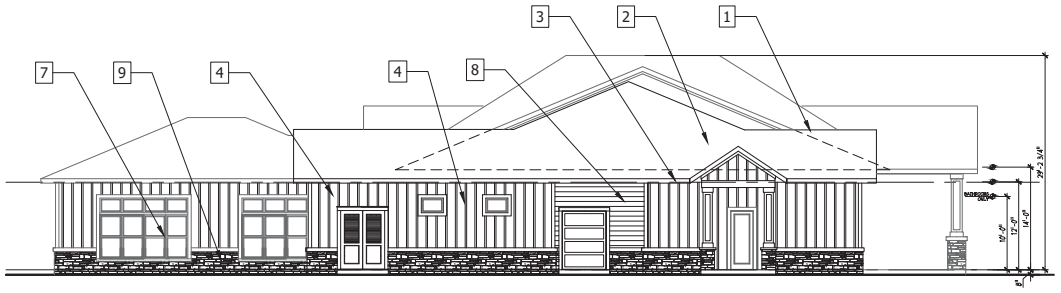
BUILDING ELEVATIONS
LEASING OFFICE

SHEET NO.
A2.3



3 A2.3 **LEASING OFFICE - REAR ELEVATION**

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



4 A2.3 **LEASING OFFICE - LEFT ELEVATION**

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

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
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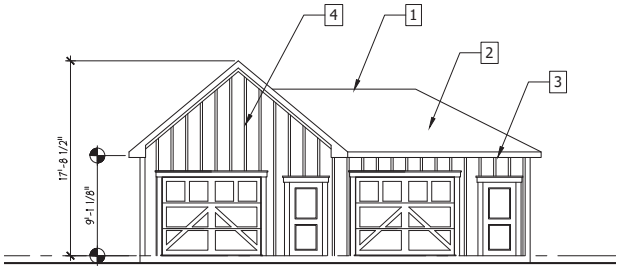
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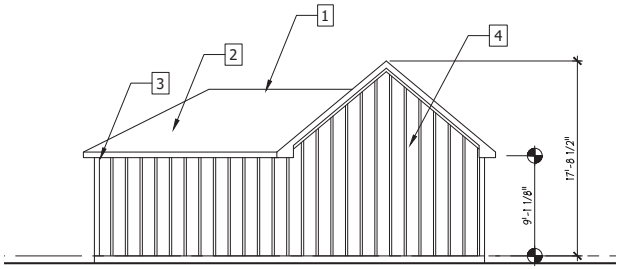
BUILDING ELEVATIONS
LEASING OFFICE

SHEET NO.

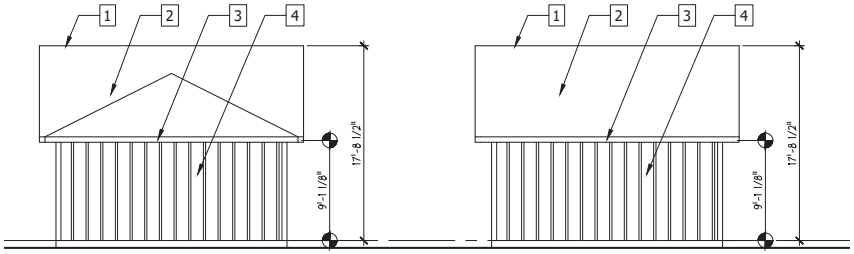
A2.4



1 A2.5 **MAINT. OFFICE - FRONT ELEVATION**
SCALE 3/16" = 1'-0"

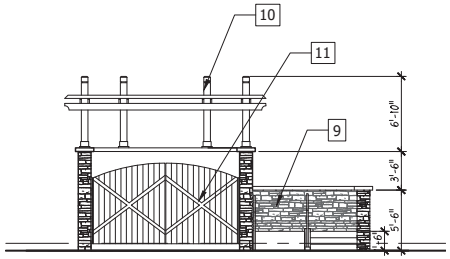


2 A2.5 **MAINT. OFFICE - REAR ELEVATION**
SCALE 3/16" = 1'-0"

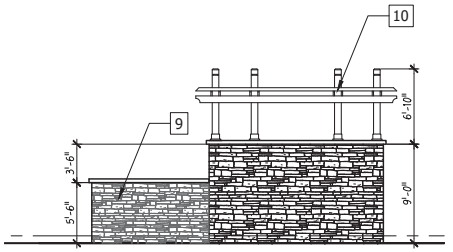


3 A2.5 **MAINT. OFFICE - RIGHT ELEV.**
SCALE 3/16" = 1'-0"

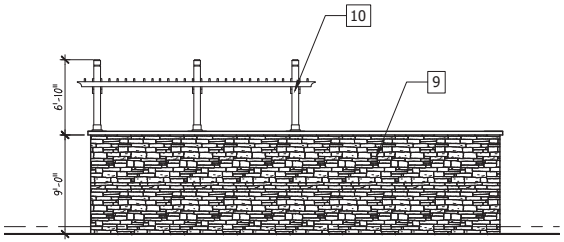
4 A2.5 **MAINT. OFFICE - RIGHT ELEV.**
SCALE 3/16" = 1'-0"



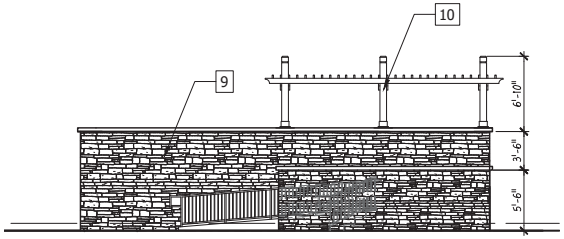
5 A2.5 **TRASH ENCLOS. - FRONT ELEVATION**
SCALE 3/16" = 1'-0"



6 A2.5 **TRASH ENCLOS. - REAR ELEVATION**
SCALE 3/16" = 1'-0"



7 A2.5 **TRASH ENCLOS. - LEFT ELEVATION**
SCALE 3/16" = 1'-0"



8 A2.5 **TRASH ENCLOS. - RIGHT ELEVATION**
SCALE 3/16" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

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AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
MAINT. OFFICE & TRASH ENCLOSURE
SHEET NO.
A2.5



Planning Board minutes from December 8, 2022

ITEM:

PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report.

VI. PUBLIC HEARINGS

A. PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Mr. Steven Spraker, Planning Director, explained the applications for Items A and B submitted by Nika K. Hosseini, Esquire Cobb Cole Attorneys at Law, for:
(1) The zoning map amendment from Volusia County, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development (PBD). The subject property is approximately 19.62 acres and is located at 2011 West Granada Boulevard and 36 North Tymber Creek Road. Mr. Spraker stated that Moss Pointe is to the north of the property and to the west of the property is Indian Springs and Coquina Presbyterian Church. To the south of it is a commercial vacant parcel of 9.93 acres, and then Walgreens and their stormwater are located to the east and the south of the Volusia County stormwater pond at 40 N. Tymber Creek. He concluded that to the east of the property are single-family properties and vacant Commercial.

Mr. Spraker explained the land use and zoning process for properties. The B-8 zoning district allows a variety of commercial land uses such as retail, office, medical office, restaurants with and without drive-through windows, shopping centers and multi-family.

(2) Regarding the issuance of a development order, it was explained that the Tymber Creek Apartments Planned Business Development (PBD) seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. Mr. Spraker detailed the application in a PowerPoint presentation.

Mr. Spraker further explained the development order process for the density of the project which starts with the Site Plan Review Committee (SPRC), and added that the neighborhood meeting for it was held on June 8, 2022. He expressed that tonight the Planning Board hears the testimony from staff, the applicants and audience members, and added that as with all agenda items, Planning Board can approve it, approve it with conditions, or deny it, and either way it will still go to City Commission on January 24, 2023, for the tentative first reading and February 7, 2023, for the second reading. Mr. Spraker explained the three thresholds where the Land Development Code (LDC) is set up so that if going over a threshold, a public hearing is required to be held. The SPRC can only approve up to 10 units per acre, and over that up to 32 has to go through the public hearing process. He continued that the density is the first threshold, the building height over 30 feet is the second threshold,

and the building length of building #10 is the third threshold trigger. The land use allows up to 471 units, the zoning allows 164 units, therefore it requires the public hearing authorization. Mr. Spraker stated that the request is for 18.29 units per acre in which does not include the Recreation/Open Space. The second threshold, the building height, allows up to 15 feet above what the zoning district allows. The last threshold explained was that the LDC states that you cannot have a multi-family building greater than 180 feet in length without obtaining a Planned Business Development. All of the other buildings are less than that, other than building #10 which is at 249 feet in length.

Mr. Spraker reviewed the traffic concerns. The access off of Tymber Creek Road was pulled. An updated traffic analysis was done in August 2022. An independent traffic reviewer was hired that said that it met the concurrency standards. Mr. Spraker reviewed the tree preservation with 7 historic trees on site that have been preserved. Fifteen (15) percent of the site is required to be saved, or 2.94 acres, and the project has preserved 25.4 percent at approximately 4.99 acres. The landscape buffers to the north and west have been exceeded over the required 20 feet. There are 2.4 acres of wetlands on site and the project has impacted under 6 percent of it. Mr. Spraker reviewed the fences and walls for the project with decorative aluminum-railing fence, PVC-vinyl fencing and masonry walls. In one of the meetings there was a comment about the balcony on building #8 overlooking into Indian Springs, therefore they rotated that building and reduced the overall building height and provided additional landscaping to shield the project.

Mr. Spraker reviewed the public benefits in the natural preservation, landscape buffers, additional plantings, restriction of access onto Tymber Creek Road and the directional turning of building #8.

Mr. Spraker reviewed the correspondence received on the project consisting of traffic, the project being an incompatible use, density concerns, project over-development, site design issues and the negative impacts on the quality of life in the west Ormond area. Mr. Spraker stated that with the elimination of building #8, staff recommends approval.

Chairman Thomas opened it up to the Board for discussion and questions.

Board questions

Ms. Shull asked for details of what would happen if the PBD was denied. Mr. Spraker replied that 36 N. Tymber Creek Road has a Volusia County zoning, therefore the land use was changed but the zoning was not changed after annexation due to the project going for a Planned Development. If the PBD is denied, it has to be assigned city-zoning by state law. He continued that within the "Residential Office Retail" land use, there are certain zoning categories that would be appropriate such as the B-1, B-9 and B-10 zoning districts which allow 10 units per acre. The "Open Space Conservation" land use designation would go to a Special Environmental zoning.

Mr. Scudiero asked for further information about the land use maximums. Mr. Spraker explained that they would not be able to meet the land use maximum and would have to ask for exceptions to height and parking and a five or six-story building would not be approved there. The height would determine the land use maximum. Mr. Spraker continued that the B-8 is a General Commercial zoning district which allows other uses by right that could go up to 430,000 square feet of commercial uses.

Mr. Galloway asked for additional explanation on the land area calculation. Mr. Spraker replied that the entire property is 19.62 acres, with the breakdown calculation at 3.20 acres of "Open Space/Conservation", 3.20 acres of "Residential/Office Retail" and the remainder at 13.22 acres of "General Commercial".

Mr. Jorczak inquired if the city has the ability to alter the zoning to Suburban Low-Density if the application is denied. Mr. Spraker answered that the application has to be consistent with the "Residential/Office Retail" land use designation and the compatible zoning designations are B-1, B-9 and B-10.

Chairman Thomas asked Mr. Spraker to explain what can go in the B-8 zoning districts. Mr. Spraker replied that the B-8 zoning district allows retail sales, shopping centers, office/retail, hair salons, and both dine-in restaurants and drive-through restaurants.

Applicant's presentation

Mr. Mark Watts, Esq., Cobb Cole Attorneys at Law, 231 N. Woodland Blvd., DeLand, explained the proposed project, stating that it has a lot of history alongside the owner of the property, Mr. Garrison McMillan, Tellus Partners, to sort through the issues of concern. Mr. Watts reviewed the proposal in a presentation and explained how on the northern piece of the property 6.40 acres was annexed in 2020 but ever assigned city-zoning and the southern piece, 13.22 acres is zoned B-8. He explained the overall proposed plan and benefits to the public including doubling the preservation area to name one. Mr. Watts reiterated the restriction on the access points with the Tymber Creek connection restriction with the Planned Business Development (PBD) so that there is not exit traffic where the right-in and right-out traffic is with Department of Transportation (DOT) approval. The proposed setbacks, buffers, and environmental considerations were detailed with 0.14 acres of impact to the 2.40 acres of existing wetlands and 7 out of 7 historic trees being preserved. Mr. Watts reviewed the parks and amenities for the proposed project.

Mr. Watts described the high level of architectural detail and redesign of the buildings to lower overall roof height from 45 feet to 39.3 feet. The applicant addressed the concerns of the line of sight of the original building design from the adjacent neighborhood, and have since redesigned to reduce the pitch of the roof and building height. Mr. Watts referenced the concern with building #8 in relativity to the proximity to the closest house to that and how a retaining wall was designed in the plan to keep it up at a certain elevation with multiple layers of screening for both buildings 8 and 9, including a landscape buffer, masonry screening wall and cedar trees along the property boundary. Mr. Watts explained how the applicants have met most of staffs' and residents' concerns where possible as well as met the traffic standards. The attempt to address the State Road 40 access concerns and a U-turn or signal strategy at the church was unsuccessful, but the proposed configuration in the staff report and Board packet was permitted through DOT.

Mr. Watts referenced staff's recommendation to remove building #8 in which the applicant agrees to do so and reduce density for the site. He added that a building farther to the east would then be the 30-unit standard, updating the overall count to 276.

Mr. Galloway asked for clarification of the height of the retaining wall and screening wall specifics. Mr. Watts stated that it was 6 feet with a 6-foot masonry screening wall, for a total of 12 to 14 feet from the existing grade for the screening and retaining

wall. The concept for the masonry screening wall, vinyl and aluminum fencing was further detailed.

Chairman Thomas opened it up to the Board for discussion where questions were answered by the Planning Director. The Avalon project was discussed and referenced in comparison with this proposal.

Chairman Thomas opened the public hearing for audience comments.

Audience Comments

Mr. Troy Railsback, 27 Indian Springs Drive, explained that he and his wife are part of the Indian Springs Homeowners' Association (HOA), which is adjacent to the northwest portion of the proposed development. He added that he is the HOA President and submitted a letter on behalf of the HOA to the Planning Board as part of the submittal packet explaining the concerns with the proposed project. Mr. Railsback asked how many apartment complexes are west of Interstate 95 in Ormond Beach. He also asked the percentage increase in density from the current City of Ormond Beach zoning to what is being proposed. He asked if the planning and development rezoning request in the overall proposed layout is solely based off highest and best used metrics for maximum development and density for this type of use on the proposed subject property.

Mr. Railsback commented that working with city staff and the developer through multiple meetings, it was identified that both buildings 8 and 9 have a severe and significant, lasting impact to the community and are not conforming to the current B-8 zoning descriptions. He added that the site layout of the buildings being close to the property lines have an overwhelming and nonconforming lasting impact to the community as proposed with the current zoning calling for natural buffering between the adjacent parcels, and added that if the current zoning and density applied, that there would be plenty of opportunity to accomplish such. He inquired what is at stake and asks what is being contemplated. Mr. Railsback stated that it is a use that is evolving within the overall area and the west side of the Interstate 95 area of Ormond Beach as well as the multi-family apartments being considered at a significantly higher density than established in the current city zoning. Mr. Railsback requested that the Planning Board and City Commission carefully set lasting and management precedent in expectations for this type of development in their decision-making process for this submittal as well as future submittals. Mr. Railsback stated that he has a significant vested interest in his home and neighborhood and feels that the Planning Board should recommend the elimination of both buildings 8 and 9 as they tower over Indian Springs just as the Granada Bridge does just outside the City Commissions home here at 22 S. Beach Street. He concluded that building 9 will be the most significantly visible building to the community of Indian Springs.

Dr. Richard Weiss, 12 Moss Point Drive, spoke to the request of expanding the Tymber Creek Apartment project from 10 units per acre to 18 units per acre, allowing for an 80 percent increase in the population density and allowing for a similar increase in the total number of residents. He continued that the land was zoned for 10 units per acre and building more would require an exception to the current zoning and will result in a major impact on the residents of the area. Dr. Weiss explained his objections beginning with what he says he has seen with the emergency rooms filled, at times unavailable hospital beds, and less access to physicians in a timely manner and the difficulty and inconvenience of that, resulting in what he calls 'life-threatening'. Dr. Weiss expressed importance on making sure that growth and the

population is accompanied by growth in the medical community as well. He pleaded to the Board not to increase the number of residents in the area without an adequate infrastructure as it is not safe. Dr. Weiss commented that most of the residents moved to the area to live in a small community to avoid the high population densities of the larger cities. He added that bringing in large number of new residents in Ormond Beach will undermine that and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space.

Dr. Weiss added that the animals cannot speak for themselves although gifting us with their presence. He commented that he does not see deer, turkey, turtles and the myriad of other species in the large cities and urges to avoid allowing it to become their legacy. He remarked that the argument that the additional units, residents and traffic will not impact the citizens of Ormond Beach is naïve and misleading and stated that the additional automobiles, owners and renters will have unlimited consequences for the residents and spoke on the beach, roads and house erosions during storms. Dr. Weiss concluded that growth needs to be managed responsibly.

Mr. Mike Lambert, 20 Moss Point Drive, stated he has lived on Moss Pointe Drive for thirty-two years and has lived in the community of Ormond Beach his whole life, expressing to the Board that he did want them to grant the amendment. He spoke on the growth and changes over the years in the city and on the beach. In high school he was a lifeguard and surfer when he says at that time suntan oil was made locally in a bathtub and people were encouraged to go out in the sun for looks and health. Mr. Lambert exhibited his tenth nose skin cancer surgery from heeding and accepting the advice given. Mr. Lambert spoke on the Planning Boards positions and noted that their time on it is temporary although their decisions are permanent, adding his hopes for them making the right decisions. He added that the community's quality of life in the area of Moss Point, Indian Creek and Tymber Creek would change with the proposed development. Mr. Lambert stated that the traffic on Tymber Creek Road is already horrific and does not want the community further altered.

Mr. John Dietz, 10 Moss Point Drive, expressed understanding that something is going be developed on the land and how the developer has the right to build apartments. He added that he wants the developer, Planning Board, City Commission, as well as the neighborhood to be successful, but has concerns with traffic. Mr. Dietz showed the Board a traffic exhibit photograph taken Tuesday, December 6, 2022, at 7:40 a.m. He stated that he was unable to get out of the neighborhood and captured the photographs from the median. He explained that the traffic backs up southbound on Tymber Creek Road to the traffic light, filling up the double-turn lane, backing up traffic back to Breakaway Trails into the Tymber Creek development traffic light. Mr. Dietz relayed information that he heard that a new turn lane will be put on Tymber Creek on the west side to help southbound traffic. He said that drivers are impatient in the morning and speed down past the line and dive into the turn lane, suggesting an accident will occur. Mr. Dietz also mentioned that they have issues with U-turns and asked for a no U-turn sign to be placed at the intersection of Moss Pointe and Tymber Creek. He added that he understands the need for an emergency exit gate and urged to leave it locked unless there is an emergency and asked for the Board not to increase the density per the acreage guidelines.

Ms. Marian Marrese, 6 Moss Point Drive, questioned if the development would improve the welfare of the current citizens or improve the environment. She stated that she has lived in Moss Point for 32 years and commented that the road was

widened due to the people and traffic. She remarked on the numerous apartment units going in on Williamson Boulevard, from Granada Boulevard to LPGA, and how Avalon Park will be going in near Moss Point, and pleaded that the Board look out for the citizens of Ormond Beach. Ms. Marrese expressed concern with increasing the density for the proposed project.

Mr. Gary Von Glinow, 39 Indian Spring Drive, commented that he and his wife are right behind the proposed building #8 and remarked that their house is the most severely impacted by the 300-unit Tymber Creek Apartment project and buildings 8 and 9. He explained additional compatibility issues between the proposed project and Indian Springs. Buildings 8 and 9 are 45 feet tall sitting on ground much higher than Indian Springs. Building #8 looks directly down onto their pool, pool house, lanai and bedroom window. He continued that the trees occupying the land for buildings 8 and 9 and the proposed road in front of them will be removed, offering more unobstructed site lines, sounds, etc. Building #9 faces the north side of their home and can be seen from at least five other houses in Indian Springs. Mr. Von Glinow credited Mr. McMillan and his team for meeting with residents and offering field tests and solutions where possible, including rotating building #8, mitigating the compatibility concerns. Mr. Von Glinow referenced his August 11, 2022 e-mail to staff that was included in the Board staff report and suggested that whatever solutions are proposed to mitigate compatibility be field-tested by the rotation and staked positions of building #8. The field-test observation led Indian Springs residents that were present at the meeting with Mr. Garrison three weeks ago, to conclude that buildings 8 and 9 are not and cannot become compatible with Indian Springs. Mr. Von Glinow expressed his support for the project in general but expressed concern with the capability and other HOA requests in which he supports.

Mr. Michael Gentry, 10 Indian Springs Drive, referenced meetings held with the developer, Mr. Newkirk and city staff and remarked that prior to the meeting today, that he was not aware of everything in the submission proposal. He was not aware that the developer was proposing to rotate building #8. Mr. Gentry stated that if you are on the property area of the woods and walk the area of the buildings, you are able to see two houses today. He asked if citizens have rights to review the staff comments and understand what is being communicated. He referenced meetings that go on regarding the happenings of the proposal and suggested that the item be tabled until there is another neighborhood meeting with the developer, city staff, the attorney and engineer to understand the proposal for final approval.

Mr. Watts addressed the comments that were raised. In summary, he confirmed that upon resubmittal, the changes for the proposed project were included in the report posted on the City of Ormond Beach website and sent to those involved. Mr. Watts referenced the staff report where it outlines goals met by the applicant including keeping pace with demands of the housing element and future land use element to provide multi-family as a component of the growth in the City of Ormond Beach. He commented that college graduates have to have opportunity to come back into the community that they are from by offering diversified housing to be productive citizens of Ormond Beach. Mr. Watts reiterated the benefits and changes that the proposal has gone through and concluded that more intense uses can go in the subject area and asked for support of the application.

Additional Audience Comments

Chairman Thomas opened the public hearing back up for audience comments.

Mr. Troy Railsback, 27 Indian Springs Drive, requested that building #9 be eliminated or shifted as part of the consideration if it does not get eliminated. If building #8 is gone, there is area to shift building #9 to minimize its visual impacts to Indian Springs. He added that when looking through the property lines, at the site line at the end of the cul-de-sac, there are properties that are wide open, that will see the development and that will be as significant as the Granada Bridge is outside of the City Hall Chambers windows.

Mr. Watts replied that they prefer to keep the extra building because density is important for the financial aspects, but are happy to continue meeting with the Indian Springs neighborhood to work on relocating the additional building, the new building #8, and to reduce impacts.

Planning Board discussion

Chairman Thomas opened it up to the Board for discussion.

Mr. Galloway remarked that the State of Florida is growing by at least 1,000 people a day and spoke on his support property rights. He prefers elevator access over stairs but does not have a problem with apartments. Mr. Galloway advised that he will not support the proposal because of the density standpoint at the number of units requested. He warned homeowners to be careful of what could be built on the property based on the current zoning. Mr. Galloway urged to try and work something out with the existing applicant to make it better for all.

Mr. Jorczak recognized the need of diversified housing and touched on the recent recommendation on North U.S. Highway 1 for townhome construction near the Interstate 95 interchange and Plantation Oaks development, and expressed the positive development pattern in comparison to surrounding communities, credit of City Commission, staff and advisory groups. Mr. Jorczak commented on how the developer has gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. He added that the builder has the right to develop within the existing parameters of the density. Mr. Jorczak concurred with Mr. Galloway in not being able to support the proposal to increase the allowable density, knowing the growth that is to come out of the area to the west with the Avalon Park development.

Ms. Shull asked what zoning the property would be classified as if denied and what those zoning restrictions would be. Mr. Spraker answered likely the B-1, Professional Office-Hospital zoning district. This would allow for uses such as Office, Retail, Hospital, Multi-Family (10 units per acre), and added that the analysis had not been done as of yet. He remarked that the Planning Board would have the opportunity to discuss and decide on that matter as well. All of the possible zoning categories allow multi-family and retail uses. Mr. Spraker reiterated that there are other more intensive uses that are allowed on the property by right. Ms. Shull expressed her concern with traffic issues, knowing the area well, but does like the project itself.

Mr. Scudiero concurred with the Board and expressed the same concerns.

Chairman Thomas explained that 136 additional units are being asked for, which is among the many reasons, including traffic, of why he cannot support it. Chairman Thomas delivered reassurance that the Board is not against the apartments in general.

Board discussion ensued regarding the two schools in close proximity and a third on its way being the source of the traffic congestion.

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to deny PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and North Tymber Creek Road. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

B. PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Chairman Thomas concurred and entertained a motion.

Mr. Jorczak motioned to deny PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 Tymber Creek Road. Ms. Shull seconded it. Vote was called, and the motion was approved (5-0).

Chairman Thomas called for a five (5) minute recess.

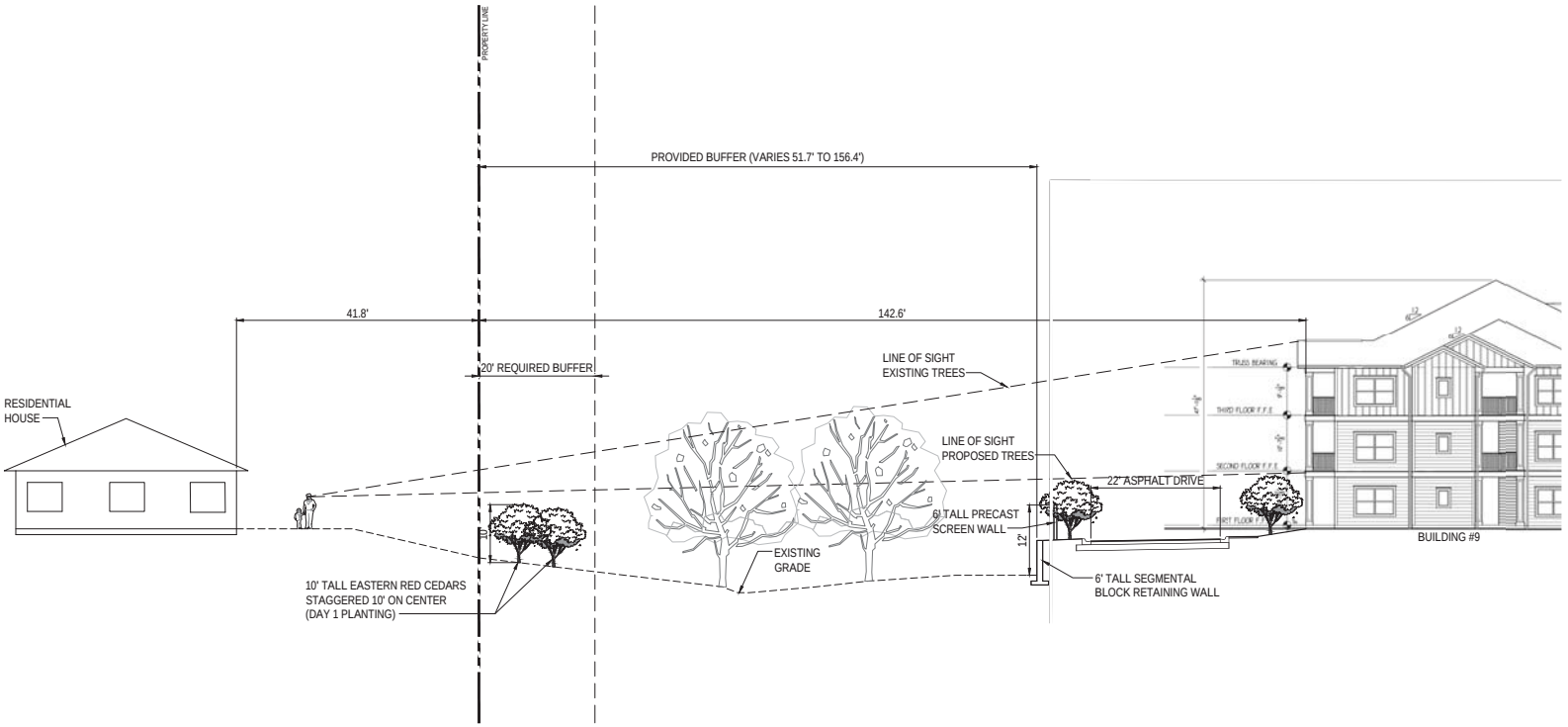
C. PBD 2022-092 – Planned Business Development, Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard, no address (Volusia County parcel number: 4241-01-11-0130), and no address (Volusia County parcel number: 4241-01-11-0120)

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment (PBD) which seeks to allow two amendments; (1) a three-story indoor self-storage use with a building of 106, 140 square feet and associated site improvements as an allowed use within the Ormond Central property, and two (2) to amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central Property. The subject property is approximately 8.73 acres. Mr. Spraker stated that it already has a Planned Development zoning and has gone through SPRC, two neighborhood meetings, and now goes through the Planning Board with the recommendation going on to City Commission. The land use is Residential/Office Retail with a zoning of Planned Business Development (PBD). Mr. Spraker added that in 2017 there was a PBD that approved a master planned development including a spine road and a master storm water system including four lots for development. The development order included the B-9 uses and retail, pharmacy, bowling center and restaurant types with detailed conditions of no truck traffic on Old Kings Road. The 75-foot building height was brought down to 45 feet and established a Floor Area Ratio (FAR) for a maximum of 55,000 square feet. Mr. Spraker stated that the project is underway for the infrastructure improvements currently with the spine road, stormwater pond, and now getting the lots ready for the infrastructure.

Mr. Spraker stated that the landscape plan has been upgraded as a result of the neighborhood meeting. Regarding traffic, it was advised that the original development order approved a 24,000-square-foot retail building in unit 1, the traffic study allowed 2,700 daily average trips, and when taking the passerby and internal capture, leaves 1,777 average new daily trips. He added that the project civil engineer provided a trip generation of 265 trips which is an 85 percent reduction based on the self-storage use.

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - DAY 1
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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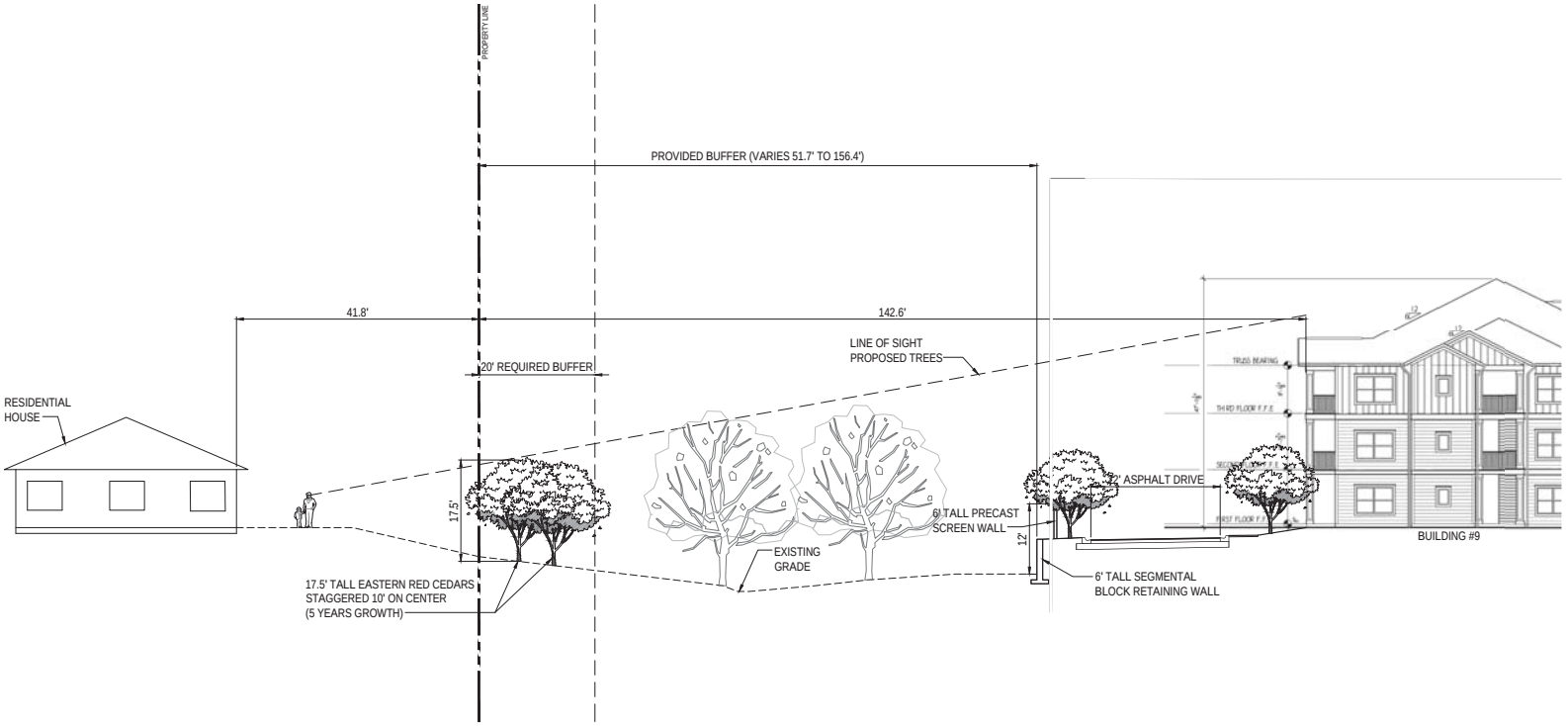
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-1

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

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Civil Engineering,
Transportation, CEI &
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LINE OF SIGHT EXHIBIT - 5 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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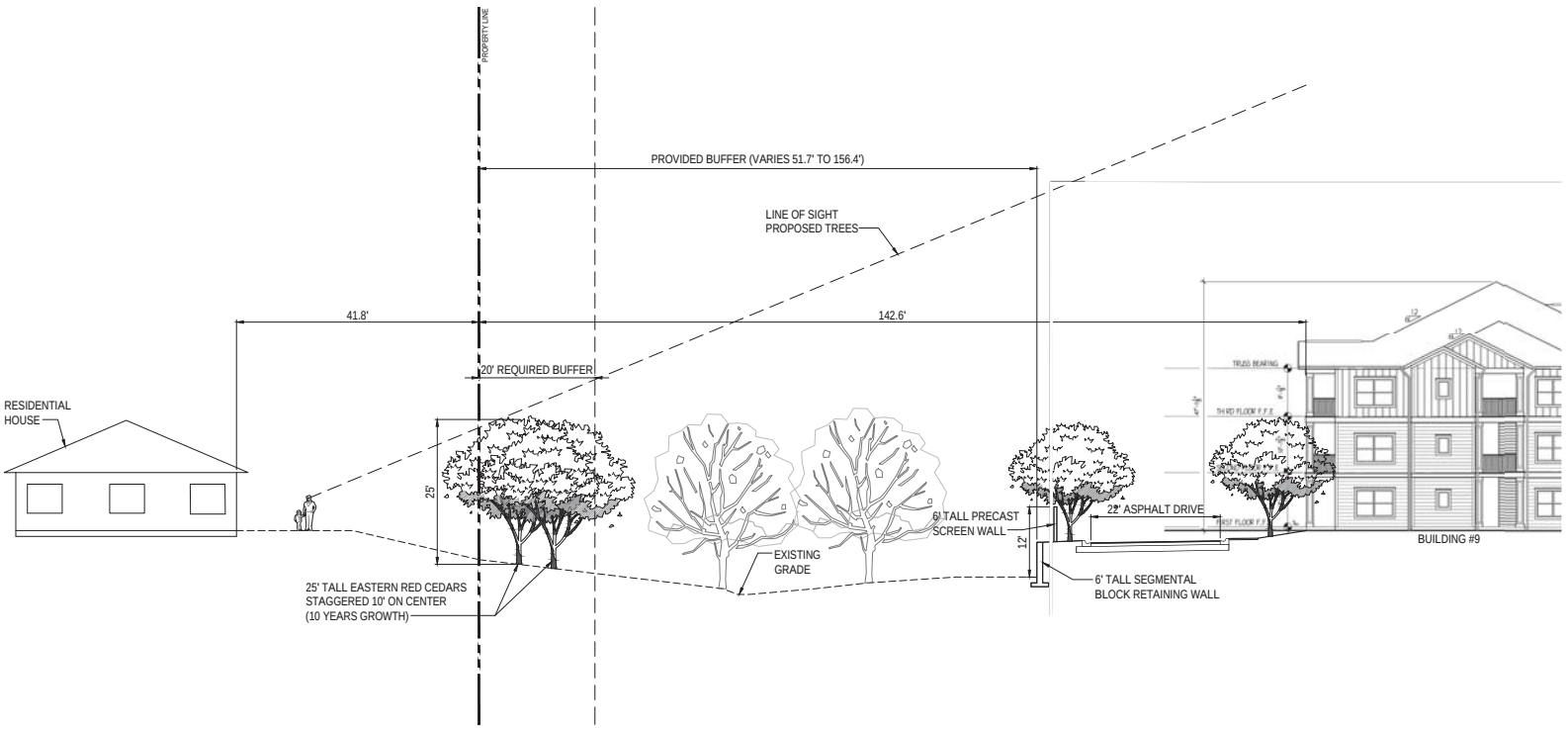
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-2

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

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Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
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Civil Engineering,
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Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - 10 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-3

From: Lucille Goggi
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Thursday, December 1, 2022 11:32:58 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Anyone who lives in this area realizes adding more density to vacant land is a huge mistake. Traffic in the area has increased drastically already. All the building in nearby Daytona is going to make it worse. Then throw in Avalon Park for a stand still Granada Blvd.

Because of the clear cutting of land, our environment is declining. Trees provide us with needed cleaning of our air and so much more. Where are the poor animals going to live?

So, why does our area need this apartment complex? It does NOT fit our area. All the homes around here are single family. Why can't that be considered instead of hordes of apartments? That would minimize impact. Where are the trees to absorb the rain and prevent flooding? Where will the animals live to keep nature in balance?

And when is Volusia County going to become concerned about the environment instead of more money in the coffers. We need more green space, not less. We voted for more Green Space.

Seems like no one cares about destroying Ormond Beach. Please DO NOT approve this project.

Thank you for reading my concerns.

Lucille Goggi
Breakaway Trails

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Cheray Cooney
To: Spraker, Steven
Subject: FOR PLANNING BOARD - TYMBER CREEK APARTMENTS
Date: Sunday, December 4, 2022 7:11:08 PM

[External Email-Use Caution] - OB/IT Helpdesk

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To Whom it may concern
Being a resident of Ormond Beach for over thirty years I am disheartened by all the development that has been allowed in our community.
Now someone is wanting to build apartments in an area that is all homes?? WHY!!??
That area does NOT need 300 hundred more cars in and out on Tymber Creek and SR40. To me that is ridiculous. Please take into consideration the impact that building apartments in this area will have on the value of the homes in the area. I do NOT believe that this is in the best interest of our community.
Building these apartments is a very bad idea. If it were up to me to put my vote in it would definitely be NO!!
Thank You
Cheray Eckersen-Cooney
Sent from Mail for Windows

From: Beth Putnam
To: Spraker, Steven
Subject: For planning board
Date: Sunday, December 4, 2022 9:53:53 AM

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I am totally against the building of apartments at the timber Creek project. The resident density and increased traffic is unreasonable for our area, not to mention the strain on our water supplies and infrastructure. I urge the board to turn this project down.
Beth Putnam, 83 Dix Avenue, ormond beach

Sent from my iPhone

From: Joanne Garnett
To: Spraker, Steven
Subject: 101 Fiesta Drive, Small-Scale Land Use Map Amendment and Zone Change Request
Date: Wednesday, December 7, 2022 1:14:04 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, Steven -

I'm a fairly new resident of Fiesta Heights, having moved to 111 Pinion Circle two years ago. I became aware of the land use and zone change request for 101 Fiesta Drive when my neighbor notified me about it a few days ago, and today I read over the staff reports and applications and walked to the property to do an onsite visit.

First off, thank you for the very thorough and thoughtful research regarding both requests. You presented both sides of the equation quite well and I appreciated that. Because I'm relatively new to the area, I don't have the institutional memory that many of my neighbors have about this subdivision and the adjoining office building. At the same time I do have some concerns which are largely based on my understanding that zone changes cannot be approved with conditions. In other words, even though the applicant is proposing that 101 Fiesta Drive be used for a parking lot, they could still be entitled to all the uses allowed in the proposed B-1 rezoning category. They are certainly stating that they only intend to construct a parking lot on the site, but are there any legally mandated guarantees that would preclude another office building from being constructed on the property in the future?

Aside from the potential for the rezoning to open up the lot to other uses in the B-1 zoning district, my concerns focus on the proposed parking lot's access, lighting, landscaping, and drainage. I am very glad to see that there would be a required neighborhood meeting and Site Plan Committee review before any lot development can occur, assuming the requests are approved. There is definitely a need for conversations among all parties before this moves forward: residents, Site Plan Committee, and the applicant. I would ask that these items be addressed:

Access: Looking at the site plan, it does not appear that the proposed parking lot will have access to Fiesta Drive. This must be confirmed, because we live in a residential neighborhood that is 100 percent built out. That corner does not need additional traffic on it that is not related to the subdivision itself.

Lighting: This is a critical issue, because no one wants parking lot lights shining into their windows at all hours of the night. Plans for lighting, if any, needs to be worked out with adjoining neighbors.

Landscaping: The site plan proposes several trees, vegetation, and fencing. This should help decrease vehicle noise to nearby residents. How are they enforced, and is there a timeline for their completion? Is there a requirement for the type of fencing that would be constructed to separate the parking lot from adjoining residential land uses?

Drainage: With the amount of storms and rain this area experiences, how will drainage be managed since the lot will be largely paved?

To sum up, this is a well established neighborhood that has been in existence since 1960 and upward (my house was built in 1978, which I believe was the last filing timeframe for the subdivision). The existing residential land use has been in place since before The Trails was developed, other area commercial development occurred, and perhaps before the office building at 801 West Granada was constructed. There is considerable concern that the proposed map amendment and zone change will have negative impacts on the residential subdivision due to further encroachment of nonresidential uses into the neighborhood. This must be carefully considered as part of the Planning Board and City Council discussions. If the requests are approved, there must be protections in place for the adjoining homes so that this subdivision continues to have the feel and character of a residential community.

Thank you for your consideration.

Joanne Garnett, FAICP
111 Pinion Circle
Ormond Beach 32174

From: Maria Lewis
To: Spraker, Steven
Subject: Proposed Tymber Creek Apartment Complex
Date: Thursday, December 8, 2022 12:45:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker

I am writing to you to have my thoughts shared with the members of the Planning Board regarding the proposed apartment complex.

My husband and I grew up in the Coral Gables/Coconut Grove area of Miami, Fl. In the mid-80's we watched the area boom and also become the home of the "cocaine cowboys". As a real estate broker there, our clients were no longer the move up or downsize for retirement in the area....no they were the sell and move out clients. After researching different areas of the state, we chose Ormond Beach as our home to relocate to, start our business over and raise our 2 sons, 3 and 5, at the time. This area reminded us of the community minded area we had grown up in.

The proposed development into a 300 unit apartment complex behind Walgreens will essentially change that quality of life for many residents on the west side of Ormond Beach. With rents being on the unaffordable side, you have the potential of 4 adults living in a 2 bedroom unit creating the potential for not just 600 additional cars on the road but much more than that. impacting Tymber Creek Road, Airport Road and SR 40. You have the potential of overcrowding Pathways Elementary which already has a student:teacher ratio of 14:1. Yes, that is higher than the state average of 17:1 but remember Miami, Orlando, Ft Lauderdale, Jacksonville & Tampa are included and they are densely populated cities. I do not believe the residents of Ormond Beach want to become another Orlando or Miami.

What about our infracstructure impact? What about the additional services that will be needed?

This proposal may be for the highest use of this property but it is not the best use. We are sorely lacking in a nice Trails North Forty or South Forty style of home here ....I understand the property is currently zoned for a much lower density.....let's stick with that!

Thank you for your time.

Sincerely,

Maria Lewis

Maria Lewis
REALTOR/Broker-Associate

Re/Max Hall of Fame
Certified Residential Specialist (CRS)
Certified Luxury Home Marketing Specialist (CLHMS)
Seniors Real Estate Specialist (SRES)

Direct: 386.295.5898

#Your *Family* REALTOR

www.MariaLewis.com

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.D
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-25
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	RidgeHaven Subdivision, Zoning Map Amendment		
Budget Impact:	There is no budget impact as the result of this zoning map amendment.		
Summary:	This is a request from RidgeHaven, LLC, with authorization of the property owner, Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development, for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision. The Planning Board reviewed the zoning map amendment at the April 13, 2023 meeting and recommended approval with a 5-1 vote.		
Recommended Action:	The Planning Board recommended the City Commission APPROVE the zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director 5/1/2023



Claire Whitley, Assistant City Manager	5/2/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: RidgeHaven Subdivision, Zoning Map Amendment

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request from RidgeHaven, LLC, with authorization of the property owner, Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development, for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050.

Background

The RidgeHaven subdivision includes nine parcels (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050) that total 103.45 acres. Within the RidgeHaven subdivision land area there are eight (8) parcels individually owned (not owned by RidgeHaven) totaling approximately 5.7 acres. Seven (7) parcels are vacant and one parcel fronting Plantation Oaks Boulevard is developed with a single-family home. The RidgeHaven subdivision was located in unincorporated Volusia County with a desire to construct a subdivision. Representatives of the RidgeHaven subdivision had two options for subdivision development: (1) remain in unincorporated Volusia County and have Ormond Beach provide the project utilities or (2) become part of the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA) area and develop the subdivision in Ormond Beach. The ISBA allows the annexation of land while creating enclaves that remain in unincorporated Volusia County. The City Commission adopted the original North U.S. 1 ISBA on August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the ISBA on August 21, 2014 by Volusia County Ordinance 2014-12.

The original ISBA established the Municipal Service Area (MSA) and joint planning and service delivery agreement to the North U.S. Highway 1 area. The first amendment to the North U.S. 1 ISBA was approved to add the land associated with Plantation Oaks Subdivision and the 13 enclaves surrounding the subdivision to the adopted MSA. On August 20, 2019, the City Commission adopted the first amendment to the North U.S. Highway 1 ISBA. The Volusia County Council subsequently adopted the agreement on September 17, 2019. The City of Ormond Beach (December 7, 2021 with Ordinance 2021-43) and Volusia County (February 15, 2022 with Ordinance 2022-9) approved the second amendment to the North U.S. Highway 1 ISBA to add the land associated with the RidgeHaven subdivision and the individually owned parcels not owned by RidgeHaven to the adopted MSA. During the County Council presentation and discussion, the RidgeHaven representative and city staff committed to establishing a limitation of 298 dwelling units for the entire RidgeHaven area. On March 22, 2022, the City Commission approved Ordinance 2022-05 that annexed the RidgeHaven subdivision. With the ISBA and annexation approved, the next step for the RidgeHaven project was the assignment of a city land use designation.

For the existing land use entitlements, Volusia County staff analysis calculated a range of residential development of 716 to 1,052 dwelling units. The existing land use required a minimum of four units per acre. The city land use designation occurred with three separate actions.

Ordinance 2022-14 adopted July 19, 2022: The Ordinance amended the Future Land Use Element of the Comprehensive Plan to incorporate the second ISBA and provide a text limitation within Policy 9.1.4 that states the RidgeHaven land area shall not exceed 3 units per acre and no more than 298 dwelling units for the entire RidgeHaven property. The maximum theoretical residential density was reduced by 754 residential units. For the non-RidgeHaven properties, the Ordinance included the text restriction that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

Ordinance 2022-18, adopted August 3, 2022: The Ordinance authorized the following actions:
Amended the Future Land Use Map designation for the RidgeHaven subdivision property (totaling 84.26 acres) from Volusia County “Urban Medium Intensity” (UMI) to Ormond Beach “Low Density Residential” (LDR). The Ordinance included the map annotation that the RidgeHaven subdivision would have a density restriction of three (3) units per acre and shall not exceed 298 residential units for the entire RidgeHaven subdivision; and

Amended the Future Land Use Map designation of the properties not associated with the RidgeHaven development from UMI to Ormond Beach “Medium Density Residential” (MDR). The Ordinance included the map annotation that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

Ordinance 2022-12, adopted August 3, 2022: This Ordinance was for 19.19 acres owned by the RidgeHaven subdivision applicant that was part of the original ISBA area. The Ordinance amended the Future Land Use for the property from “Low Intensity

Commercial" (LIC) to MDR. The Ordinance contained a condition that the density shall be restricted to eight (8) units per acre within the 19.19 acres and the RidgeHaven subdivision including the 84.26 acres shall not exceed 298 residential units.

In summary, the project has:
-Amended the ISBA to allow annexation and development under Ormond Beach development standards;
-Annexed 103.45 acres, which is the RidgeHaven subdivision.
-Amended the land uses of two land areas from Volusia County "Urban Medium Intensity" (UMI) to "Low Density Residential" (LDR) and Ormond Beach "Low Intensity Commercial" (LIC) to "Medium Density Residential" (MDR) with a maximum development scenario of 298 residential units.
-Reduced the potential maximum residential development as allowed under the Volusia County "Urban Medium Intensity" (UMI).
-The ISBA land use amendment has amended the land use of the non-RidgeHaven outparcels to the same density (8 units per acre) as allowed under the Volusia County land use.

Discussion

The application seeks to allow 286 residential units as a Planned Residential Development. The Planned Residential Development is reviewed and acted upon as two (2) separate actions:

1. **Zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development. The zoning map amendment is the action sought for this staff report; and**
2. Issuance of a development order to construct 286 residential units and associated site improvements on 103.45 acres.

The two (2) actions will be discussed together at the public hearing and will require separate votes. The zoning map amendment is the application under consideration in this report. The zoning map amendment does not approve any specific development, but instead the framework for the issuance of the development order. The issuance of a development order contains site plans and project reports that detail the specific development. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

There are two other applications related to the project that are scheduled for the June 6, 2023 City Commission agenda:

1. Preliminary Plat. Section 1-22 of the Land Development Code defines a preliminary plat as "a proposed subdivision plan that in an exact and precise manner in which it may be evaluated pursuant to this Land Development Code and the comprehensive plan." Preliminary plats are not required with a planned development, however, this application has developed and submitted the preliminary plat with the zoning action. The preliminary plat contains the plat

document and the detailed subdivision engineering plan.

2. Partial plat vacation. The project is located with a 1926 plat with existing street layouts. The partial plat vacation would vacate portions of the 1926 plat and update to the RidgeHaven subdivision plat. The outparcels within the RidgeHaven subdivision would always have access to their property.

Chapter 1, Article II, Section 1-18(e)(3) of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services will not increase as a result of the requested zoning amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of “Low Density Residential” and “Medium Density Residential”.

Planning Board

The Planning Board reviewed the zoning map amendment at the April 13, 2023 meeting and recommended approval with a 5-1 vote. There were three individuals who spoke before the Planning Board regarding the subdivision development. One individual sought additional screening of their property abutting a cul-de-sac which the applicant agreed with and the Planning Board made part of the approving motion for the issuance of the development order. Two individuals addressed the Planning Board expressing concern regarding the project and the potential impacts on the Ormond Lakes stormwater system. The applicant detailed how the stormwater management plan reduces both the rate and volume of stormwater discharge post site development compared to the pre-development conditions. The project engineer stated that stormwater has been re-directed into the Plantation Oaks stormwater system versus the pre-development condition of discharge to the Village of Pine Run and eventually through the Ormond Lakes stormwater system. City staff also verified that the adopted Stormwater Master Plan has a planned stormwater study of the Ormond Lakes area. There were no specific comments on the zoning map amendment. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this zoning map amendment.

Citizen Impact

The project has undergone a substantial path in order to develop in Ormond Beach versus unincorporated Volusia County. The project has voluntarily reduced the density of what was allowed under the Volusia County land use and zoning entitlements. It is not anticipated that the zoning map amendment would have negative citizen impacts because the agenda item only provides a framework of zoning for the issuance of the development order.

Recommendation

The Planning Board recommended the City Commission APPROVE the zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050

Attachments:

1. 23- Ridgehaven ZMA (P23-0078G)
2. Exhibit A, RidgeHaven
3. Exhibit B, Ridgehaven_AMEND_ZONING
4. 04.13.2023, Zoning Map Amendment - RidgeHaven Subdivision PB Staff Report
5. Draft 04.13.2023, PB Minutes, RidgeHaven, ZMA

Approvals:

Kelly A. McGuire

Date: May 01, 2023

Kelly McGuire, Finance Director

Date: May 02, 2023

Claire Whitley, Assistant City Manager

Joyce Shanahan

Date: May 10, 2023

Joyce Shanahan, City Manager

ORDINANCE NO. 2023-25

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE NINE (9) CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 103.45 ACRES LOCATED SOUTH OF PLANTATION OAKS BOULEVARD, EAST OF ADDISON DRIVE, NORTH OF THE VILLAGE OF PINE RUN SUBDIVISION, AND WEST OF THE PLANTATION OAKS SUBDIVISION (VOLUSIA COUNTY PARCEL NUMBERS: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, AND 3136-01-24-0050) FROM VOLUSIA COUNTY R-4, URBAN SINGLE-FAMILY RESIDENTIAL, AND ORMOND BEACH B-8, COMMERCIAL, TO ORMOND BEACH, PLANNED RESIDENTIAL DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Ridgehaven, LLC, a Florida Limited Liability Company, and Snilloc Family Limited Partnership Number One, a Florida Limited Partnership, are the owners of parcels of real properties ("Property Owners") located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-

01-23-0060, and 3136-01-24-0050), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), and

WHEREAS, RidgeHaven, LLC, with authorization of Snilloc Family Limited Partnership Number One, has submitted an application to the city for a zoning map amendment for the Property from Volusia County R-4, Urban Single-Family Residential, and Ormond Beach B-8, Commercial, to Ormond Beach Planned Residential Development (PRD), and

WHEREAS, the Property to be re-zoned is more than ten contiguous acres, consisting of approximately 103.45 contiguous acres, and

WHEREAS, the Planning Board held a public hearing regarding this matter as required by Chapter 1, Article II, Section 1-15(d)(3), of the *Land Development Code*, and

WHEREAS, the City Commission held a public hearing regarding this matter as required by Section 166.041(3)(c)(2), *Florida Statutes*, and

WHEREAS, all applicable legal notice requirements have been complied with, and

WHEREAS, the City Commission finds the proposed rezoning to be consistent with the Future Land Use Element, and the Future Land Use Map, of the City's adopted *Comprehensive Plan*, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. Paragraph C, Official Zoning Map, of Section 2-01, Established, of Article I, Establishment of Zoning Districts and Official Zoning Map, of Chapter 2, District and General Regulations, of the *Land Development Code* of the City of Ormond Beach, Florida is hereby amended by amending the Official Zoning Map, to change the zoning designation of the property described and depicted on Exhibit "A" (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050) from Volusia County R-4, Urban Single-Family Residential, and Ormond Beach B-8, Commercial, to Ormond Beach Planned Residential Development (PRD), as shown and depicted in Exhibit "B".

SECTION THREE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR. This Ordinance shall be effective immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"

RIDGEHAVEN DESCRIPTION:
ALL OF BLOCKS 1, 2, 23, 26, 27, 28, 29, 30, 31, 32, 33, 40, 41, 42, 43 AND 44, AND THOSE PORTIONS OF BLOCKS 3, 4, 5, 6, 22, 24, 25 AND 39 AND THE PUBLIC AND VACATED ROADS AND ALLEYS, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

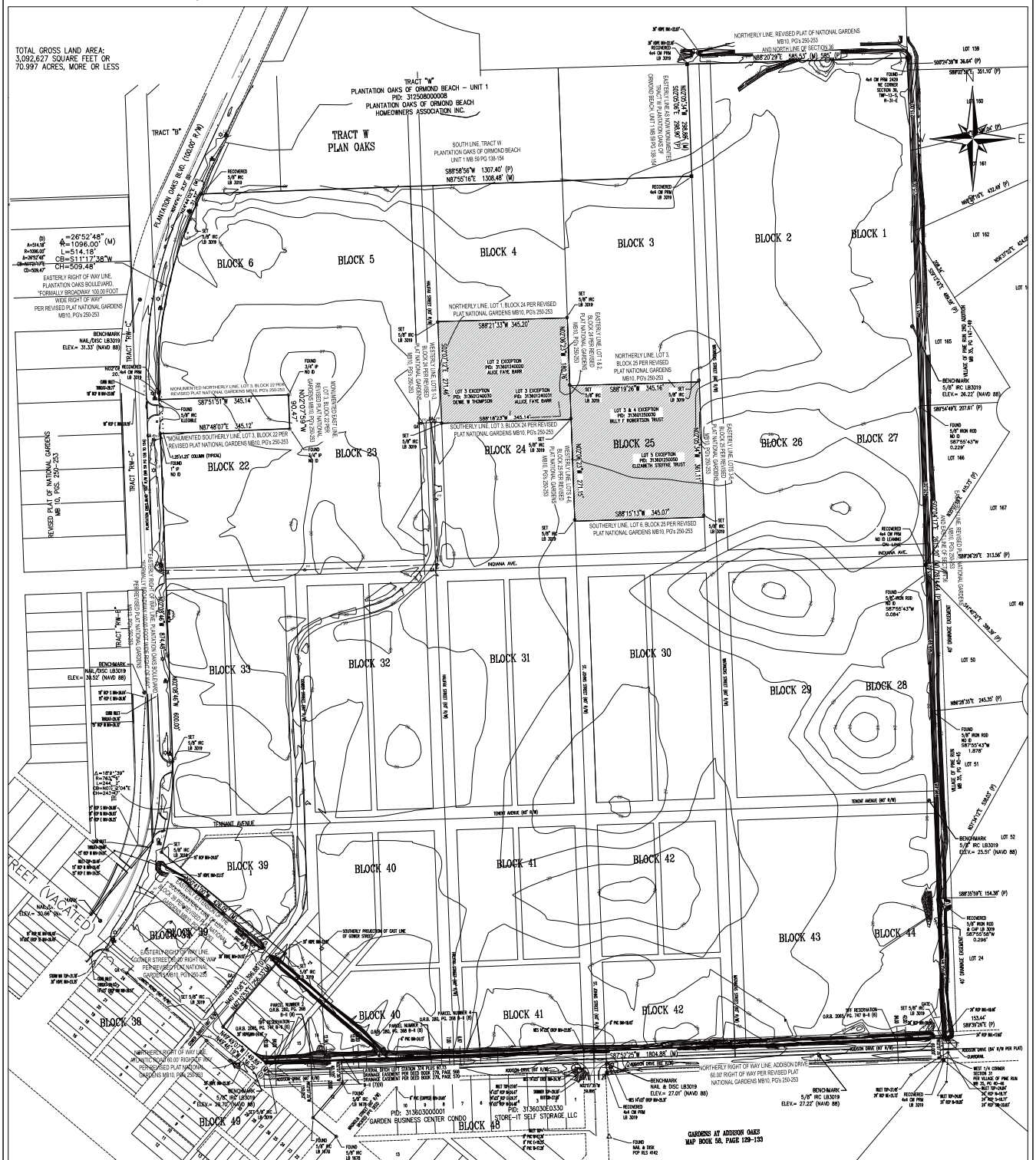
BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S02°04'17"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2615.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ADDISON DRIVE; 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°52'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1804.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°49'07"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 149.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOWER STREET, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N40°10'53"E ALONG SAID EASTERLY RIGHT OF WAY, 256.33 FEET TO THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 39, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N50°41'00"W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 426.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY BROADWAY, 100.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; SAID NON TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 763.96 FEET, A CENTRAL ANGLE OF 18° 21'39" AND A CHORD BEARING OF N07°02'04"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 244.82 FEET TO THE POINT OF TANGENCY; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 874.48 FEET TO THE MONUMENTED SOUTHERLY LINE OF LOT 3, BLOCK 22, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°48'07"E ALONG SAID SOUTHERLY LINE, 345.12 FEET TO THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 3; THENCE N02°07'59"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.47 FEET TO THE MONUMENTED NORTHEAST CORNER OF SAID LOT 3; THENCE S87°51'51"W ALONG THE MONUMENTED NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 345.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.19 FEET TO A BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 26°52'48" AND A CHORD BEARING N11°17'38"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 514.18 FEET TO THE POINT OF TANGENCY ; THENCE N24°44'02"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.37 FEET TO THE SOUTHERLY LINE OF TRACT "W", SAID PLANTATION OAKS OF ORMOND BEACH – UNIT 1, RECORDED ON MAP BOOK 59, PAGES 138–154; THENCE N87°55'16"E ALONG SAID SOUTHERLY LINE, 1308.48 FEET TO THE EASTERLY LINE OF SAID TRACT "W" AS NOW MONUMENTED; THENCE N02°05'34"W ALONG SAID MONUMENTED EASTERLY LINE, 298.88 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 36; THENCE N88°20'29"E ALONG SAID NORTHERLY LINE, 585.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 3, 4, 5 AND 6, BLOCK 25, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24; THENCE RUN N88°21'33"E, 345.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°06'23"E, 180.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 25; THENCE N88°19'26"E, 345.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°05'34"E, 361.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 25; THENCE S88°15'13"W, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°06'23"W, 271.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 25, BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 24; THENCE S88°18'23"W, 345.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°07'12"W, 271.46 FEET TO THE POINT OF BEGINNING.

THE NET AREA OF THE ABOVE DESCRIBED BEING 103.450 ACRES, MORE OR LESS.

SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1016422; ISSUING OFFICE #3714601, FILE #2832–17 DATED FEBRUARY 10, 2021 AT 11:00 PM..
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°04'46E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.A.V.D. OF 1988, PER NGS MONUMENT DESIGNATION X–226 HAVING A PUBLISHED ELEVATION OF 28.48' NAVD 88. (NGVD 30.573 FEET)
6. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0203K. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
9. THE PORTION OF PENNSYLVANIA AVENUE SHOWN HEREON AS VACATED (PER ORB 5498, PAGE 1745)(VOLUSIA COUNTY RESOLUTION 2005–15) HAS BEEN INCLUDED IN THIS BOUNDARY SURVEY ALTHOUGH IT WAS NOT INCLUDED IN THE DESCRIPTION PROVIDED BY THE TITLE COMPANY IN THE COMMITMENT SHOWN IN NOTE #1 ABOVE.
10. THE VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC.



LEGEND

IRON ROD WITH CAP	GV	GAS VALVE	FOCB	FIBER OPTIC CABLE BOX	SSMH	SANITARY SEWER MANHOLE
IRON ROD	RUV	REUSE VALVE	FOCV	FIBER OPTIC CABLE VAULT	SDMH	STORM DRAIN MANHOLE
IRON PIPE WITH CAP	SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	GTMH	GREASE TRAP MANHOLE
IRON PIPE	HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	EMH	ELECTRIC MANHOLE
FD "X"/CUT IN CONCRETE	WM	WATER METER	TPM	TELEPHONE CABLE MARKER	UMH	UTILITY MANHOLE
CONCRETE MONUMENT	GM	GAS METER		SIGN	CO	CLEAN OUT
DENOTES PC / PT	TB	TELEPHONE BOX	LP	LIGHT POLE	FOC	FIBER OPTIC CABLE MANHOLE
PERMANENT CONTROL POINT	MB	MAIL BOX	YL	YARD LIGHT	RBO	REUSE BLOWOFF ASSEMBLY
SITE BENCHMARK	TV	CABLE TELEVISION BOX		UTILITY POLE		WETLANDS LOCATION
FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX	GA	GUY ANCHOR		EXISTING CONCRETE
WATER VALVE	EB	ELECTRIC SERVICE BOX		UTILITY VALVE	0.00	EXISTING ELEVATION

ABBREVIATIONS

W/	WITH	ILLEG. ILLEGIBLE	GM	GAS LINE MARKER	LP	LIGHT POLE	-FO-	BURIED FIBER OPTIC CABLE
IRC	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	DIP	DUCTILE IRON PIPE	PP	POWER POLE	-T-	BURIED TELEPHONE CABLE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	PVC	POLYVINYL CHLORIDE	GA	GUY ANCHOR	-W-	BURIED WATER LINE
IPC	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	CONC	CONCRETE	TBM	TRAFFIC SIGNAL BOX	-E-	BURIED ELECTRIC LINE
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	RES	RESIDENCE	R/W	RIGHT OF WAY	-G-	BURIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	CO	CLEANOUT	DW	DRIVEWAY	-TV-	BURIED TELEVISION LINE
N&D	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	ES	ELECTRIC SERVICE	TOB	TOP OF BANK	-FM-	BURIED FORCE MAIN
FND	FOUND	(C)	CALCULATED DIMENSION	MH	MANHOLE	CV	CHECK VALVE	TOE	TOE OF SLOPE	-OH-	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	IV	IRRIGATION VALVE	CLS	CENTERLINE OF SWALE	-ST-	STORM WATER LINE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	WV	WATER VALVE	A/C	AIR CONDITIONER	FPL ID	FLORIDA POWER & LIGHT COMPANY
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	RV	REUSE VALVE	FNC	FENCE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	WM	WATER METER	EOW	EDGE OF WATER	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	FLD	FIELD	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	UE	UTILITY EASEMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	TC	TOP COVER	A.E.	ACCESS EASEMENT	USC & GS	UNITED STATES COAST & GEODETIC SURVEY

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761–5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

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LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, T–16–S, R–31–E, VOLUSIA COUNTY, FLORIDA

FOR: RIDGE DEVELOPMENT GROUP

JOB NO. 22-0321

FOR: RIDGE DEVELOPMENT GROUP

SCALE: 1"=120' FIELD BOOK: 899 PAGE(S): 27–34 SHEET 1 OF 1

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE :	–	–	–	–	–
BOUNDARY SURVEY :	05–05–2022	22–0321	JP	TJ	JB
TOPOGRAPHIC SURVEY :	–	–	–	–	–
FOUNDATION LOCATION :	–	–	–	–	–
FINAL IMPROVEMENTS :	–	–	–	–	–
RECERTIFICATION :	–	–	–	–	–

BOUNDARY AND TOPOGRAPHIC SURVEY

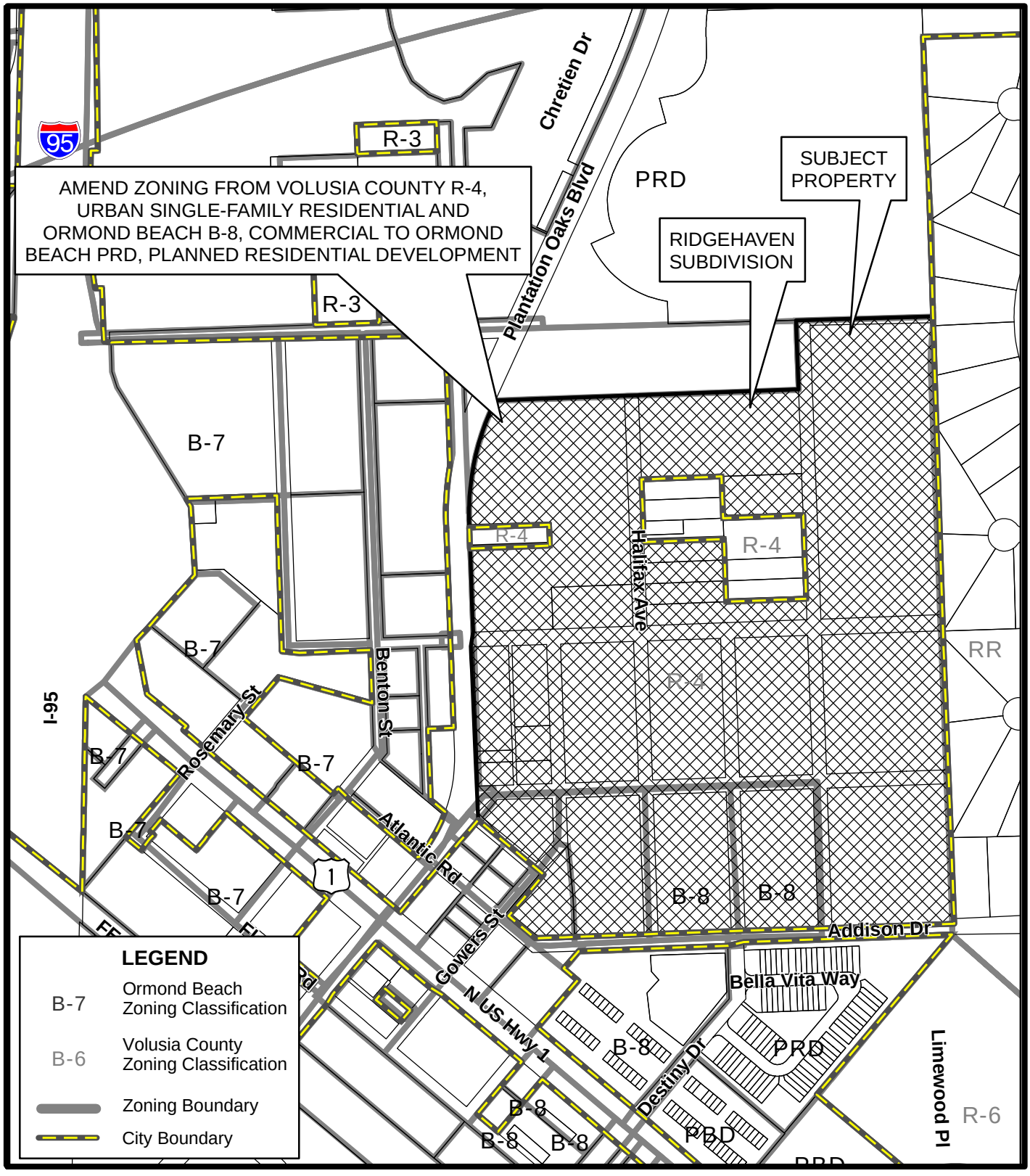
SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JEFFREY W BARNES
Digitally signed by JEFFREY W BARNES
Date: 2022.05.09 12:18:59 -04'00'

JE. ZAPERT, P.L.S. NO. 4046
JEFF W. BARNES, P.S.M. NO. 5576

EXHIBIT "B"



ZONING MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

N.T.S.

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: April 13, 2023

SUBJECT: RidgeHaven Subdivision: **Zoning Map Amendment to Planned Residential Development**

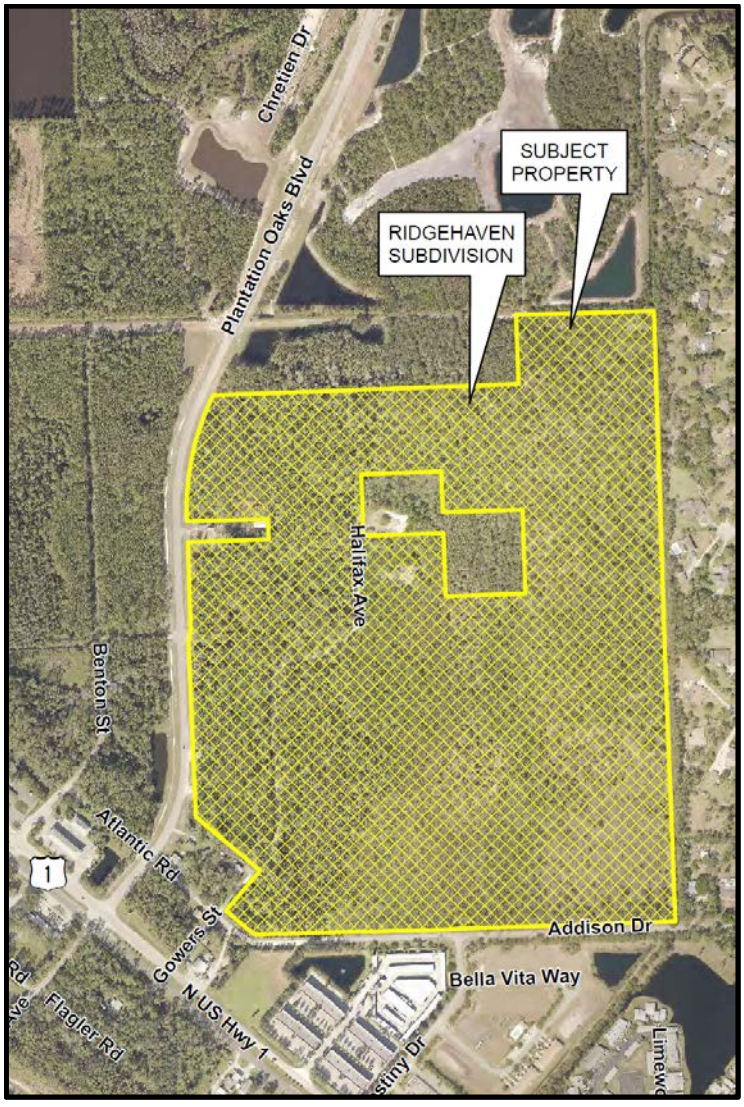
APPLICANT: RidgeHaven, LLC, with authorization of the property owner, Snilloc Family Limited Partnership Number One

NUMBER: ZMA 2022-061(A)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1: INTRODUCTION: This is a request from RidgeHaven, LLC, with authorization of the property owner, Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development, for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050. The subject property is shown in Exhibit 1.

EXHIBIT 1: RidgeHaven subdivision location map



SECTION 2, BACKGROUND: The RidgeHaven subdivision includes nine parcels (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050) that total 103.45 acres. Within the RidgeHaven subdivision land area there are eight (8) parcels individually owned (not owned by RidgeHaven) totaling approximately 5.7 acres. Seven (7) parcels are vacant and one parcel fronting Plantation Oaks Boulevard is developed with a single-family home. The RidgeHaven subdivision was located in unincorporated Volusia County with a desire to construct a subdivision. Representatives of the RidgeHaven subdivision had two options for subdivision development: (1) remain in unincorporated Volusia County and have Ormond Beach provide the project utilities or (2) become part of the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA) area and develop the subdivision in Ormond Beach. The Interlocal Service Boundary Agreement allows the annexation of land while creating enclaves that remain in unincorporated Volusia County.

The City Commission adopted the original North U.S. 1 Interlocal Service Boundary Agreement on August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance 2014-12. The original Interlocal Service Boundary Agreement established the Municipal Service Area (MSA) and joint planning and service delivery agreement to the North U.S. Highway 1 area. The first amendment to the North U.S. 1 Interlocal Service Boundary Agreement was approved to add the land associated with Plantation Oaks Subdivision and the 13 enclaves surrounding the subdivision to the adopted Municipal Service Area. On August 20, 2019, the City Commission adopted the first amendment to the North U.S. Highway 1 Interlocal Service Boundary Agreement. The Volusia County Council subsequently adopted the agreement on September 17, 2019. The City of Ormond Beach (December 7, 2021 with Ordinance 2021-43) and Volusia County (February 15, 2022 with Ordinance 2022-9) approved the second amendment to the North U.S. Highway 1 Interlocal Service Boundary Agreement to add the land associated with the RidgeHaven subdivision and the individually owned parcels not owned by RidgeHaven to the adopted Municipal Service Area. During the County Council presentation and discussion, the RidgeHaven representative and city staff committed to establishing a limitation of 298 dwelling units for the entire RidgeHaven area. On March 22, 2022, the City Commission approved Ordinance 2022-05 that annexed the RidgeHaven subdivision.

With the Interlocal Service Boundary Agreement and annexation approved, the next step for the RidgeHaven project was the assignment of a city land use designation. For the existing land use entitlements, Volusia County staff analysis calculated a range of residential development of 716 to 1,052 dwelling units. The existing land use required a minimum of four units per acre. The city land use designation occurred with three separate actions:

1. Ordinance 2022-14 adopted July 19, 2022: The Ordinance amended the Future Land Use Element of the Comprehensive Plan to incorporate the second Interlocal Service Boundary Agreement and provide a text limitation within Policy 9.1.4 that states the RidgeHaven land area shall not exceed 3 units per acre and no more than 298 dwelling units for the entire RidgeHaven property. The maximum theoretical residential density was reduced by 754 residential units. For the non-

RidgeHaven properties, the Ordinance included the text restriction that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

2. Ordinance 2022-18, adopted August 3, 2022: The Ordinance authorized the following actions:

   A. Amended the Future Land Use Map designation for the RidgeHaven subdivision property (totaling 84.26 acres) from Volusia County "Urban Medium Intensity" (UMI) to Ormond Beach "Low Density Residential" (LDR). The Ordinance included the map annotation that the RidgeHaven subdivision would have a density restriction of three (3) units per acre and shall not exceed 298 residential units for the entire RidgeHaven subdivision; and

   B. Amended the Future Land Use Map designation of the properties not associated with the RidgeHaven development from "Urban Medium Intensity" (UMI) to Ormond Beach "Medium Density Residential" (MDR). The Ordinance included the map annotation that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

3. Ordinance 2022-18, adopted August 3, 2022: This Ordinance was for 19.19 acres owned by the RidgeHaven subdivision applicant that was part of the original Interlocal Service Boundary Agreement area. The Ordinance amended the Future Land Use for the property from "Low Intensity Commercial" (LIC) to "Medium Density Residential" (MDR). The Ordinance contained a condition that the density shall be restricted to eight (8) units per acre within the 19.19 acres and the RidgeHaven subdivision including the 84.26 acres shall not exceed 298 residential units.

In summary, the project has:

1. Amended the Interlocal Service Boundary Agreement to allow annexation and development under Ormond Beach development standards;
2. Annexed 103.45 acres that is the RidgeHaven subdivision.
3. Amended the land uses of two land areas from Volusia County "Urban Medium Intensity" (UMI) to "Low Density Residential" (LDR) and Ormond Beach "Low Intensity Commercial" (LIC) to "Medium Density Residential" (MDR) with a maximum development scenario of 298 residential units.
4. Reduced the potential maximum residential development as allowed under the Volusia County "Urban Medium Intensity" (UMI).
5. The Interlocal Service Boundary Agreement land use amendment has amended the land use of the non-RidgeHaven outparcels to the same density (8 units per acre) as allowed under the Volusia County land use.

The following are the abutting uses to the subject properties:

EXHIBIT 2: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Plantation Oaks PRD	"Low Density Residential"	PRD, Planned Residential Development
South	Across Addison Drive, Gardens of Bella Vita & MBA Business Center	"Medium Density Residential" and "Low Intensity Commercial"	PRD, Planned Residential Development and B-8, Commercial
East	Village of Pine Run	Volusia County "Rural"	Volusia County RR (Rural Residential)
West	Across Plantation Oaks Boulevard	"Medium Density Residential"	R4, Single-Family Cluster and townhouse

SECTION 3, APPLICATION PROCESS:

Application process

The application seeks to allow 286 residential units as a Planned Residential Development. The Planned Residential Development is reviewed and acted upon as two (2) separate actions:

A. Zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development. The zoning map amendment is the action sought for this staff report; and

B. Issuance of a development order to construct 286 residential units and associated site improvements on 103.45 acres.

The two (2) actions will be discussed together at the public hearing and will require separate votes. The zoning map amendment is the application under consideration in this report. The zoning map amendment does not approve any specific development, but instead the framework for the issuance of the development order. The issuance of a development order contains site plans and project reports that detail the specific development. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Other applications:

1. Preliminary Plat. Section 1-22 of the Land Development Code defines a preliminary plat as "a proposed subdivision plan that in an exact and precise

manner in which it may be evaluated pursuant to this Land Development Code and the comprehensive plan". Preliminary plats are not required with a planned development, however, this application has developed and submitted the preliminary plat with the zoning action. The preliminary plat contains the plat document and the detailed subdivision engineering plan.

There are two options for development once a Preliminary Plat has been approved:

Option 1 - Proceed with the application for construction for completion of the required improvements prior to recording the final plat per Section 4-18(8)(a) of the Land Development Code. When the required off-site and on-site improvements are complete, the final plat along with the records and data would be submitted by the applicant to the City Engineer and reviewed by the Site Plan Review Committee (SPRC). The final plat would be approved by the City Commission and recorded.

Option 2 - Proceed with final plat review and approval, with the completion of required improvements after recording the plat per Section 4-18(b) of the Land Development Code. With this option, the applicant files surety documents guaranteeing that such improvements will be installed. All guarantees are incorporated in a bonded agreement for the construction of the required improvements in the form acceptable to the City Attorney. The final plat would be recorded and the applicant would then construct the improvements.

2. Partial plat vacation. The project is located with a 1926 plat with existing street layouts. The partial plat vacation would vacate portions of the 1926 plat and update to the RidgeHaven subdivision plat. The outparcels within the RidgeHaven subdivision would always have access to their property.

Project process: The Planned Business Development is reviewed and acted upon as two separate actions: (1) zoning map amendment and (2) issuance of a development order. The two actions will be discussed together at the public hearing and require separate votes. The project has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.

2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The neighborhood meeting was conducted on July 26, 2022 and is summarized in the analysis section of this report.

3. **Planning Board.** The Planning Board conducts one public hearing for a zoning map amendment and issuance of a development order. The Planning Board provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board in its recommendation is required to consider the following:

   a. Application submitted by the applicant;

b. Staff report;
c. Written correspondence provided;
d. Testimony presented at the public hearing; and
e. Criteria for rezonings and issuance of a Development Order.

4. **City Commission.** The City Commission, as the elected body, provides the final action on zoning map amendments and issuance of development orders. The tentative City Commission dates for this project are May 16, 2023 and June 6, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:

   a. Report and recommendation of the Site Plan Review Committee and the Planning Board.
   b. Report and recommendation of other city departments and advisory boards, as appropriate.
   c. Comments of governmental agencies, utility corporations and individuals, as received.

   Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report. Exhibit 3 below shows a summary of the application process.

EXHIBIT 3: Application process

PZ-22-061		
Action	**Date**	**Notes**
1st SPRC submittal	May 23, 2022	SPRC review: June 13, 2022
Neighborhood meeting	July 26, 2022	Letter - 600' mail radius; newspaper ad
2nd SPRC submittal	September 23, 2022	SPRC review: October 14, 2022
3rd SPRC submittal	November 22, 2022	SPRC review: December 20, 2022
4th SPRC submittal	January 17, 2023	SPRC review: February 3, 2022
5th SPRC submittal	March 3, 2023	SPRC review: March 27, 2023
Planning Board	April 13, 2023	Letter - 300' mail radius; newspaper ad; site posting
City Commission, 1st	May 16, 2023	Letter - 300' mail radius; newspaper ad
City Commission, 2nd	June 6, 2023	Newspaper ad
SPRC final review	To be determined	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1019/RidgeHaven and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

SECTION 4, ANALYSIS:

Comprehensive Plan

The Comprehensive Plan contains a land use map that provides the vision of uses and residential density and nonresidential intensity. The Comprehensive Plan is an overall guide/roadmap for development within Ormond Beach. The subject property has a land use category of "Low Density Residential" and "Medium Density Residential" as defined in the Future Land Use Element as follows:

Low Density Residential (LDR) – 84.26 acres

Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

Maximum FAR: 0.2

Medium Density Residential (MDR) – 19.19 acres

Purpose: To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the development of relatively low-density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed.

Maximum FAR: 0.3

The "Low Density Residential" and "Medium Density Residential" land uses would typically allow a maximum theoretical city land use density of 515 residential units. The map annotation included in the land use amendments for the project limits that maximum residential density to 298 units.

Existing Zoning Districts: The subject property has two (2) existing zoning classifications: (1) R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial. The R-4, Urban Single-Family Residential zoning district purpose and intent "is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods." The Volusia County R-4, Urban Single-Family Residential zoning district allows cluster and zero lot line subdivisions, houses of worship, and single-family standard or manufactured modular dwellings.

The Ormond Beach B-8, Commercial zoning districts purpose:

> "is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase

> opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses." Ormond Beach B-8, Commercial zoning district allows retail, restaurants, offices, and multi-family uses."

Proposed zoning district: Planned Residential Development

The project application seeks to obtain a Planned Residential Development zoning designation. According to Chapter 2, Article II, Section 2-35 of the Land Development Code the purpose of the Planned Business Development zoning district:

> "is to provide more flexibility with regard to land use, density and dimensional standards, and other requirements of this Land Development Code, to encourage developments that incorporate innovative concepts of site planning, coordinated architectural and functional design, higher level of amenities, increased amounts of open space, recreation and landscaping, and a better living environment overall."

The Planned Residential Development zoning district allows a site-specific development plan to be developed. This zoning district requires a holding capacity analysis, common open space, recreation areas, and additional natural preservation. The site-specific development plan is part of the issuance of the development order.

Neighborhood meeting

The project conducted a required neighborhood meeting on July 26, 2022. The project team presented the development plan. Items discussed at the neighborhood meeting included:

1. Density reduction from Volusia County zoning;
2. No access proposed from Addison Drive;
3. Interface with Village of Pine Run;
4. Easement required for existing Volusia County ditch abutting Village of Pine Run;
5. Types of residential uses proposed;
6. Stormwater; and
7. Connection to city water and sewer.

SECTION 5, CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. **It is important to note that this item is solely for the zoning map amendment and not the detailed site plan development order**. According to Chapter 1, Article I, Section 1-15. C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally**

permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

The proposed action is a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. This item does not approve a specific development plan which is reviewed with the development order item. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life.

2. The proposed development is consistent with the Comprehensive Plan.

The subject property has two (2) land uses of "Low Density Residential" and "Medium Density Residential". The location is appropriate for residential uses and is consistent with the Comprehensive Plan. The land use designations and allowable density and intensity was discussed in the analysis section of the report. The Comprehensive Plan contains the following Goals, Objectives and Polices related to the zoning map amendment:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABLITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low- and moderate-income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The zoning map amendment is consistent with the Comprehensive Plan.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The zoning action does not approve a specific development plan and this criterion would be reviewed as part of the issuance of the development order.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The zoning map

amendment seeks to allow the framework for uses consistent with the land use designation.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. A traffic study is provided with the issuance of the development order item.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The functional use of space would be reviewed as part of the development order agenda item.

8. **The proposed development provides for the safety of occupants and visitors.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) would review the safety of occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) would review the use of materials and architectural features.

10. **The testimony provided at public hearings**.

    There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-15(D)(3)(b) of the Land Development Code states that the Planning Board shall consider rezoning applications based on the consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services will not increase as a result of the requested zoning amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres; and

- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of “Low Density Residential” and “Medium Density Residential”.

SECTION 6, RECOMMENDATION: This agenda item seeks to allow a zoning map amendment to PRD, Planned Residential Development. The agenda item does not approve any specific development approval, but instead a framework for these zoning actions. It is recommended that the Planning Board recommend **APPROVAL** of the zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050. The project is tentatively scheduled for the City Commission on May 16, 2023 (first reading) and if approved on first reading, the second reading will be on June 6, 2023 (final reading).

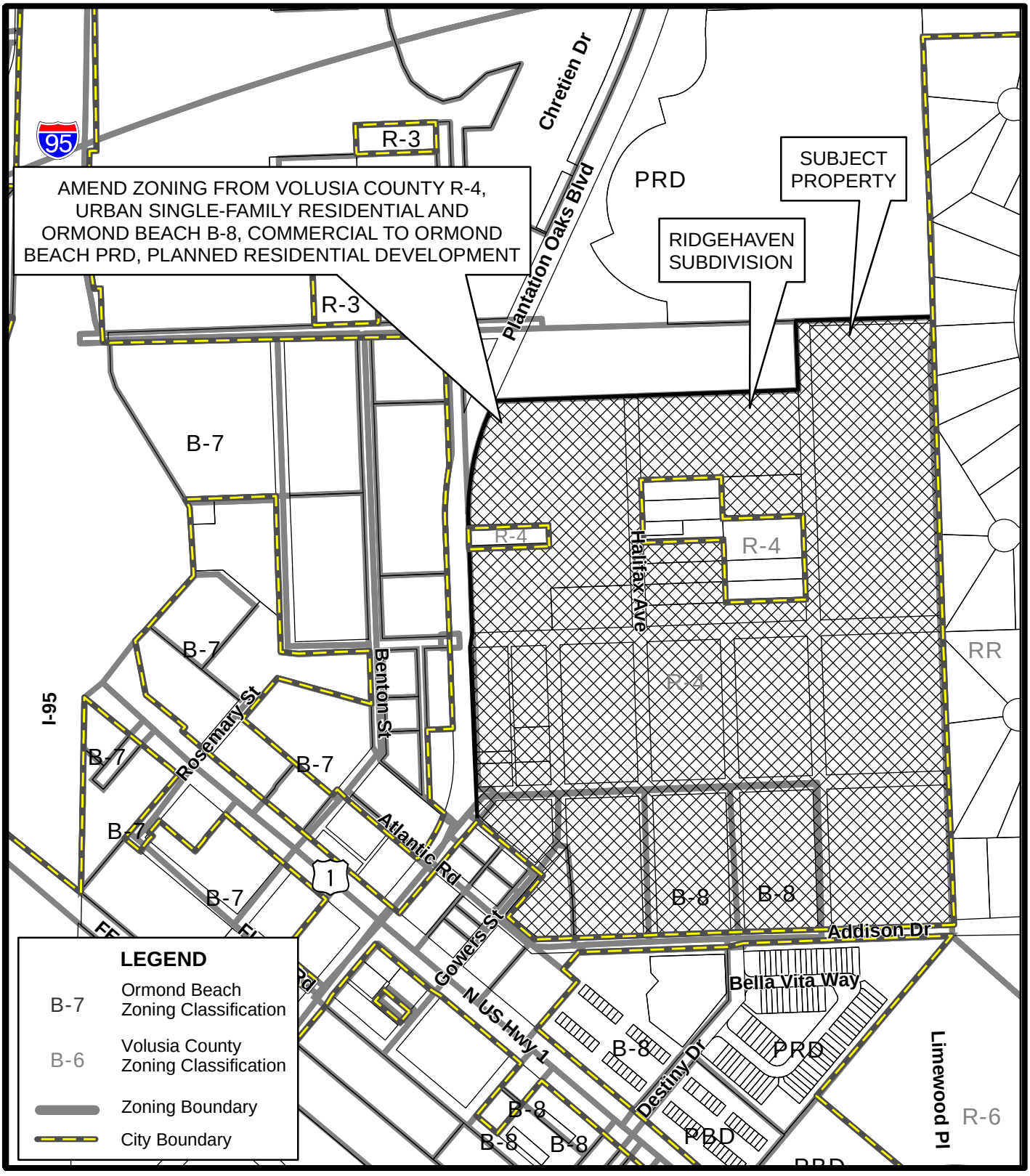
Attachments:

Attachment 1: Zoning map

Attachment 2: Location, aerial, land use maps

ATTACHMENT 1

Zoning map



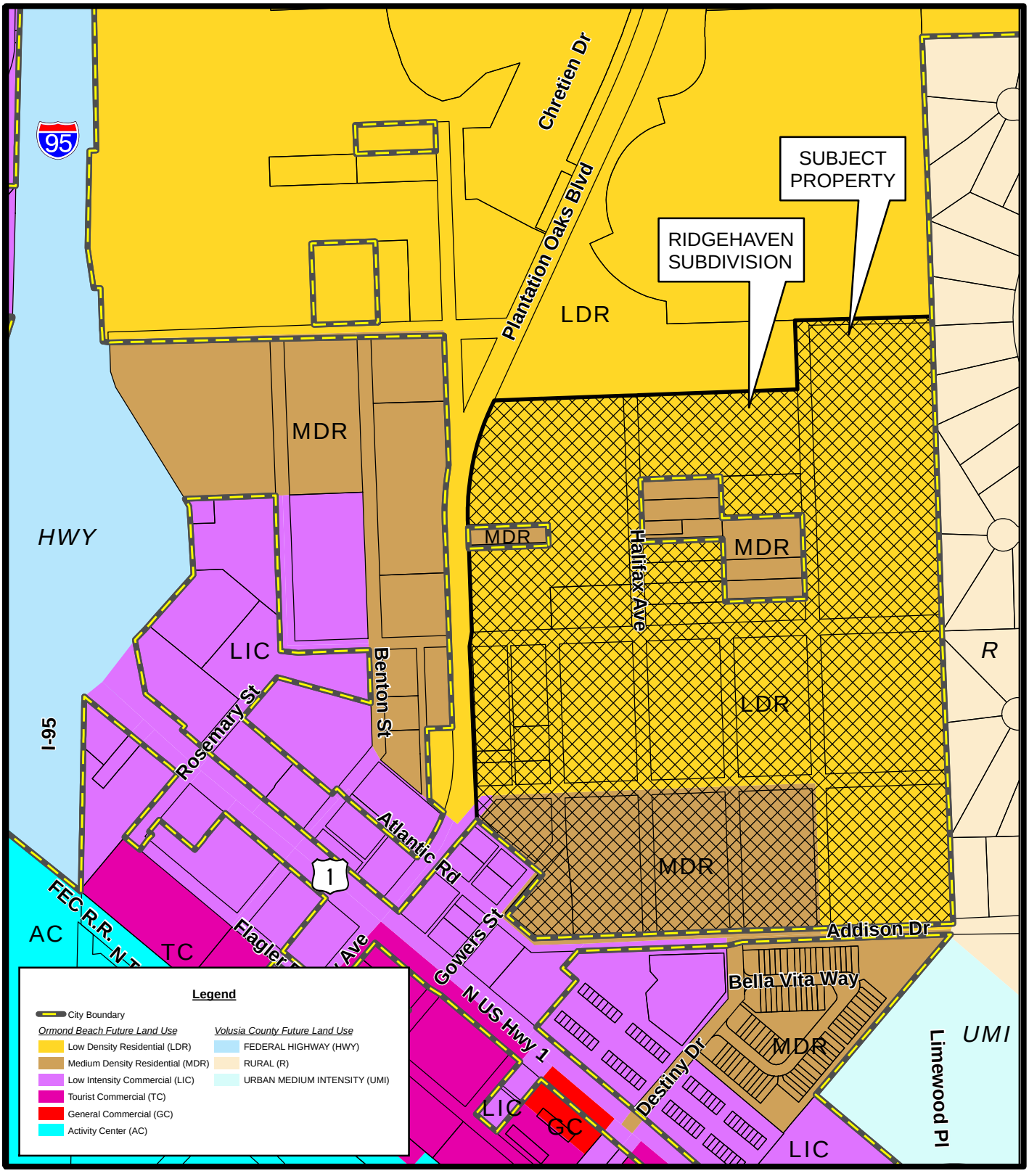
ZONING MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

N.T.S.

ATTACHMENT 2

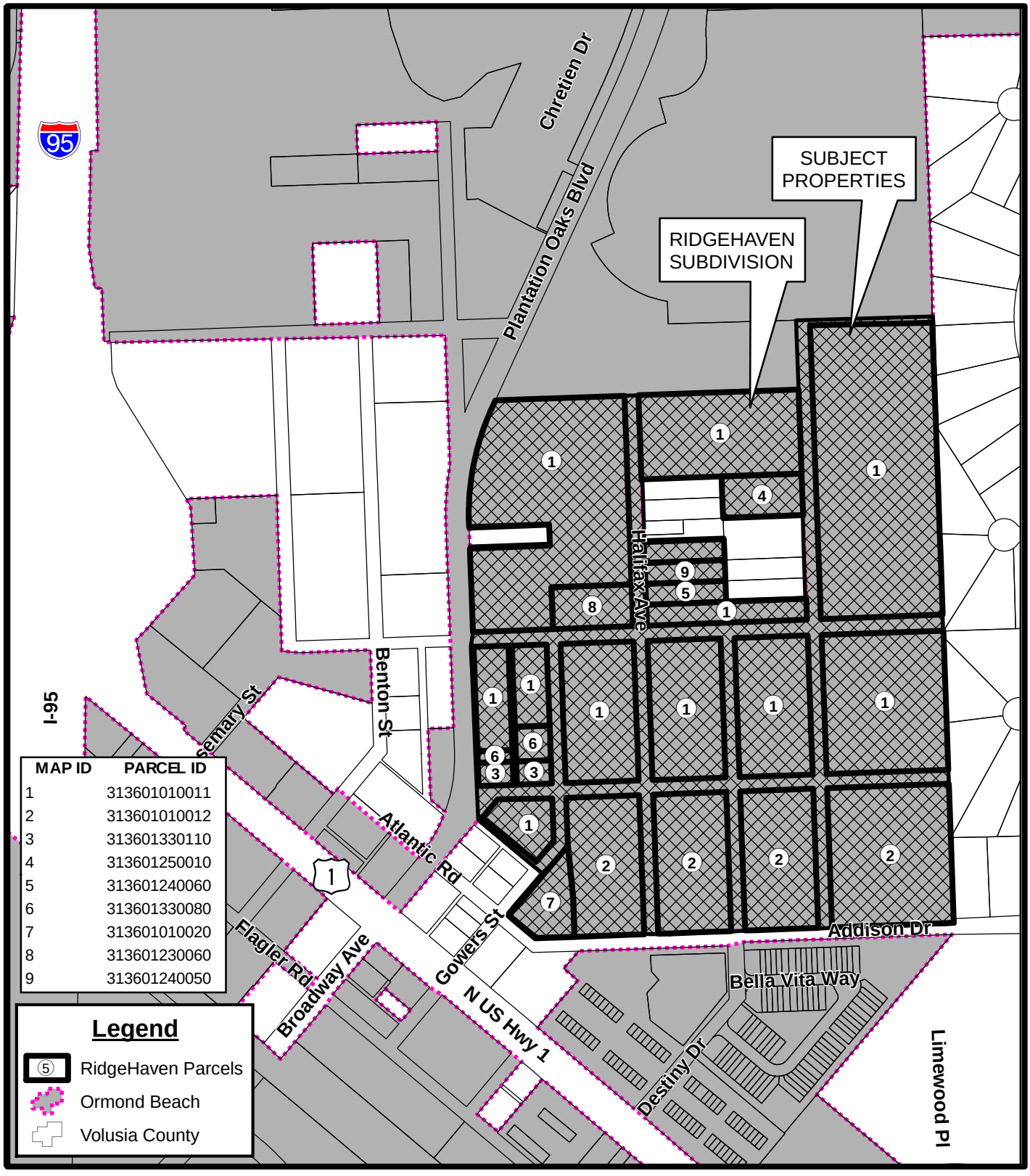
Location, aerial, land use maps



FUTURE LAND USE MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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PARCEL MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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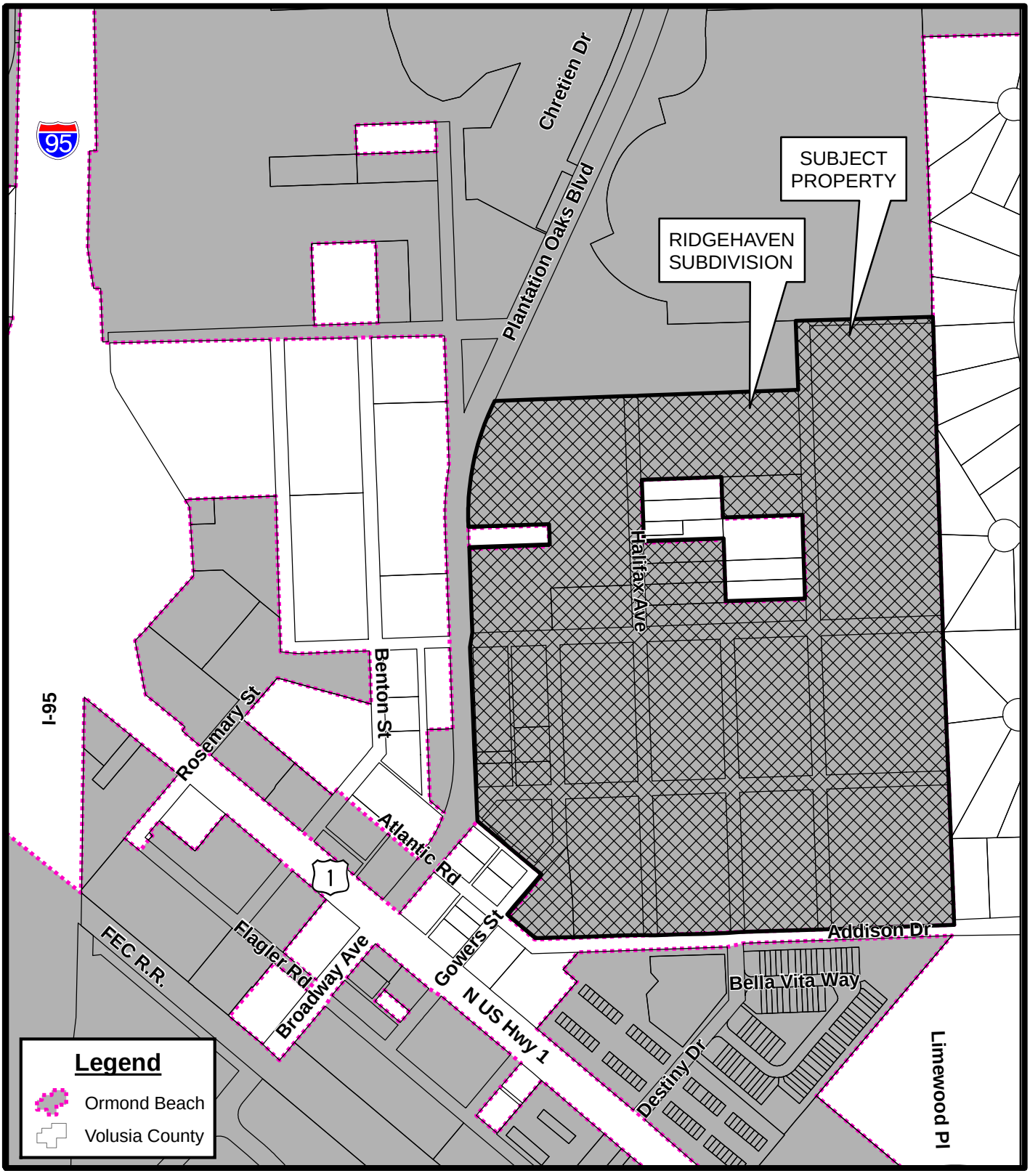


AERIAL MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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LOCATION MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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DRAFT

Planning Board minutes from

April 13, 2023

ITEM:

ZMA-2022-061(A)

RidgeHaven subdivision

Zoning Map Amendment

V. APPROVAL OF MINUTES

March 09, 2023

Mr. Scudiero moved to approve the March 09, 2023 Minutes. Mr. Railsback seconded the motion. Vote was called, and the motion was approved (6-0).

VI. PLANNING DIRECTOR'S REPORT

No report.

VII. PUBLIC HEARINGS

A. ZMA 2022-061(A), RidgeHaven subdivision, Zoning Map Amendment

Mr. Spraker explained that all three RidgeHaven agenda items will be shared together and suggested that the Board vote on one at a time.

Mr. Spraker, Planning Director, reviewed the first request from RidgeHaven, LLC., with authorization of the property owner, Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development, for 103.45 acres. Mr. Spraker continued that the proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and included the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.

Mr. Spraker stated that this property went through a Land Use Amendment where the majority of the property was in unincorporated Volusia County. There was a minimum of four residential units per acre (337 units) and allowed up to eight residential units per acre (674 units). He added that there were already 19.19 acres that were already in the city that allowed eight residential units per acre. The total residential units for the project was 827 units under previous land uses. Mr. Spraker continued that as the project moved on it had to be decided on whether to develop in unincorporated Volusia County and get utilities from the City of Ormond Beach or annex into the City of Ormond Beach for the entire subdivision process. It was decided to go through the City of Ormond Beach for the process and as part of the Land Use Amendment and the residential units were decreased to 298 residential units. Mr. Spraker noted that the existing land use today is "Low Density Residential" and "Medium Density Residential" is along Addison Drive. He explained that there are outparcels in which the RidgeHaven subdivision owners do not own, therefore they are not part of the zoning map amendment. They have designated zoning through the Interlocal Service Boundary Agreement (ISBA) process. Mr. Spraker stated that the zoning map does not approve any site plans, as it is the framework to allow the process for a development order.

Mr. Spraker concluded that the Site Plan Review Committee (SPRC) is recommending approval of the zoning map amendment and reviewed the tentative

City Commission meeting dates May 16, 2023 for first reading and June 6, 2023 for second reading.

B. <u>DO 2022-061(B), RidgeHaven subdivision, Issuance of a Development Order</u>

Mr. Spraker, Planning Director, continued with an explanation of the next RidgeHaven request, the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. He expounded on the development order and how it is a zoning document, and expressed how unique RidgeHaven is as they have done both the zoning document and the preliminary plat together as well as provided detailed construction drawings. Mr. Spraker commented how the project started with the Site Plan Review Committee (SPRC), they had a neighborhood meeting in July 2022, it is now before the Planning Board, an advisory board appointed by the City Commission and then will go before the City Commission May 16, 2023 and June 6, 2023. He reviewed past applications that the project has gone through from the ISBA amendment, land use map amendment, and annexation.

Mr. Spraker stated that the gross density is 2.76 units per acre for the proposed subdivision. Taking out the wetlands, the net density is 2.95 units per acre. He added that the applicants have done an innovative design that has mixed housing types with duplex units along Addison Drive, consistent with the Gardens of Bella Vita, and they have done 136 interior lots of 50' wide, and 66 larger lots at 75' wide, along the Village of Pine Run. Mr. Spraker showed where the outparcels are and reiterated that they are not part of the overall plan. Outparcels will have platted access to their property. Mr. Spraker stated that the access points are along Plantation Oaks Boulevard. There is no access on Addison Drive. Mr. Spraker added that the project has provided school concurrency, a traffic analysis was provided, and a proportionate fair share agreement is required. He continued that stormwater was analyzed and the project will have less stormwater rate and volume post-development than in pre-development conditions. A St. Johns permit was issued for both the wetlands and the stormwater. The stormwater will be used for irrigation of the subdivision. A master irrigation will be done out of the stormwater with no individual wells. Mr. Spraker added that there is a ditch partially located along the interface of the Village of Pine Run that will be placed in the easement. It is 10' on the RidgeHaven property and then goes off onto the Village of Pine Run property.

Mr. Spraker continued that the three historic trees onsite are being preserved. The Village of Pine Run property interface has a 35' natural landscape buffer, and the LDC requires a 6' landscape buffer. The project design also exceeded the buffer requirements along Plantation Oaks Boulevard, Addison Drive and on the third phase of Plantation Oaks. Mr. Spraker stated that the project has proposed 24.67 percent of the site as natural preservation. The LDC requires only 15 percent under straight zoning and 20 percent under the Planned Development. He added that there are approximately 8 acres of wetlands of which they are impacting 1.75 acres. Sidewalks are being put in on both sides internally and also connecting to U.S. Highway 1. Mr. Spraker stated that the project has recreational improvements including a 33,000 square foot outdoor amenity area including a pool and pool deck, a dog park, playground and activity field. Walking trails are also part of the recreational improvements.

Mr. Spraker went over the development order waivers. One of them is for outdoor recreation in lieu of indoor recreation, which he explained is allowed in a Planned

Residential Development. A wet detention of the depth for the pond, to maintain the fill onsite for the stormwater irrigation. A 40' buffer building setback is also required. Mr. Spraker reviewed the development order benefits from the reduction in density, the innovative site design, natural preservation, landscape buffers, and additional recreation of amenities.

Mr. Spraker reviewed the two notices of concern; one from Mr. Lehman, 1135 Benton Street, who is not in support of the application; and a neighbor to the property, Mr. Rodriguez, who is interested in screening from the project.

Mr. Spraker concluded that the SPRC is recommending approval of this application. It is planned that the item will go before the City Commission for first reading on May 16, 2023 and second reading on June 6, 2023.

C. PP 2022-061(C), RidgeHaven subdivision, Preliminary Plat

Mr. Spraker, Planning Director, continued with the RidgeHaven request for a preliminary plat for 286 residential lots on 103.45 acres and associated site improvements. He explained that a preliminary plat is a document that subdivides land. The SPRC recommends approval of the preliminary plat.

Applicant's presentation

Mr. Glenn Storch, P.A., Storch Law Firm, 420 S. Nova Road, Daytona Beach, Representative, reviewed the history of other applications this project went through. The annexation of the project now allows reduction in permitted density, clustering, preservation of wetlands, municipal utilities and creative design. Mr. Storch explained that the applicant for the project stipulated for the Comprehensive Plan Amendment that was approved by the City and DEO. The limited number of units was limited to 298 for the entire parcel, no more than 3 units per acre. The PRD reduces the number now to 286 units. This reduced the density by 754 units and from 8 units per acre. Mr. Storch explained the diversity of the residential community further by detailing the plan for 84 duplex lots, 135 single-family 50' wide lots, and 66 single-family 75' wide estate lots.

Mr. Storch reviewed the environmental quality of life goal for the project stating that they will preserve a large wetland and upland buffer area in the center of the community, natural vegetation and tree preservation area, and explained how they are exceeding the required tree preservation. He added that most of the lots will have connections to natural vegetation in the community. Twenty-five percent of the land will remain untouched. Mr. Storch reiterated the inclusion of over 50,000 square feet of outdoor recreation area, in which the 33,000 square feet that was aforementioned is included..

Mr. Storch reviewed the effective water management part of the project with the minimization of water use. He covered that the irrigation will be from the use of the stormwater retention ponds, explained the aquifer recharge, and no groundwater wells or septic tanks, as the project will utilize the City of Ormond Beach potable water and sanitary sewer services. Mr. Storch stated that there will be no impact to the adjacent residential potable wells (Village of Pine Run) caused by a draw down or septic pollution of groundwater. He noted that the project is not within the 100-

year floodplain. In regards to protecting the adjoining neighbors, Mr. Storch mentioned that to the east of the project there will be a natural wooded buffer of at least 35', adjacent to the Village of Pine Run, and coupled with the existing canal, neighboring residents will be at least 100' to 150' away from new homes in RidgeHaven. He continued that to the south on Addison Drive, there is no access and only a vegetated buffer. To the north, there is a common area and wetlands and to the west is Plantation Oaks Boulevard. The entrances direct traffic towards the U.S. Highway 1 signal and away from existing residential.

Mr. Storch touched on some of the design of the community and displayed a landscaped entry sign and added that there will be ornamental streetlights and sign poles to provide an up-scale aesthetic. 298 street trees will be planted throughout the development along the streets, and in addition every lot will have trees planted, totaling 1,552 new trees in addition to the preserved trees. Mr. Storch added that the Homeowners' Association (HOA) will maintain and manage the natural areas and remove invasive species, and also added that there will be retention of more stormwater onsite than existing conditions – *more retention than required*. There will be less stormwater going off the site than what is on there presently.

Ms. Shull opened it up to the Board.

Board Questions

Mr. Railsback asked if the outparcels are vacant and if there are any improvements on them. Mr. Storch replied that there is a house on one of them and their access will be maintained and will provide them an easement. He added that they will have a paved road for the project portion and suggests that in the future it would be beneficial to them to annex into city water and sewer.

Mr. du Moulin expressed concern with guarantee of the HOA's responsibility with governing the irrigation system for the retention ponds. He referenced his experience with being part of an HOA and how they are mostly run by the members of the community. Mr. Storch replied that St. John's River Water Management District (SJRWMD) manages the permitting of the ponds and sets requirements through their permitting process. He commented that HOAs typically contract a company to maintain the ponds. He added that the ponds will be nice with fountains in them, which requires less maintenance. It was said that if the ponds are not maintained, the City, SJRWMD and homeowners have rights to take action. Mr. Storch stated that the invasive species are analyzed annually and taken care of. The HOA document is being drafted to address the matters and inform the home purchasers.

Mr. Railsback concurred with the comments and suggested that the responsibilities be clear in the covenants.

Mr. Jorczak questioned what the lot sizes are on the adjacent developments of Village of Pine Run and Plantation Oaks. Mr. Storch replied that Plantation Oaks are 50' by 100' which is consistent with what is being built. It was mentioned that there are smaller parcels and multi-family townhouses off of Addison Drive. There are also townhouses to the west of the development. Mr. Storch added that Village of Pine Run are approximately one acre and they have septic tanks and wells.

Mr. Scudiero inquired about the recreation areas planned for the development and why there is not more of a focus on indoor recreation area, like that of the outdoor recreation. Mr. Storch answered that the size of any recreation area is bases off of the number of units, therefore the indoor recreation area would have to be vast. He concluded that there would be no need for a fitness center with the amount of outdoor area, the pool and walking trails.

Mr. Scudiero asked if the natural areas on the map presented showed area that has been clear-cut. It was confirmed by Mr. Storch that the project was not clear-cutting due to clustering.

Mr. Jorczak inquired about the target-market price range of the homes. Mr. Storch replied that there will be a diverse market of approximately $300,000 for a duplex, and $400,000, $500,000, $600,000, and up to $700, 000 for the homes.

Ms. Shull asked if the property was out of flood zone X. Mr. Storch confirmed it is. Ms. Shull inquired about the rental restrictions for short-term rentals for the HOA. Mr. Storch will work on creating rental restrictions that reflect not allowing short-term rentals in the covenants and restrictions. There was discussion about rental communities and how it is not the goal for this project to be one.

Mr. du Moulin inquired about the stormwater. Mr. Storch stated that there will be less stormwater post-development and explained how the project will maintain more stormwater on the site than presently goes off of the property.

Mr. Storch addressed the earlier inquiry regarding a property on the cul-de-sac with a lighting concern, and requested a vinyl fence or hedge be installed and stated that the request will be adhered to.

Audience Comments

Mr. Luis Rodriguez, 1155 Plantation Oaks Boulevard, commented in regards to him being the individual who requested the fence. He stated that he prefers both the vinyl fence and vegetation (hedges). He stated that he worked at Sea Ray Boats and referenced a similar situation take place there where a parking lot was cleared out and at 5:00 a.m., the headlights came in. Mr. Rodriguez expressed concern with the pesticides being close to his home and family. He noted that he has a well. He requested that it not be possible for "drifters" and RVs to park close to him. He asked if the lot at the upside of the cul-de-sac can be eliminated, allowing the cul-de-sac to move back further for more safety and privacy. Mr. Luis explained that he hopes the water does not go his way in the event of a storm and hopes it is worked out in the .elevation planning. He concluded that he hopes that no one else can live on the cul-de-sac.

Mr. Charles Genter, 58 Indianhead Drive, Ormond Lakes, stated that he is a board member and Past President of the Ormond Lakes HOA. He noted that he wants to address the dilemma that Ormond Lakes faces with increasing amount of stormwater resulting from continuing land development and water shed. Mr. Genter continued that Ormond Lakes has no control over how much stormwater is being sent to them. Ormond Lakes is working diligently to optimize their stormwater system by spending $145,000 on a stormwater system since the storms in October and November 2022.

He added that the estuaries were back-washing that overwhelmed the Ormond Lakes storm distribution culverts. As a result, raw sewage was in the street due to lift station and street flooding. Several residents had water reach their garage. He continued that the Ormond Beach water shed is 5 square miles from the north and west and is expanding through development. Mr. Genter stated that there are six new developments and several more in the planning stage and each new project will send water downhill to the Ormond Lakes system using the open ditch system. Ormond Lakes is the last stop for stormwater before the estuaries. Mr. Genter emphasized that water runs downhill and a significant amount of stormwater enters their system. He asks how much water is coming and if a study has been done. He remarked that he asked that question in 2019 and 2020 and the answer is the same then as it is today, no one knows. He expressed frustration with the Planning Board, city engineers and City Commissioners for their misunderstanding of the problem stormwater management is. He pleaded for assistance from the City of Ormond Beach.

Mr. Tom Gaynor, 22 Rocky Bluff Drive, Ormond Lakes, concurred with Mr. Genter, commenting that Ormond Lakes has problems. He continued that each new development will affect the flooding as all of the surrounding areas to Ormond Lakes do. He added that during a 100 or 500-year storm the flood will become one, according to Mr. Gaynor. He stated that when North Beach Street floods, the water backs up to the Ormond Lakes exit. Last November the estuaries overran the exits and back flushed the area. Mr. Gaynor commented that when the engineers look at it, the data looks fine but when there is a big storm there is a problem. He inquired about the directional flow of the water and noted that they are at 8' above sea level, and that the ponds are at 29' above sea level. Mr. Gaynor stated that they need help from the City as they are out of money.

Ms. Shull asked Mr. Spraker if staff has met with the Ormond Lakes HOA before. Mr. Spraker replied that he and Mr. David Allen, Civil Engineer, met with them after the hurricane. He stated that there is a Stormwater Master Plan that has a study for the Ormond Lakes areas and that the Ormond Lakes complaints are not being ignored. The RidgeHaven subdivision is discharging less in the post development stage, in terms of rate and volume, then the pre-development condition. Mr. Spraker concluded that the applicant will give additional information on the matter and Mr. Allen will follow with his stormwater observations.

Mr. Parker Mynchenberg, Parker Mynchenberg & Associates, 1729 Ridgewood Avenue, stated that when the ponds are dug deeper, it does not create additional storage. It is when the area gets bigger that you get the additional storage. He explained that a wetland is being preserved in Plantation Oaks that abuts the site to the north. He further explained that when Plantation Oaks Boulevard was built, a new outfall was created that runs along the Village of Pine Run, easterly to 2,000 acres in the natural gardens that was sold to the state. There is a discharge easement to the park at 8' to 9' elevation. Mr. Mynchenberg remarked that he knows the area and drainage well, being that he designed Ormond Lakes, Halifax Plantation and Plantation Oaks. He added that he met with Mr. Allen regarding the RidgeHaven impacts to Ormond Lakes and Pine Run and did some research. There is a big ditch along Addison Boulevard and between the subject property and the Village of Pine Run. A ditch was built along the north property line on Plantation Oaks Boulevard. Mr. Mynchenberg stated that when it rains on the current site, it drains in all three directions. The initial design had outfalls to the lakes to the various ditches. It has

since been redesigned so that the runoff that leaves the site, goes into the outfall ditch on Plantation Oaks Boulevard, leaving 15 percent more storage than what is required. The 25-year and the 100-year storm event were analyzed and it demonstrated that the existing pre-development conditions are not exceeded. In a 500 year storm, the Tomoka Basin comes up to elevation 8.

Mr. Mychenberg added that the big lake in Ormond Lakes was preserved as well as wetlands. The wetlands hold water during the summer though and he mentioned that he has been working with Ormond Lakes for 20 years to resolve things for them. He concluded that the stormwater is directed to the east away from Ormond Lakes.

Mr. David Allen, Civil Engineer, City of Ormond Beach, remarked that upon receipt of the subject property project, they were already working with Ormond Lakes, their two ponds and entrance off of Pine Tree Drive. He commented that he was concerned about the water that makes its way to the two lakes and the canal off of Addison Drive, going north, and the swale behind the first row of houses on Addison Drive. He added that the predeveloped site has a significant number of depressions that hold water and that he found out through Mr. Mynchenberg's Stormwater Plan that the predeveloped rate that left the site was after the depressions were filled up. There is a small amount of storage volume in it predevelopment, therefore when starting with the design, Mr. Allen noted that he was looking at how the predeveloped storage was increased in the three ponds. He said that he discussed wetland concerns and changing how much flow goes directly toward Village of Pine Run with Mr. Mychenberg and found that as the design is now, after the area is filled, the back of the lots on Addison Drive will drain to the interior of the project. The water will be controlled in how it is ran through the three ponds, and the wetland, prior to going into the larger pond, and will go into the east-west ditch along the northern property line. Mr. Allen stated that staff has gone through significant review about the ditch and what the capacity of it is, as well as the ditch that runs north along the western edge of Village of Pine Run.

Mr. Allen added that when he met with Ormond Lakes, they referenced the ditch between Village of Pine Run and RidgeHaven flows to the south to the ditch behind the first interior of lots in Village of Pine Run, and as aforementioned the area that goes that way has been decreased. There are additional plans in review from Mr. Mynchenberg, received early this week on Monday to ensure that there is a blockage of the ditch at the corner so that no water will go south to Village of Pine Run unless there is a huge rain. Mr. Allen stated that engineers for the state have to design to certain standards. He referenced a storm event like that of what happened in Fort Lauderdale where they received 23" in 24 hours, in which no one can design for, but assured that they look at 100-year storm, 11.5" inches in a 24-hour period. Mr. Allen explained that they have attempted to force the water to go north, then along the northern edge of Village of Pine Run, into the wetland. He addressed the inquiry of when the Planning Board will address stormwater and take action, and answered that he informed Ormond Lakes that the master stormwater plan was approved in February 2023 with two studies for the northern U.S. 1 area and another for Ormond Lakes and the entrance at Pine Tree Drive. He further explained that in the stormwater master plan, they were scheduled for year two and was told that it recently changed and it is to be done in the first year.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Mr. du Moulin asked Mr. Allen who maintains the ditches and canals over time. Mr. Allen replied that the County maintains the ditch between Village of Pine Run and RidgeHaven, the Addison canal and once it gets to a certain point in Plantation Oaks, it will then be managed by Plantation Oaks HOA.

Mr. Storch addressed Mr. Rodriguez's request and replied that it will be noted as a stipulation for the arrangement of his fencing and hedges installation to be taken care of.

Mr. Galloway inquired about Mr. Rodriguez's desire to connect or not connect to city sewer and septic.

Mr. Mynchenberg stated that there is a 12" waterline that runs in the right-of-way (ROW). He added that Mr. Rodriguez has potable water that can be tapped into. Regarding gravity sewer, there is a proposed lift station as well as another lift station for the townhouse project across the street on Destiny Drive, where the sewer was stubbed. Mr. Mychenberg further explained that the duplexes work by gravity into the existing lift station that service that project. A new lift station is also by the cul-de-sac, and the project would have to be designed to provide gravity sewer to an outparcel. Mr. Mynchenberg concluded that Mr. Rodriguez could connect if he wanted to.

Mr. Jorczak asked about the trees being planted and inquired about trees that are lost. Mr. Storch answered that there are guarantees on the trees that they will live for a year, until being well-established. A provision can be included that specifies that the trees will be maintained.

Mr. Scudiero commented that he will support the unique project that it is not clear-cut. The project is consistent to the area in terms of greenery and the townhome portion. He noted the reduction in density to what can go in there. The County-version could have been almost 1,000 units, and under the City-standard could have been 515 units, and the proposed project is now down to 286 units.

Mr. Railsback concurred with Mr. Scudiero and commented that he appreciates the increase in effort from the developer to not further impact the stormwater issues in the area.

Mr. du Moulin noted that he appreciates the reduction of density but cannot support due to HOA concerns as well as other aspects.

Mr. Jorczak concurs that the project is unique and expressed that it is well thought-out. He noted that he also likes the clustering and reduction of density, as well as the different housing to provide a diverse environment. He added that the rental issues is also of concern to him as well. Mr. Jorczak urged when writing the covenants and restrictions to guarantee that the vegetation is not lost after three to four years. Mr. Storch replied that the City regulates it.

Mr. Jorczak commented that the developer and staff have done an admirable job redirecting the water away from Ormond Lakes as well as the work being done in the

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stormwater management plan. He concluded that he likes the project for the diversity and how it fits with the surrounding communities and will support.

Mr. Galloway expressed the importance of the input from the neighbors. He directed his compassionate comments at Mr. Genter and Mr. Gaynor regarding flooding and expressed satisfaction that staff is working on a stormwater master plan for the growing community. He referenced Mirror Lakes and Chelsea Place and ensured that the developer at that time corrected the problem. Mr. Galloway commented that he hopes that the redirection of the water now going north, uphill will resolve the issue. He concluded that he is in support of the project now after the third time, as everything that was asked for regarding improvements was done.

Ms. Shull agreed with Mr. Galloway and commented that the Board has to work with the developers and do the best that they can with it. People are moving to Florida by the thousands. She commended the developer for working with the Board and staff on the drainage and greenspace. She reiterated her concern regarding rentals and the HOA not allowing *short-term* rentals. Ms. Shull concluded that she is in support of the project. She asked Mr. Spraker to explain the three waivers.

Mr. Spraker reiterated that there is three separate items, the first being the zoning map. Waivers are a part of the issuance of a development order. One waiver is the outdoor recreation in lieu of the indoor recreation. A lot of outdoor recreation is being proposed in place of indoor recreation. The detention pond is to allow the fill to be onsite as to not import fill which will provide greater stormwater management for the property. He concluded that there are areas that will not meet the 40' buffer. Not every space will have the 40' buffer, therefore they are asking for a waiver of that requirement in return for providing the benefits that were listed in the staff report and provided earlier.

Mr. Jorczak motioned to approve ZMA 2022-061(A), RidgeHaven subdivision, Zoning Map Amendment. Mr. Railsback seconded it. Vote was called, and the motion was approved (5-1), with Mr. du Moulin against.

Board discussion ensued.

Mr. Storch added that regarding the next vote, that he will provide language that will include the vinyl fencing and landscaping for it at the end of the cul-de-sac.

There was Board-City Attorney discussion explaining the item B vote further.

Mr. Scudiero motioned to approve DO 2022-061(B), RidgeHaven subdivision, Issuance of a Development Order, including the three waivers and the additional provision for the fence and landscaping at the end of the cul-de-sac. Mr. Jorczak seconded it. Vote was called, and the motion was approved (5-1), with Mr. du Moulin against.

Mr. Railsback motioned to approve PP 2022-061(C), RidgeHaven subdivision, Preliminary Plat. Mr. Scudiero seconded it. Vote was called, and the motion was approved (5-1), with Mr. du Moulin against.

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Board Comments

Mr. Galloway commented that he hopes that the applicant/developer go the extra mile to take care of any concerns aforementioned.

Mr. Railsback reflected on HOA responsibility with short-term rentals and his experience with his HOA and short-term/Airbnb rentals and its effect. There was no language in his HOA contract regarding any rentals and urged that this be addressed so that it does not happen with RidgeHaven. He added the provision about the tree and parking matters in the contract as well.

Mr. du Moulin commended Mr. Storch on his presentation and noted that the developer is exceeding what most developers do.

Attorney Hayes touched on the rental matter, and explained that the City of Ormond Beach generally does not allow rentals in residential areas, but that there has been a push in the Florida Legislature to allow short-term rentals in every jurisdiction, regardless of whether or not those jurisdictions have an ordinance that has been grandfathered in, that prohibits rentals. He urged not to be surprised if in a year, or two, or three if there is a law that preempts the ability to do so. Attorney Hayes stated that the request will be treated as a voluntary concession by the applicant and not an imposition by the City. In the document it will be reflected that it is not being required as a condition for approval, but that the applicant has voluntarily agreed to take care of it.

Mr. Railsback added that in the last few sessions, the Legislature has excluded deed-restricted communities from the aforementioned home-rule, the roll back of the grandfathering of rentals. He emphasized the importance of capturing the specifics in the deed-restrictions in the contract as it is binding and will not be bound to Legislature addressing something in a municipality area.

D. FLUM 2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment

Mr. Spraker, Planning Director, explained the request from Wayne's Solar, Inc. for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to "Light/Industrial/Utilities" for a 3.06 acre parcel located at 1755 North U.S. Highway 1. It is currently a vacant parcel of land. He reviewed the wide range of commercial uses that the land use allows. Mr. Spraker stated that the property owner has indicated a desire to construct a business warehouse. Mr. Spraker stated the use is consistent with the surrounding area and staff recommends approval.

Applicant's presentation

Mr. Richard Hardy, Representative, 975 S. Ponce de Leon Blvd., St. Augustine, stated that he is a builder and developer and explained that Wayne's Solar is desiring to move to the proposed location.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

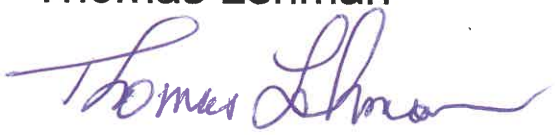
Mr. Galloway asked if this property would be the business site for Wayne's Solar and Mr. Hardy confirmed that is the plan.

Dear Steven Spraker, Planning Director

I will not be able to attend the zoning amendment hearing on Thursday, April 13, 2023 at 6:00PM. But I still want my position on this important issue be communicated and heard publicly and my vote counted if there is a vote tally for or against amending in the chambers. I am enclosing two copies of my letter presentation.

Sincerely Yours.

Thomas Lehman



Thomas Lehman

1135 Benton Street

Ormond Beach, Fl. 32174

Mr. Steven Spraker, Planning Director

Ormond City Hall

22 South Beach Street

Ormond Beach, Fl. 32174

Just before writing this letter presentation, I made a tour of my neighborhood as it stands today. I started by driving through the Lakes and Village of Pine Run communities and was impressed that even after decades of use they are fresh, clean, well maintained, where the mature coastal hammock and pine flatwood communities still exists within the developments. Individual lots are spacious, homes are quality built to hold up against seasonal strong winds, heavy rains, and flooding conditions. Volusia County got the zoning and development plans right for the area; the density is just right to create a living space that people enjoy living their lives out and raising families.

After making a tour of the new development areas behind me and to the North of my property I personally think all the qualities I just mentioned that appeal to me above do not exist within these new developmental areas and that the habits of development are destructive to the life support systems that remain here. Therefore, I do not endorse, and I would never approve a zoning change that would allow Ridge Haven to be built in a flood prone area.

I fail to see the ridge in Ridge Haven, since the development site is low flat Pine Flatwoods that floods six to eight months out of the year with an average height of 31 feet above sea level dotted by lower wetlands in the form of swamps and wet grassy marshes. So, I assume 80% of the site will be denuded and an artificial ridge will be created to make a hot, arid desert-like sand box for people to live in. The high density will produce large amounts of waste in various forms to mix with seasonal flood waters lowering the quality of life as the water has to be dumped somewhere in the nearby surroundings fouling the nest. Many issues concerning this development need to be addressed and I hope they are being discussed at this hearing that keep me from supporting this zoning change.

A better use of this 130-acre plot would be for all parties involved is to use the current Volusia County rural zoning and create a Village of Pine Run II extension. Building construction that harmonizes with what is already here and that has a lesser environmental impact and more human appeal. Or have Ormond Beach city hall authorize the design of another Central Park to create a natural barrier relief for storing flood waters and recharging the aquafer, while creating a recreational complex that buffers the area from the commercial to the residential use zones that transition here.

So, there you have my own personal response to this special exception zoning request, I see the Ridge Haven plans as undesirable urban sprawl in a flat, flood prone area not suitable for a sustainable community without special restrictions that are simply being omitted or not being addressed before any development order should be issued. What's the big hurry, push city hall? Let's talk and debate what is best for my neighborhood. Another way to state my position is to view the Volusia County Zoning Classification on the second page of the City of Ormond Beach mailing, no change is needed, no amending is required because this zoning is in the best interest for this locale. I would like to see the stewardship for this development turned back over to Volusia County so they can complete the good works they started over fifty years ago with less impact and more balance between neighboring communities.

Respectfully Yours.

Thomas Lehman



Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.E
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-26
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	RidgeHaven Subdivision, Issuance of a Development Order		
Budget Impact:	There is no budget impact as the result of the issuance of a development order.		
Summary:	This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision. The Planning Board reviewed the issuance of a development order at the April 13, 2023 meeting and recommended approval with a 5-1 vote.		
Recommended Action:	The Planning Board recommended the City Commission APPROVE the issuance of a development order to allow 286 residential lots on 103.45 acres and associated site improvements, located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050, including the following items: 1. Resolution of the outstanding comments of the Site Plan Review Committee; 2. The utilization of additional outdoor recreational square footage in lieu of indoor recreational facilities as permitted under a Planned Residential Development; 3. Allowance of stormwater pond depths of 15+ feet; 4. Allowance of a minimum perimeter setback of: 15 feet next to lot 285, 20 feet next to lots 157-163, 213, and 214, and 30 feet to lot 227; and 5. Allowance of a five-year expiration date for phase one of the project from the date of City Commission approval.		

Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341

Approval:

Kelly McGuire, Finance Director	5/1/2023	
Claire Whitley, Assistant City Manager	5/8/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: RidgeHaven Subdivision, Issuance of a Development Order

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.

Background

The RidgeHaven subdivision includes nine parcels (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050) that total 103.45 acres. Within the RidgeHaven subdivision land area there are eight (8) parcels individually owned (not owned by RidgeHaven) totaling approximately 5.7 acres. Seven (7) parcels are vacant and one parcel fronting Plantation Oaks Boulevard is developed with a single-family home. The RidgeHaven subdivision was located in unincorporated Volusia County with a desire to construct a subdivision. Representatives of the RidgeHaven subdivision had two options for subdivision development: (1) remain in unincorporated Volusia County and have Ormond Beach provide the project utilities or (2) become part of the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA) area and develop the subdivision in Ormond Beach. The ISBA allows the annexation of land while creating enclaves that remain in unincorporated Volusia County. The City Commission adopted the original North U.S. 1 ISBA on August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the ISBA on August 21, 2014 by Volusia County Ordinance 2014-12. The original ISBA established the Municipal Service Area (MSA) and joint planning and service delivery agreement to the North U.S. Highway 1 area. The first amendment to

the North U.S. 1 ISBA was approved to add the land associated with Plantation Oaks Subdivision and the 13 enclaves surrounding the subdivision to the adopted MSA. On August 20, 2019, the City Commission adopted the first amendment to the North U.S. Highway 1 ISBA. The Volusia County Council subsequently adopted the agreement on September 17, 2019. The City of Ormond Beach (December 7, 2021 with Ordinance 2021-43) and Volusia County (February 15, 2022 with Ordinance 2022-9) approved the second amendment to the North U.S. Highway 1 ISBA to add the land associated with the RidgeHaven subdivision and the individually owned parcels not owned by RidgeHaven to the adopted MSA. During the County Council presentation and discussion, the RidgeHaven representative and city staff committed to establishing a limitation of 298 dwelling units for the entire RidgeHaven area. On March 22, 2022, the City Commission approved Ordinance 2022-05 that annexed the RidgeHaven subdivision. With the ISBA and annexation approved, the next step for the RidgeHaven project was the assignment of a city land use designation. For the existing land use entitlements, Volusia County staff analysis calculated a range of residential development of 716 to 1,052 dwelling units. The existing land use required a minimum of four units per acre.

The city land use designation occurred with three separate actions:

Ordinance 2022-14 adopted July 19, 2022: The Ordinance amended the Future Land Use Element of the Comprehensive Plan to incorporate the second ISBA and provide a text limitation within Policy 9.1.4 that states the RidgeHaven land area shall not exceed 3 units per acre and no more than 298 dwelling units for the entire RidgeHaven property. The maximum theoretical residential density was reduced by 754 residential units. For the non-RidgeHaven properties, the Ordinance included the text restriction that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

Ordinance 2022-18, adopted August 3, 2022: The Ordinance authorized the following actions:
Amended the Future Land Use Map designation for the RidgeHaven subdivision property (totaling 84.26 acres) from Volusia County “Urban Medium Intensity” (UMI) to Ormond Beach “Low Density Residential” (LDR). The Ordinance included the map annotation that the RidgeHaven subdivision would have a density restriction of three (3) units per acre and shall not exceed 298 residential units for the entire RidgeHaven subdivision; and

Amended the Future Land Use Map designation of the properties not associated with the RidgeHaven development from UMI to Ormond Beach “Medium Density Residential” (MDR). The Ordinance included the map annotation that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

Ordinance 2022-18, adopted August 3, 2022: This Ordinance was for 19.19 acres owned by the RidgeHaven subdivision applicant that was part of the original ISBA. The Ordinance amended the Future Land Use for the property from “Low Intensity Commercial” (LIC) to MDR. The Ordinance contained a condition that the density shall be restricted to eight (8) units per acre within the 19.19 acres and the RidgeHaven

subdivision including the 84.26 acres shall not exceed 298 residential units.

In summary, the project has:
-Amended the ISBA to allow annexation and development under Ormond Beach development standards;
-Annexed 103.45 acres that is the RidgeHaven subdivision.
-Amended the land uses of two land areas from Volusia County "Urban Medium Intensity" (UMI) to "Low Density Residential" (LDR) and Ormond Beach "Low Intensity Commercial" (LIC) to "Medium Density Residential" (MDR) with a maximum development scenario of 298 residential units.
-Reduced the potential maximum residential development as allowed under the Volusia County "Urban Medium Intensity" (UMI).
-The ISBA land use amendment has amended the land use of the non-RidgeHaven outparcels to the same density (8 units per acre) as allowed under the Volusia County land use.

Discussion

There are two other applications related to the project that are scheduled for the June 6, 2023 City Commission agenda:

1. Preliminary Plat. Section 1-22 of the Land Development Code defines a preliminary plat as "a proposed subdivision plan that in an exact and precise manner in which it may be evaluated pursuant to this Land Development Code and the comprehensive plan". Preliminary plats are not required with a planned development, however, this application has developed and submitted the preliminary plat with the zoning action. The preliminary plat contains the plat document and the detailed subdivision engineering plan.
2. Partial plat vacation. The project is located with a 1926 plat with existing street layouts. The partial plat vacation would vacate portions of the 1926 plat and update to the RidgeHaven subdivision plat. The outparcels within the RidgeHaven subdivision would always have access to their property.

The project has the following attributes:

1. The total project size is 103.45 acres.
2. The development of consists of 286 lots. Any subdivision phasing may be reviewed and approved of the Site Plan Review Committee as a minor amendment.
3. The project's gross density is 2.76 units per acre.
4. The project's net density (project acreage of 103.45 minus 6.49 acres of wetlands divided by 286 residential lots) is 2.95 units per acre.
5. The subdivision features three residential types: (a) duplex lots – 84 lots with a 35-foot lot frontage along the boundary of Addison Drive. These are allocated on the former B-8, Commercial land area that has a land use of "Medium Density Residential", (b) 50-foot lots – 136 lots that are located in the interior of the subdivision, and (c) 75-foot lots - 66 lots that are located at the rear of the subdivision, abutting the 35' natural area that abuts the Village of Pine Run.
6. There are two subdivision access points from Plantation Oaks Boulevard. No

access is proposed from Addison Drive.

7. A traffic study was performed and is included the applicant package and a proportionate fair share agreement is required.
8. The project proposes internal sidewalks on both sides of the streets within the RidgeHaven subdivision. The project proposes a sidewalk connection off-site to connect to North U.S. Highway 1.
9. An Environmental Assessment Analysis performed by Ecological Consulting Solutions, Inc. A total of 8.04 acres of wetlands exists on the subject property. As designed, the project would have 1.75 acres of direct impacts to on-site wetlands.
10. Recreational improvements include a 33,000 square foot outdoor amenity area including a pool and pool deck, including a dog park, playground and activity field. The project also includes two walking trails in the southeast corner of the property and along a lake and buffer area at the northeast corner.
11. The project proposes to preserve a total of 25.52 acres as natural preservation or 24.67% of the subject property. The Land Development Code requirement for natural preservation is 15% of the property and the Planned Residential Development standard is 20% of the property.
12. There is a 35-foot natural preservation area and existing ditch between the Ridgehaven subdivision and the Village of Pine Run. The Land Development Code requirement for a landscape buffer is six (6') feet.
13. Irrigation for the subdivision will be drawn from the stormwater ponds.
14. A street tree plan has been designed with 298 street trees.
15. A five-year expiration date for phase one of the project from the date of City Commission approval is proposed.
16. For the project stormwater, the site is surrounded on three (3) sides by ditches that ultimately flow to the east. The drainage pattern of the pre-developed site flows to the Addison Canal, the canal between this project and the Village of Pine Run Subdivision, the wetland and a ditch on the north side of the project.
17. The proposed stormwater treatment methodology is wet detention with stormwater harvesting. The wet detention system has multiple ponds with equalizer pipe system that will maintain the normal water elevation for all ponds. The drainage patterns for the post developed site includes the landscape/natural preservation that will continue to drain into the Addison Canal and the canal between Ridgehaven and Village of Pine Run. This acreage of this area has been significantly decreased. The area that drains to the north also has been decreased in the post development condition. The interior of the project will be directed onto the proposed stormwater treatment facility noted above. The stormwater wet detention will have an ultimate outfall to the swale along the northern border. This swale will intersect to the swale along the western edge of Village of Pine Run that flows to the north in the Plantation Oaks Phase III. By directing the surface water runoff into the stormwater facility, there will be a delay in the surface flow exiting the site as well as reduction of the actual volume entering the canal/pipe system through the Village of Pine Run.
18. All three (3) historic trees on-site have been preserved.
19. The project buffers are as follows:

    A. Abutting Addison Drive. Required: 10'. Provided: ranges from 12' to 22'.

    B. Abutting Plantation Oaks Boulevard. Required 20'. Provided: ranges from

30', 40, and 125' depending on the buffer location.

C. Abutting Plantation Oaks, Phase 3. Required 6'. Provided: Ranges with a minimum of 40'.

D. Abutting Village of Pine Run. Required: 6'. Provided: 35' natural area.

Planning Board

The Planning Board reviewed the zoning map amendment at the April 13, 2023 meeting and recommended approval with a 5-1 vote. There were three individuals who spoke before the Planning Board regarding the subdivision development. One individual sought additional screening of their property abutting a cul-de-sac which the applicant agreed with and the Planning Board made part of the approving motion for the issuance of the development order. Two individuals addressed the Planning Board expressing concern regarding the project and the potential impacts on the Ormond Lakes stormwater system. The applicant detailed how the stormwater management plan reduces both the rate and volume of stormwater discharge post site development compared to the pre-development conditions. The project engineer stated that stormwater has been re-directed into the Plantation Oaks stormwater system versus the pre-development condition of discharge to the Village of Pine Run and eventually through the Ormond Lakes stormwater system. City staff also verified that the adopted Stormwater Master Plan has a planned stormwater study of the Ormond Lakes area. There were no specific comments on the zoning map amendment. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of the issuance of a development order.

Citizen Impact

The project has undergone a substantial path in order to develop in Ormond Beach versus unincorporated Volusia County. The project has voluntarily reduced density of what was allowed under the Volusia County land use and zoning entitlements. It is not anticipated that the issuance of a development order would have negative citizen impacts.

Recommendation

The Planning Board recommended the City Commission APPROVE the issuance of a development order to allow 286 residential lots on 103.45 acres and associated site improvements, located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050, including the following items:

1. Resolution of the outstanding comments of the Site Plan Review Committee;
2. The utilization of additional outdoor recreational square footage in lieu of indoor

recreational facilities as permitted under a Planned Residential Development;
3. Allowance of stormwater pond depths of 15+ feet;
4. Allowance of a minimum perimeter setback of: 15 feet next to lot 285, 20 feet next to lots 157-163, 213, and 214, and 30 feet to lot 227; and
5. Allowance of a five-year expiration date for phase one of the project from the date of City Commission approval.

Attachments:

1. 23-26 Ridgehaven DO (P23-0079G)
2. RidgeHaven Development Order
3. Exhibit A, RidgeHaven
4. Exhibit B, SPRC Comments
5. Exhibit C, site plans
6. Exhibit D-Special Conditions, RidgeHaven Subdivision updated 5.1..23
7. 04.13.2023, RidgeHaven, Issuance of Development Order, PB Report(8.5X11)
8. Draft 04.13.2023, PB Minutes, RidgeHaven, DO

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 01, 2023

Claire Whitley, Assistant City Manager — Date: May 08, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

ORDINANCE NO. 2023-26

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A PLANNED RESIDENTIAL DEVELOPMENT DEVELOPMENT ORDER FOR THE "RIDGEHAVEN" SUBDIVISION, AUTHORIZING A SUBDIVISION OF 286 LOTS ON APPROXIMATELY 103.45 ACRES TO BE LOCATED SOUTH OF PLANTATION OAKS BOULEVARD, EAST OF ADDISON DRIVE, NORTH OF THE VILLAGE OF PINE RUN SUBDIVISION, AND WEST OF THE PLANTATION OAKS SUBDIVISION; ESTABLISHING CONDITIONS AND EXPIRATION OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Ridgehaven, LLC, a Florida Limited Liability Company, and Snilloc Family Limited Partnership Number One, a Florida Limited Partnership, are the owners of nine parcels of real properties ("Property Owners") consisting of approximately 103.45 acres located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050), as more particularly described and depicted in Exhibit "A" to the Planned Residential Development (PRD) Development Order attached hereto and incorporated herein ("Property"), and

WHEREAS, RidgeHaven, LLC, with authorization of Snilloc Family Limited Partnership Number One, has submitted an application for the issuance of a Development Order for a Planned Residential Development to allow the development of a subdivision of 286 lots on the Property to be known as "RidgeHaven", as described and depicted in Exhibit "A" to the PRD Development Order attached hereto and incorporated herein, and

WHEREAS, the Property has been rezoned from Volusia County R-4, Urban Single-Family Residential, and Ormond Beach B-8, Commercial, to Ormond Beach, Planned Residential Development (PRD), and

WHEREAS, the Planning Board held a public hearing on April 13, 2023, as required by Section 1-15(d)(2), of the *Land Development Code*, and has recommended approval, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(2), *Florida Statutes* and has considered the following:

(1) The report and recommendations of the Planning Board;

(2) The report and recommendations of the Site Plan Review Committee;

(3) The comments of governmental agencies, utility corporations and individuals, as received, and

(4) The testimony of the City's planning staff, the Applicant, expert witnesses, persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, the City Commission further finds that there is competent substantial evidence to support the following:

(1) The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PRD, Planned Residential Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The proposed development is consistent with the *Comprehensive Plan*;

(3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

(4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

(5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;

(6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe;

(7) The proposed development is functional in the use of space and aesthetically acceptable;

(8) The proposed development provides for the safety of occupants and visitors; and

(9) The proposed use of materials and architectural features

will not adversely impact the neighborhood and aesthetics of the area; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. The application of the Property Owners for the issuance of a Planned Residential Development Development Order for the "Ridgehaven" project is hereby approved. The Mayor and the City Manager are authorized and directed to execute and issue the attached Development Order for the "Ridgehaven" Planned Residential Development to allow the development of 286 lots on approximately 103.45 acres located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050).

SECTION THREE. The project shall consist of three housing types that include as follows: Duplex lots - 84 lots, 50-foot-wide lots - 136 lots, and 75-foot-wide lots - 66 lots. The subdivision phasing may be modified with review and approval of the Site Plan Review Committee.

SECTION FOUR. Section 2-35(h)(3)(a) of the Land Development Code allows additional outdoor recreational areas to be provided in lieu of indoor recreation area. The project

is required to provide 26,820 square feet of outdoor recreational area. The project proposes (1) a 33,000 square foot outdoor recreation area to include a pool, dog park, playground and activity fields; (2) a 50,921 square foot walking trial at the southeast corner of the property; and (3) an 8,500 square foot walking trail along a lake and natural buffer at the northeast corner of the property. These outdoor recreational areas exceed the *Land Development Code* requirements and are hereby accepted.

SECTION FIVE. The city's standard stormwater detail number five provides an allowed stormwater depth of eight to twelve feet. The applicant is requesting a pond depth of 15± feet. The additional stormwater pond depth is hereby accepted.

SECTION SIX. Section 2-35(d)(3) of the Land Development Code requires a forty-foot perimeter buffer building setback. The subject property has existing outparcels and seeks to allow a minimum perimeter setback of: fifteen-feet next to lot 285; twenty-feet next to lots 157-163, 213, and 214; and thirty-feet next to lot 227. The minimum setbacks of fifteen-feet next to lot 285; twenty-feet next to lots 157-163, 213, and 214; and thirty-feet next to lot 227, are hereby accepted.

SECTION SEVEN. The applicant shall construct sidewalk along Plantation Oaks Boulevard along the project's boundary and beyond the property's boundary to connect with North U.S. Highway 1.

SECTION EIGHT. Per the Planning Board's recommendation, a PVC vinyl fence and an additional hedge row shall be installed on the Greenhaven Place cul-de-sac, between lots

215 and 216, to screen the existing single-family house at 1155 Plantation Oaks Boulevard. The RidgeHaven HOA shall be responsible for the maintenance of the hedge and fence.

SECTION NINE. The Applicant, including the Applicant's successors and assigns, shall at all times fully comply with the terms and conditions of the PRD Development Order.

SECTION TEN. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION ELEVEN. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission this 6th day of June, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	RidgeHaven, LLC, a Florida Limited Liability Company, with the authorization of Snilloc Family Limited Partnership Number One, a Florida Limited Partnership
	Planned Residential Development	PRD 2022-061
	Project Name:	RidgeHaven
	Location:	South of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision
	Parcel ID Nos.	3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050

PLANNED RESIDENTIAL
DEVELOPMENT
DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on May 16, 2023 and June 6, 2023, and the City Commission having considered those items as required by Chapter 1, Article II, Section 1-18(e) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PRD, Planned Residential Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

2. The proposed development is consistent with the *Comprehensive Plan*;

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors; and

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area;

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of RidgeHaven, LLC, a Florida Limited Liability Company, with authorization of Snilloc Family Limited Partnership Number One, a Florida Limited Partnership (the "Property Owners"), for a Planned Residential Development ("PRD") Development Order authorizing the development and construction of a residential subdivision of 286 lots to be known as "RidgeHaven", to be located on approximately 103.45 acres located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020,3136-01-23-0060, and 3136-01-24-0050) on that real property described in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-35, Planned Residential Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified are hereby made a part of this Development Order;

2. All outstanding Site Plan Review Committee comments shall need to be resolved prior to the issuance of an engineering permit described in Exhibit "B";

3. Full and complete compliance with the Applicant's Site Plan attached as Exhibit "C";

4. Full and complete compliance with the Special Conditions described in Exhibit "D";

B. The final plans for the development project shall be consistent with all of the conditions listed in this Development Order and as depicted in the plans attached hereto as Exhibit "C" and incorporated herein by reference.

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code.*

E. There shall be no site preparation including clearing, filling, dredging, or excavation, nor shall any construction begin until the Preliminary Plat site plans are approved. If construction has not begun within five years (June 6, 2028) from the date of City Commission approval of this Development Order with the subdivision plat processed in accordance with Sections 4-17 or 4-18 of the *Land Development Code*, this Development Order shall automatically become void and shall have no further effect. Before the planned development permit can be re-established, a new PRD Development Order application must be filed shall be reviewed and approved by the Planning Board and the City Commission under the provisions of Chapter 1, Article II, Section 1-14(3)(b), of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Residential Development Order is abandoned for a period of two (2) years or there has been no construction activity during that period, any permit shall be void and a Notice of Final Plan Revocation shall be filed under the provisions of Chapter 1, Article II, Section 1-14(3)(b)(2) of the *Land Development Code,* and a new application for a PRD Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Chapter 1, Article II, Section 1-14, or with the conditions provided in the Planned Residential Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

H. This Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of the Property Owners and shall be binding upon the Property Owners and their successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto and incorporated herein by reference. (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050).

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ORDERED this 6th day of June, 2023.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"

RIDGEHAVEN DESCRIPTION:
ALL OF BLOCKS 1, 2, 23, 26, 27, 28, 29, 30, 31, 32, 33, 40, 41, 42, 43 AND 44, AND THOSE PORTIONS OF BLOCKS 3, 4, 5, 6, 22, 24, 25 AND 39 AND THE PUBLIC AND VACATED ROADS AND ALLEYS, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S02°04'17"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2615.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ADDISON DRIVE; 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°52'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1804.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°49'07"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 149.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOWER STREET, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N40°10'53"E ALONG SAID EASTERLY RIGHT OF WAY, 256.33 FEET TO THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 39, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N50°41'00"W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 426.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY BROADWAY, 100.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; SAID NON TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 763.96 FEET, A CENTRAL ANGLE OF 18° 21'39" AND A CHORD BEARING OF N07°02'04"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 244.82 FEET TO THE POINT OF TANGENCY; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 874.48 FEET TO THE MONUMENTED SOUTHERLY LINE OF LOT 3, BLOCK 22, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°48'07"E ALONG SAID SOUTHERLY LINE, 345.12 FEET TO THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 3; THENCE N02°07'59"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.47 FEET TO THE MONUMENTED NORTHEAST CORNER OF SAID LOT 3; THENCE S87°51'51"W ALONG THE MONUMENTED NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 345.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.19 FEET TO A BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 26°52'48" AND A CHORD BEARING N11°17'38"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 514.18 FEET TO THE POINT OF TANGENCY ; THENCE N24°44'02"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.37 FEET TO THE SOUTHERLY LINE OF TRACT "W", SAID PLANTATION OAKS OF ORMOND BEACH – UNIT 1, RECORDED ON MAP BOOK 59, PAGES 138–154; THENCE N87°55'16"E ALONG SAID SOUTHERLY LINE, 1308.48 FEET TO THE EASTERLY LINE OF SAID TRACT "W" AS NOW MONUMENTED; THENCE N02°05'34"W ALONG SAID MONUMENTED EASTERLY LINE, 298.88 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 36; THENCE N88°20'29"E ALONG SAID NORTHERLY LINE, 585.53 FEET TO THE POINT OF BEGINNING.

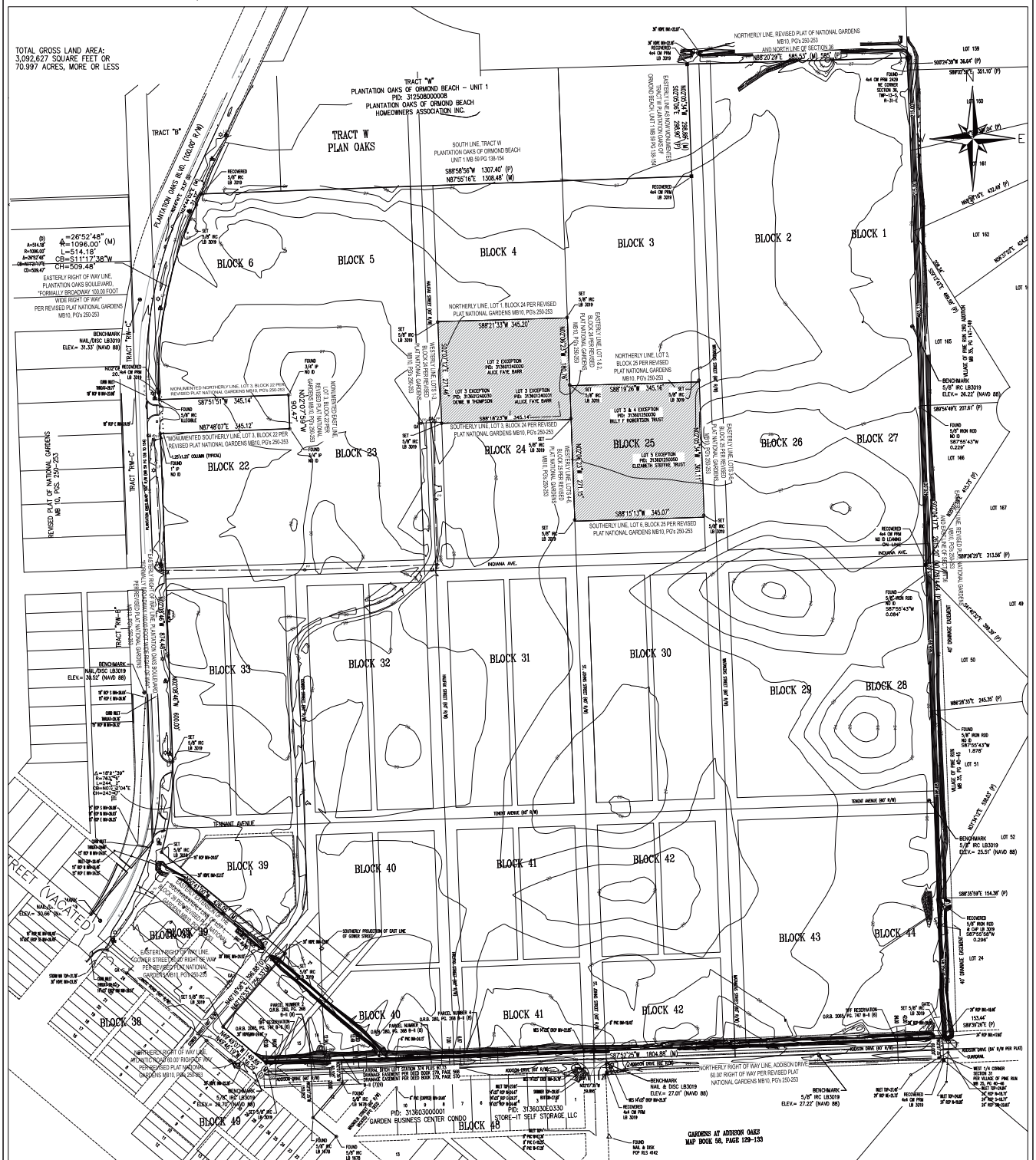
LESS AND EXCEPT LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 3, 4, 5 AND 6, BLOCK 25, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24; THENCE RUN N88°21'33"E, 345.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°06'23"E, 180.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 25; THENCE N88°19'26"E, 345.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°05'34"E, 361.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 25; THENCE S88°15'13"W, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°06'23"W, 271.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 25, BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 24; THENCE S88°18'23"W, 345.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°07'12"W, 271.46 FEET TO THE POINT OF BEGINNING.

THE NET AREA OF THE ABOVE DESCRIBED BEING 103.450 ACRES, MORE OR LESS.

SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1016422; ISSUING OFFICE #3714601, FILE #2832–17 DATED FEBRUARY 10, 2021 AT 11:00 PM..
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°04'48"E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.A.V.D. OF 1988, PER NGS MONUMENT DESIGNATION X–226 HAVING A PUBLISHED ELEVATION OF 28.48' NAVD 88. (NGVD 30.573 FEET)
6. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0203K. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
9. THE PORTION OF PENNSYLVANIA AVENUE SHOWN HEREON AS VACATED (PER ORB 5498, PAGE 1745)(VOLUSIA COUNTY RESOLUTION 2005–15) HAS BEEN INCLUDED IN THIS BOUNDARY SURVEY ALTHOUGH IT WAS NOT INCLUDED IN THE DESCRIPTION PROVIDED BY THE TITLE COMPANY IN THE COMMITMENT SHOWN IN NOTE #1 ABOVE.
10. THE VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC.

TOTAL GROSS LAND AREA:
3,092,627 SQUARE FEET OR
70.997 ACRES, MORE OR LESS


TRACT "W"
PLANTATION OAKS OF ORMOND BEACH – UNIT 1
PID: 3125080000008
PLANTATION OAKS OF ORMOND BEACH HOMEOWNERS ASSOCIATION INC.
TRACT W PLAN OAKS
TRACT "B"
PLANTATION OAKS BLVD. (100.00' R/W)
SOUTH LINE, TRACT W PLANTATION OAKS OF ORMOND BEACH UNIT 1 MB 59 PG 138-154
S88°58'56"W 1307.40' (P)
N87°55'16"E 1308.48' (M)
NORTHERLY LINE, REVISED PLAT OF NATIONAL GARDENS MB10, PG's 250-253 AND NORTH LINE OF SECTION 36
N88°20'29"E 585.53' (M) 585' (P)
S02°04'48"E 36.64' (P)
S89°02'54"E 351.10' (P)
EASTERLY LINE AS NOW MONUMENTED, TRACT W PLANTATION OAKS OF ORMOND BEACH UNIT 1 MB 59 PG 138-154
S02°05'34"E 298.88' (M)
N02°04'48"W 432.96' (P)
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 38
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42
BLOCK 43
BLOCK 44
BLOCK 48
BLOCK 49
(R) R=514.18' Δ=26°52'48" L=510.18' CB=S11°17'38"E CH=509.48'
(M) R=1096.00' Δ=26°52'48" L=514.18' CB=S11°17'38"E CH=509.48'
EASTERLY RIGHT OF WAY LINE, PLANTATION OAKS BOULEVARD, "FORMALLY BROADWAY" 100.00 FOOT WIDE RIGHT OF WAY" PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
NORTHERLY LINE, LOT 1, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S88°21'33"W 345.20'
N02°06'23"W 180.76'
EASTERLY LINE, LOT 1 & 2, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
WESTERLY LINE, LOT 3 BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S02°06'23"E 272.22'
LOT 2 EXCEPTION PID: 3136031440001 ALICE FAYE BARR
LOT 3 EXCEPTION PID: 3136031440001 ALICE FAYE BARR
LOT 3 EXCEPTION PID: 3136031440001 DENNIS W THOMPSON
NORTHERLY LINE, LOT 3, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S88°19'26"W 345.16'
N02°07'12"W 271.46'
EASTERLY LINE, LOTS 3 & 4, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
LOT 3 & 4 EXCEPTION PID: 3136012550010 BILLY F ROBERTSON TRUST
LOT 5 EXCEPTION PID: 3136012550050 ELIZABETH STRIFFAS TRUST
S88°18'23"W 345.14'
S88°15'13"W 345.07'
SOUTHERLY LINE, LOT 6, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S87°51'51"W 345.14'
N87°48'07"E 345.12'
MONUMENTED NORTHERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
MONUMENTED SOUTHERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
MONUMENTED EASTERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
N02°07'59"W 90.47'
REVISED PLAT OF NATIONAL GARDENS MB 10, PGS. 250-253
TRACT "RW-C"
TRACT "RW-B"
TRACT "RW-A"
BENCHMARK NAIL/DISC LB3019 ELEV.= 31.33' (NAVD 88)
BENCHMARK NAIL/DISC LB3019 ELEV.= 33.52' (NAVD 88)
BENCHMARK NAIL/DISC LB3019 ELEV.= 26.22' (NAVD 88)
BENCHMARK NAIL/DISC LB3019 ELEV.= 25.51' (NAVD 88)
BENCHMARK NAIL & DISC LB3019 ELEV.= 27.01' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 27.22' (NAVD 88)
INDIANA AVENUE
TENNANT AVENUE
ADDISON DRIVE (80' R/W PER PLAT)
NORTHERLY RIGHT OF WAY LINE, ADDISON DRIVE 60.00' RIGHT OF WAY PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S87°52'25"W 1804.88' (M)
EASTERLY RIGHT OF WAY LINE, GOWER STREET 60.00' RIGHT OF WAY PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S40°10'53"W 600.00'
SOUTHERLY PROJECTION OF EAST LINE OF GOWER STREET
TENNANT AVENUE (VACATED)
NORTHERLY RIGHT OF WAY LINE, ATLANTIC ROAD 80.00' RIGHT OF WAY, PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
N49°49'07"W 149.89'
PARCEL NUMBER 4 O.R.B. 2005, PG. 748 D-6 (R)
PARCEL NUMBER 5 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 6 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 7 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 8 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 9 O.R.B. 2005, PG. 748 B-6 (R)
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PARCEL NUMBER 231 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 232 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 233 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 234 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 235 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 236 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 237 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 238 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 239 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 240 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 241 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 242 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 243 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 244 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 245 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 246 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 247 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 248 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 249 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 250 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 251 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 252 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 253 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 254 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 255 O.R.B. 2005, PG. 748 B-6 (R)
PARCEL NUMBER 256 O.R.B. 2005, P

Project Name: PZ-22-061
Project Description: RidgeHaven subdivision, PRD & Preliminary Plat (298 units on 103.45 acres)
Review Comments List Date: 3/31/2023

Ref. # 164, Civil Engineer, David Allen, Cycle 3
Markup: Civil-Tailwater, Stormwater Calculations.pdf
In the review of the plans and stormwater design, it appears that the existing swale invert is well above the invert to the discharge pipe from the stormwater pond in the north east corner of the site. What is any modifications to the canal will be done to ensure the flow is not impeded.

Ref. # 171, Civil Engineer, David Allen, Cycle 3
Markup: Civil-Post Basin B, Stormwater Calculations.pdf
What is the criteria for an overflow outlet for this land-locked basin. What impacts will this design have on the parcels not part of this project.

Ref. # 198, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Pipe Systems, Hydraulic Grade Line Calculations.pdf
Identify the runs of pipe on a site plan to determine the actual location.

Ref. # 199, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Pipe Runs-2, Hydraulic Grade Line Calculations.pdf
Identify the runs on this overall plan. Identify the nodes that appear in more than one run, such as structures at 41 and 53. Show the hydraulic grade line from both runs.

Ref. # 200, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Color Code, Hydraulic Grade Line Calculations.pdf
When trying to identify the different runs, the color code on this sheet, did not match the individual runs shown on the following pages.

Ref. # 201, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Wetland, Hydraulic Grade Line Calculations.pdf
In our meeting this basin was discussed, where are the connections for any overflow from this basin to the stormwater system?

Ref. # 202, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Run #6, Hydraulic Grade Line Calculations.pdf
Please identify this run on the overall plan. I was unable to identify it.

Ref. # 203, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Run #7, Hydraulic Grade Line Calculations.pdf
Please identify this run on the overall plan. I was unable to identify it.

Ref. # 204, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Wetland Stage, Stormwater Calculations.pdf
In previous comments, this basin was noted as land-locked. Response was that there were outlets for the basin. Please indicate the stage that this wetland will reach prior to the discharge. Will this stage adversely affect the two outparcels.?
The location of the outlets appear to be on the other side of the out parcels.

Ref. # 205, Civil Engineer, David Allen, Cycle 4

Markup: Civil-Post-Tree-Pres, Stormwater Calculations.pdf
This basin appears to have multiple discharge points i.e.: north, south and east. Should this basin be divided by discharge points?

Ref. # 206, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Wetland-Post Basin 'B', Stormwater Calculations.pdf
In the predeveloped condition an irregular weir separates portions of the basin. Was this removed? If not how does this affect the surface flow to the outlet structures?

Ref. # 207, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Overall Stormwater, Stormwater Calculations.pdf
In our meeting, we requested the impacts to the adjacent and down stream properties be evaluated. Provide documentation that there will not be adverse impacts to the adjacent properties. Second, the drainage swale/ditch that will be the ultimate discharge appears to be less than adequate for the proposed flows.

Ref. # 215, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Grading, C011-CIVIL.pdf
Flow arrows indicate a flow to the west and Inlet 110A. However, there are no grades to provide documentation of this flow.Provide information on the flow pattern of the non-paved portion of Cliffhaven Court. This area has no existing grades on the profile for Cliffhaven Court.
Will there be any grading in this area?

Ref. # 216, Civil Engineer, David Allen, Cycle 5
Markup: Civil Grading C-011, C011-CIVIL.pdf
The existing grades in this area indicate the flow to the west. How will the proposed inlet drain this area/
Will the two areas stage up to the elevation of the roadway?

Ref. # 217, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Out parcels, C012-CIVIL.pdf
Provide additional grading information on the out parcels to ensure the safety of the parcel
Will the two areas hashed stage to a point of merging ? The western connecting point appears to be the low point at the 28 contour.
Are there any existing elevations available in these areas?

Ref. # 218, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Ridgehave Ave., C012-CIVIL.pdf
Provide any existing elevations for the unpaved limits of Ridgehaven Ave. How will this profile make the connection between the two asphalt sections.?

Ref. # 219, Civil Engineer, David Allen, Cycle 5
Markup: Civil-H2O main, C017-UTILITY.pdf
It appears that this water main extension passes under the proposed structure for Lot 52. Please re-route this main into the open area to the west. keeping the minimum distance between H2O and sanitary sewer mains.
Relocate the valves associated with the tee connection.

Ref. # 220, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Overall Questions on HGL Calc-Stormwater-Ponds and Basins, C013-CIVIL.pdf

Stormwater Management Questions

1. The hydraulic grade line calculations should begin with the tailwater of the peak stage for 25yr/24hr storm event.
2. The 25 year 24 hour stage of the ponds is elevation 28.52 or 28.53. The top of the inlets noted as the overflow for the large wetland in the interior of the project range anywhere from elevation 26.00 to 27.50. The hydraulic grade line for the pipe system that end at these inlets will be above the top of the inlet. Please model the wetland and provide a peak stage for this basin.
3. When evaluating the overall plan, Sheet 2, the only inlet directly connected to the interior wetland is 113A at elevation 27.50 top. Show how the other inlets, 31, 14, 28, 110A, 114A will accept flow without crossing the roadway or the outparcels.
4. The stage of the ponds, elev. 28.52 when compared to the rear yard elevations there could be water within the lots.
5. Run No. 5 ends at Inlet 113A, the HGL appears well above the top of the inlet. Even with out the flow area including the entire interior wetland.
6. Basin 110A, shows flow arrows from the east to the west. However, there are no grades to provide evidence that this is the actual flow pattern.
7. Post Development Drainage Basins Plan

a. Post-Tree-Pres basin should be split at the north-eastern corner to allow for the flow through Lakes of Pine Run to be shown verse the existing flow pattern. Post Basin C and the Addison Canal and the eastern boundary canal appear to drain to the canal in Lakes of Pine Run.

b. In Post Basin A-there are two depressions, between the tier of lots on west side of Brookhaven Trail and the lots on the east side of Ridgehaven Avenue. Do either of these depressions stage up during the major storm events? If so, what would be the peak stage and would the rear of the lots be in danger of water encroachment?

c. There does not seems to be any information available for Lake E. Provide any stage information.

8. Comment Regarding questions above- In comparing the Pre-Basins and the Post Development basins, it appears that the interior wetland previously drained through Pre-DEP-D which has now been severed by the filling of the lots.

Ref. # 231, Civil Engineer, David Allen, Cycle 5
Markup: Civil--Swale, C012-CIVIL.pdf
The swale appears to be on the adjacent property, please provide written authorization for the connection from Ridgehaven to swale. As well as permission for the flow to now proceed to the north in the swale.
Has the County been notified of the connection to the existing ditch and the change to the surface water flow?

Ref. # 188, Landscape Architect, Cara Culliver, Cycle 4
Markup: 14" Oak Missed, C004-EC.pdf
- Please add this missing 14" specimen Oak to the removal chart & calculations.

Ref. # 194, Landscape Architect, Cara Culliver, Cycle 4
Markup: Specimen Tree Chart, C048A-LANDSCP INFO.pdf
- Specimen trees removed = 89

- Specimen trees to remain = 56, please correct the chart.

Ref. # 210, Landscape Architect, Cara Culliver, Cycle 5
Markup: Missing 14" Oak, C004-EC.pdf
- See red cloud for missing 14" Oak.

Ref. # 211, Landscape Architect, Cara Culliver, Cycle 5
Markup: 14" Oak Missed, C048A-LANDSCP INFO.pdf
Please add the missing 14" specimen Oak to the removal chart, the H3 is the 15" Oak. Add letter L3 for 14" Oak.

Ref. # 212, Landscape Architect, Cara Culliver, Cycle 5
Markup: 20' Landscape Buffer Calculation, C048-TREE PLANTING.pdf
- The total buffer length is 651.05' (see plat) subtracting driveway (99.42) = 551.63' = 22 Required Trees, 221 Shrubs & 221 Ground Covers and not 500'.

Ref. # 213, Landscape Architect, Cara Culliver, Cycle 5
Markup: Buffers Along Outparcel, C048-TREE PLANTING.pdf
- Please add the (3) buffers sides along the outparcel.

Ref. # 214, Landscape Architect, Cara Culliver, Cycle 5
Markup: Changemark note #03, C048-TREE PLANTING.pdf
- Please add the (3) buffers sides along the parcel edges, see lineal footage for each side.

Ref. # 137, Planning Director, Steven Spraker, Cycle 2
Markup: Planning, ROW vacation, RW Vacation Exhibit.pdf
Please provide a sketch and legal description for the ROW to be vacated.

Ref. # 223, Utility 1, Mike Stephenson, Cycle 5
Markup: Eastern Channel Modifications?, C012-CIVIL.pdf
Please advise of any proposed construction activities on the eastern side of RidgeHaven within the existing channel. Verbally I have heard discussion regarding modifying the channel with the intent to prevent stormwater from the RidgeHaven outfall from traveling toward the existing channel serving the Village of Pine Run, but I have not seen any proposed plans to date.

Ref. # 224, Utility 1, Mike Stephenson, Cycle 5
Markup: RCP and CMP in Channel, C012-CIVIL.pdf
Please provide design documentation showcasing how the existing 36-inch CMP in the channel to west of RidgeHaven was sized and please advise how the 60-inch RCP under Plantation Oaks was sized.

Ref. # 225, Utility 1, Mike Stephenson, Cycle 5
Markup: WM Re-route, C017-UTILITY.pdf
Please revise the proposed water main routing under unit 52 to be out from under the unit and in the right of way.

Ref. # 226, Utility 1, Mike Stephenson, Cycle 5
Markup: Sizing of Channel to Outfall Point, C012-CIVIL.pdf
Please provide design documentation showcasing how the channel leading to the outfall point was sized.

Assumptions on my end: Q = (K/n) * ((A/P)^(2/3)) * S^(1/2) * A ; K = 1.49 ; n = 0.03 ; S = 0.0005 ; A = 67.3 Ft^2 ; P = 22.8 Ft. Values of A, P, and S were calculated utilizing as-built documentation of the existing channel. Utilizing these values, I calculate a theoretical max flow rate of 154 CFS for the channel leading to the outfall point.

The current stormwater report for RidgeHaven lists the peak discharge for the 25YR-24HR event as

139.69 CFS. The Plantation Oaks storwmater report lists the peak discharge for DITCH-POST in the 25YR-24HR event as 156.59 CFS. The peak discharge for RidgeHaven West will likely be somewhere around 100 CFS for the 25YR-24HR event (assumption made by me based off of acreage). All total, this suggests the channel conveying flow to the outfall would need to be able to accommodate 396.3 CFS, which is above my assumed calculations. Please advise if my assumptions have been made in error while reviewing your supplied documentation.

Ref. # 227, Utility 1, Mike Stephenson, Cycle 5
Markup: Sizing of RidgeHaven Discharge Channel, C012-CIVIL.pdf
Please provide design documentation showcasing how the outfall channel discharge on the northside of RidgeHaven was sized.

Assumptions on my end: Q = (K/n) * ((A/P)^(2/3)) * S^(1/2) * A ; K = 1.49 ; n = 0.030 ; S = 0.0005 ; A = 54.5 Ft^2 ; P = 26.1 Ft. Values of A, P, and S were calculated utilizing as-built documentation of the existing channel. Utilizing these values, I calculate a theoretical max flow rate of 98.9 CFS for the channel.

The current stormwater report for RidgeHaven showcases a peak discharge of 139.69 CFS for the existing channel in the 25YR-24HR event, which is above my theoretical calculations. Please advise if my assumptions have been made in error while reviewing your supplied documentation.

EXHIBIT "C"

Page 1 of 23

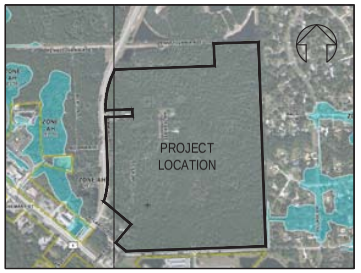
RidgeHaven

PRELIMINARY PLAT & CONSTRUCTION PLANS

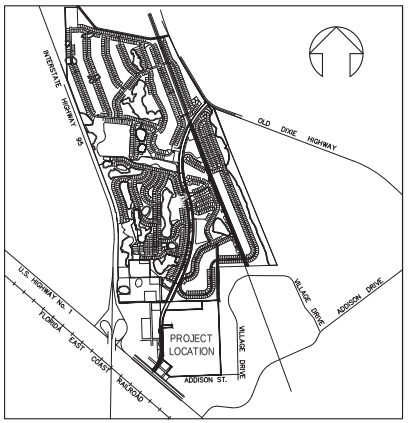
ORMOND BEACH, FLORIDA

GENERAL NOTES

1.) ALL WATER MAINS TO BE P.V.C. DR-18, C-900.
2.) ALL SANITARY SEWER MAINS SHOWN ARE PVC SDR 26 @ 0.40% FOR 8", 0.30% FOR 10" UNLESS OTHERWISE NOTED.
SANITARY SERVICES ARE 4" SDR 26 @ MINIMUM 2.0% RESIDENTIAL CONNECTION.
SANITARY FORCE MAIN TO BE PVC, DR-18, C-900.
3.) CABLE T.V., TELEPHONE AND ELECTRIC SERVICES TO BE UNDERGROUND.
4.) CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.
5.) WATER AND SEWER IMPROVEMENTS TO MEET CITY OF ORMOND BEACH STANDARDS.
6.) DOWNLIGHTS (STREET LIGHTS) TO BE FP&L STANDARD & CONTEMPORARY LIGHTS TO BE FP&L STANDARD LED, (CONTEMPORARY LIGHT) AND BLACK FIBERGLASS POLES, STREET LIGHTS AND POLES TO BE PROVIDED BY FPL.
7.) ELEVATIONS REFER TO MEAN SEA LEVEL NAVD 1988 DATUM.
8.) MINIMUM FINISH FLOOR GRADE PER CITY OF ORMOND BEACH REQUIREMENTS.
9.) SHOP DRAWINGS FOR POTABLE WATER AND SEWER TO BE SUBMITTED TO AND APPROVED BY CITY OF ORMOND BEACH AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.
10.) POTABLE WATER SERVICE TO BE SUPPLIED BY CITY OF ORMOND BEACH.
11.) SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF ORMOND BEACH.
12.) ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
13.) WHERE SANITARY FORCE MAINS CROSS POTABLE WATER LINES, THE FORCE MAIN IS TO BE CONSTRUCTED OF PVC SDR-18 FOR 20 FEET CENTERED ON THE POTABLE WATER MAIN.
14.) OFFSITE UTILITIES WILL BE CONSTRUCTED UNDER THE APPROPRIATE PHASE AND MUST BE COMPLETE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. PROJECT TO BE BUILT IN ONE PHASE.
15.) PRIOR TO CERTIFICATE OF OCCUPANCY ALL OFFSITE EASEMENTS (IF REQUIRED) NEED TO BE RECORDED AND REFERENCED BY PLAT OR O.R. BOOK AND PAGE AND RECORDED UNDER SEPARATE INSTRUMENT.
16.) ONSITE SEWER AND POTABLE WATER INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE CITY OF ORMOND BEACH.
OFFSITE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CITY OF ORMOND BEACH (UNLESS OTHERWISE NOTED).
17.) ALL STOP SIGNS, SPEED LIMIT AND STREET SIGNS REQUIRED TO BE PROVIDED BY DEVELOPER TO CITY OF ORMOND BEACH SPECIFICATIONS. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM 0.080 GAUGE 5052-H38 ALUMINUM BLANKS. ALL STOP SIGNS SHALL BE HIGH INTENSITY 30" OR 36" OCTAGON INSTALLED ON 3"x 12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR ALL SIGNS SMALLER THAN 36" x 48". ALL WARNING SIGNS SHALL BE 30" X 30". ALL STREET NAME SIGNS SHALL BE 9" IN HEIGHT WITH 5" HIGH UPPER & LOWER CASE WHITE LETTERS ON A GREEN BACKGROUND WITH A MIN. 30" LENGTH. PROVIDE 24" WIDE WHITE THERMOPLASTIC STOP BARS ADJACENT TO ALL LOCAL STREET 30" STOP SIGNS, WHERE 12" WIDE WHITE CROSSWALK STRIPING IS PROVIDED, THE STOP BAR AND 30" STOP SIGN MUST BE 4' IN ADVANCE OF THE CROSSWALK IN ACCORDANCE WITH FDOT STANDARD INDEX #17346. IN ALL LOCATIONS, THE 30" STOP SIGN AND 24" WIDE WHITE STOP BARS SHOULD BE LOCATED 10' IN ADVANCE OF THE EDGE OF THE TRAVELED WAY AT THE STREET INTERSECTION. SEE DETAIL SHEETS FOR PROPOSED ORNAMENTAL POLES.
18.) ALL MAINTENANCE OF ALL COMMON AREAS, LAKES, AMENITY AREAS, LANDSCAPE AND IRRIGATION TO BE THE SOLE RESPONSIBILITY OF RidgeHaven H.O.A. INC.
19.) OUTDOOR CONSTRUCTION ACTIVITY SHALL ONLY OCCUR FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY.
20.) EXCEPT WITHIN THE EXISTING FPL EASEMENT, ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, INCLUDING THE SERVICE DROPS TO INDIVIDUAL BUILDINGS OUTSIDE OF ALL REQUIRED LANDSCAPE BUFFERS, WETLANDS AND WETLAND BUFFER AREAS.
21.) DRIVING AND/OR STAGING OF CONSTRUCTION VEHICLES IS NOT PERMITTED ON ANY SIDEWALKS IN THE RIGHT-OF-WAY. ANY DAMAGE TO SIDEWALKS WILL BE REPAIRED AND/OR REPLACED IN THE LIKE KIND BY THE CONTRACTOR.



FLOOD MAP
F.I.R.M. #12127C0184K, SEPTEMBER 29, 2017
F.I.R.M. #12127C0203K, SEPTEMBER 29, 2017
FLOOD ZONE X



LOCATION MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
6	Basinger fine sand, frequently ponded, 0 to 1 percent slopes	1.6%
13	Cassia fine sand, 0 to 2 percent slopes	41.0%
17	Daytona sand, 0 to 5 percent slopes	4.7%
32	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	40.8%
51	Pomona-St. Johns complex	11.9%
Totals for Area of Interest		100.0%

SOILS MAP

RIDGEHAVEN RPUD LOT REQUIREMENTS:

1. SINGLE FAMILY (50'x110' MIN)

MINIMUM LOT SIZE = 5,500 SF
TOTAL NUMBER OF 50'x110' MIN LOTS = 136
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....10'
SIDE.....5'
REAR.....20'
WATERFRONT.....20'

ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'

2. SINGLE FAMILY (75'x120' MIN)

MINIMUM LOT SIZE = 9,000 SF
TOTAL NUMBER OF 75'x120' MIN LOTS = 66
MINIMUM FLOOR AREA = 1,500 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....7.5'
REAR.....20'
REAR (LOTS 233-254).....10'
WATERFRONT.....20'

ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....7.5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'

3. DUPLEX (35'x110' MIN)

MINIMUM LOT SIZE = 3,850 SF
TOTAL NUMBER OF 35'x110' MIN LOTS = 84
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....0'(0' COMMON WALL)
REAR.....10'
WATERFRONT.....10'

POOL PAVILION PARKING:
PAVILION.....748 SF
POOL.....3,750 SF
DOG PARK.....2,400 SF

PARKING PROVIDED:
STANDARD.....21
HANDICAPPED.....2
TOTAL.....23

TREE PRESERVATION AREA CALCULATION:

TREE PRESERVATION AREA REQUIRED = 15%
103.45 AC X 0.15 = 15.52 AC
TREE PRESERVATION AREA PROVIDED:
INCLUDING WETLANDS AND UPLAND BUFFERS = 17.153 AC + 8.370 AC = 25.523 AC = 24.672%

NATURAL OPEN SPACE CALCULATION:

NATURAL OPEN SPACE REQUIRED = 20%
ADJUSTED SITE AREA = SITE AREA - WETLAND AREA (TO REMAIN),
103.45 AC - 6.49 AC = 96.96 AC
REQUIRED OPEN SPACE = 96.96 AC X 0.20 = 19.39 AC
NATURAL OPEN SPACE PROVIDED = 19.76 AC = 20.38%

LEGAL DESCRIPTION

RIDGEHAVEN DESCRIPTION:
ALL OF BLOCKS 1, 2, 23, 24, 27, 28, 29, 30, 31, 32, 33 AND 41, 42, 43 AND 44, AND THOSE PORTIONS OF BLOCKS 3, 4, 5, 8, 9, 22, 34, 35 AND 39 AND THE PUBLIC AND VACATED ROADS AND ALLEYS, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 200 THROUGH 210, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 35, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT IS NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S01°04'11"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 2615.82 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF ADDISON DRIVE, 80.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°53'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1934.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 80.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N01°04'11"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1320.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 80.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°53'25"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 294.07 FEET TO THE EASTERLY EXTENSION OF THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N01°41'35"W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 628.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY PLANTATION DRIVE, 100.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 79°26'19" AND A CHORD BEARING AND DISTANCE OF N38°10'16"E, 191.72 FEET TO THE POINT OF TANGENCY; THENCE N01°32'54"E ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 214.09 FEET TO THE POINT OF TANGENCY; THENCE N04°44'52"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 51.27 FEET TO THE SOUTHERLY LINE OF TRACT "K", SAID PLANTATION OAKS OF ORMOND BEACH - UNIT 1, RECORDED ON MAY BOOK 59, PAGES 138-194; THENCE N87°55'15"E ALONG SAID SOUTHERLY LINE, 193.44 FEET TO THE EASTERLY LINE OF SAID TRACT "K", AS NOW MONUMENTED; THENCE N03°03'34"W ALONG SAID MONUMENTED EASTERLY LINE, 298.88 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 35; THENCE N89°26'26"E ALONG SAID NORTHERLY LINE, 585.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 5, 6, 7, AND 8, BLOCK 23, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24, THENCE RUN N89°51'35"E, 345.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S03°04'33"E, 180.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 23; THENCE N89°18'26"E, 345.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S03°04'33"E, 361.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 23; THENCE S89°18'13"W, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N03°04'33"W, 271.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 23, BEING ON THE SOUTHERLY CORNER OF SAID LOT 4, BLOCK 23; THENCE N03°04'33"W, 270.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 23, BEING ON THE SOUTHERLY CORNER OF SAID LOT 5, BLOCK 24; THENCE N89°18'23"W, 345.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N03°01'12"W, 271.46 FEET TO THE POINT OF BEGINNING.

THE NET AREA OF THE ABOVE DESCRIBED BEING 103.450 ACRES, MORE OR LESS.

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2	OVERALL PLAN / KEY MAP
3-6	DEMOLITION/WETLAND/EROSION CONTROL PLAN
7-10A	HORIZONTAL CONTROL PLAN
11-14A	CIVIL PLAN
15-18	UTILITY PLAN
19-28	PLAN & PROFILE
29-33A	PAVING AND DRAINAGE DETAILS
34-35	WATER DISTRIBUTION SYSTEM DETAILS
36-37	SANITARY COLLECTION SYSTEM DETAILS
38-39	REUSE WATER SYSTEM DETAILS
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L-2	LANDSCAPE INFORMATION SHEET
IRR.3	IRRIGATION DETAILS
I-1	LAKE WATER IRRIGATION PUMP AND FOUNTAIN DETAILS
T-1	TREE PRESERVATION AND COMMON AREA EXHIBIT

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CERTIFICATE OF AUTHORIZATION NO. 00003910

PROJECT NAME

RidgeHaven

PROJECT DESCRIPTION

SUBDIVISION OF 103.45 ACRES INTO 84 DUPLEX LOTS, AND 202 SINGLE FAMILY LOTS

DEVELOPER

RidgeHaven, LLC
123 MAGNOLIA AVENUE
DAYTONA BEACH, FL 32114
RICK MAUGERI, MANAGER

SUBDIVISION DESIGNER ENGINEER & LANDSCAPE ARCHITECT

PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645, L.A.#1553
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PORT ORANGE, FLORIDA 32127
(386) 761-5385
EMAIL: jbarnes@sligerassociates.com

TRAFFIC CONSULTANT

LASSITER TRANSPORTATION GROUP
R. SANS LASSITER, PRESIDENT
140 WEST GRANADA BOULEVARD, SUITE 2
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(386) 257-2571 FAX (386) 257-6996
EMAIL: rlassiter@lassitertransportation.com

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ENVIRONMENTAL CONSULTANT

BILL GRIFFY
ECOLOGICAL CONSULTING SOLUTIONS, INC.
410 NORTH STREET, #130
LONGWOOD, FL 32750
(407) 869-9434
BGriffy@ecsfl.cc

LAND USE TABULATION

TOTAL SITE AREA = 4,506,282 SF = 103.45 ACRES
TOTAL L.F. OF PUBLIC ROADS = 10,988 L.F.

DENSITY INCLUDING WETLANDS = 286 LOTS / 103.45 AC = 2.76 DU/AC
DENSITY MINUS WETLANDS = 103.45 - 8.493 = 94.957 AC
286 LOTS / 94.957 AC = 3.01 DU/AC

DEDICATION RIGHT OF WAY.....13.142 AC
LOT AREA.....41.407 AC
TRACT A (COMMON AREA, TREE PRESERVATION, AND UTILITY).....1.479 AC
TRACT B (COMMON AREA, PARK, TREE PRESERVATION, AND UTILITY).....1.270 AC
TRACT C (COMMON AREA, ACCESS, PARKING, DRAINAGE, TREE PRESERVATION, AND UTILITY).....21.079 AC
TRACT D (COMMON AREA, SIGNAGE, AND UTILITY).....0.054 AC
TRACT E (COMMON AREA, SIGNAGE, AND UTILITY).....0.054 AC
TRACT F (COMMON AREA, AMENITIES, TREE PRESERVATION, DRAINAGE, AND UTILITY).....6.731 AC
TRACT G (COMMON AREA, SIGNAGE, AND UTILITY).....0.070 AC
TRACT H (COMMON AREA, DRAINAGE, TREE PRESERVATION, AND UTILITY).....1.232 AC
TRACT I (COMMON AREA, DRAINAGE, TREE PRESERVATION, AND UTILITY).....1.251 AC
TRACT J (COMMON AREA, DRAINAGE, TREE PRESERVATION, AND UTILITY).....2.031 AC
TRACT K (LIFT STATION).....0.066 AC
TRACT L (COMMON AREA, RECREATION, ACCESS, TREE PRESERVATION, DRAINAGE, UTILITY).....13.446 AC
TRACT M (COMMON AREA, SIGNAGE, AND UTILITY).....0.060 AC
TRACT N (COMMON AREA, DRAINAGE, AND UTILITY).....0.078 AC
TOTAL AREA.....103.45 AC

TOTAL NUMBER OF LOTS = 286 LOTS / 94.957 AC = 3.01 DU/AC

TOTAL WETLAND AREA = 7.987 AC

WETLAND IMPACTS:
1.....0.065 AC
2.....0.453 AC
3.....0.977 AC
TOTAL.....1.495 AC

TOTAL WETLAND TO REMAIN = 6.49 AC

TOTAL UPLAND BUFFER TO REMAIN = 1.880 AC
TOTAL REMAINING WETLANDS AND UPLAND BUFFERS = 8.37 AC
TOTAL IMPERVIOUS AREA = 1,340,433 SF = 30.772 AC = 29.75%
TOTAL PERVIOUS AREA = 3,165,849 SF = 72.678 AC = 70.25%

NO.	DATE	DESCRIPTION	BY
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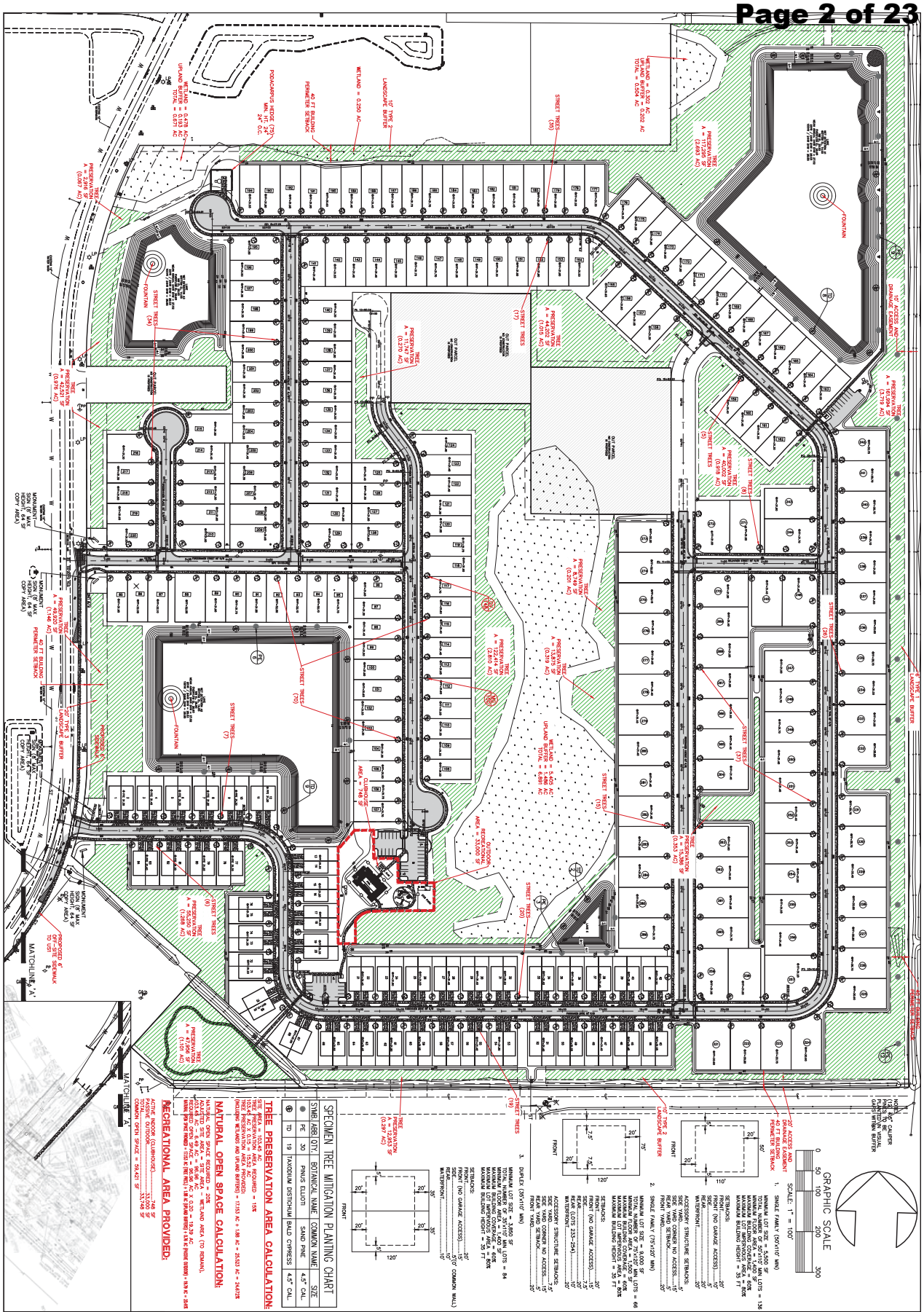
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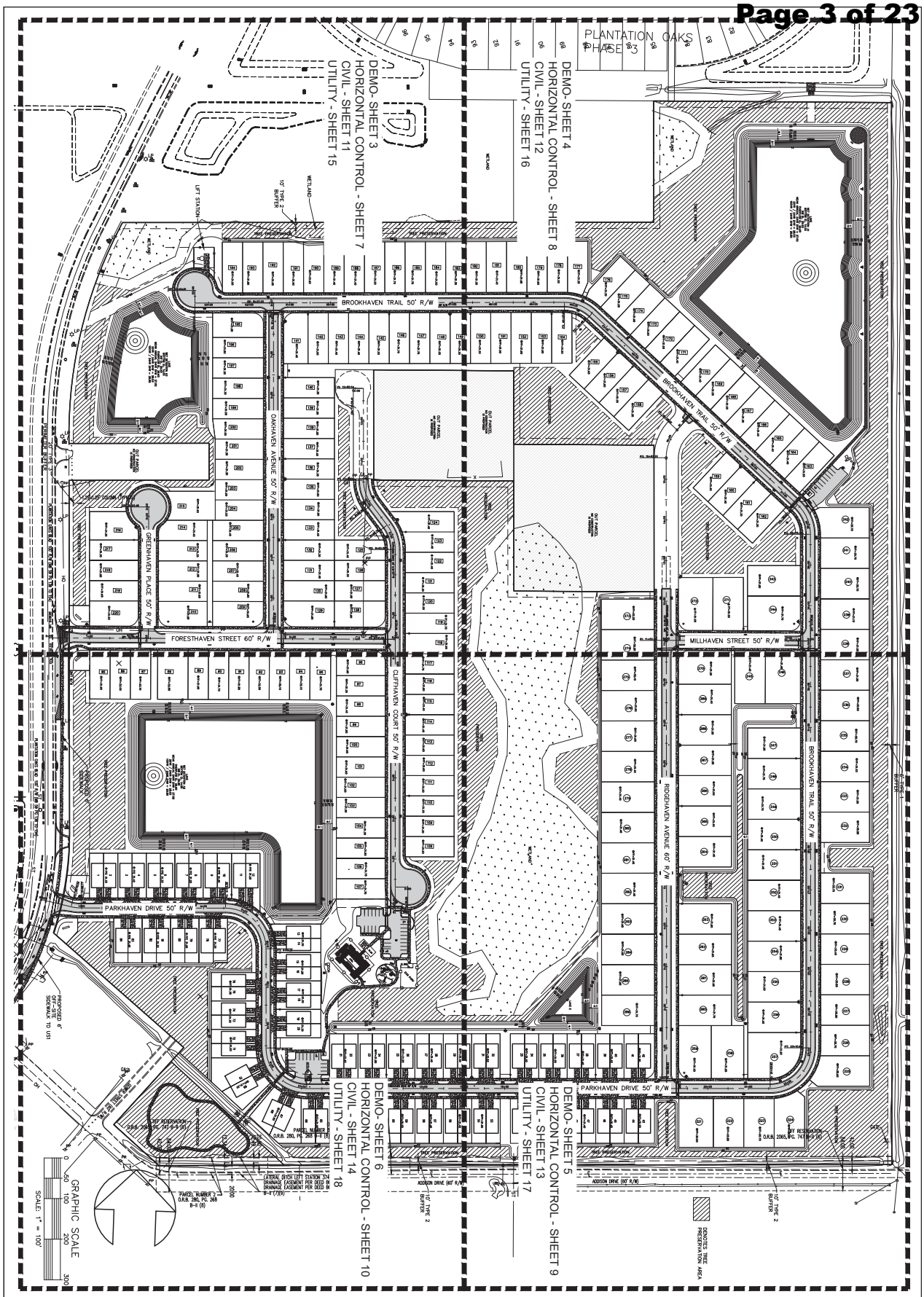
COVER SHEET

1
SHEET NO.

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Scale: NONE
Job No: 21-70

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TREE PRESERVATION AREA CALCULATION:
NATURAL OPEN SPACE CALCULATION:
RECREATIONAL AREA PROVIDED:
SPECIMEN TREE MITIGATION PLANTING CHART
SYMB./ABB. | QTY. | BOTANICAL NAME | COMMON NAME | SIZE
PE | 30 | PINUS ELLIOTI | SAND PINE | 4.5" CAL.
TD | 19 | TAXODIUM DISTICHUM | BALD CYPRESS | 4.5" CAL.
GRAPHIC SCALE
SCALE: 1" = 100'
SINGLE FAMILY (50'x110' MIN)
DUPLEX (30'x110' MIN)
MATCHLINE 'A'
FOUNTAIN
STREET TREES
PRESERVATION TREE
MONUMENT SIGN (8' MAX HEIGHT & 48 SF COPY AREA)
WETLAND = 0.250 AC
WETLAND = 0.322 AC
UPLAND BUFFER = 0.202 AC
UPLAND BUFFER = 0.478 AC
WETLAND = 0.193 AC
TOTAL = 0.671 AC
PODOCARPUS HEDGE (TO) MIN. 24" O.C.
40 FT BUILDING PERIMETER SETBACK
10' TYPE 2 LANDSCAPE BUFFER
20' TYPE 3 LANDSCAPE BUFFER
20' ACCESS AND DRAINAGE EASEMENT
40 FT BUILDING PERIMETER SETBACK
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PRD – MASTER DEVELOPMENT PLAN
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SHEET NO. 1
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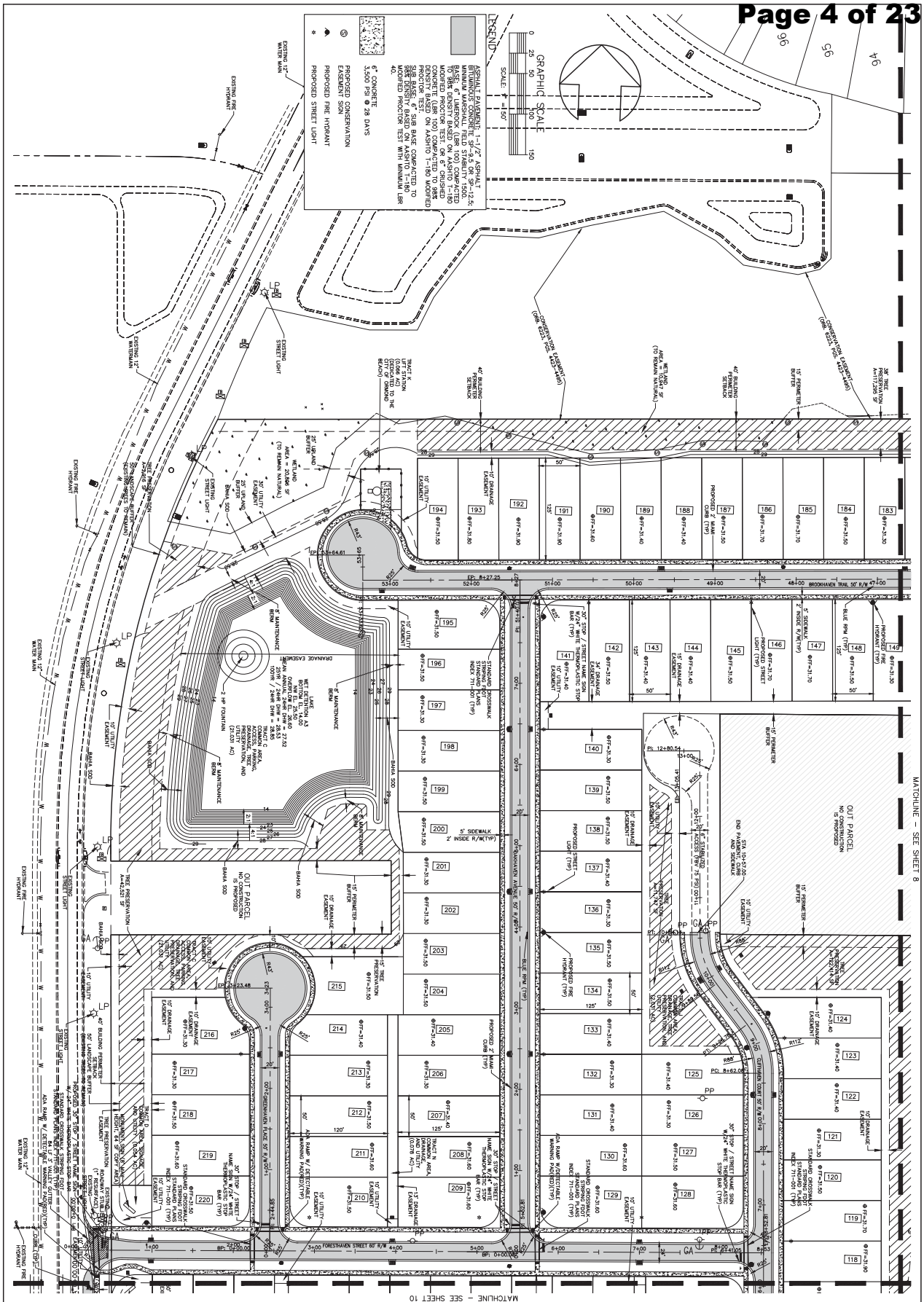
OVERALL PLAN / KEY MAP

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SHEET NO. 2

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HORIZONTAL CONTROL PLAN

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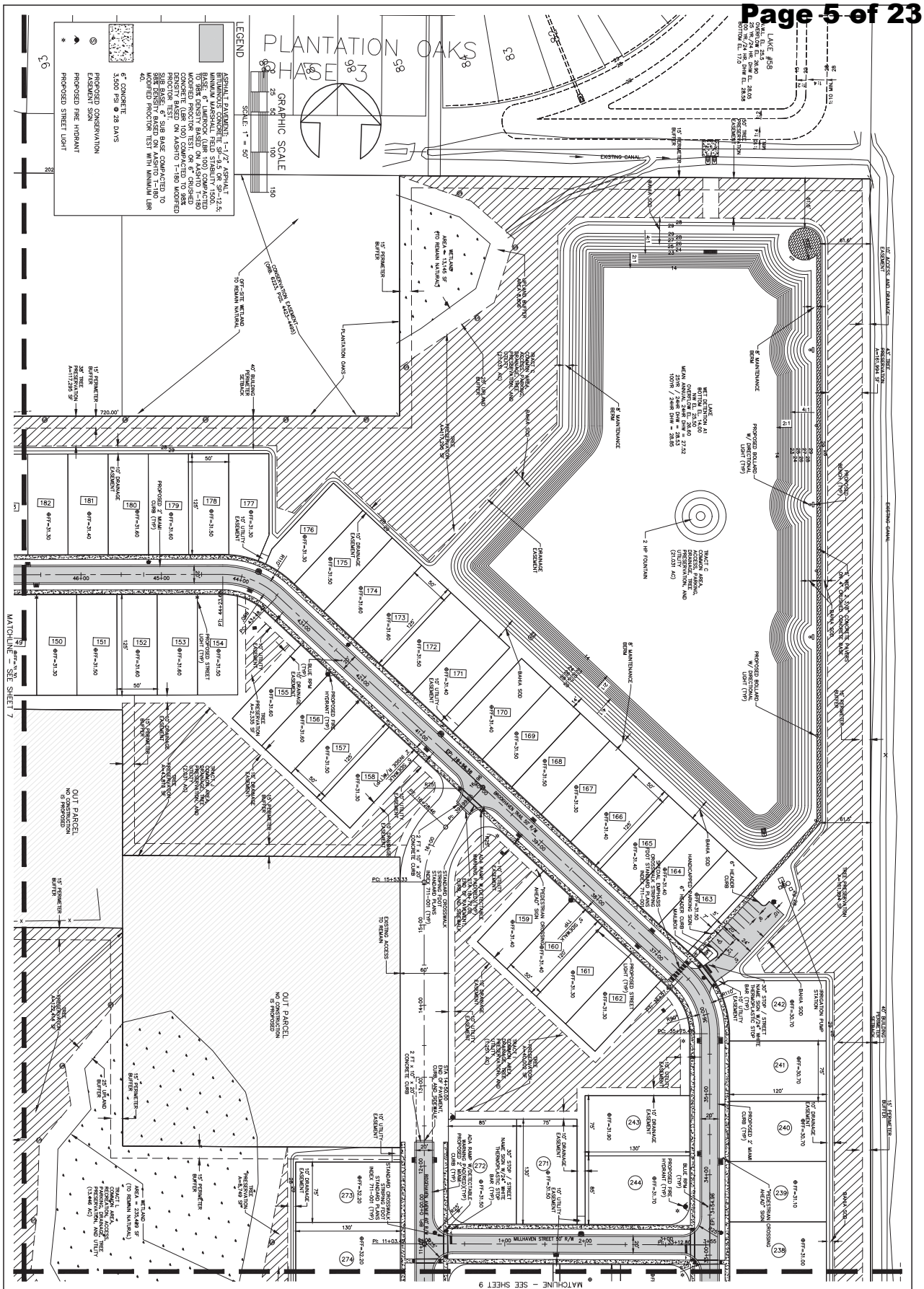
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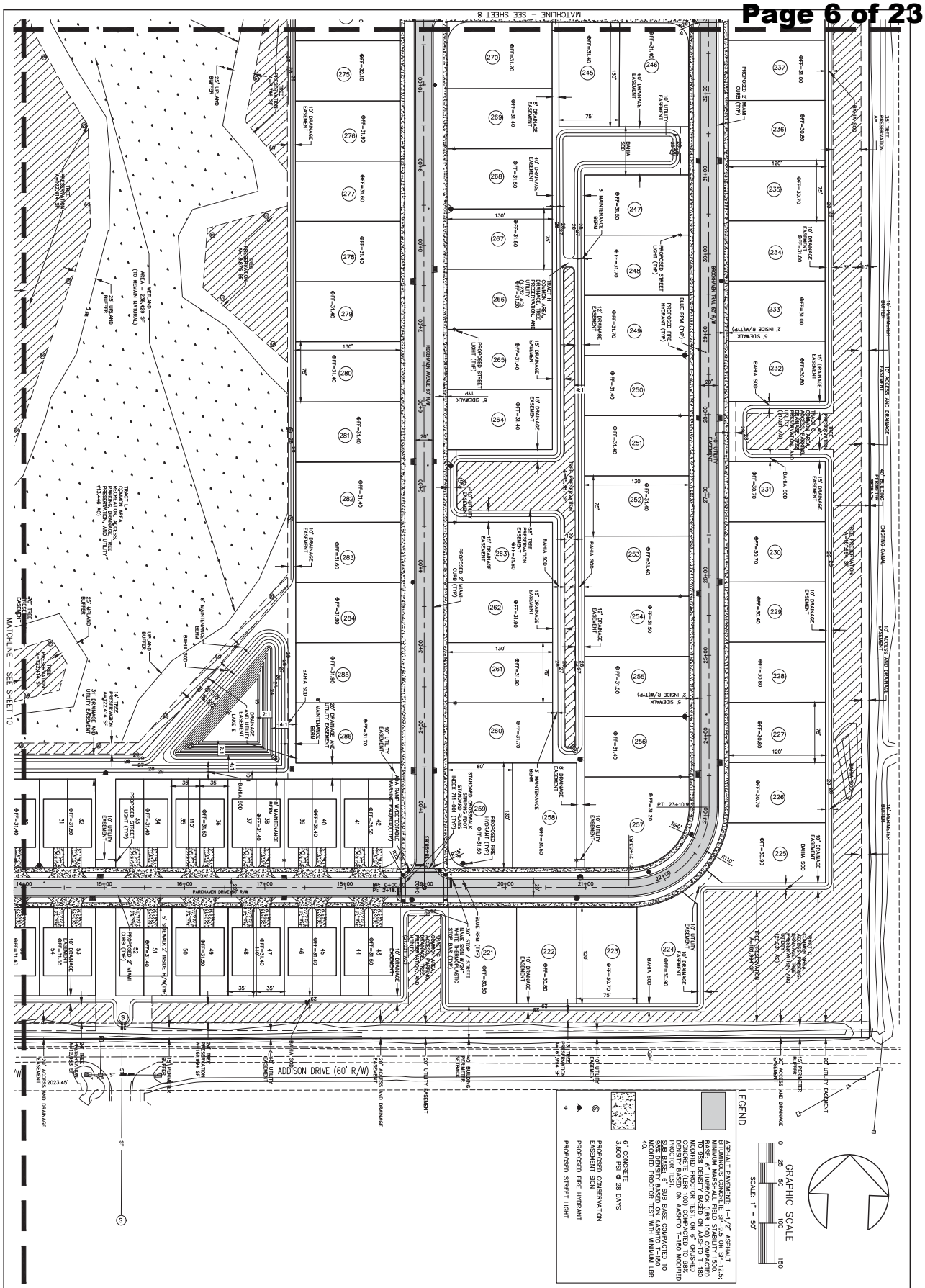
HORIZONTAL CONTROL PLAN

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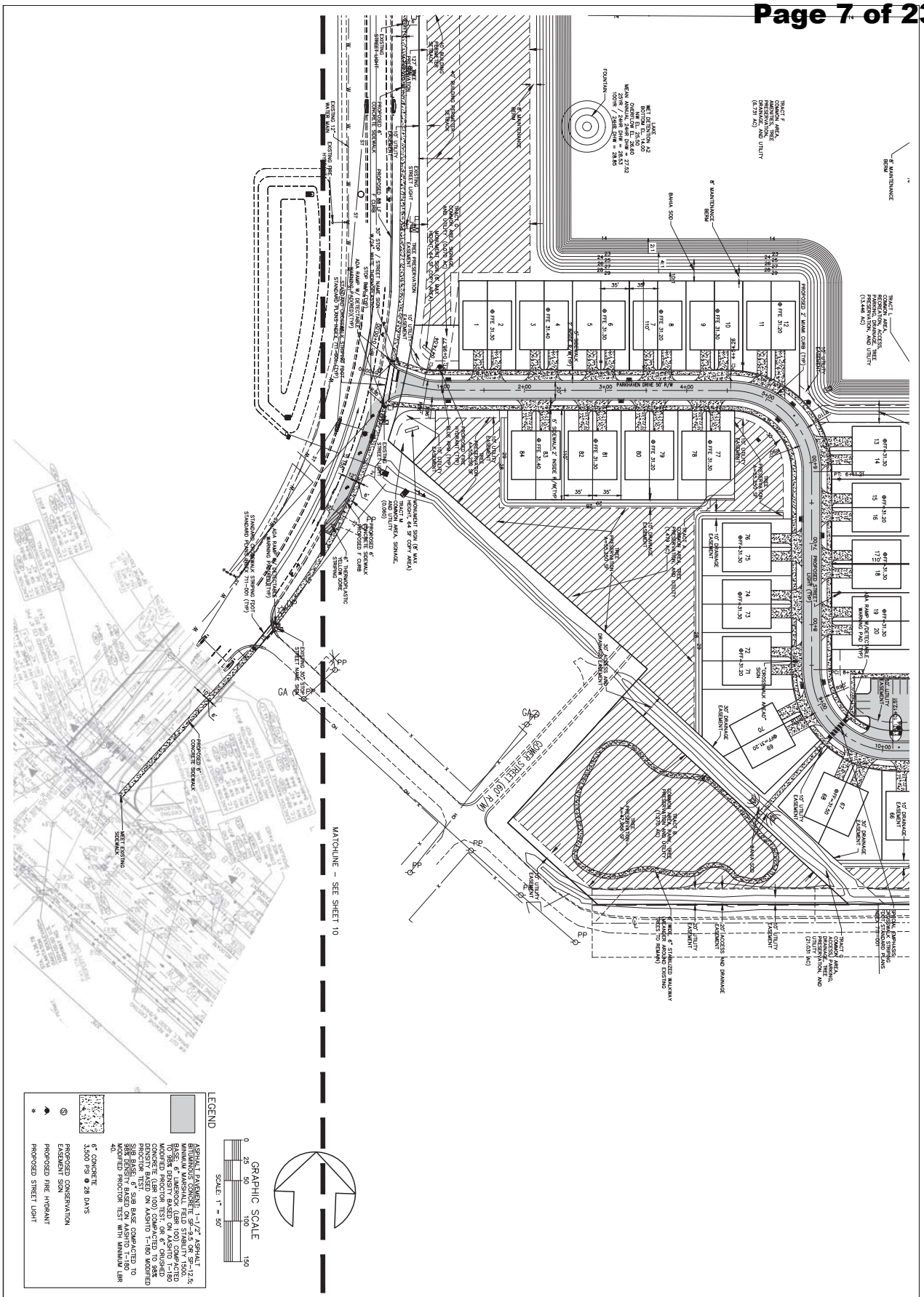
HORIZONTAL CONTROL PLAN

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HORIZONTAL CONTROL PLAN

10A
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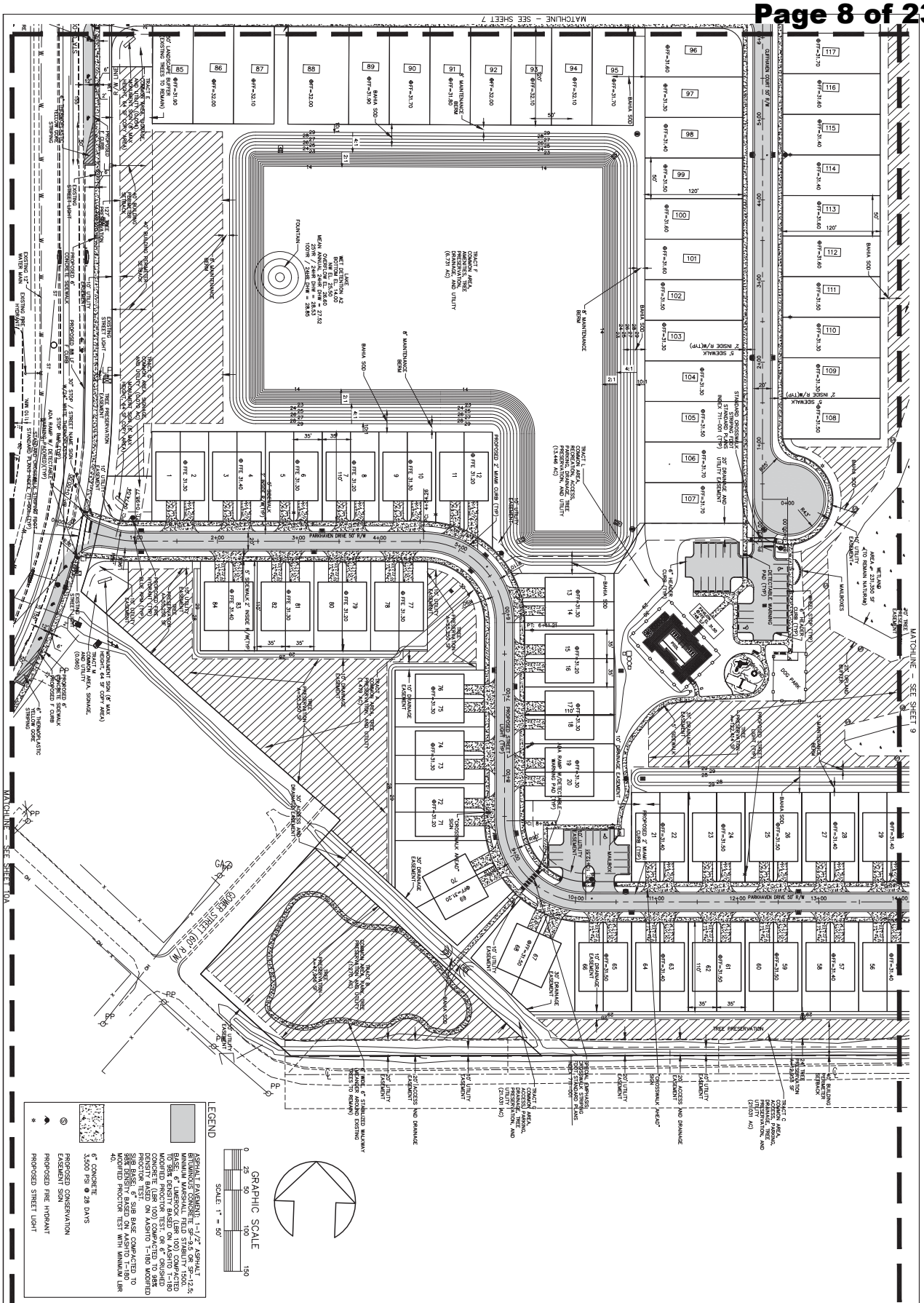
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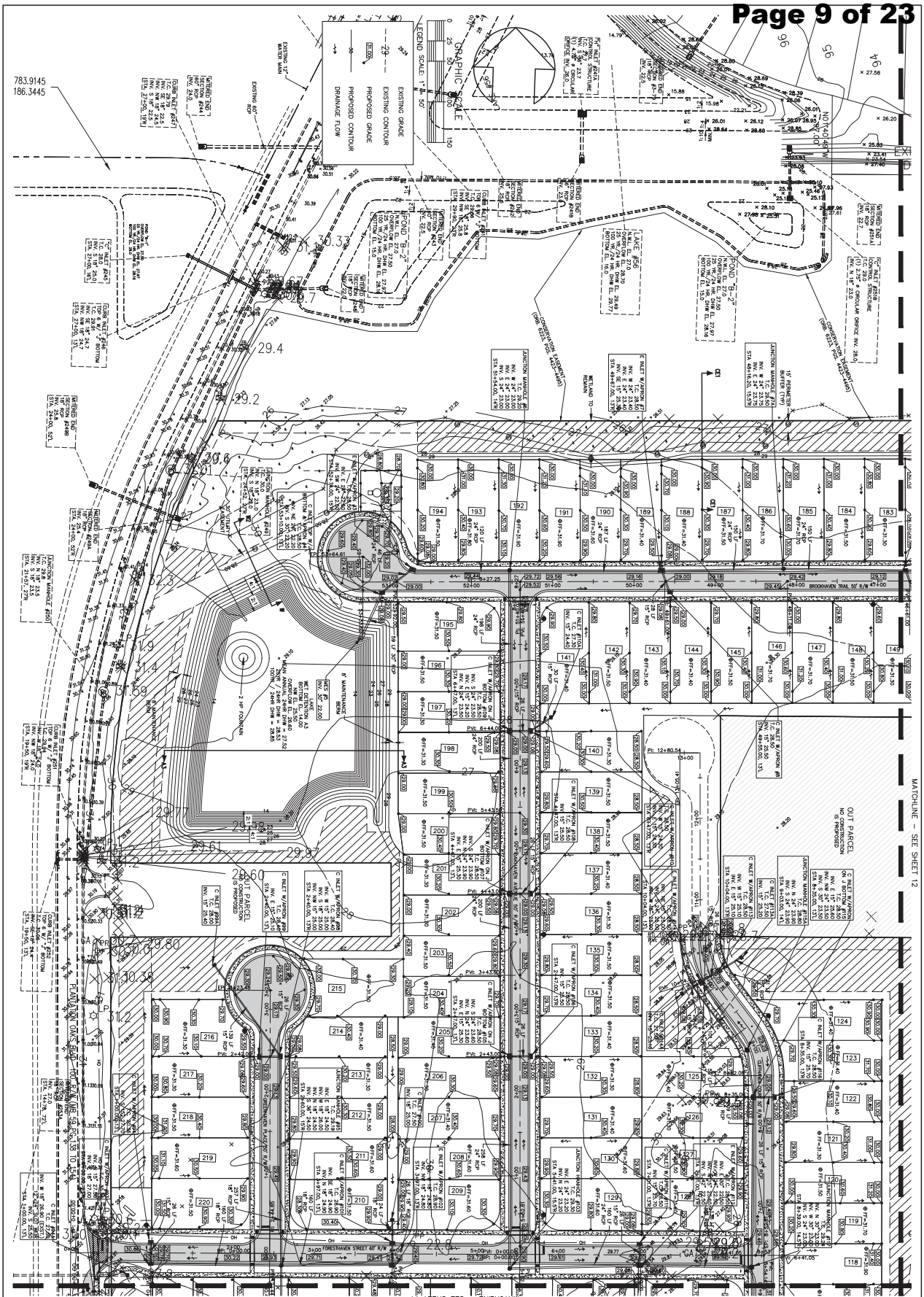
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CIVIL PLAN

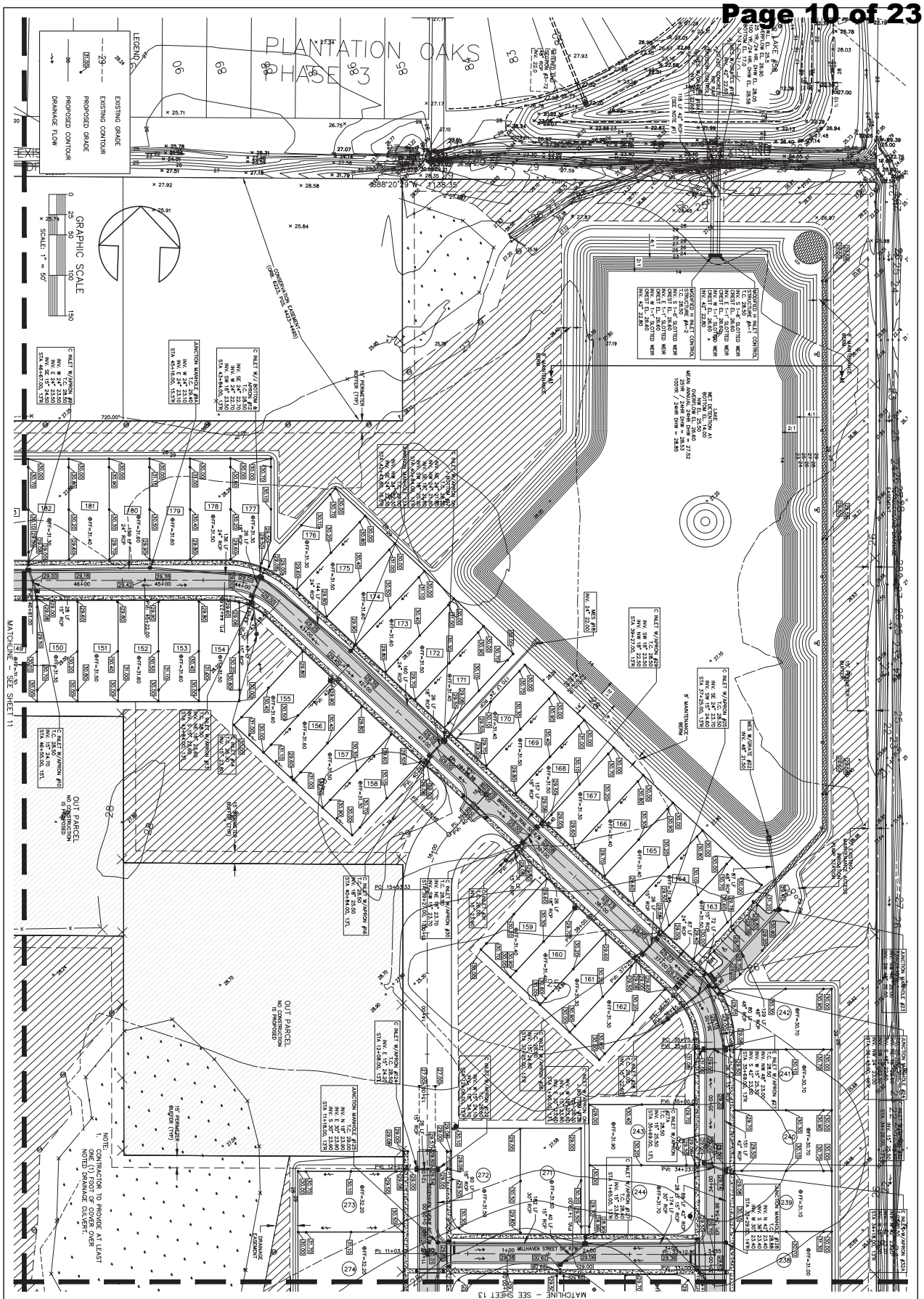
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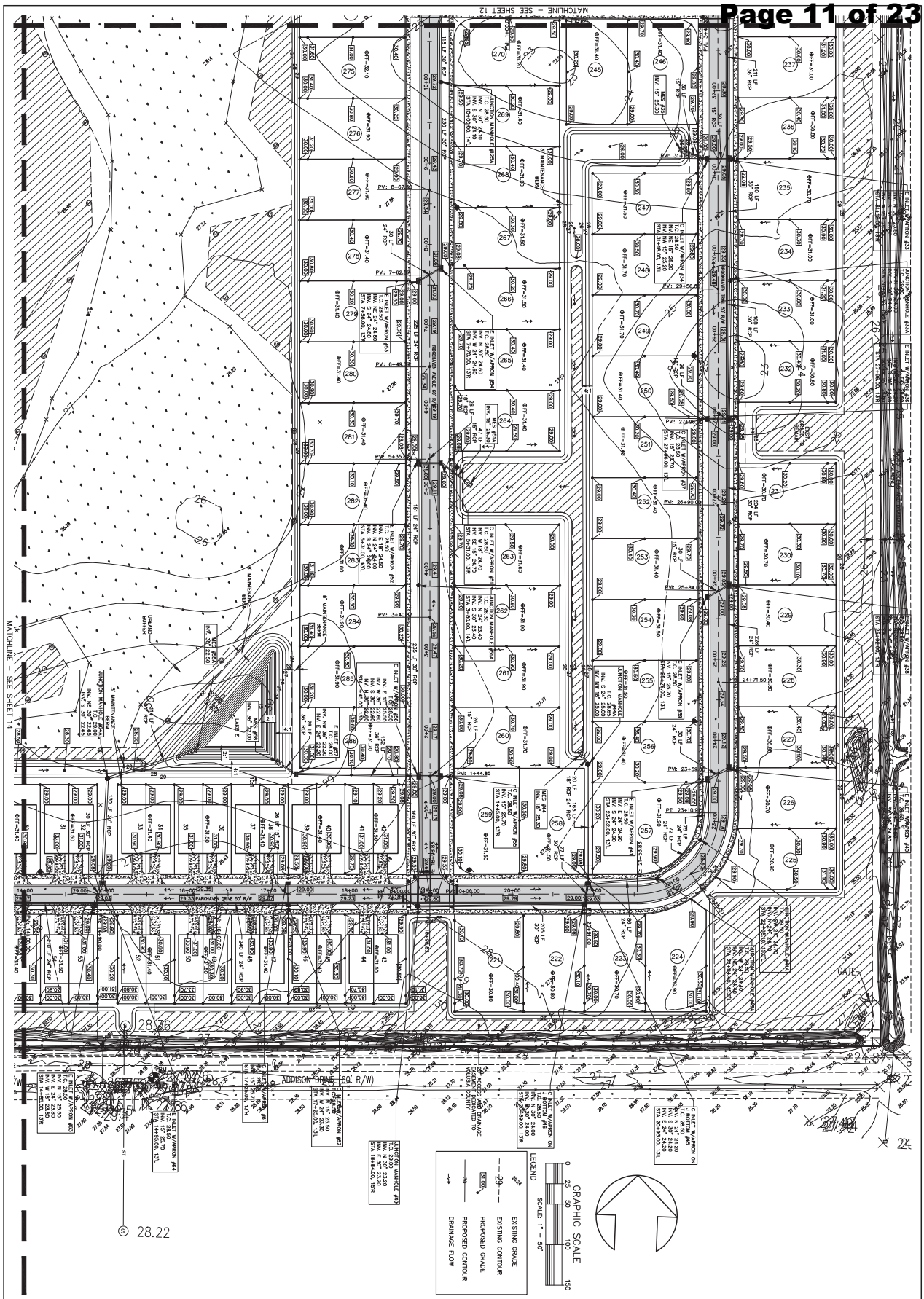
CIVIL PLAN

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SHEET NO. 12

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CIVIL PLAN

SHEET NO. 13

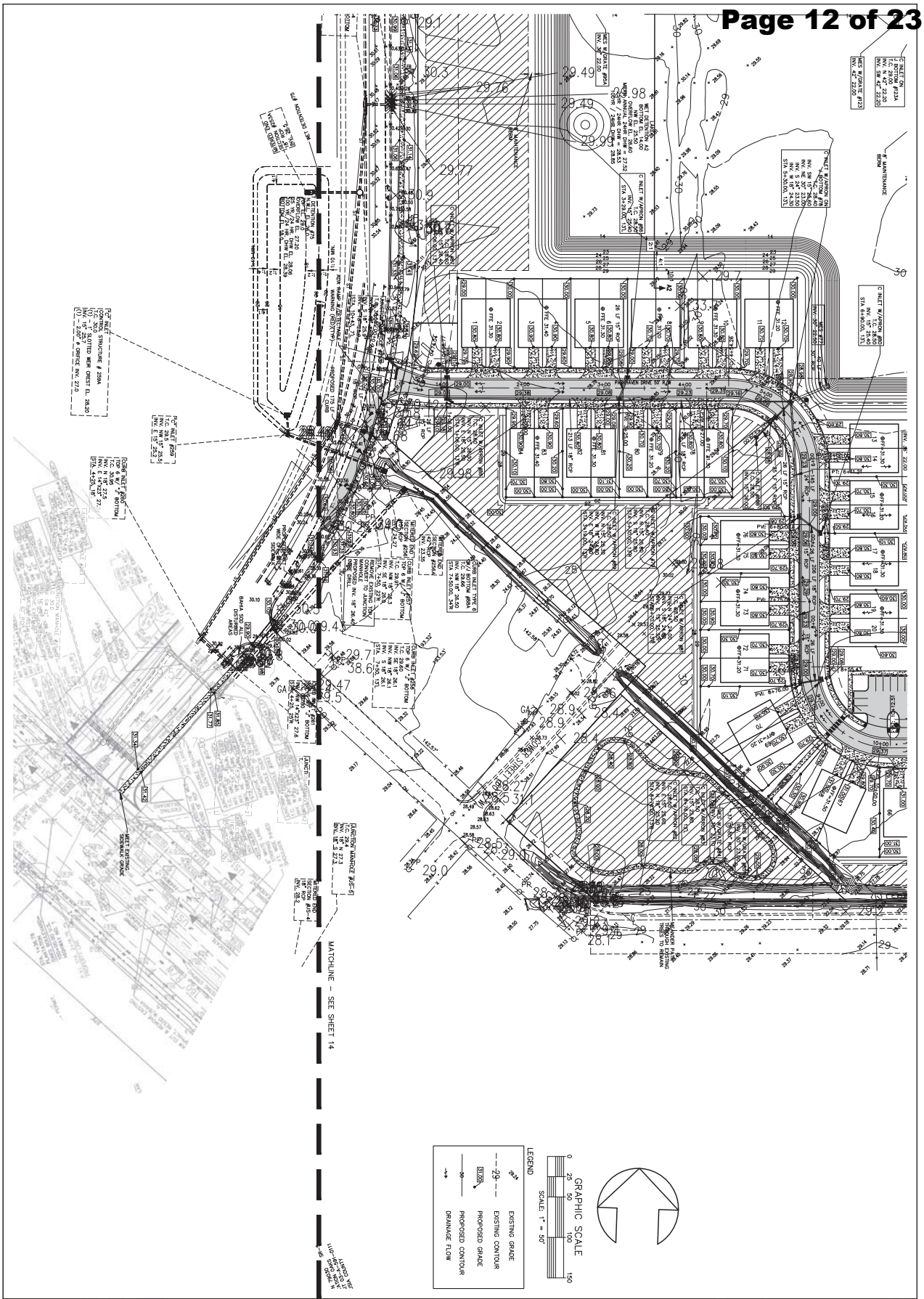
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Scale: 1" = 50'
Date: 2/20/2022
Drawn By: MRB

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

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CIVIL PLAN

14A
SHEET NO.

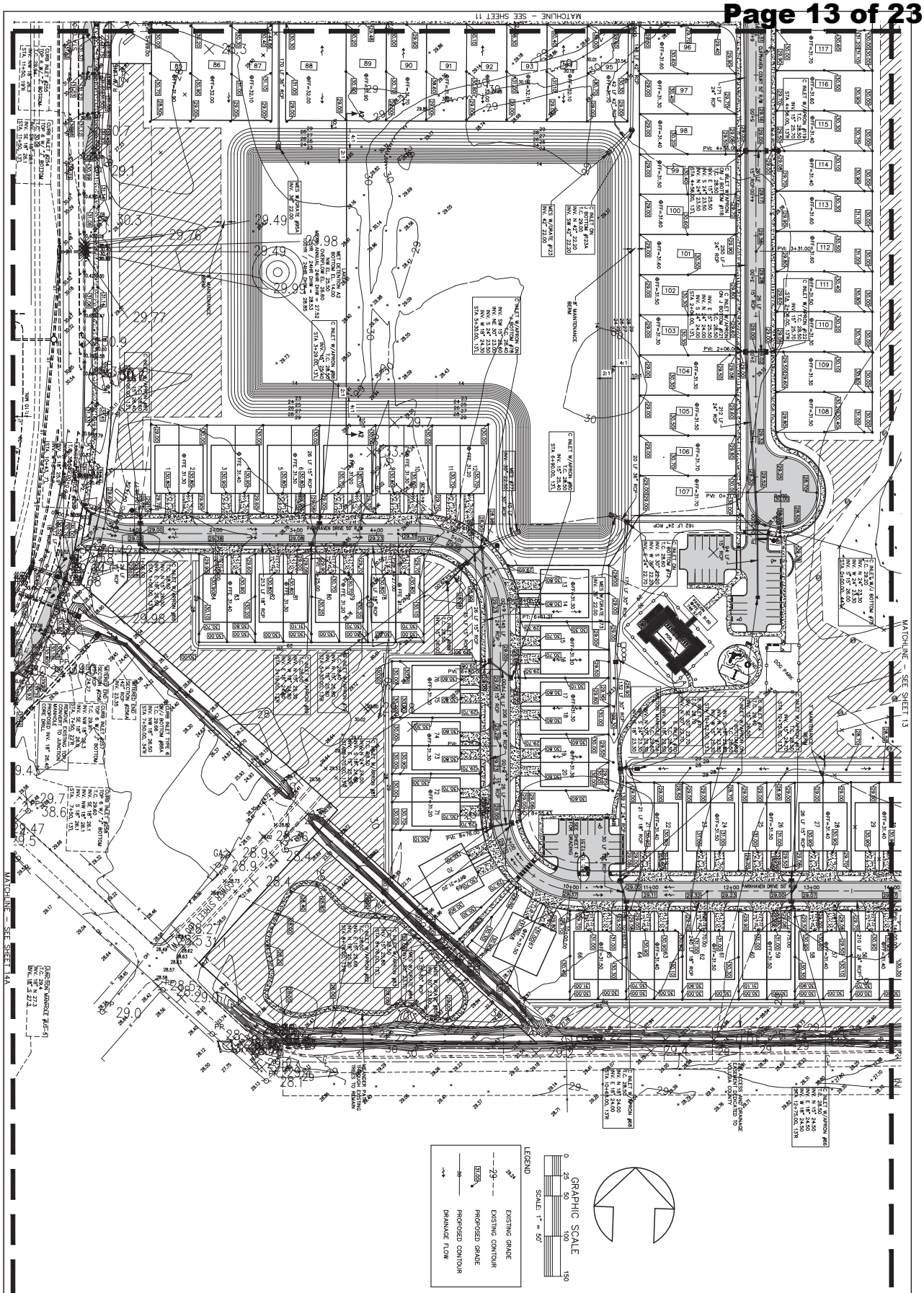
Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70

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1	07-21-22	REVISED	MRB

REVISIONS

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CIVIL PLAN

14
SHEET NO.

Job No: 21-70
Scale: 1" = 50'
Date: 2/20/2022
Drawn By: MRB

PARKER MYNCHENBERG & ASSOCIATES, INC.
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1	07-21-22	REVISED	MRB

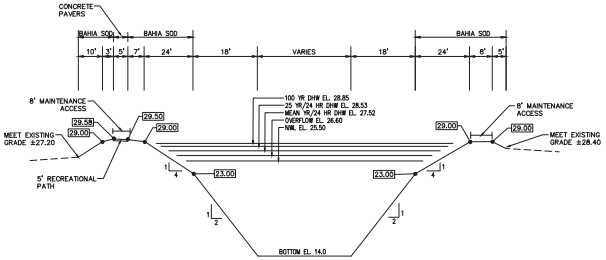
REVISIONS

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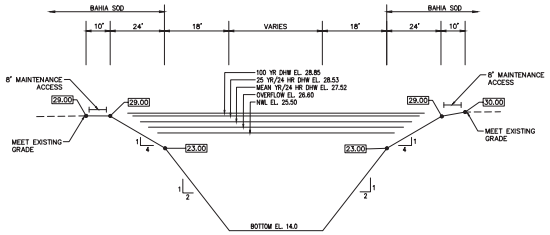


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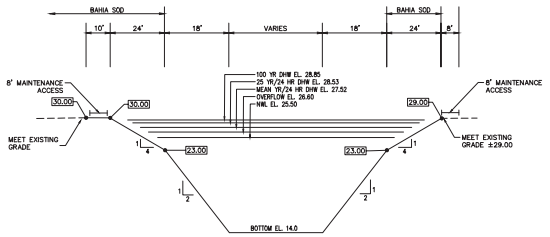
64 SF COPY AREA
ENTRY SIGN TO BE PERMITTED SEPARATELY



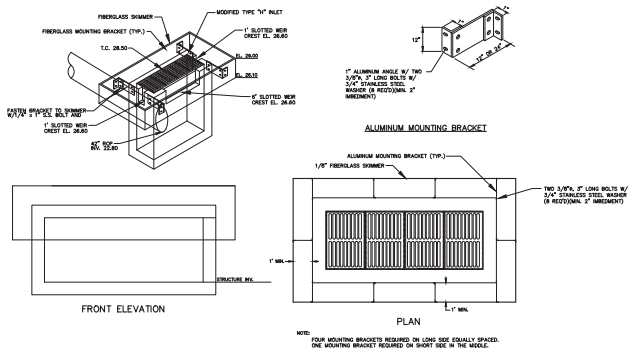
SECTION A1–A1



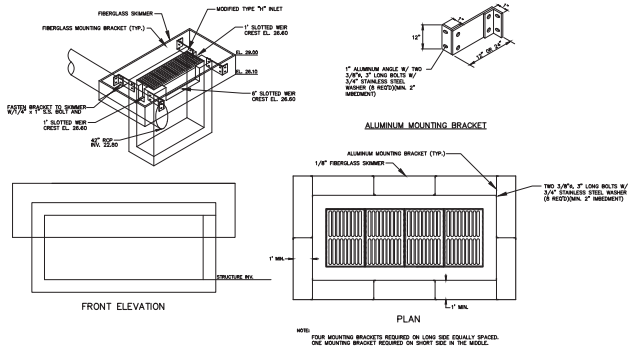
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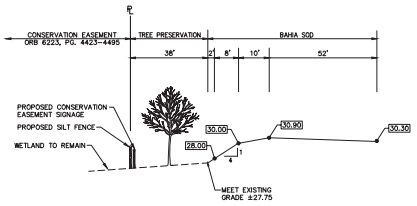
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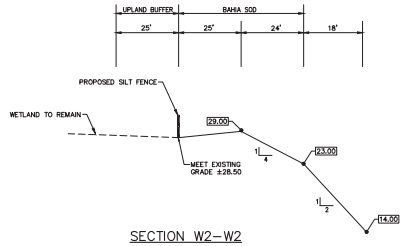
MODIFIED H INLET CONTROL STRUCTURE #A1



MODIFIED H INLET CONTROL STRUCTURE #A2



SECTION CE1–CE1



SECTION W2–W2

NO.	DATE	DESCRIPTION	BY
REVISIONS			
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	10-07-22	REVISED	MRB

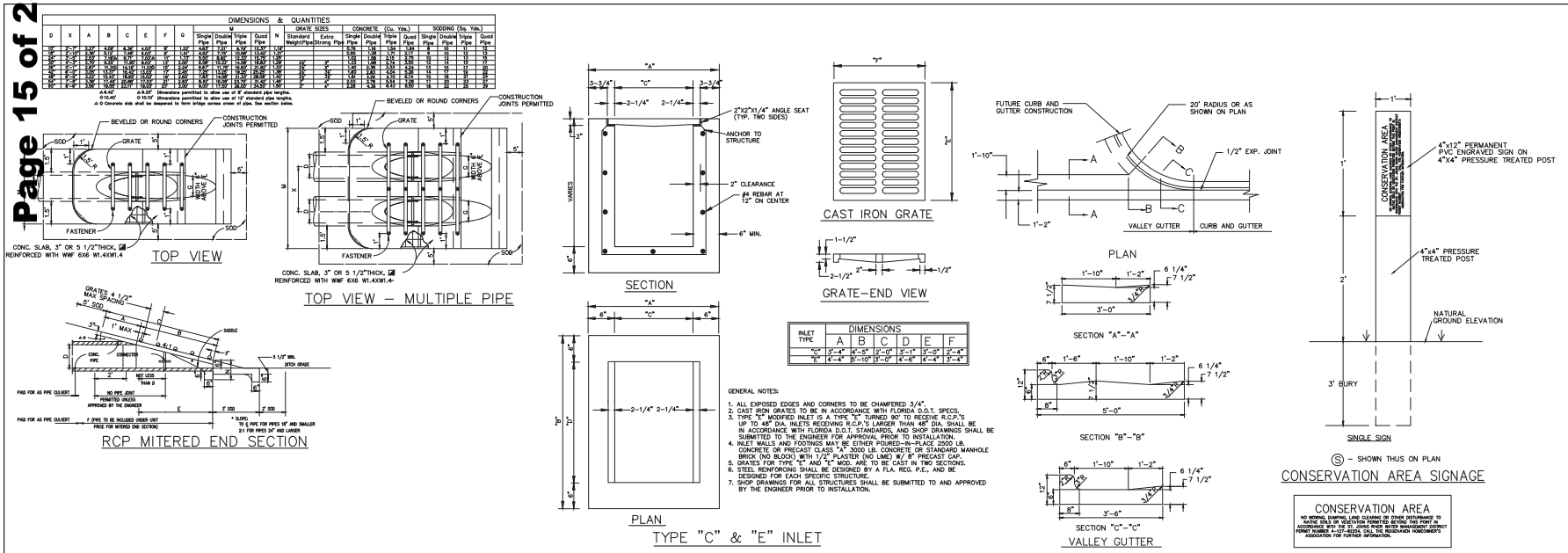
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS + LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE + HOLLY HILL, FLORIDA 32117
(386) 677-6864 FAX (386) 677-7412 www.parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

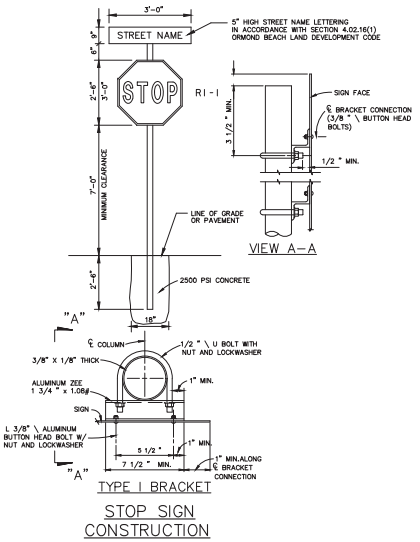
RidgeHaven
ORMOND BEACH + FLORIDA

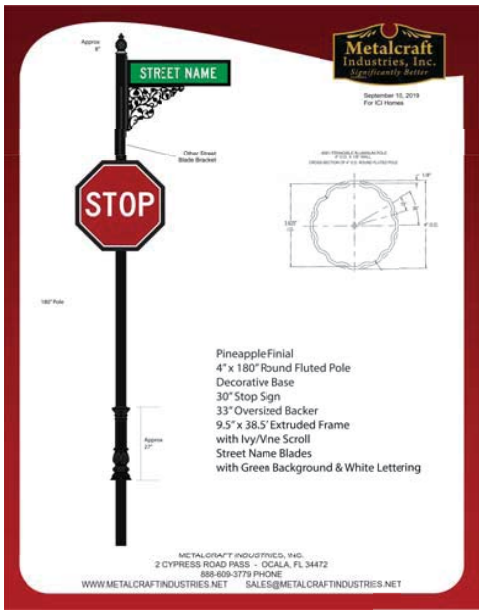
PAVING AND DRAINAGE DETAILS

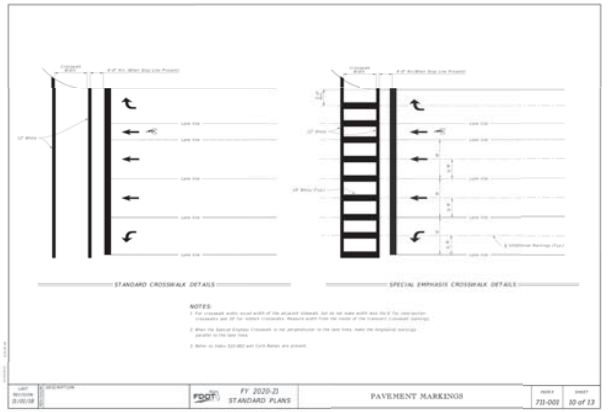
334
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: NONE
Job No: 21-70









BY	DESCRIPTION	DATE	NO.
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MRB	REVISED	01-17-23	4
MRB	REVISED	12-12-22	3
MRB	REVISED	10-30-22	2
MRB	REVISED	10-14-22	1

REVISIONS

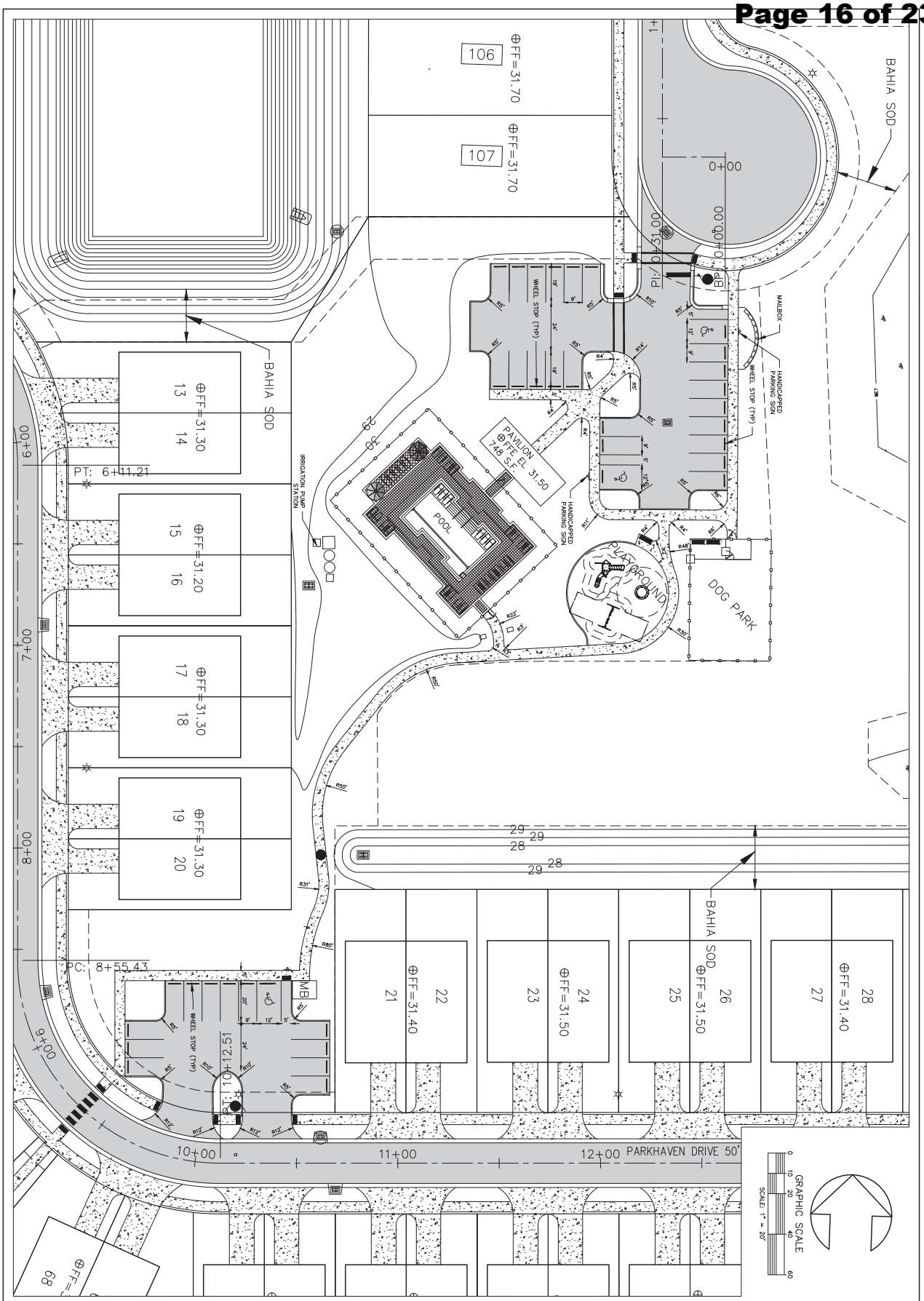
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS + LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE + HOLLY HILL, FLORIDA 32117
(386) 677-6808 FAX (386) 673-4221 www.pmynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

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PAVING AND DRAINAGE DETAILS

33
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: NONE
Job No: 21-70



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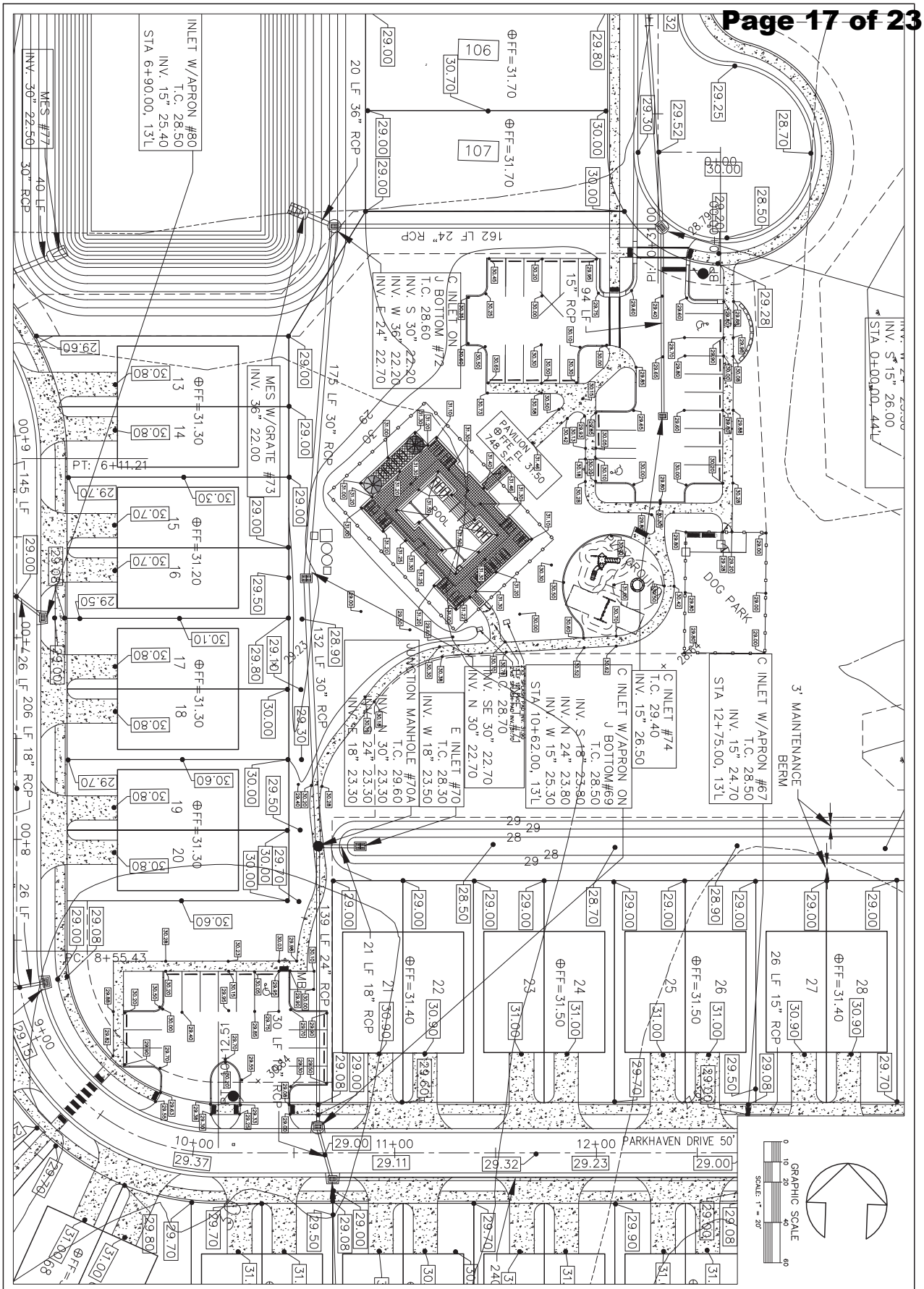
AMENITY – SITE PLAN

Job No: 21-70
Scale: 1" = 20'
Date: 2/20/2022
Drawn By: MRB
SHEET NO. 42

PARKER MYNCHENBERG & ASSOCIATES, INC.
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1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	DESCRIPTION	BY
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1	07-21-22	REVISED	MRB

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AMENITY – CIVIL PLAN

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 20'
Job No: 21-70

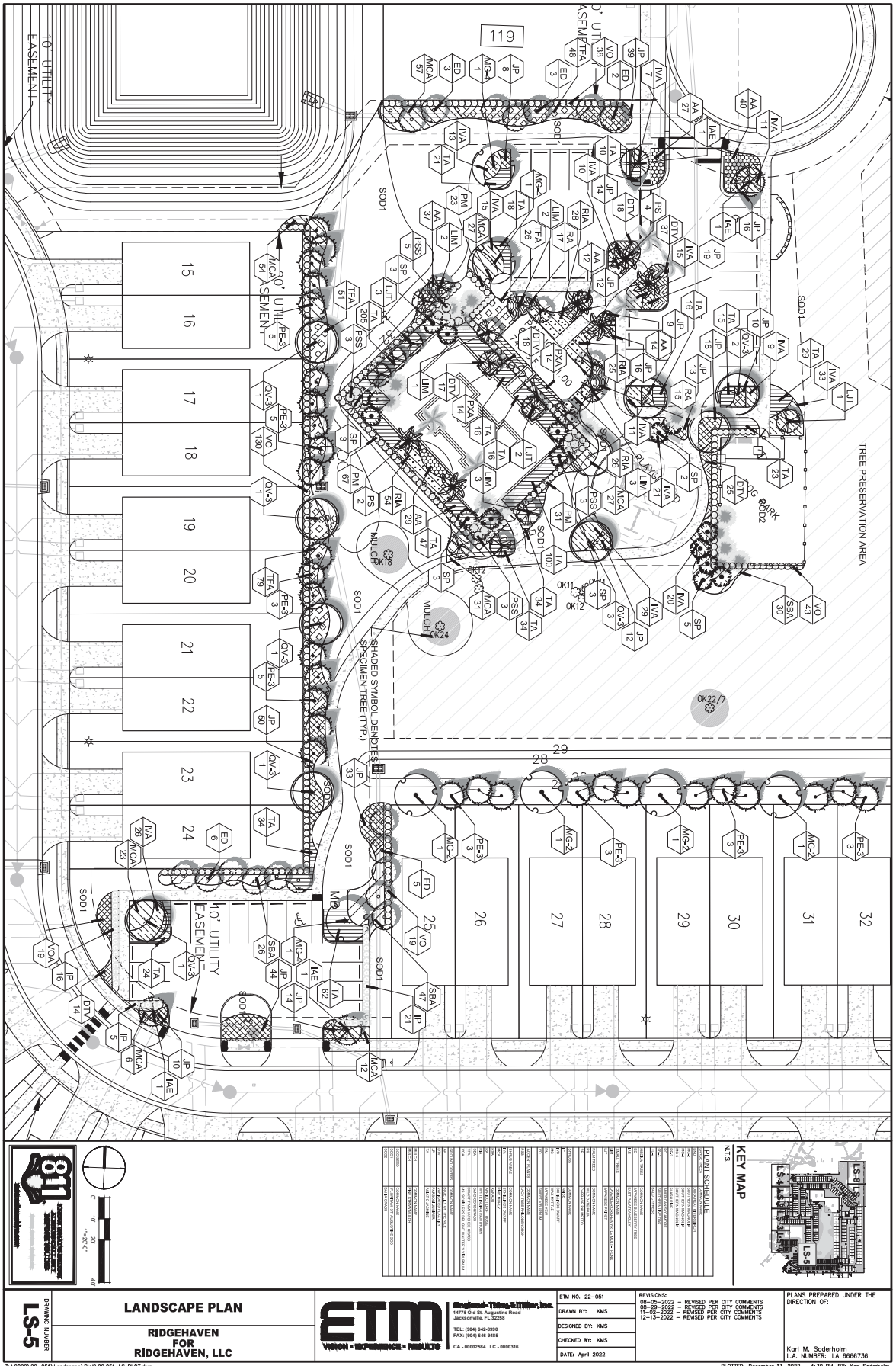
43
SHEET NO.

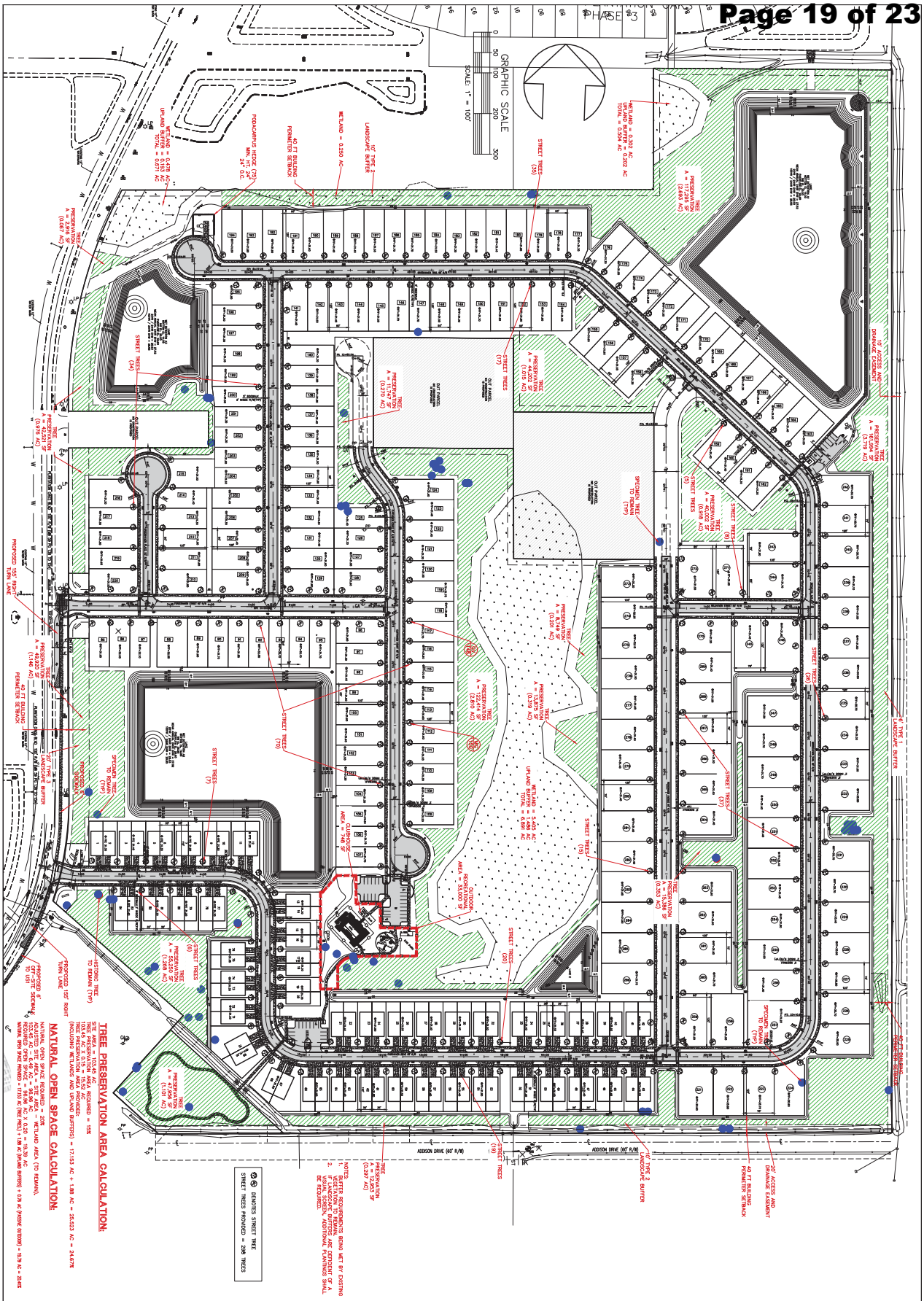
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
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REVISIONS

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119
16' UTILITY EASEMENT
30' UTILITY EASEMENT
10' UTILITY EASEMENT
TREE PRESERVATION AREA
SHADED SYMBOL DENOTES SPECIMEN TREE (TYP.)
SOD1
MULCH
KEY MAP
N.T.S.
PLANT SCHEDULE
LANDSCAPE PLAN
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC
DRAWING NUMBER
LS-5
ETM
Engineered - Thinking. Not Just Lines.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8550
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
VISION - EXPERIENCE - RESULTS
ETM NO. 22-051
DRAWN BY: KMS
DESIGNED BY: KMS
CHECKED BY: KMS
DATE: April 2022
REVISIONS:
08-05-2022 - 1 - REVISED PER CITY COMMENTS
08-29-2022 - 1 - REVISED PER CITY COMMENTS
11-02-2022 - 1 - REVISED PER CITY COMMENTS
12-13-2022 - 1 - REVISED PER CITY COMMENTS
PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 6666736
T:\2022\22-051\Landscape\Plot\22.051_LS PLOT.dwg
PLOTTED: December 13, 2022 - 4:30 PM, BY: Karl Soderholm



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TREE PRESERVATION & COMMON AREA EXHIBIT

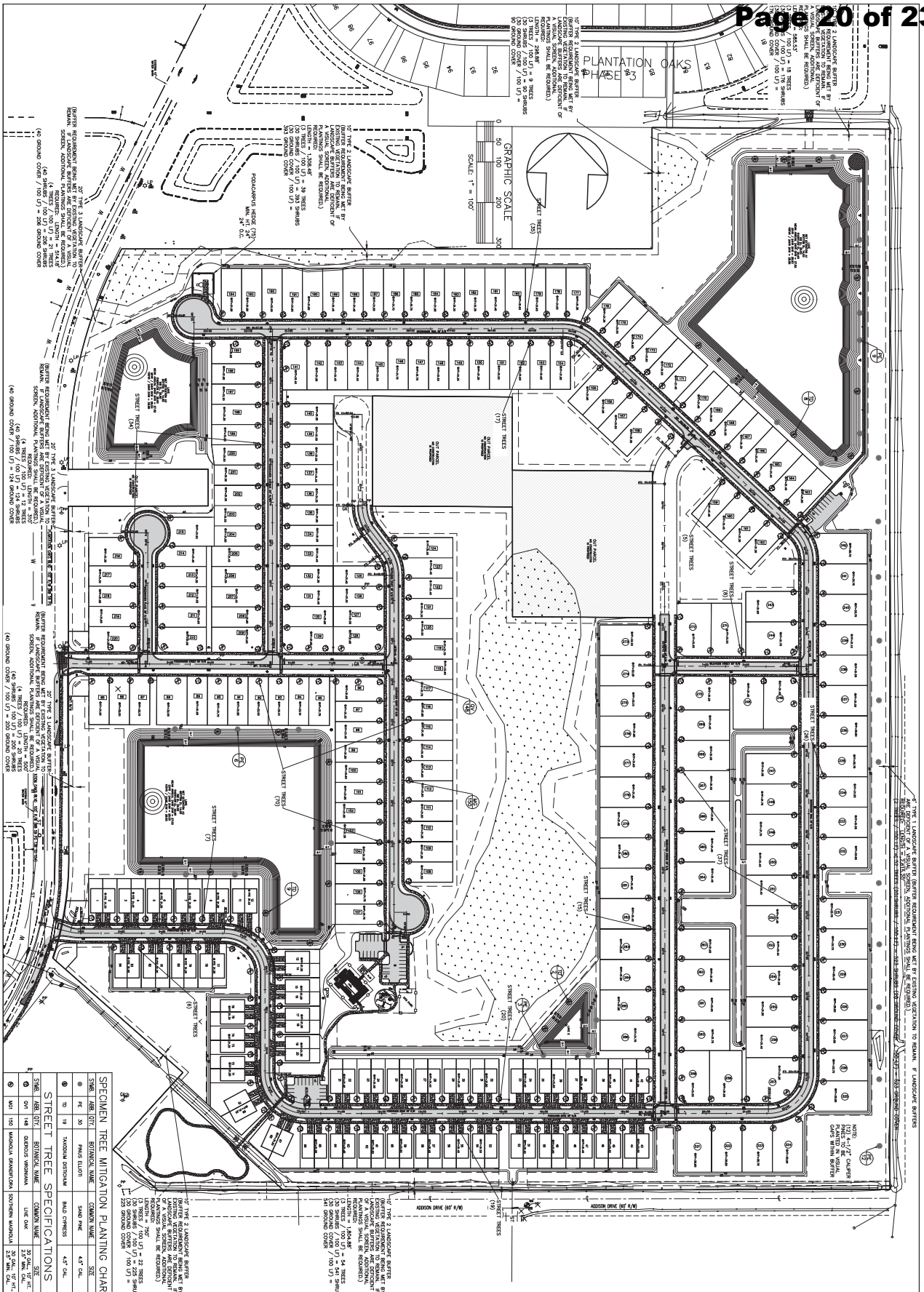
T-1
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 100'
Job No: 21-70

PARKER MYNCHENBERG & ASSOCIATES, INC.
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1	07-21-22	REVISED	MRB

REVISIONS



SPECIMEN TREE MITIGATION PLANTING CHART

SYMB.	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
⊕	PE	30	PINUS ELLIOTI	SLAND PINE	4.5" CAL.
⊕	TD	19	TAXODIUM DISTICHUM	BALD CYPRESS	4.5" CAL.

STREET TREE SPECIFICATIONS

SYMB.	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
⊕	QVI	148	QUERCUS VIRGINIANA	LIVE OAK	2.5" MIN. CAL. 12'-14' HT.
⊕	MGS	150	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	30 GAL., 10' HT., 2.5" MIN. CAL.

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SPECIMEN TREE REPLACEMENT/STREET TREE PLANTING PLAN

Date: 2/20/2022
Scale: 1" = 100'
Drawn By: MRB
Job No: 21-70

L-1
SHEET NO.

PARKER MYNCHENBERG & ASSOCIATES, INC.
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(386) 677-6891 FAX (386) 677-214 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATON NUMBER 00003910

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2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

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RIDGEHAVEN DESCRIPTION:
ALL OF BLOCKS 1, 2, 23, 26, 27, 28, 29, 30, 31, 32, 33, 40, 41, 42, 43 AND 44, AND THOSE PORTIONS OF BLOCKS 3, 4, 5, 6, 22, 24, 25 AND 39 AND THE PUBLIC AND VACATED ROADS AND ALLEYS, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

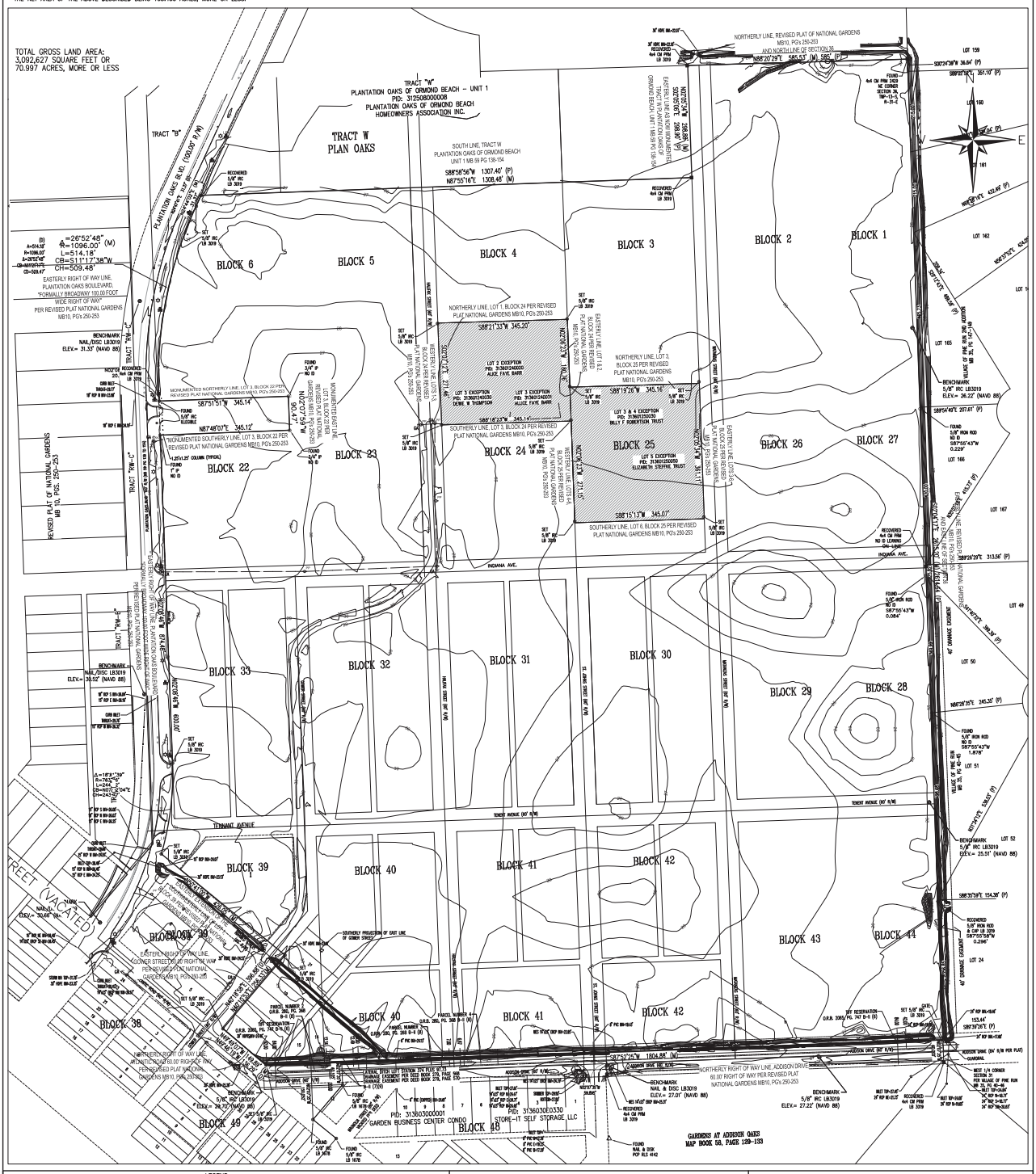
BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S02°04'12"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2615.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ADDISON DRIVE; 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°52'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1804.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°07'07"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 149.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOWER STREET, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N40°10'53"E ALONG SAID EASTERLY RIGHT OF WAY, 256.33 FEET TO THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 39, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N50°41'00"W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 426.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY BROADWAY, 100.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; SAID NON TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 763.96 FEET, A CENTRAL ANGLE OF 18° 21'39" AND A CHORD BEARING OF N07°02'04"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 244.82 FEET TO THE POINT OF TANGENCY; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 874.48 FEET TO THE MONUMENTED SOUTHERLY LINE OF LOT 3, BLOCK 22, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°48'07"E ALONG SAID SOUTHERLY LINE, 345.12 FEET TO THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 3; THENCE N02°07'59"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.47 FEET TO THE MONUMENTED NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 345.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.19 FEET TO A BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 26°52'48" AND A CHORD BEARING N11°17'38"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 514.18 FEET TO THE POINT OF TANGENCY; THENCE N24°44'02"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.37 FEET TO THE SOUTHERLY LINE OF TRACT "W", SAID PLANTATION OAKS OF ORMOND BEACH – UNIT 1, RECORDED ON MAP BOOK 59, PAGES 138–154; THENCE N87°55'16"E ALONG SAID SOUTHERLY LINE, 1308.48 FEET TO THE EASTERLY LINE OF SAID TRACT "W" AS NOW MONUMENTED; THENCE N02°05'34"W ALONG SAID MONUMENTED EASTERLY LINE, 298.88 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 36; THENCE N88°20'29"E ALONG SAID NORTHERLY LINE, 585.53 FEET TO THE POINT OF BEGINNING.

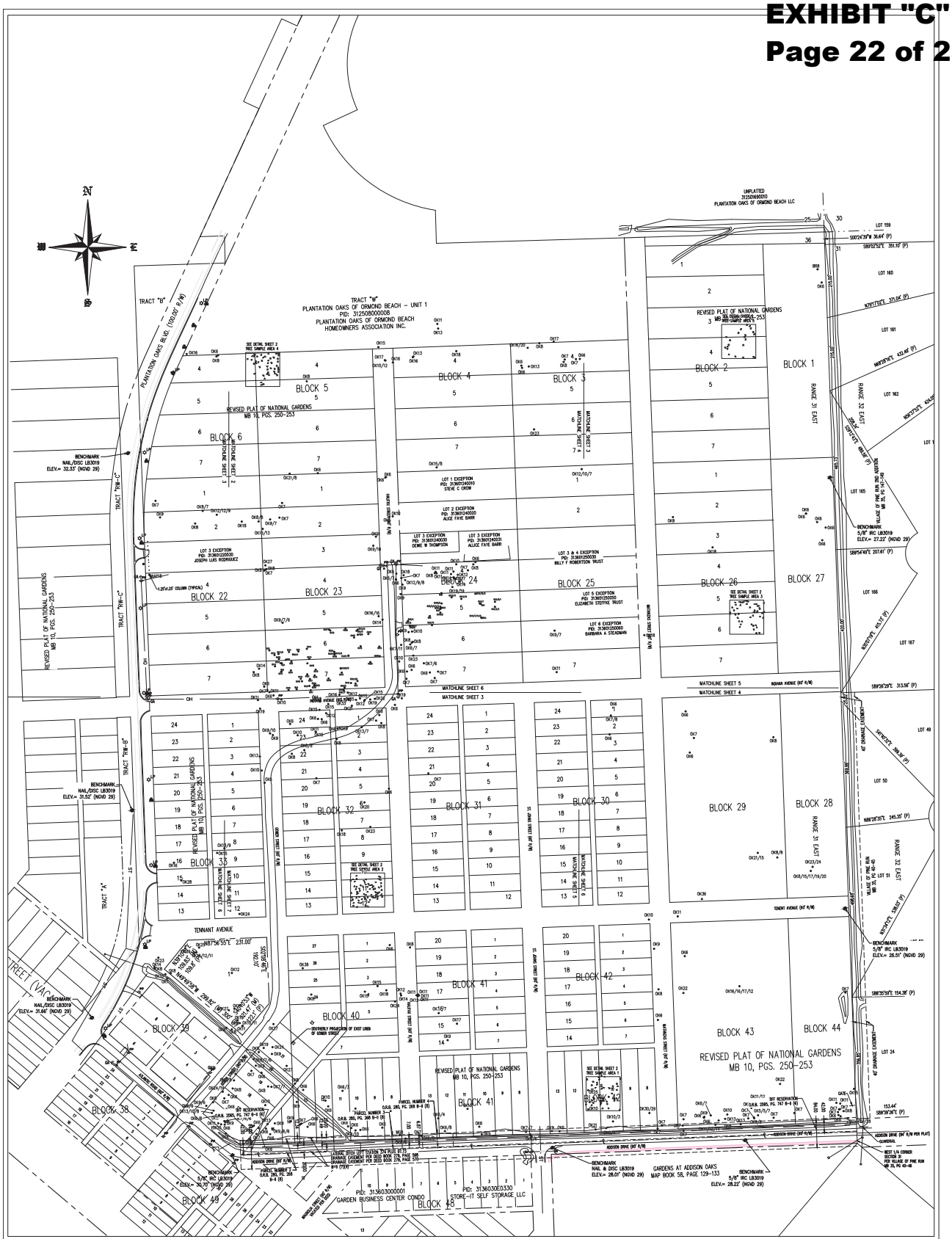
LESS AND EXCEPT LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 3, 4, 5 AND 6, BLOCK 25, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24; THENCE RUN N88°21'33"E, 345.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°06'23"E, 180.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 25; THENCE S88°19'26"E, 345.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°05'34"E, 361.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 25; THENCE S88°15'13"W, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°06'23"W, 271.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 25, BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 24; THENCE S88°18'23"W, 345.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°07'12"W, 271.46 FEET TO THE POINT OF BEGINNING.

THE NET AREA OF THE ABOVE DESCRIBED BEING 103.450 ACRES, MORE OR LESS.

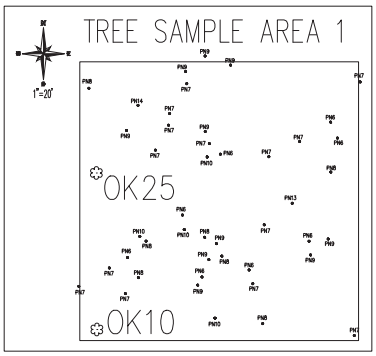
SURVEYORS NOTES

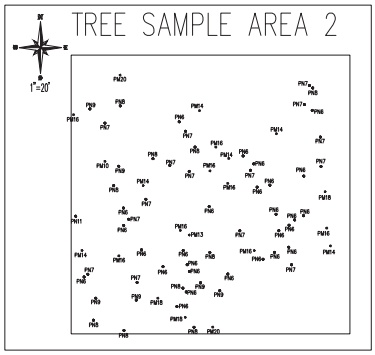
1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1074422; ISSUING OFFICE #2855-17 DATED FEBRUARY 10, 2021 AT 11:00 PM.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°04'46E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.A.V.D. OF 1988, PER NGS MONUMENT DESIGNATION X-226 HAVING A PUBLISHED ELEVATION OF 29.48' NAVD 88. (NAVD 30.573 FEET)
6. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0203K. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
9. THE PORTION OF PENNSYLVANIA AVENUE SHOWN HEREON AS VACATED (PER ORB 5498, PAGE 1745)(VOLUSIA COUNTY RESOLUTION 2005-15) HAS BEEN INCLUDED IN THIS BOUNDARY SURVEY ALTHOUGH IT WAS NOT INCLUDED IN THE DESCRIPTION PROVIDED BY THE TITLE COMPANY IN THE COMMITMENT SHOWN IN NOTE #1 ABOVE.
10. THE VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC.

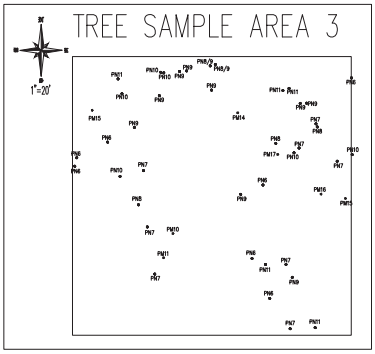

TOTAL GROSS LAND AREA:
3,092,627 SQUARE FEET OR
70.997 ACRES, MORE OR LESS
TRACT W
PLAN OAKS
TRACT "W"
PLANTATION OAKS OF ORMOND BEACH – UNIT 1
PID: 3135080000D0
PLANTATION OAKS OF ORMOND BEACH
HOMEOWNERS ASSOCIATION INC.
TRACT "B"
PLANTATION OAKS BLVD. (100.00' R/W)
NORTHERLY LINE, REVISED PLAT OF NATIONAL GARDENS MB10, PGS 250-253 AND NORTH LINE OF SECTION 36
S88°20'29"E 585.53' (M) 585.' (P)
SOUTH LINE, TRACT W PLANTATION OAKS OF ORMOND BEACH UNIT 1 MB 59 PG 138-154
S88°58'56"W 1307.40' (P)
N87°55'16"E 1308.48' (M)
S02°05'34"E 298.88' (M)
S02°04'12"E 2615.20' (M)
S02°04'12"E 2615.20' (M)
S02°04'38"W 36.64' (P)
S89°02'54"E 361.10' (P)
N88°20'29"E 433.46' (P)
N87°55'16"E 433.46' (M)
LOT 159
LOT 160
LOT 161
LOT 162
LOT 163
LOT 164
LOT 165
LOT 166
LOT 167
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 24
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 38
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42
BLOCK 43
BLOCK 44
BLOCK 48
BLOCK 49
-26°52'48" (M)
R=1096.00' (M)
L=514.18'
CB=S11°17'38"W
CH=509.48'
EASTERLY RIGHT OF WAY LINE, PLANTATION OAKS BOULEVARD, "FORMALLY BROADWAY 100.00 FOOT WIDE RIGHT OF WAY" PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
NORTHERLY LINE, LOT 1, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
S88°21'33"W 345.20'
N02°06'23"W 180.76'
LOT 2 EXCEPTION PID: 3136024040D0 ALICE FAYE BARR
LOT 1 EXCEPTION PID: 3136012040D0 DENISE W THOMPSON
LOT 3 EXCEPTION PID: 3136012240D0 ALICE FAYE BARR
NORTHERLY LINE, LOT 3, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
S88°19'26"W 345.16'
LOT 3 & 4 EXCEPTION PID: 3136012500D0 BILLY T ROBERTSON TRUST
LOT 5 EXCEPTION PID: 3136012500D0 ELIZABETH STEVENS, TRUST
SOUTHERLY LINE, LOT 3, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
S88°18'23"W 345.14'
SOUTHERLY LINE, LOT 6, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
S88°15'13"W 345.07'
N02°06'23"W 271.15'
N02°07'12"W 271.46'
EASTERLY LINE, LOT 1 & 2, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
EASTERLY LINE, LOT 3 & 4, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
N87°48'07"E 345.12'
"MONUMENTED SOUTHERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
"MONUMENTED NORTHERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
N02°07'59"W 90.47'
N02°08'46"W 874.48'
S87°51'51"W 345.14'
REVISED PLAT OF NATIONAL GARDENS MB 10, PGS. 250-253
TRACT "PPW-A"
TRACT "PPW-B"
TRACT "PPW-C"
TRACT "PPW-D"
TRACT "PPW-E"
TRACT "PPW-F"
BENCHMARK NAIL/DISC LB3019 ELEV.= 31.33' (NAVD 88)
BENCHMARK NAIL/DISC LB3019 ELEV.= 30.52' (NAVD 88)
BENCHMARK NAIL/DISC LB3019 ELEV.= 30.66' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 26.72' (NAVD 88)
BENCHMARK NAIL & DISC LB3019 ELEV.= 27.01' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 27.22' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 26.22' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 25.57' (NAVD 88)
INDIANA AVE.
TENNANT AVENUE
TENNANT AVENUE (60' R/W)
ADDISON DRIVE (60' R/W PER PLAT)
ADDISON DRIVE (60' R/W)
NORTHERLY RIGHT OF WAY LINE, ADDISON DRIVE 60.00' RIGHT OF WAY PER REVISED PLAT NATIONAL GARDENS MB10, PGS 250-253
S87°52'25"W 1804.88' (M)
FEET (VACATED)
EASTERLY RIGHT OF WAY LINE, GOWER STREET 60.00' RIGHT OF WAY PENNSYLVANIA AVENUE (NATIONAL GARDENS MB10, PGS 250-253)
NORTHERLY RIGHT OF WAY LINE, ATLANTIC ROAD 60.00' RIGHT OF WAY PENNSYLVANIA AVENUE (NATIONAL GARDENS MB10, PGS 250-253)
PARCEL NUMBER 3-A D.B. 2810, PG. 368 S-A (R)
PARCEL NUMBER 4-A D.B. 2810, PG. 368 S-A (R)
PID: 313603000001 GARDEN BUSINESS CENTER CONDO
PID: 313603E0330 STORE-IT SELF STORAGE LLC
GARDENS AT ADDISON OAKS MAP BOOK 56, PAGE 129-133
SOUTHERLY PROJECTION OF EAST LINE OF GOWER STREET
SOUTHERLY PROJECTION OF EAST LINE OF GOWER STREET
ROCK SPRINGS RUN STATE PARK
ROCK SPRINGS RUN STATE PARK
ROCK SPRINGS RUN STATE PARK

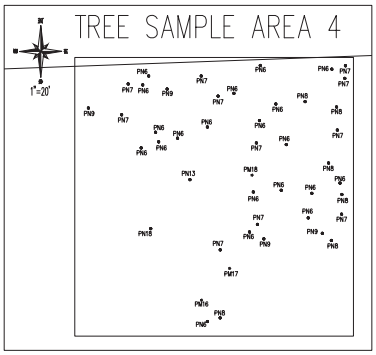

TRACT "W"
PLANTATION OAKS OF ORMOND BEACH – UNIT 1
PID: 312508000008
PLANTATION OAKS OF ORMOND BEACH HOMEOWNERS ASSOCIATION INC.
UNPLATTED
PLANTATION OAKS OF ORMOND BEACH LLC
PLANTATION OAKS BLVD. (100.00' R/W)
TRACT "B"
TRACT "TRW-C"
TRACT "TRW-B"
TRACT "A"
REVISED PLAT OF NATIONAL GARDENS MB 10, PGS. 250-253
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 34
BLOCK 35
BLOCK 36
BLOCK 37
BLOCK 38
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42
BLOCK 43
BLOCK 44
BLOCK 45
BLOCK 46
BLOCK 47
BLOCK 48
BLOCK 49
RANGE 31 EAST
RANGE 32 EAST
TENNANT AVENUE
ROANN AVENUE (66' R/W)
ADDISON DRIVE (66' R/W)
BENCHMARK NAIL/DISC LB3019 ELEV.= 32.33' (NGVD 29)
BENCHMARK NAIL/DISC LB3019 ELEV.= 31.52' (NGVD 29)
BENCHMARK NAIL/DISC LB3019 ELEV.= 31.66' (NGVD 29)
BENCHMARK 5/8" IRC LB3019 ELEV.= 27.22' (NGVD 29)
BENCHMARK 5/8" IRC LB3019 ELEV.= 26.51' (NGVD 29)
BENCHMARK NAIL & DISC LB3019 ELEV.= 28.01' (NGVD 29)
BENCHMARK 5/8" IRC LB3019 ELEV.= 28.22' (NGVD 29)
BENCHMARK 5/8" IRC LB3019 ELEV.= 30.70' (NGVD 29)
GARDENS AT ADDISON OAKS MAP BOOK 58, PAGE 129-133
GARDEN BUSINESS CENTER CONDO
PID: 313603000001
PID: 313603E00330
STORE-IT SELF STORAGE LLC
LOT 1 EXCEPTION PID: 313601240010 STEVE C CROW
LOT 2 EXCEPTION PID: 313601240020 ALICE FAYE BARR
LOT 3 EXCEPTION PID: 313601240030 DENIE W THOMPSON
LOT 3 EXCEPTION PID: 313601240031 ALICE FAYE BARR
LOT 3 EXCEPTION PID: 313601220030 JOSEPH LUIS RODRIGUEZ
LOT 3 & 4 EXCEPTION PID: 313601250030 BILLY F ROBERTSON TRUST
LOT 5 EXCEPTION PID: 313601250050 ELIZABETH STEFFKE TRUST
LOT 6 EXCEPTION PID: 313601250060 BARBARA A STEADMAN
SEE DETAIL SHEET 2 TREE SAMPLE AREA 1
SEE DETAIL SHEET 2 TREE SAMPLE AREA 2
SEE DETAIL SHEET 2 TREE SAMPLE AREA 3
SEE DETAIL SHEET 2 TREE SAMPLE AREA 4
MATCHLINE SHEET 1
MATCHLINE SHEET 2
MATCHLINE SHEET 3
MATCHLINE SHEET 4
MATCHLINE SHEET 5
MATCHLINE SHEET 6
REVISED PLAT OF NATIONAL GARDENS MB 10, PGS. 250-253

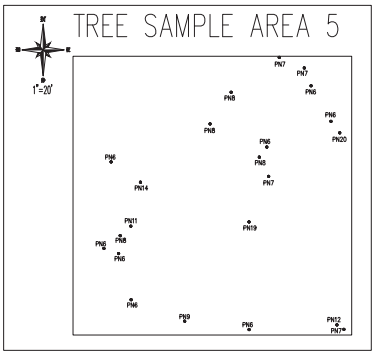
SEE SHEET 8 OF 9 FOR LOCATION OF DETAIL BLOCKS











SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1016422; ISSUING OFFICE #3714601, FILE #2832-17 DATED FEBRUARY 10, 2021 AT 11:00 PM..
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°04'46E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.G.V.D. OF 1929, PER NGS MONUMENT DESIGNATION X-226 HAVING A PUBLISHED ELEVATION OF 30.573 FEET (29.48' NAVD 88).
6. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0203K. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
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10. LOT 7, BLOCK 4 IS NOT MENTIONED IN TITLE COMMITMENT DESCRIPTION. PER THE VOLUSIA COUNTY TAX ASSESSOR, THE TITLE IS VESTED IN SNILLOC FAMILY LP NUMBER ONE AS A PORTION OF PARCEL 2 (TAX ID #3136010101011 - LOTS 4 TO 7 INCLUSIVE, BLOCK 4) AND HAS BEEN INCLUDED IN THIS SURVEY PER CLIENT DIRECTION.
11. THE VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC.

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, T-16-S, R-31-E, VOLUSIA COUNTY, FLORIDA

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR			EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	GPP	CONCRETE POWER POLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	(NR)	NON RADIAL	—•—	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(R)	RADIAL	ID	IDENTIFICATION		
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(P)	PLAT	(TYP)	TYPICAL		
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE	(M)	MEASURED	(D)	DEED	MH	MANHOLE
								(DESC)	DESCRIPTION		

FOR: RIDGE DEVELOPMENT GROUP

SCALE: 1"=20' FIELD BOOK: 899 PAGE(S): 27-34 SHEET 9 OF 9

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE :	--	--	--	--	--
BOUNDARY SURVEY :	X/XX/2011	11-XXXX	J. MOLLER	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY :	--	--	--	--	--
FOUNDATION SURVEY :	--	--	--	--	--
FINAL SURVEY :	--	--	--	--	--
RECERTIFICATION SURVEY :	--	--	--	--	--

LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
MB	MAIL BOX	CO	CLEAN OUT
SIGN	SIGN	□	CONCRETE MONUMENT
TREE	TREE	▩	PERMANENT REFERENCE MONUMENT
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT
WM	WATER METER	(R)	RADIAL LINE
GUY ANCHOR	GUY ANCHOR	(NR)	NON-RADIAL LINE
UTILITY POLE	UTILITY POLE	WV	WATER VALVE
IRON ROD WITH CAP	IRON ROD WITH CAP		EXISTING ELEVATION
IRON PIPE	IRON PIPE		
TELEPHONE BOX	TELEPHONE BOX	TV	CABLE TELEVISION BOX

ZVAddison Townhouses - John Collins\SURVEY\11-15-21\15052_ALTA.dwg, 8/15/2022 10:34:10 AM, DWG To PDF.pc3

Special Conditions – RidgeHaven

Plan sheets are included in Exhibit "C" and shall be complied with at all times. Specific conditions include:

1. ***Use.*** Single-Family Residential and Duplex units and accessory uses.
2. ***Project information***. The total project size is 103.45 acres. The development of consists of 286 lots. Any subdivision phasing may be reviewed and approved of the Site Plan Review Committee as a minor amendment. The project's gross density is 2.76 units per acre.
3. ***Residential types.*** The subdivision features three residential types: (a) duplex lots – 84 lots with a 35-foot lot frontage along the boundary of Addison Drive. These are allocated on the former B-8, Commercial land area that has a land use of "Medium Density Residential", (b) 50-foot lots – 136 lots that are located in the interior of the subdivision, and (c) 75 foot lots - 66 lots that are located at the rear of the subdivision, abutting the 35' natural area that abuts the Village of Pine Run.
4. ***Dimensional standards.***

1. SINGLE FAMILY (50'x110' MIN)

MINIMUM LOT SIZE = 5,500 SF
TOTAL NUMBER OF 50'x110' MIN LOTS = 136
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....10'
SIDE.....5'
REAR.....20'
WATERFRONT.....20'

ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'

2. SINGLE FAMILY (75'x120' MIN)

MINIMUM LOT SIZE = 9,000 SF
TOTAL NUMBER OF 75'x120' MIN LOTS = 66
MINIMUM FLOOR AREA = 1,500 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....7.5'
REAR.....20'
REAR (LOTS 233–254).....10'
WATERFRONT.....20'

ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....7.5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'

3. DUPLEX (35'x110' MIN)

MINIMUM LOT SIZE = 3,850 SF
TOTAL NUMBER OF 35'x110' MIN LOTS = 84
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....5'(0' COMMON WALL)
REAR.....10'
WATERFRONT.....10'

5. ***Planned Residential Development waivers.***

A. Section 2-35(h)(3)(a) of the Land Development Code allows additional outdoor recreational areas to be provided in lieu of indoor recreation area. The project is

required to provide 26,820 square feet of outdoor recreational area. The project proposes (1) a 33,000 square foot outdoor recreation area to include a pool, dog park, playground and activity fields, (2) a 50,921 square foot walking trial at the southeast corner of the property, and (3) 8,500 square feet walking trail along a lake and natural buffer at the northeast corner of the property. These outdoor recreational areas exceeds the Land Development Code requirements and is hereby accepted.

B. The city's standard stormwater detail number 5 provides an allowed stormwater depth of 8 to 12 feet. The applicant is requesting a pond depth of 15+ feet. The additional stormwater pond depth is hereby accepted.

C. Section 2-35(d)(3) of the Land Development Code requires a 40-foot perimeter buffer building setback. The subject property has existing outparcels and seeks to allow a minimum perimeter setback of: 15 feet next to lot 285, 20 feet next to lots 157-163, 213, and 214, and 30 feet to lot 227. The minimum setbacks of 15 feet next to lot 285, 20 feet next to lots 157-163, 213, and 214, and 30 feet to lot 227 is hereby accepted.

6. ***Planned Residential Development benefits.***

A. Reduction in density from Volusia County entitlements;

B. Reduction of density from the approved land use allowance of 298 units to 286 residential units;

C. Innovative site design with the mixing of housing types based on the surrounding uses. This includes development of duplex units along the Addison Drive boundary near a townhome development and larger lot homes next to the Village of Pine Run;

D. Provision of more natural preservation area than required. The project will provide 25.52 acres or 24.67% of the site in natural preservation, exceeding both the standards 15% requirement and the 20% Planned Residential Development requirement;

E. Provision of a 35 natural buffer in addition to the existing ditch area along the property interface with the Village of Pine Run. The landscape buffer requirement in this property interface is 6 feet;

F. The project has provided additional recreational amenities than the Land Development Code requires;

G. The project is utilizing the stormwater management system for project irrigation; and

H. Stormwater management that reduces the rate and volume of stormwater that enters the canal/pipe system through the Village of Pine Run.

7. ***Sidewalks.*** The project shall provide internal sidewalks on both sides of the streets within the RidgeHaven subdivision. The project proposes a sidewalk connection off-site to connect to North U.S. Highway 1.

8. ***Access.*** There are two subdivision access points from Plantation Oaks Boulevard. No access is allowed from Addison Drive.

9. ***Traffic Impact Analysis.*** The proportionate fair share agreement that was identified by the Traffic Impact Analysis shall be in place prior to the issuance of a Final Plat.

10. ***Recreation improvements.*** Recreational improvements include a 33,000 square foot outdoor amenity area including a pool and pool deck, including a dog park, playground and activity field. The project also includes two walking trails in the southeast corner of the property and along a lake and buffer area at the northeast corner

11. ***Natural preservation.*** The project proposes to preserve a total of 25.52 acres as natural preservation or 24.67% of the subject property. The buffer areas along the project boundaries are designed to be a natural buffer. A 35-foot natural preservation area shall be maintained between the Ridgehaven subdivision and the Village of Pine Run. If no vegetation exist in areas of the natural buffer, the vacant area shall be planted at the direction of the city Landscape Architect to a type 1 landscape buffer.

12. ***Landscaping.*** The project buffers are as follows:

    A. Abutting Addison Drive. Required: 10'. Provided: ranges from 12' to 22'.

    B. Abutting Plantation Oaks Boulevard. Required 20'. Provided: ranges from 30', 40, and 125' depending on the buffer location.

    C. Abutting Plantation Oaks, Phase 3. Required 6'. Provided: Ranges with a minimum of 40'.

    D. Abutting Village of Pine Run. Required: 6'. Provided: 35' natural area.

    The three (3) historic trees on-site shall be preserved. A street tree plan has been designed with 298 street trees and is included in Exhibit "C".

13. ***Architecture and fencing.*** Subdivision architectural attributes and an overall fencing plan shall be required to the start of subdivision construction. All fencing along Plantation Oaks Boulevard and Addison Drive shall have a comment fence style.

    Per the Planning Board's recommendation, a PVC vinyl fence and an additional hedge row shall be installed on the Greenhaven Place cul-de-sac, between lots 215 and 216, to screen the existing single-family house at 1155 Plantation Oaks Boulevard. The RidgeHaven HOA shall be responsible for the maintenance of the hedge and fence.

14. ***Entry Features***. Development entry features shall have a maximum height of 8 feet. Signage for the development shall be similar to the examples attached as Exhibit "C"

15. ***Model Homes and Temporary Sales Offices***. The developer may designate and construct up to 10 lots as model homes and 2 lots as temporary sales offices for each phase of development. Construction of a model home or temporary sales office for a particular phase may commence in conjunction with the construction of infrastructure improvements for said phase, however, a final certificate of occupancy for said model home or temporary sales office shall not be issued until final plat approval for said phase. No model home shall

be constructed until the water and sewer lines have been constructed and are operational. Developer may also install and maintain a temporary construction trailer on a designated lot and must include electric. The construction trailer shall not be open to the public and shall not require paved parking or other applicable requirements of a temporary sales office but shall provide temporary stabilized off-street employee parking.

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: April 13, 2023

SUBJECT: RidgeHaven subdivision– **Issuance of a development order**

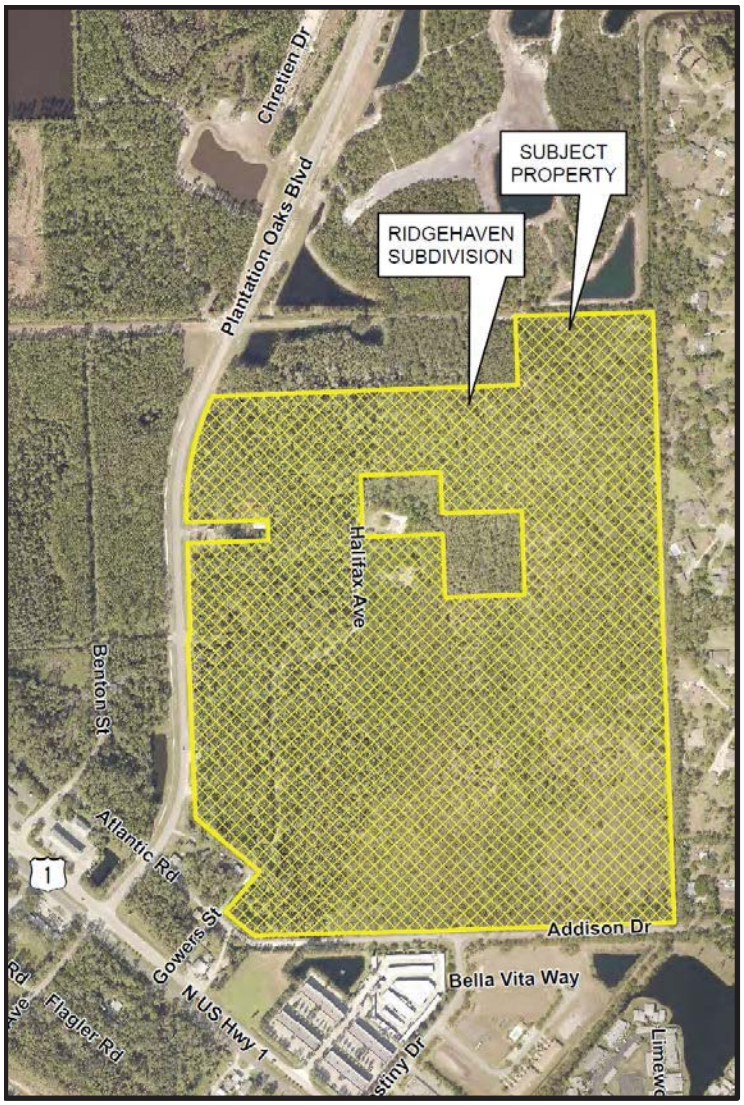
APPLICANT: RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One

NUMBER: PRD 2022-061(B)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050. The project's location is shown in Exhibit 1.

EXHIBIT 1: RidgeHaven subdivision location map



SECTION 2, BACKGROUND: The RidgeHaven subdivision includes nine parcels (Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050) that total 103.45 acres. Within the RidgeHaven subdivision land area there are eight (8) parcels individually owned (not owned by RidgeHaven) totaling approximately 5.7 acres. Seven (7) parcels are vacant and one parcel fronting Plantation Oaks Boulevard is developed with a single-family home. The RidgeHaven subdivision was located in unincorporated Volusia County with a desire to construct a subdivision. Representatives of the RidgeHaven subdivision had two options for subdivision development: (1) remain in unincorporated Volusia County and have Ormond Beach provide the project utilities or (2) become part of the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA) area and develop the subdivision in Ormond Beach. The Interlocal Service Boundary Agreement allows the annexation of land while creating enclaves that remain in unincorporated Volusia County.

The City Commission adopted the original North U.S. 1 Interlocal Service Boundary Agreement on August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance 2014-12. The original Interlocal Service Boundary Agreement established the Municipal Service Area (MSA) and joint planning and service delivery agreement to the North U.S. Highway 1 area. The first amendment to the North U.S. 1 Interlocal Service Boundary Agreement was approved to add the land associated with Plantation Oaks Subdivision and the 13 enclaves surrounding the subdivision to the adopted Municipal Service Area. On August 20, 2019, the City Commission adopted the first amendment to the North U.S. Highway 1 Interlocal Service Boundary Agreement. The Volusia County Council subsequently adopted the agreement on September 17, 2019. The City of Ormond Beach (December 7, 2021 with Ordinance 2021-43) and Volusia County (February 15, 2022 with Ordinance 2022-9) approved the second amendment to the North U.S. Highway 1 Interlocal Service Boundary Agreement to add the land associated with the RidgeHaven subdivision and the individually owned parcels not owned by RidgeHaven to the adopted Municipal Service Area. During the County Council presentation and discussion, the RidgeHaven representative and city staff committed to establishing a limitation of 298 dwelling units for the entire RidgeHaven area. On March 22, 2022, the City Commission approved Ordinance 2022-05 that annexed the RidgeHaven subdivision.

With the Interlocal Service Boundary Agreement and annexation approved, the next step for the RidgeHaven project was the assignment of a city land use designation. For the existing land use entitlements, Volusia County staff analysis calculated a range of residential development of 716 to 1,052 dwelling units. The existing land use required a minimum of four units per acre. The city land use designation occurred with three separate actions:

1. Ordinance 2022-14 adopted July 19, 2022: The Ordinance amended the Future Land Use Element of the Comprehensive Plan to incorporate the second Interlocal Service Boundary Agreement and provide a text limitation within Policy 9.1.4 that states the RidgeHaven land area shall not exceed 3 units per acre and no more than 298 dwelling units for the entire RidgeHaven property. The maximum

theoretical residential density was reduced by 754 residential units. For the non-RidgeHaven properties, the Ordinance included the text restriction that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

2. Ordinance 2022-18, adopted August 3, 2022: The Ordinance authorized the following actions:

   A. Amended the Future Land Use Map designation for the RidgeHaven subdivision property (totaling 84.26 acres) from Volusia County "Urban Medium Intensity" (UMI) to Ormond Beach "Low Density Residential" (LDR). The Ordinance included the map annotation that the RidgeHaven subdivision would have a density restriction of three (3) units per acre and shall not exceed 298 residential units for the entire RidgeHaven subdivision; and

   B. Amended the Future Land Use Map designation of the properties not associated with the RidgeHaven development from "Urban Medium Intensity" (UMI) to Ormond Beach "Medium Density Residential" (MDR). The Ordinance included the map annotation that these parcels would maintain a maximum gross residential density of eight (8) units per acre – the same density that existed in unincorporated Volusia County.

3. Ordinance 2022-18, adopted August 3, 2022: This Ordinance was for 19.19 acres owned by the RidgeHaven subdivision applicant that was part of the original Interlocal Service Boundary Agreement area. The Ordinance amended the Future Land Use for the property from "Low Intensity Commercial" (LIC) to "Medium Density Residential" (MDR). The Ordinance contained a condition that the density shall be restricted to eight (8) units per acre within the 19.19 acres and the RidgeHaven subdivision including the 84.26 acres shall not exceed 298 residential units.

In summary, the project has:

1. Amended the Interlocal Service Boundary Agreement to allow annexation and development under Ormond Beach development standards.
2. Annexed 103.45 acres that is the RidgeHaven subdivision.
3. Amended the land uses of two land areas from Volusia County "Urban Medium Intensity" (UMI) to "Low Density Residential" (LDR) and Ormond Beach "Low Intensity Commercial" (LIC) to "Medium Density Residential" (MDR) with a maximum development scenario of 298 residential units.
4. Reduced the potential maximum residential development as allowed under the Volusia County "Urban Medium Intensity" (UMI).
5. The Interlocal Service Boundary Agreement land use amendment has amended the land use of the non-RidgeHaven outparcels to the same density (8 units per acre) as allowed under the Volusia County land use.

The following are the abutting uses to the subject properties:

EXHIBIT 2: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Plantation Oaks PRD	"Low Density Residential"	PRD, Planned Residential Development
South	Across Addison Drive, Gardens of Bella Vita & MBA Business Center	"Medium Density Residential" and "Low Intensity Commercial"	PRD, Planned Residential Development and B-8, Commercial
East	Village of Pine Run	Volusia County "Rural"	Volusia County RR (Rural Residential)
West	Across Plantation Oaks Boulevard	"Medium Density Residential"	R4, Single-Family Cluster and townhouse

SECTION 3, APPLICATION PROCESS:

Application process

The application seeks to allow 286 residential units as a Planned Residential Development. The Planned Residential Development is reviewed and acted upon as two (2) separate actions:

A. Zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development.

B. Issuance of a development order to construct 286 residential units and associated site improvements on 103.45 acres. The issuance of the development order is the action sought for this staff report.

The two (2) actions are being discussed together at the public hearing and will require separate votes. The issuance of a development order is the application under consideration in this report. and is intertwined with the zoning map amendment previously discussed. If there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Other applications:

1. Preliminary Plat. Section 1-22 of the Land Development Code defines a preliminary plat as "a proposed subdivision plan that in an exact and precise manner in which it may be evaluated pursuant to this Land Development Code and the Comprehensive Plan." Preliminary plats are not required with a Planned

Development, however, this application has developed and submitted the preliminary plat with the zoning action. The preliminary plat contains the plat document and the detailed subdivision engineering plan.

There are two options for development once a Preliminary Plat has been approved:

Option 1 - Proceed with the application for construction for completion of the required improvements prior to recording the final plat per Section 4-18(8)(a) of the Land Development Code. When the required off-site and on-site improvements are complete, the final plat along with the records and data would be submitted by the applicant to the City Engineer and reviewed by the Site Plan Review Committee (SPRC). The final plat would be approved by the City Commission and recorded.

Option 2 - Proceed with final plat review and approval, with the completion of required improvements after recording the plat per Section 4-18(b) of the Land Development Code. With this option, the applicant files surety documents guaranteeing that such improvements will be installed. All guarantees are incorporated in a bonded agreement for the construction of the required improvements in the form acceptable to the City Attorney. The final plat would be recorded and the applicant would then construct the improvements.

2. Partial plat vacation. The project is located with an existing 1926 plat with existing street layouts. The partial plat vacation would vacate portions of the 1926 plat and update to the RidgeHaven subdivision plat. The outparcels within the RidgeHaven subdivision would always have access to their property.

Project process: The Planned Business Development is reviewed and acted upon as two separate actions: (1) zoning map amendment and (2) issuance of a development order. The two actions will be discussed together at the public hearing and require separate votes. The project has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.

2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The neighborhood meeting was conducted on July 26, 2022 and is summarized in the analysis section of this report.

3. **Planning Board.** The Planning Board conducts one public hearing for a zoning map amendment and issuance of a development order. The Planning Board provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board in its recommendation is required to consider the following:

   a. Application submitted by the applicant;

   b. Staff report;

c. Written correspondence provided;
d. Testimony presented at the public hearing; and
e. Criteria for rezonings and issuance of a development order.

4. **City Commission.** The City Commission, as an elected body, provides the final action on zoning map amendments and issuance of development orders. The tentative City Commission dates for this project are May 16, 2023 and June 6, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:

   a. Report and recommendation of the Site Plan Review Committee and the Planning Board.
   b. Report and recommendation of other city departments and advisory boards, as appropriate.
   c. Comments of governmental agencies, utility corporations and individuals, as received.

   Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report. Exhibit 3 below shows a summary of the application process.

EXHIBIT 3: Application process

PZ-22-061		
Action	**Date**	**Notes**
1st SPRC submittal	May 23, 2022	SPRC review: June 13, 2022
Neighborhood meeting	July 26, 2022	Letter - 600' mail radius; newspaper ad
2nd SPRC submittal	September 23, 2022	SPRC review: October 14, 2022
3rd SPRC submittal	November 22, 2022	SPRC review: December 20, 2022
4th SPRC submittal	January 17, 2023	SPRC review: February 3, 2022
5th SPRC submittal	March 3, 2023	SPRC review: March 27, 2023
Planning Board	April 13, 2023	Letter - 300' mail radius; newspaper ad; site posting
City Commission, 1st	May 16, 2023	Letter - 300' mail radius; newspaper ad
City Commission, 2nd	June 6, 2023	Newspaper ad
SPRC final review	To be determined	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1019/RidgeHaven and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

Neighborhood meeting

The project conducted a required neighborhood meeting on July 26, 2022. The project team presented the development plan. Items discussed at the neighborhood meeting included:

1. Density reduction from Volusia County zoning;
2. No access proposed from Addison Drive;
3. Interface with Village of Pine Run;
4. Easement required for existing Volusia County ditch abutting Village of Pine Run;
5. Types of residential uses proposed;
6. Stormwater; and
7. Connection to city water and sewer.

SECTION 4, PROJECT DESCRIPTION:

The project has the following attributes:

1. The total project size is 103.45 acres.
2. The development of consists of 286 lots. Any subdivision phasing may be reviewed and approved of the Site Plan Review Committee as a minor amendment.
3. The project's gross density is 2.76 units per acre.
4. The project's net density (project acreage of 103.45 minus 6.49 acres of wetlands divided by 286 residential lots) is 2.95 units per acre.
5. The subdivision features three residential types: (a) duplex lots – 84 lots with a 35-foot lot frontage along the boundary of Addison Drive. These are allocated on the former B-8, Commercial land area that has a land use of "Medium Density Residential", (b) 50-foot lots – 136 lots that are located in the interior of the subdivision, and (c) 75 foot lots - 66 lots that are located at the rear of the subdivision, abutting the 35' natural area that abuts the Village of Pine Run.
6. The project lots are proposed as follows:

Standards	**Single-family, 50' by 110'**	**Single-family, 75' by 110'**	**Duplex, 35' by 110'**
Number:	136	66	84
Minimum floor area:	1,400 SF	1,500 SF	1,400 SF
Maximum building coverage:	60%	60%	60%
Maximum lot impervious area:	80%	80%	80%
Maximum building height:	35 feet	35 feet	35 feet
Setbacks:			
Front:	20 feet	20 feet	20 feet
Front (no garage access):	10 feet	15 feet	15 feet
Side:	5 feet	7.5 feet	5 feet, (0' common wall)

Rear:	20 feet	20 feet, 10 feet (lots 233-254)	10 feet
Waterfront:	20 feet	20 feet	10 feet
Accessory Structure setbacks:			
Side yard:	5 feet	7.5 feet	NA
Side yard corner:	15 feet	15 feet	NA
Rear yard:	5 feet	5 feet	NA

7. There are two subdivision access points from Plantation Oaks Boulevard. No access is proposed from Addison Drive.
8. School concurrency for the project is provided in ATTACHMENT 3.
9. A traffic study was performed and is included in ATTACHMENT 5 and discussed in the analysis section of this report.
10. The project proposes internal sidewalks on both sides of the streets within the RidgeHaven subdivision.
11. The project proposes a sidewalk connection off-site to connect to North U.S. Highway 1.
12. ATTACHMENT 4 provides an Environmental Assessment Analysis performed by Ecological Consulting Solutions, Inc. A total of 8.04 acres of wetlands exists on the subject property. As designed, the project would have 1.75 acres of direct impacts to on-site wetlands.
13. St. Johns River Water Management District has issued permit #185591-1 for the RidgeHaven subdivision for stormwater management and proposed wetland impacts. This information is included with ATTACHMENT 4.
14. Recreational improvements include a 33,000 square foot outdoor amenity area including a pool and pool deck, including a dog park, playground and activity field. The project also includes two walking trails in the southeast corner of the property and along a lake and buffer area at the northeast corner.
15. The project proposes to preserve a total of 25.52 acres as natural preservation or 24.67% of the subject property. The Land Development Code requirement for natural preservation is 15% of the property and the Planned Residential Development standard is 20% of the property.
16. There is a 35-foot natural preservation area and existing ditch between the Ridgehaven subdivision and the Village of Pine Run. The Land Development Code requirement for a landscape buffer is six (6') feet.
17. Irrigation for the subdivision will be drawn from the stormwater ponds.
18. A street tree plan has been designed with 298 street trees.
19. The applicant has provided draft covenants and restrictions (ATTACHMENT 7) that include a coordinated plan for fences. The final covenants and restrictions will be developed with the final plat. For the purposed of the Planned Development, it

is desired that any fencing along the right-of-way have a common architectural pattern.

20. Architectural examples have been provided and are included in ATTACHMENT 7.

21. A five-year expiration date for phase one of the project from the date of City Commission approval is proposed.

22. The project is expected to generate a water demand of 73,502 gallons per day and a sewer demand of 80,366 gallons per day based on the Level of Service standards in the Capital Improvements Element of the Comprehensive Plan. There is existing capacity to provide the RidgeHaven subdivision utility services. No septic tanks are proposed. Irrigation for the project is planned from the stormwater ponds.

23. For the project stormwater, the site is surrounded on three (3) sides by ditches that ultimately flow to the east. The drainage pattern of the pre-developed site flows to the Addison Canal, the canal between this project and the Village of Pine Run Subdivision, the wetland and a ditch on the north side of the project.

24. The proposed stormwater treatment methodology is wet detention with stormwater harvesting. The wet detention system has multiple ponds with equalizer pipe system that will maintain the normal water elevation for all ponds. The drainage patterns for the post developed site includes the landscape/natural preservation that will continue to drain into the Addison Canal and the canal between Ridgehaven and Village of Pine Run. This acreage of this area has been significantly decreased. The area that drains to the north also has been decreased in the post development condition. The interior of the project will be directed onto the proposed stormwater treatment facility noted above. The stormwater wet detention will have an ultimate outfall to the swale along the northern border. This swale will intersect to the swale along the western edge of Village of Pine Run that flows to the north in the Plantation Oaks Phase III. By directing the surface water runoff into the stormwater facility, there will be a delay in the surface flow exiting the site as well as reduction of the actual volume entering the canal/pipe system through the Village of Pine Run.

25. All three (3) historic trees on-site have been preserved.

26. The project buffers are as follows (see ATTACHMENT 8):

    A. Abutting Addison Drive. Required: 10’. Provided: ranges from 12’ to 22’.

    B. Abutting Plantation Oaks Boulevard. Required 20’. Provided: ranges from 30’, 40, and 125’ depending on the buffer location.

    C. Abutting Plantation Oaks, Phase 3. Required 6’. Provided: Ranges with a minimum of 40’.

    D. Abutting Village of Pine Run. Required: 6’. Provided: 35’ natural area.

SECTION 5, ANALYSIS:

The following are the review criteria for Planned Residential Developments from the Land Development Code:

Planned Residential Development Criteria

Section 2-35, Chapter 2, Article II of the Land Development Code details the requirements of a Planned Residential Development:

1. Section 2-35.H.3, Chapter 2, Article II states, "Thirty (30) square feet of indoor recreation floor area, including exercise rooms, all-purpose space, dining areas and similar uses shall be provided for each dwelling unit, unless waived by the City Commission and replaced at a minimum as provided below:
   a. Subdivisions of 200 dwelling units or less may provide, at a minimum, an additional 30 square feet per unit of outdoor active recreation space in compliance with this Section in lieu of the indoor recreation floor area requirement.
   b. Subdivisions that do not provide indoor recreational facilities are not eligible for park and recreation impact fee credits.
   c. The open space and/or additional outdoor facilities must be compatible with adjacent properties and the recreational facilities must be consistent with the needs of the project.
   d. The Development Review Board and City Commission determine, after reviewing the proposed development plan, that the preservation of natural resources and/or provision of additional recreation facilities is appropriate and that indoor recreational facilities can be waived."

   The applicant is providing additional square footage as outdoor recreation as permitted under Subsection 1a (above) in lieu of the indoor recreation requirement. The conversion of required indoor recreation to outdoor recreation has been permitted in other Planned Residential Developments such as Creekside, Southern Pines, Pineland, and Tattersall.

2. Section 2-35.H.4, Chapter 2, Article II of the Land Development Code states, "Sixty (60) square feet of outdoor active recreation space (exclusive of parking, landscaping, retention/detention ponds and other site features), including pools, pool decks, shuffleboard courts, tennis courts, and fishing piers and similar uses, shall be provided for each dwelling unit. Impact fee credits for any specific outdoor recreation site shall be limited to three hundred (300) dwelling units."

   The project is required to provide a total of 17,880 (60 square feet per lot for indoor recreational area) square feet of recreation area. The additional 30 square feet of outdoor recreation area in lieu of the indoor recreation, requires an additional area of 8,940 square feet of outdoor recreation area to total 26,820 square feet. The project is proposing:
   a. 33,000 square foot outdoor recreation area to include a pool, dog park, playground and activity fields;
   b. 50,921 square foot walking trial at the southeast corner of the property; and

c. 8,500 square feet walking trail along a lake and natural buffer at the northeast corner of the property.

3. Section 2-35.H.7., Chapter 2, Article II of the Land Development Code states, "Thirty (30) square feet of common accessible, open space shall be provided for each dwelling unit.

   a. Common open space shall be available to all the residents of the development. At the option of the developer, subject to the approval of the City Commission, common open space may be dedicated to the use of the general public.

   b. Common open space must be adequately landscaped and irrigated.

   c. Natural features worthy of preservation shall be left in a natural state.

   d. Water bodies may be utilized to meet twenty-five percent (25%) of the available open space requirement, provided significant recreational use of the waterbody can be demonstrated. Water retention and wetlands areas may not be included in this calculation."

   The approved project was required to provide 8,940 square feet of common space. The applicant has provided the common open space with additional area within the recreation amenity area.

4. Section 2-35.H.8., Chapter 2, Article II of the Land Development Code states, "Twenty percent (20%) of the project shall be left in a natural state. This may include designated conservation areas within lots or common areas, but shall not include classified wetlands and required upland buffers."

   The project is proposing that 19.79 acres (20.41%) of the site is to remain in a natural state that meets the Land Development Code requirement. There is an additional land area that brings the total natural preserved area to be 25.52 acres or 24.67 acres of natural preservation.

5. Other Uses. Section 2-35.B.2., Chapter 2, Article II of the Land Development Code allows other uses within planned residential developments.

   The only use proposed is single-family residential. No other uses are proposed.

In considering the issuance of a development order for a Planned Residential Development, the Planning Board may recommend approval, approval with conditions, or denial of the application on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

a) Innovative Site Design

In ATTACHMENT 7, the applicant notes that the project has reduced the overall allowed density from what existed under the Volusia County entitlements. The applicant discusses in the March 27, 2023 letter that the project seeks several different housing types and lot sizes that allows for a variety of different price points and will result in different types of sizes of families living in RidgeHaven. Staff concurs that the project has located the duplex lots where the "Medium Density Residential" land use exists and across the street from a townhome development. In the rear of the proposed subdivision property, there are larger lot homes planned to be built that will abut, with a natural buffer area and ditch in between to the Villages of Pine Run

subdivision. The project has also built around a wetland and upland buffer in the central part of the property. Finally, the project has provided low impact development techniques such as irrigation from the stormwater management system.

b) Coordinated Architectural Design

The RidgeHaven subdivision shall have an Architectural Control Committee tasked with enforcing the architectural design guidelines detailed in the plan set. In ATTACHMENT 7, the applicant provides the architectural vision of the project.

c) Open Space, Recreation, Common Areas

The project has exceeded the space required for open space, recreation and common areas. The project has preserved 25,52 acres of the project land area where the Land Development Code requires 15.52. As discussed under the Planned Residential Development section, the applicant is providing a recreation area and common open space that exceeds the requirements of the subdivision regulations.

d) Coordinated Streetscape Elements

In ATTACHMENT 7 the applicant describes that the project will have coordinated streetscape elements including: (1) entry signage, (2) FPL approved ornamental street lights, (3) street trees throughout the development, and (4) internal sidewalks and walking paths.

PRD waivers/allowances:

In ATTACHMENT 7, the applicant has provided a Waivers and Benefits letter for the project. The Planned Development is a negotiated zoning district and waivers/allowances are allowed if approved as part of the public hearing process. The waivers/allowances are as follows:

1. Section 2-35(h) of the Land Development Code – outdoor recreation in lieu of indoor recreation

   The Land Development Code allows a process to provide additional outdoor recreational area in lieu of indoor recreation. The project shows a 750-pool cabana with restrooms as indoor recreation. As discussed under the Planned Residential Development requirements, the following outdoor recreation amenities are planned:

   a. 33,000 square foot outdoor recreation area to include a pool, dog park, playground and activity fields;
   b. 50,921 square foot walking trial at the southeast corner of the property; and
   c. 8,500 square feet walking trail along a lake and natural buffer at the northeast corner of the property.

   Staff has no objection to the provision of additional outdoor recreational area in lieu of required indoor recreation requirement.

2. Standard detail 5, wet detention pond depth

   The city's standard stormwater detail provides an allowed stormwater depth of 8 to 12 feet. The applicant is requesting a pond depth of 15+ feet. The project is

seeking the additional pond depth for fill material for the project improvements. Using on-site fill would reduce the need to import fill from off-site sources. The applicants letter also states that the additional pond depth would aid the irrigation of the subdivision from the stormwater ponds.

Staff has no objection to the request to increase the stormwater pond depths for the project.

3. Section 2-35(d)(3) of the Land Development Code – 40-foot perimeter buffer building setback

   In ATTACHMENT 7, the applicant describes this request as: minimum perimeter setback of: 15 feet next to lot 285, 20 feet next to lots 157-163, 213, and 214, and 30 feet to lot 227. The applicant details the justification for this waiver in the Waivers and Benefits letter. The applicant states that the existing outparcels and proposed subdivision are both residential and areas remaining will be a natural buffer.

   The subdivision design for this project is unique and the applicant has sought to exceed the subdivision regulations. Staff has no objections to this request.

PRD benefits:

The Planned Residential Development does not require the provision of public benefits, unlike the Planned Business Development. However, it is important to note that the project has exceeded development standards in certain areas:

1. Reduction in density from Volusia County entitlements;
2. Reduction of density from the approved land use allowance of 298 units to 286 residential units;
3. Innovative site design with the mixing of housing types based on the surrounding uses. This includes development of duplex units along the Addison Drive boundary near a townhome development and larger lot homes next to the Village of Pine Run;
4. Provision of more natural preservation area than required. The project will provide 25.52 acres or 24.67% of the site in natural preservation, exceeding both the standards 15% requirement and the 20% Planned Residential Development requirement;
5. Provision of a 35 natural buffer in addition to the existing ditch area along the property interface with the Village of Pine Run. The landscape buffer requirement in this property interface is 6 feet;
6. The project has provided additional recreational amenities than the Land Development Code requires;
7. The project is utilizing the stormwater management system for project irrigation; and
8. Stormwater management that reduces the rate and volume of stormwater that enters the canal/pipe system through the Village of Pine Run.

The Planning Board is required to review the issuance of a development order request using the following criteria established in the Land Development Code to approve, approve with conditions, or deny the rezoning amendment:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   The proposed application meets or exceeds the Planned Residential Development requirements contained within the Land Development Code (see list of items where the Land Development is exceeded in the analysis section). The applicant has provided the required information in terms of lot sizes and layout, street locations, buffer requirements, traffic impacts, and stormwater planning and Planned Residential Development requirements. The Site Plan Review Committee has reviewed the application and concluded that it conforms to the requirements of the Land Development Code. The Site Plan Review Committee concludes that the zoning related application will not adversely affect public health, safety, or welfare. It is important to note that this project has also provided not only the zoning documents for the subdivision but also the construction site plans of a preliminary plat.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The Comprehensive Plan contains a land use map that provides the vision of uses and residential density and nonresidential intensity. The Comprehensive Plan is an overall guide/roadmap for development within Ormond Beach. The subject property has a land use category of “Low Density Residential” and “Medium Density Residential” as defined in the Future Land Use Element as follows:

   Low Density Residential (LDR) – 84.26 acres

   Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

   Density: up to 4.3 units per acre

   Maximum FAR: 0.2

   Medium Density Residential (MDR) – 19.19 acres

   Purpose: To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the development of relatively low-density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio.

   Density: Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed.

   Maximum FAR: 0.3

The “Low Density Residential” and “Medium Density Residential” land uses would typically allow a maximum theoretical land use density of 515 residential units. The map annotation included in the land use amendments limits the maximum residential density to 298 units.

The following is a list of the Comprehensive Plan Objectives and Policies pertaining to the proposed development order:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABLITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low- and moderate-income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The development is within the required holding capacity, and the gross density range, and the lot area is consistent and furthers the intent of the Comprehensive Plan policies.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The project has prepared an environmental assessment included in ATTACHMENT 4. The assessment reviews the project soils, vegetative community, wetlands, protected species, and floodplains. The project has also obtained approval from the Saint Johns River Water Management District. The applicant's letter dated March 27, 2023 states that the project would not utilize any potable water wells or septic systems. Additionally, irrigation for landscaping would come from stormwater ponds, eliminating the need for irrigation wells.

   The Site Plan Review Committee staff conclude that the proposed development will not adversely impact beyond what is allowed in the Land Development Code for environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

The site plan implements the land use designations of “Low Density Residential” and “Medium Density Residential” with a gross density of 2.76 units per acre and a net density of 2.95 units per acre. The project has sought to provide natural buffers next to existing residentially zoned properties including the Village of Pine Run and the outparcels within the RidgeHaven subdivision area. The applicant’s letter dated March 27, 2023 states, “Coupled with the existing canal in a 40-foot easement on the Village of Pine Run property adjacent to the RidgeHaven property, neighboring residents will be at least 100 to 150 feet away from the new homes in Ridgehaven, which should be difficult to see due to the remaining trees and natural vegetation."

The Site Plan Review Committee concludes that proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   There are adequate public facilities to serve the development. The proposed subdivision is required to install water and sewer facilities, sidewalks, recreational areas, and stormwater management. The development of homes would be subject to water and sewer connection fees and local road, park and recreation, police and fire impact fees. The project was reviewed by the Volusia County School Board for impacts and a determination of concurrency is provided in ATTACHMENT 3. The Site Plan Review Committee concludes that there are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The applicant was required to perform a traffic impact study which followed the methodology adopted by the River to Sea Transportation Planning Organization. City staff obtained the review of a 3rd party traffic engineer who has provided comments on the traffic impact analysis. The study analysis was based on 298 residential units. The subdivision lot number was decreased to 286 through the site plan process. Table 9 of the traffic impact analysis shows the project trips as follows:

   a. Daily trips = 2,608

   b. AM peak hour trips = 185

   c. PM peak hour tips = 256

The trip distribution map (Figure 4) show 93.24% of the trips going towards west towards U.S. Highway 1 and 6.76% going east to Old Dixie Highway. The traffic analysis concluded with the need for turning improvements on Plantation Oaks Boulevard and a proportionate fair agreement.

The project has provided a traffic impact analysis prepared by professional engineer. City staff has contracted to have the traffic study reviewed by a traffic engineer. The RidgeHaven subdivision meets the traffic requirements of the Land Development Code.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The development philosophy of the subdivision has been discussed in this report. The subdivision design provides for several housing types, exceeds landscaping standards, provides natural areas as buffers, includes entry features, contains stormwater management ponds with fountains, and provides a coordinated architectural theme. The Site Plan Review Committee concludes the proposed development is functional in the use of space and aesthetically acceptable.

8. **The proposed development provides for the safety of occupants and visitors.**

   The overall design indicates safe movement on the site. The proposed road and access layouts conform to the dimensional standards in the Land Development Code.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The project is required to utilize a Homeowners Association (HOA), which will institute an Architectural Control Committee to review construction plans within the development. The site plan exhibits outline regulations governing the construction of buildings and landscaping on individual lots, in order to encourage aesthetics and harmony within the development.

10. **The testimony provided at public hearings**.

    The project has not been reviewed at a public hearing and no testimony has been provided. Any testimony at the Planning Board meeting would be provided in the meeting minutes for the City Commission review.

SECTION 6, RECOMMENDATION:

The City's Comprehensive Plan has established the Planned Residential Development zoning classification to implement the goals of the "Low Density Residential" and "Medium Density Residential" land use categories. These goals include performing a site specific holding capacity analysis to determine density, requiring less density than in the City core areas, providing recreational, common, and natural areas, and clustering units to preserve environmentally sensitive areas. The proposed application achieves the goals of the land use and zoning designations.

Key considerations for deliberation for the issuance of the development order are subdivision design, lots sizes, perimeter setbacks, stormwater and traffic impacts. The

traffic impacts of this project have been analyzed and determined to be within the Level of Services adopted by the City Comprehensive Plan. Staff is recommending approval based upon the criteria of the Land Development Code and Comprehensive Plan. If there is a belief that the application failed to meet the established criteria, then the application should either be recommended for revisions or denied.

It is recommended that the Planning Board recommend **APPROVAL** of the issuance of a development order to allow 286 residential lots on 103.45 acres and associated site improvements, located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050, including the following items:

a. Resolution of the outstanding comments of the Site Plan Review Committee;
b. The utilization of additional outdoor recreational square footage in lieu of indoor recreational facilities as permitted under a Planned Residential Development;
c. Allowance of stormwater pond depths of 15± feet;
d. Allowance of a minimum perimeter setback of: 15 feet next to lot 285, 20 feet next to lots 157-163, 213, and 214, and 30 feet to lot 227; and
e. Allowance of a five-year expiration date for phase one of the project from the date of City Commission approval.

The project is tentatively scheduled for the City Commission on May 16, 2023 (first reading) and if approved on first reading, the second reading will be on June 6, 2023 (final reading).

ATTACHMENTS

Attachment 1: Site Plan Review Committee (SPRC) comments
Attachment 2: Location, land use, and zoning maps
Attachment 3: School concurrency
Attachment 4: Environmental Assessment
Attachment 5: Traffic Impact Analysis
Attachment 6: Plat vacation information
Attachment 7: Applicant provided information
Attachment 8: Site plans

ATTACHMENT 1

Site Plan Review
Committee comments

Project Name: PZ-22-061
Project Description: RidgeHaven subdivision, PRD & Preliminary Plat (298 units on 103.45 acres)
Review Comments List Date: 3/31/2023

Ref. # 164, Civil Engineer, David Allen, Cycle 3
Markup: Civil-Tailwater, Stormwater Calculations.pdf
In the review of the plans and stormwater design, it appears that the existing swale invert is well above the invert to the discharge pipe from the stormwater pond in the north east corner of the site. What is any modifications to the canal will be done to ensure the flow is not impeded.

Ref. # 171, Civil Engineer, David Allen, Cycle 3
Markup: Civil-Post Basin B, Stormwater Calculations.pdf
What is the criteria for an overflow outlet for this land-locked basin. What impacts will this design have on the parcels not part of this project.

Ref. # 198, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Pipe Systems, Hydraulic Grade Line Calculations.pdf
Identify the runs of pipe on a site plan to determine the actual location.

Ref. # 199, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Pipe Runs-2, Hydraulic Grade Line Calculations.pdf
Identify the runs on this overall plan. Identify the nodes that appear in more than one run, such as structures at 41 and 53. Show the hydraulic grade line from both runs.

Ref. # 200, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Color Code, Hydraulic Grade Line Calculations.pdf
When trying to identify the different runs, the color code on this sheet, did not match the individual runs shown on the following pages.

Ref. # 201, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Wetland, Hydraulic Grade Line Calculations.pdf
In our meeting this basin was discussed, where are the connections for any overflow from this basin to the stormwater system?

Ref. # 202, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Run #6, Hydraulic Grade Line Calculations.pdf
Please identify this run on the overall plan. I was unable to identify it.

Ref. # 203, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Run #7, Hydraulic Grade Line Calculations.pdf
Please identify this run on the overall plan. I was unable to identify it.

Ref. # 204, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Wetland Stage, Stormwater Calculations.pdf
In previous comments, this basin was noted as land-locked. Response was that there were outlets for the basin. Please indicate the stage that this wetland will reach prior to the discharge. Will this stage adversely affect the two outparcels.?
The location of the outlets appear to be on the other side of the out parcels.

Ref. # 205, Civil Engineer, David Allen, Cycle 4

Markup: Civil-Post-Tree-Pres, Stormwater Calculations.pdf
This basin appears to have multiple discharge points i.e.: north, south and east. Should this basin be divided by discharge points?

Ref. # 206, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Wetland-Post Basin 'B', Stormwater Calculations.pdf
In the predeveloped condition an irregular weir separates portions of the basin. Was this removed? If not how does this affect the surface flow to the outlet structures?

Ref. # 207, Civil Engineer, David Allen, Cycle 4
Markup: Civil-Overall Stormwater, Stormwater Calculations.pdf
In our meeting, we requested the impacts to the adjacent and down stream properties be evaluated. Provide documentation that there will not be adverse impacts to the adjacent properties. Second, the drainage swale/ditch that will be the ultimate discharge appears to be less than adequate for the proposed flows.

Ref. # 215, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Grading, C011-CIVIL.pdf
Flow arrows indicate a flow to the west and Inlet 110A. However, there are no grades to provide documentation of this flow.Provide information on the flow pattern of the non-paved portion of Cliffhaven Court. This area has no existing grades on the profile for Cliffhaven Court.
Will there be any grading in this area?

Ref. # 216, Civil Engineer, David Allen, Cycle 5
Markup: Civil Grading C-011, C011-CIVIL.pdf
The existing grades in this area indicate the flow to the west. How will the proposed inlet drain this area/
Will the two areas stage up to the elevation of the roadway?

Ref. # 217, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Out parcels, C012-CIVIL.pdf
Provide additional grading information on the out parcels to ensure the safety of the parcel
Will the two areas hashed stage to a point of merging ? The western connecting point appears to be the low point at the 28 contour.
Are there any existing elevations available in these areas?

Ref. # 218, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Ridgehave Ave., C012-CIVIL.pdf
Provide any existing elevations for the unpaved limits of Ridgehaven Ave. How will this profile make the connection between the two asphalt sections.?

Ref. # 219, Civil Engineer, David Allen, Cycle 5
Markup: Civil-H2O main, C017-UTILITY.pdf
It appears that this water main extension passes under the proposed structure for Lot 52. Please re-route this main into the open area to the west. keeping the minimum distance between H2O and sanitary sewer mains.
Relocate the valves associated with the tee connection.

Ref. # 220, Civil Engineer, David Allen, Cycle 5
Markup: Civil-Overall Questions on HGL Calc-Stormwater-Ponds and Basins, C013-CIVIL.pdf

Stormwater Management Questions

1. The hydraulic grade line calculations should begin with the tailwater of the peak stage for 25yr/24hr storm event.
2. The 25 year 24 hour stage of the ponds is elevation 28.52 or 28.53. The top of the inlets noted as the overflow for the large wetland in the interior of the project range anywhere from elevation 26.00 to 27.50. The hydraulic grade line for the pipe system that end at these inlets will be above the top of the inlet. Please model the wetland and provide a peak stage for this basin.
3. When evaluating the overall plan, Sheet 2, the only inlet directly connected to the interior wetland is 113A at elevation 27.50 top. Show how the other inlets, 31, 14, 28, 110A, 114A will accept flow without crossing the roadway or the outparcels.
4. The stage of the ponds, elev. 28.52 when compared to the rear yard elevations there could be water within the lots.
5. Run No. 5 ends at Inlet 113A, the HGL appears well above the top of the inlet. Even with out the flow area including the entire interior wetland.
6. Basin 110A, shows flow arrows from the east to the west. However, there are no grades to provide evidence that this is the actual flow pattern.
7. Post Development Drainage Basins Plan

a. Post-Tree-Pres basin should be split at the north-eastern corner to allow for the flow through Lakes of Pine Run to be shown verse the existing flow pattern. Post Basin C and the Addison Canal and the eastern boundary canal appear to drain to the canal in Lakes of Pine Run.
b. In Post Basin A-there are two depressions, between the tier of lots on west side of Brookhaven Trail and the lots on the east side of Ridgehaven Avenue. Do either of these depressions stage up during the major storm events? If so, what would be the peak stage and would the rear of the lots be in danger of water encroachment?
c. There does not seems to be any information available for Lake E. Provide any stage information.

8. Comment Regarding questions above- In comparing the Pre-Basins and the Post Development basins, it appears that the interior wetland previously drained through Pre-DEP-D which has now been severed by the filling of the lots.

Ref. # 231, Civil Engineer, David Allen, Cycle 5
Markup: Civil--Swale, C012-CIVIL.pdf
The swale appears to be on the adjacent property, please provide written authorization for the connection from Ridgehaven to swale. As well as permission for the flow to now proceed to the north in the swale.
Has the County been notified of the connection to the existing ditch and the change to the surface water flow?

Ref. # 188, Landscape Architect, Cara Culliver, Cycle 4
Markup: 14" Oak Missed, C004-EC.pdf
- Please add this missing 14" specimen Oak to the removal chart & calculations.

Ref. # 194, Landscape Architect, Cara Culliver, Cycle 4
Markup: Specimen Tree Chart, C048A-LANDSCP INFO.pdf
- Specimen trees removed = 89

- Specimen trees to remain = 56, please correct the chart.

Ref. # 210, Landscape Architect, Cara Culliver, Cycle 5
Markup: Missing 14" Oak, C004-EC.pdf
- See red cloud for missing 14" Oak.

Ref. # 211, Landscape Architect, Cara Culliver, Cycle 5
Markup: 14" Oak Missed, C048A-LANDSCP INFO.pdf
Please add the missing 14" specimen Oak to the removal chart, the H3 is the 15" Oak. Add letter L3 for 14" Oak.

Ref. # 212, Landscape Architect, Cara Culliver, Cycle 5
Markup: 20' Landscape Buffer Calculation, C048-TREE PLANTING.pdf
- The total buffer length is 651.05' (see plat) subtracting driveway (99.42) = 551.63' = 22 Required Trees, 221 Shrubs & 221 Ground Covers and not 500'.

Ref. # 213, Landscape Architect, Cara Culliver, Cycle 5
Markup: Buffers Along Outparcel, C048-TREE PLANTING.pdf
- Please add the (3) buffers sides along the outparcel.

Ref. # 214, Landscape Architect, Cara Culliver, Cycle 5
Markup: Changemark note #03, C048-TREE PLANTING.pdf
- Please add the (3) buffers sides along the parcel edges, see lineal footage for each side.

Ref. # 137, Planning Director, Steven Spraker, Cycle 2
Markup: Planning, ROW vacation, RW Vacation Exhibit.pdf
Please provide a sketch and legal description for the ROW to be vacated.

Ref. # 223, Utility 1, Mike Stephenson, Cycle 5
Markup: Eastern Channel Modifications?, C012-CIVIL.pdf
Please advise of any proposed construction activities on the eastern side of RidgeHaven within the existing channel. Verbally I have heard discussion regarding modifying the channel with the intent to prevent stormwater from the RidgeHaven outfall from traveling toward the existing channel serving the Village of Pine Run, but I have not seen any proposed plans to date.

Ref. # 224, Utility 1, Mike Stephenson, Cycle 5
Markup: RCP and CMP in Channel, C012-CIVIL.pdf
Please provide design documentation showcasing how the existing 36-inch CMP in the channel to west of RidgeHaven was sized and please advise how the 60-inch RCP under Plantation Oaks was sized.

Ref. # 225, Utility 1, Mike Stephenson, Cycle 5
Markup: WM Re-route, C017-UTILITY.pdf
Please revise the proposed water main routing under unit 52 to be out from under the unit and in the right of way.

Ref. # 226, Utility 1, Mike Stephenson, Cycle 5
Markup: Sizing of Channel to Outfall Point, C012-CIVIL.pdf
Please provide design documentation showcasing how the channel leading to the outfall point was sized.

Assumptions on my end: Q = (K/n) * ((A/P)^(2/3)) * S^(1/2) * A ; K = 1.49 ; n = 0.03 ; S = 0.0005 ; A = 67.3 Ft^2 ; P = 22.8 Ft. Values of A, P, and S were calculated utilizing as-built documentation of the existing channel. Utilizing these values, I calculate a theoretical max flow rate of 154 CFS for the channel leading to the outfall point.

The current stormwater report for RidgeHaven lists the peak discharge for the 25YR-24HR event as

139.69 CFS. The Plantation Oaks storwmater report lists the peak discharge for DITCH-POST in the 25YR-24HR event as 156.59 CFS. The peak discharge for RidgeHaven West will likely be somewhere around 100 CFS for the 25YR-24HR event (assumption made by me based off of acreage). All total, this suggests the channel conveying flow to the outfall would need to be able to accommodate 396.3 CFS, which is above my assumed calculations. Please advise if my assumptions have been made in error while reviewing your supplied documentation.

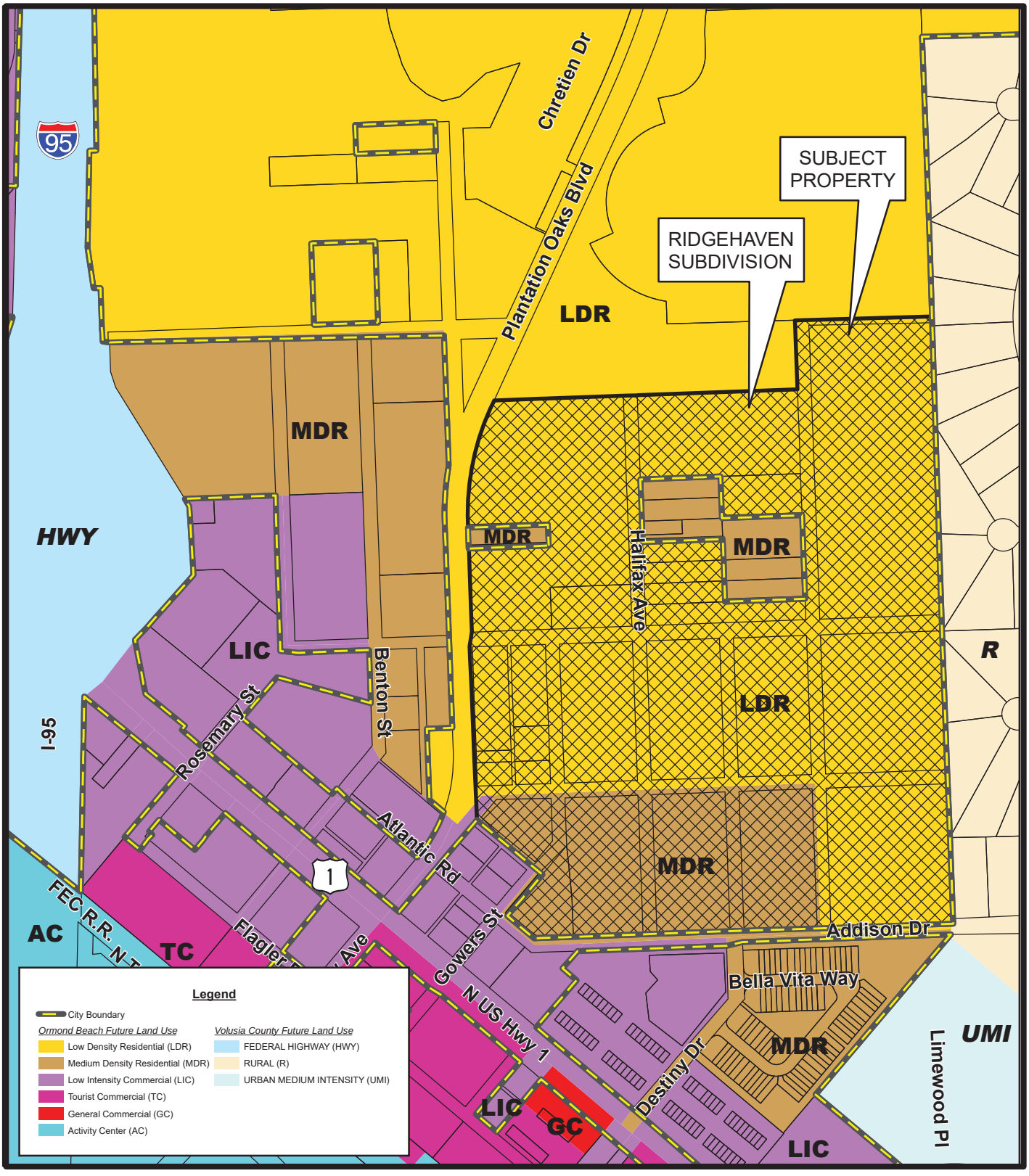
Ref. # 227, Utility 1, Mike Stephenson, Cycle 5
Markup: Sizing of RidgeHaven Discharge Channel, C012-CIVIL.pdf
Please provide design documentation showcasing how the outfall channel discharge on the northside of RidgeHaven was sized.

Assumptions on my end: Q = (K/n) * ((A/P)^(2/3)) * S^(1/2) * A ; K = 1.49 ; n = 0.030 ; S = 0.0005 ; A = 54.5 Ft^2 ; P = 26.1 Ft. Values of A, P, and S were calculated utilizing as-built documentation of the existing channel. Utilizing these values, I calculate a theoretical max flow rate of 98.9 CFS for the channel.

The current stormwater report for RidgeHaven showcases a peak discharge of 139.69 CFS for the existing channel in the 25YR-24HR event, which is above my theoretical calculations. Please advise if my assumptions have been made in error while reviewing your supplied documentation.

ATTACHMENT 2

Maps of the project area

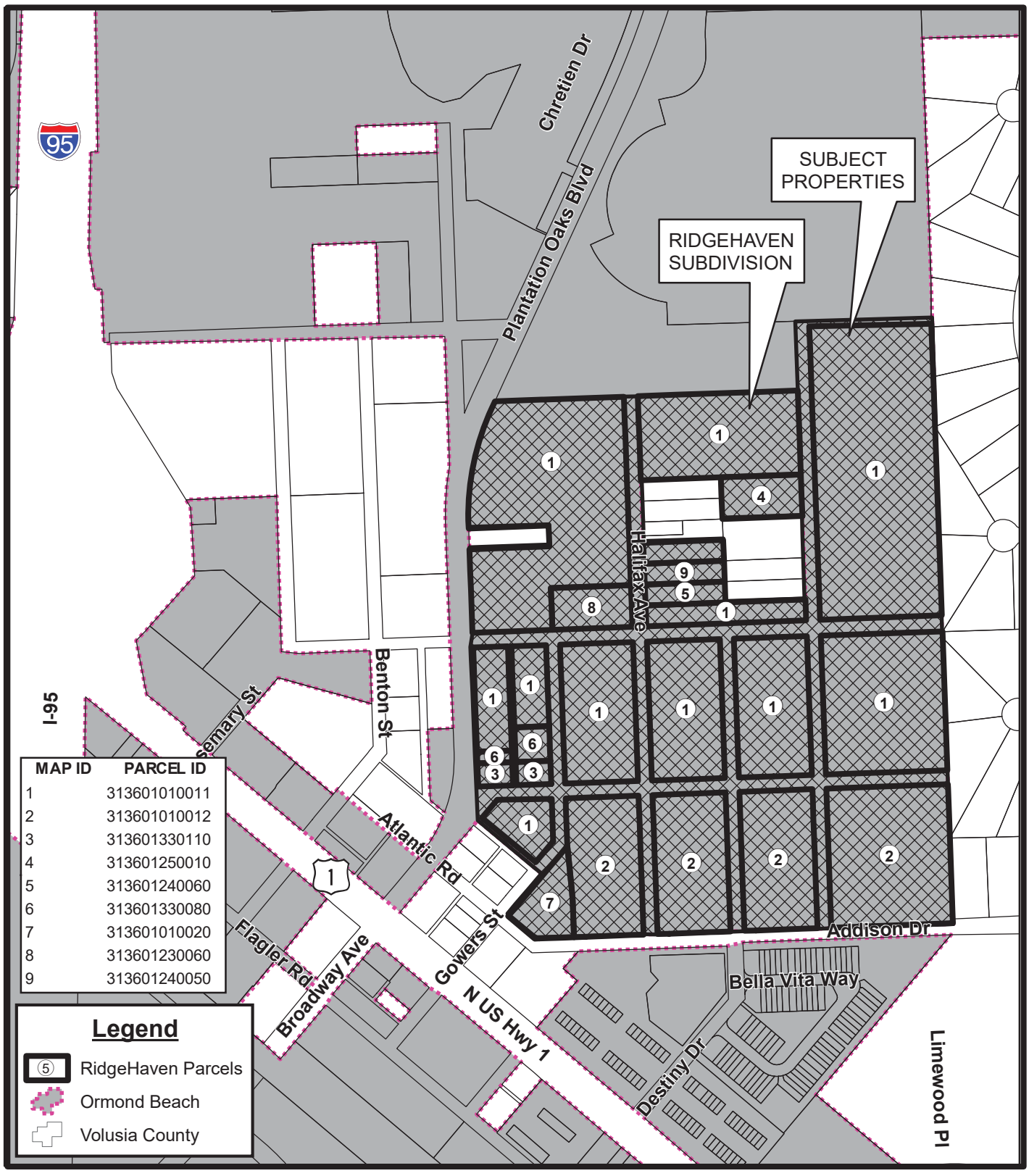


FUTURE LAND USE MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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PARCEL MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

N.T.S.

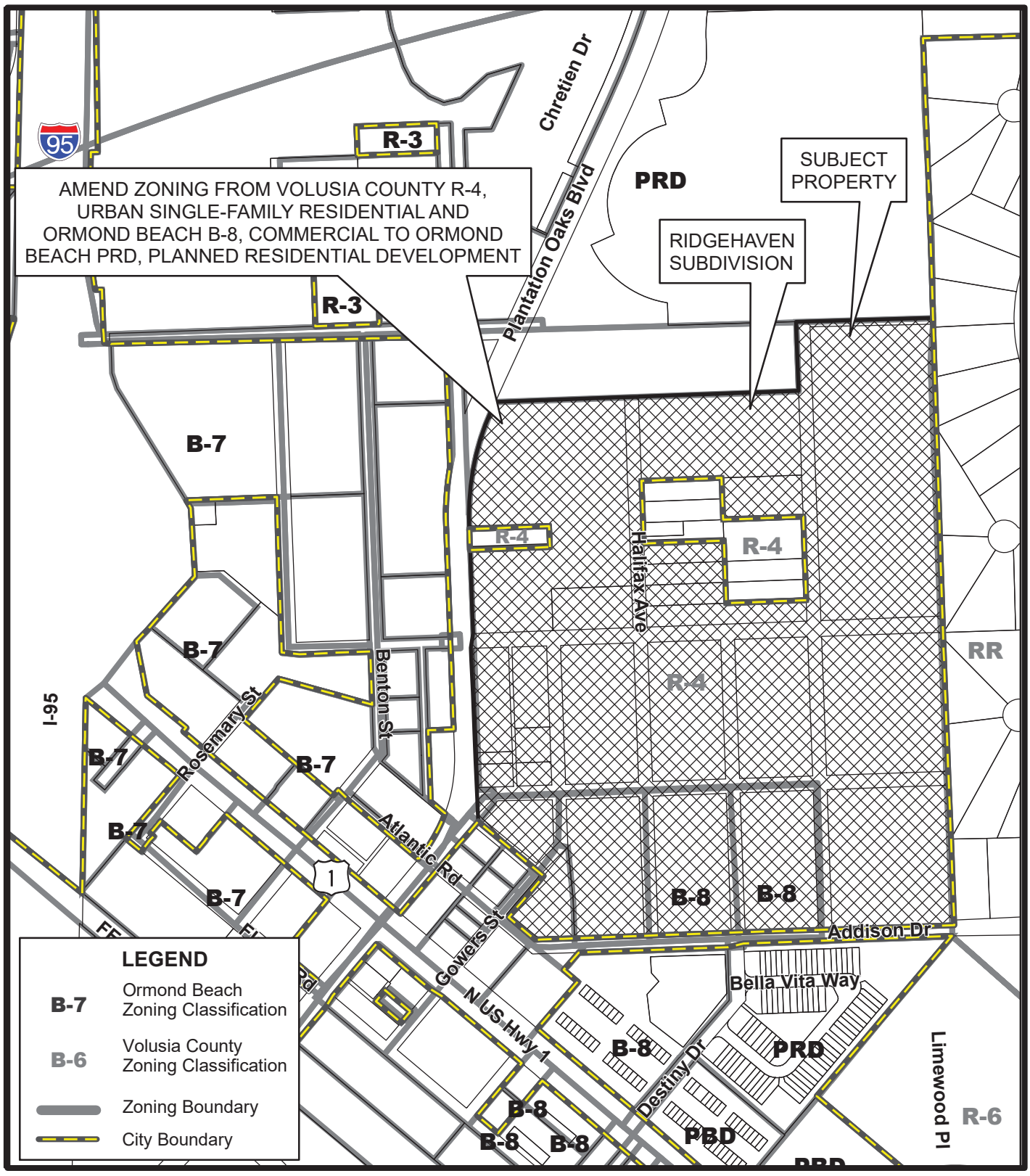


AERIAL MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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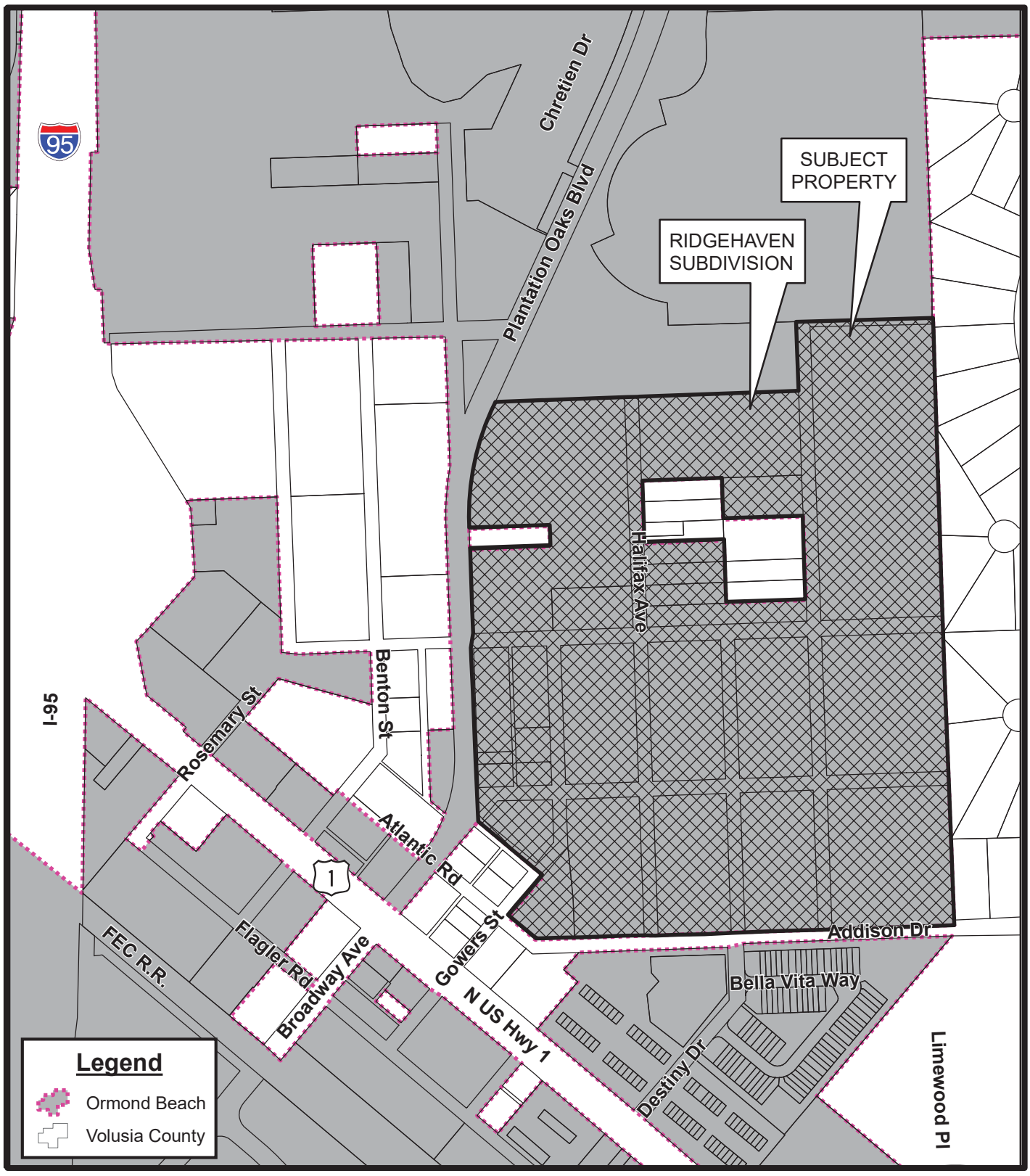
N.T.S.



ZONING MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

N.T.S.



LOCATION MAP
RIDGEHAVEN

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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ATTACHMENT 3

School concurrency

VOLUSIA COUNTY SCHOOLS

Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination
Finding of Adequate Capacity Letter

December 16, 2022

Mr. Parker Mynchenberg, P.E. R.L.A.
Parker Mynchenberg & Associates, Inc
1729 Ridgewood Ave
Holly Hill, FL 32117

RE : Ridgehaven – City of Ormond Beach
School Capacity Review #22-11-28-003-A

Dear Mr. Mynchenberg:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the updated information for the proposed Ridgehaven associated with 103.45+/- acres of property located at or near the intersection of N US Hwy 1 and I-95 within Ormond Beach city limits. Proposed project would provide for two hundred and two (202) single family home units and ninety-six (96) multi-family duplex units.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family dwelling unit and (0.127) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate sixty-nine (69) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.273	202	56
Multifamily Dwelling Unit	0.127	96	13
Manufactured Home Dwelling Unit	0.047	0	0
	Total	**298**	**69**

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

FACILITIES SERVICES
3750 OLSON DRIVE • DAYTONA BEACH, FL 32124
PHONE: (386) 947-8786 • FAX (386) 506-5056

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Table 2

Schools	SY 2022/23 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Pine Trail Elementary	690	105%	No	29
Ormond Beach Middle	989	85%	No	17
Halifax CSA (Seabreeze High)	1,679	105%	No	20
Other				3

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the elementary and high school levels. However, the level of service (LOS) standard for elementary school concurrency is 115% and 120% for high school concurrency service areas (CSAs). Additionally, Pine Trail Elementary is included in a rezoning effort in the near term. Based on this, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

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

Should you need additional information, please contact me at (386) 947-8786, extension 50709.
Sincerely,

Stephanie B. Doster,
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director, Planning and Construction
Steven S. Spraker, Director of Planning, City of Ormond Beach
Lisa V. Divina, Volusia County School Board Project File

VOLUSIA COUNTY SCHOOLS

Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Ridgehaven
VCSB Project #	**22-11-28-003-A**
Jurisdiction Project #	
Parcel ID Numbers	3136-01-01-0011; 3136-01-01-0012; 3136-01-33-0110; 3136-01-25-0010; 3136-01-24-0060; 3136-01-33-0080; 3136-01-01-0020; 3136-01-23-0060; 3136-01-24-0050
Project Location	N US Hwy 1 and I-95
Potential Residential Units	202 Single Family Homes and 96 Multi-Family Duplex Homes
Property Owner/Applicant	Parker Mynchenberg & Associates, Inc
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is <u>not</u> being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.

Stephanie B. Doster
Coordinator, Planning

December 16, 2022
Issue Date

Created: 9/2007
Owner: Facilities Services

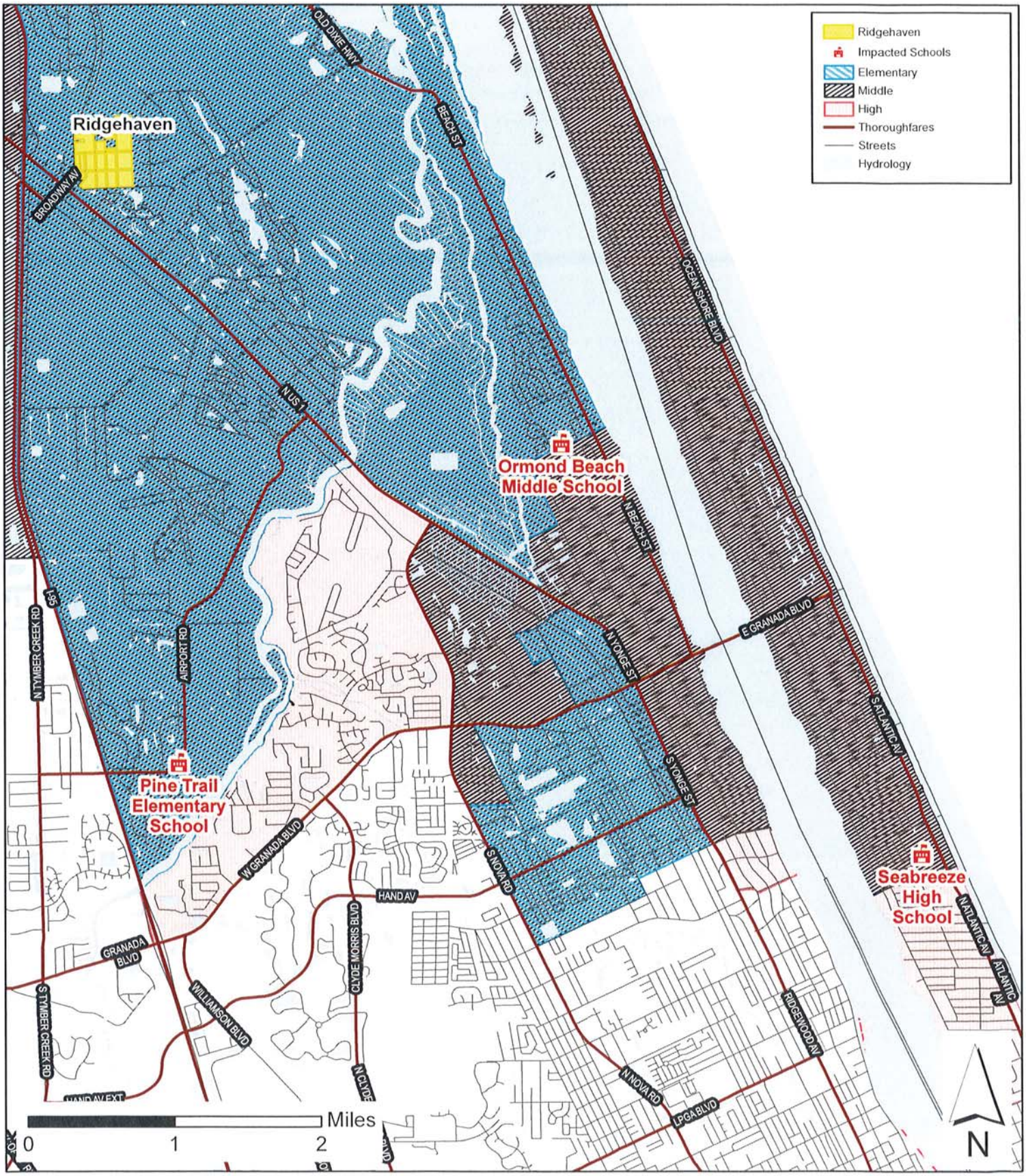
2007-073-VCS
Print Locally

VCSB Schools Impacted by Development

School Concurrency Review - Ridgehaven

VOLUSIA COUNTY SCHOOLS

Created by Facilities Services
December 2022



ATTACHMENT 4

Environmental information

- Environment Report
- St. Johns River Water Management District permit information

RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA

ENVIRONMENTAL SUPPORT DOCUMENT

Prepared For:

St. Johns River Water Management District
Palm Bay Office
525 Community College Parkway, S.E.
Palm Bay, Florida 32909

Prepared By:

410 North Street
#130
Longwood, FL 32750

November 2022

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APPENDICES

Appendix A: Conservation Area Wetland Tables:

Table 1: Project Wetland (WL) and Other Surface Water (SW) Summary

Table 2: Project On-Site Mitigation Summary

Table 3: Project Off-Site Mitigation Summary

Appendix B: Part I - Qualitative Description of Assessment / Part II – Quantification of Assessment Areas

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ENVIRONMENTAL SUPPORT DOCUMENT

RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA

1.0 INTRODUCTION

The ±103.69-acre Ridgehaven Property is located immediately north of Addison Drive and east of Plantation Oaks Boulevard in Ormond Beach, Florida (Figure 1). More specifically, the subject property is located within Section 36 Township 13 South and Range 31 East of Volusia County, Florida.

The subject property contains mostly pine flatwood uplands with three forested wetland habitats on site.

The purpose of this application is to obtain a permit for wetland impacts associated with a residential development and stormwater management system consisting of five stormwater ponds.

This application is based on the attached site plan (Figure 6). The total project area is 103.69 acres, with wetlands totaling 8.04 acres. Three wetlands are present onsite and are located along the northern and western boundaries as well as in the center of the property.

Proposed wetland impacts total 1.745 acres and consists of four impact areas. As compensation, the applicant proposes to purchase mitigation bank credits. Figure 6 depicts the proposed wetland impacts.

This project site is within the Tomoka River hydrologic basin.

The project site was reviewed to determine the geological features of the landscape (e.g., soils and topography), to identify the remaining vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the parcel. The findings and conclusions of these studies are presented within this document.

2.0 SITE CHARACTERISTICS

2.1 TOPOGRAPHY

According to the U.S.G.S. 7.5 Minute Topographic Map, the project site elevations between 25 and 30 feet above sea level. The central wetland is depicted as well as an existing road that terminates within the central portion of the property (Figure 2).

2.2 SOILS

Soil composition information for the subject site was obtained from the *Soils Survey of Volusia County, Florida*, United States Department of Agriculture; Soil Conservation Service (Figure 3). Five (05) soil types lie within the subject site of which, two (02) soil type (Basinger fine sand, frequently ponded and Pomona-St. Johns complex) are considered hydric.

2.3 VEGETATIVE COMMUNITY ANALYSIS

Pedestrian surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Four (04) land-use types were determined for the project site. A brief description of each FLUCFCS community is provided below (Figure 4).

411 – Pine Flatwoods

Theis is the largest habitat type found within the project site and is densely forested. Canopy species are dominated by longleaf pine (*Pinus palustris*) and slash pine (*Pinus elliottii*). Groundcover consisted of dense saw palmetto (*Serenoa repens*), wire grass (*Aristida stricta*), and bracken fern (*Pteridium aquilinum*).

513 – Ditch

Located along the southern boundary there is a roadside ditch. Vegetation observed includes soft rush (*Juncus effuses*), wax myrtle (Myrica cerifera), primrose willow (*Ludwigia peruviana*), slash pine, and some cattail (*Typha spp*.).

625 – Hydric Pine Flatwoods

Found throughout the project site, these wetlands are isolated. The largest of these habitats is located within the center of the project site. During the site visit these wetlands contained little to no standing water. Vegetation observed consists of slash pine, wax myrtle, red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), cinnamon fern (*Osmunda cinnamomea*), red root (*Lachnanthes caroliana*) and little blue maiden cane (*Amphicarpum muehlenbergianum*).

814 – Roads and Highways

There is a paved road running from the south to the north that terminates at the out parcel located within the center of the subject property.

3.0 THREATENED AND ENDANGERED SPECIES

3.1 METHODOLOGY

Pedestrian and vehicular transects were conducted throughout 100% of the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) and the U. S. Fish and Wildlife Services (USFWS). Various resources were employed to assist with the survey. These resources included ArcGIS aerial maps; Florida Natural Areas Inventory and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FWC).

3.2 Fauna

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Volusia County, the USFWS federally lists five (5) bird species. No listed birds were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens*) were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does not contain scrub habitat. The guidelines outlined in the Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991) were reviewed prior to the site visit to aid with the habitat assessment. No scrub jays were observed, or vocalizations heard.

ECS reviewed both the mapped locations of known Florida scrub jays and the mapped areas of habitat per Volusia County. The project is not within the mapped scrub jay habitat range or adjacent to known occupied habitat.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed, and the upland habitat type is not suitable. The onsite pines are not considered old-growth pines that characterize RCW nesting and foraging habitat. In addition, the understory vegetation is too tall and dense.

Listed wading birds such as limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*) and wood stork (*Mycteria americana*) were not observed. There are wetlands present onsite. The onsite wetland habitats provide poor wading bird habitat. No wading bird nests were observed.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The USFWS has established a 660-foot protection zone around a bald eagle nest.

ECS searched the FWC website and the Audubon's Eagle Watch website to determine if any documented bald eagle nests are within 660 feet of the project site. There are no reported bald eagle nest in close proximity to the project site. ECS did not observe any bald eagle nests anywhere within the property boundaries. Therefore, the project site is outside of the 660-foot eagle nest protection zone and the development will not affect any bald eagle nests.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is no foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were not observed within the project boundaries.

About thirty (30) species of Florida's amphibians and reptiles are protected. For Volusia County, the USFWS federally lists four (4) reptile species. No listed reptile or amphibian species were observed within the project boundaries.

A 100% survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus*), a species listed by the FWC as a Threatened. Eight (08) gopher tortoise burrows were observed throughout the property. The applicant will obtain a conservation permit to relocate the onsite gopher tortoise population to an approved longterm protected gopher tortoise recipient site.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito*) and eastern indigo snake (*Drymarchon corais couperi*) also receive protection, but were not observed.

Thirty-three (33) mammals are currently protected in Florida. For Volusia County, the USFWS federally lists no mammal species.

ECS searched for the presence of the Southern fox squirrels (*Sciurus niger niger*) and the Florida mouse (*Podomys floridanus*) and their possible den or nest sites. The presence of gopher tortoise burrows increases the likelihood for the Florida mouse.

3.3 Flora

There were no protected plant species found on the project site (Table 2).

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species.

None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered," "commercially exploited" and "threatened."

There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property.

However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS.

3.4 REGULATORY REVIEW

U. S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has responsibility for terrestrial and freshwater species. In Florida, 104 species are federally listed as threatened and endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the Florida Fish and Wildlife Conservation Commission (FWC) to "exercise the regulatory and executive powers in the state with regard to the wild animal life and freshwater aquatic life..." The FWC regulates the taking of individuals listed as endangered, threatened, or of special concern and their nests. The FWC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife and their habitat. The regulatory role of the FWC is currently restricted to protecting animals, not their habitats. However, current FWC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FWC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, the Department of Environmental Protection, the U.S. Army Corps of Engineers, water management districts, regional planning councils and local governments. Currently, the FWC lists 106 species of animals.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F. S., the Florida Legislature delegated to the Department of Agriculture and Consumer Services (FDA) authority to designate and regulate

plants listed as “endangered,” “commercially exploited” and “threatened.” There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from its own property. It is unlawful for an individual to harvest from the private land of another or any public land without first obtaining written permission of the landowner and a permit from FDA. Harvesting three or more commercially exploited plants will also require an FDA permit.

4.0 WETLAND ANALYSIS

A total of three wetlands are present onsite. The onsite wetlands consist of shallow hydric pine flatwoods that were historically isolated, flowing together only over low upland flow ways during the wet season. Isolated pools of water were observed during the site visit. There is a large ditch system present along the roadside to the south. Hydroperiods have been reduced to the extent that most portions of the wetlands do not flood deeply or persistently. Deep roadside ditches likely divert groundwater influxes that historically contributed to wetland hydroperiods.

Wetland No. 1 (6.76 acres), located on the center of the property boundary, is of moderate quality and typical of the wetlands found in inner Volusia County. It contained little to no standing water, with limited amounts of vegetation. Hydric soils were observed. This wetland is isolated.

Wetland No. 2 (0.25 acres), located along the northern boundary of the project site, consists of a small portion of a much larger wetland that extends offsite to the north. This is the highest quality wetland located on site. Native wetland vegetation was present throughout. Standing water was present. Although this wetland extends offsite, it is, overall, isolated.

Wetland No. 3 (0.977 acres), located on the western boundary of the project site, is of moderate quality and typical of the wetlands found in inner Volusia County. It contained little to no standing water, with limited amounts of vegetation. Hydric soils were observed. This wetland is isolated.

All of the wetlands are naturally occurring wetlands with very few nuisance or exotic species present.

4.1 IMPACT AVOIDANCE AND MINIMIZATION ANALYSIS

Avoidance and minimization (reduction of wetland impacts) to the onsite wetlands has been achieved by the design of site plan. Proposed wetland impacts have been limited to the perimeters of the centrally located wetland as well as the wetland that extends into the north property boundary. Additionally, a small, isolated wetland located on the west side of the property is also proposed for impacts. The applicant has avoided the higher quality wetland habitats while limiting impacts to the wetland edge habitat.

Due to the location and shape of the onsite wetlands, impacts are unavoidable. Proposed wetland impacts to Wetland No. 1 (interior wetland) are necessary for lot development. The interior road, adjacent to the south side of Wetland No. 1 cannot be shifted or the six lots contoured to avoid impacting the wetland. Two additional lots will impact a small portion of the east side of Wetland No. 1.

A small impact area is proposed to the southern perimeter of Wetland No. 2. Again, the applicant considered alternative designs to shift interior roads to avoid wetland impacts, however the is no opportunity since there are outparcels within the center of the property that must be avoided, and road safety standards and setbacks requirements must be met per City requirements. The location of Wetland No 2 combined with the outparcels, limits the available developable area.

The impacts to Wetland No. 3 are necessary for access into the residential development.

Development of the subdivision is proposed in the upland portion of the property. Interior roads and stormwater ponds (a total of five) have all been designed to avoid the highest quality onsite wetland habitats. Approximately 6.15 acres of onsite wetlands will be preserved. There are four wetland impacts proposed.

The remaining onsite wetland habitat and corresponding upland buffers will continue to provide habitat for wildlife species.

The proposed impact to wildlife and fish is considered minimal. The applicant does propose mitigation that provides regional ecological value.

4.1.1 Wetland Impacts

The wetland impacts associated with the proposed development are shown in Figure 6. Approximately 1.745 acres of impacts are proposed.

Wetland Impact Area 1 – 0.065 acres (2,831.4 sf.)
Wetland Impact Area 2 – 0.453 acres (19,715 sf.)
Wetland Impact Area 3 – 0.25 acres (10,890 sf.)
Wetland Impact Area 4 – 0.977 acres (42,571 sf.)

Wetland Impact Area 1 is located on the east side of Wetland No. 1. This impact is necessary for construction of a dry retention as well as two lots. The impact area has poor hydrology. Vegetation species consisting of slash pine, laurel oak, cabbage palm, little blue maiden cane, red root.

Wetland Impact Area 2 is located on the south side of Wetland No. 1. This impact is necessary for construction of a dry retention as well as six townhome lots. The impact area has poor hydrology. Vegetation species consisting of slash pine, laurel oak, cabbage palm, little blue maiden cane,

red root.

Wetland Impact Area 3 is located on the south side of Wetland No. 2. This impact is necessary for construction of a dry retention. This wetland contains native wetland vegetation as well as standing water. Vegetation species consisting of slash pine, laurel oak, red maple, and little blue maiden cane.

Wetland Impact Area 4 is to the entirety of Wetland No. 3. This impact is necessary for construction of an entrance road as well as seven lots. This wetland contains a dense tree canopy consisting of slash pine and laurel oak.

Mitigation is proposed for the 1.745 acres of wetland impacts (Wetland Impact Areas 1-4). These impacts will be compensated for by credits from a mitigation bank.

4.2 SECONDARY AND CUMULATIVE IMPACTS

The criteria within Sections 4.2.7 and 4.2.8 of the SJRWMD Applicants Handbook could be reviewed to provide reasonable assurances that any proposed wetland impacts would not result in adverse secondary or cumulative impacts to the water resources associated with this project.

Secondary impacts were assessed for Wetland Impact Areas 1,2 and 3. Secondary impacts were not assessed for Wetland Impact Area 4 since the entirety of this wetland is proposed for impacts. Therefore, secondary impacts were assessed for 0.768 acres of wetland impacts. The distance of the impact areas and a depth of 100 feet was used to determine the limits of secondary impacts and is discussed under Section 5.3.

Secondary impact items are addressed below according to their corresponding 12.2.7, A.H., subsection.

(a). The applicant proposed to preserve an upland buffer around the remaining onsite wetland perimeters to preclude secondary impacts as allowed by Section 12.2.7 (a), A.H.

(b). No on-site uplands could be considered to provide significant habitat for listed species.

(c). No historical and archaeological resources are known or likely to occur on the site (previous FL Division of Historical Resources, December 27, 2004, for a previously permitted portion of the subject property); and

(d). This permit application and subsequent Environmental Resource Permit addresses all impacts within the project.

No listed species were identified within or adjacent to the project area. Impacts to the upland-nesting habitat of listed species that are aquatic or wetland dependent are not expected to occur.

The proposed mitigation offsets the project's adverse impacts, and it is in the same drainage basin; therefore, the project complies with 12.2.8, ERP A.H.

5.0 UNIFORM MITIGATION ASSESSMENT METHOD

Per subsection 373.414(18), F.S., a uniform mitigation assessment method (UMAM) was employed to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters and\or to award and deduct mitigation bank credits.

The standardized procedures for assessing the functions provided by wetlands and other surface waters, the amount that those functions are reduced by a proposed impact and the amount of mitigation necessary to offset wetland and surface water loss, were adhered to as outlined in Chapter 62-345.

A qualitative description, per Section 62-345.00.400, F.A.C. (referred to as Part I) and quantification of assessment areas, per Sections 62-345.500 and .600, F.A.C. (referred to as Part II) was conducted for the onsite wetland. Reasonable scientific judgment was used when applying this method.

5.1 Part I – Qualitative Description of Impact Area

The information provided on the data sheets (Appendix B) has been previously discussed in this document. Please refer to the vegetative descriptions under Section 2.3 “Vegetative Community Analysis” and Section 3.3 “Listed Species Survey Results” for detailed information as summarized on the data sheet.

5.2 Part II – Quantification of Impact Assessment Area

Four (04) assessment area was analyzed to determine the degree to which the assessment area provides the functions identified in Part I and the amount of function lost or gained by the project for the impacted jurisdictional onsite wetlands. The areas chosen represent wetland vegetation, soils and hydrology of the onsite wetland and upland buffer and include existing sub-canopy and groundcover vegetative species. The assessment area represents current conditions of the existing onsite wetland and upland buffer. Three categories of indicators of wetland function were scored to the extent that they affect the ecological value of the assessment areas. These indicators include: 1) location and landscape support, 2) water environment and 3) community structure.

Wetland Assessment Area 1 is the 0.065 acres of impact to the perimeter of the on-site wetland (Wetland No. 1). The current condition of the impact area was

assessed and a delta of 0.67 was determined. Multiplying the delta (0.67) with the impact acreage (0.065) yielded a functional loss (FL) of 0.044. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

Wetland Assessment Area 2 is the 0.453 acres of impact to the perimeter of the on-site wetland (Wetland No. 1). The current condition of the impact area was assessed and a delta of 0.67 was determined. Multiplying the delta (0.67) with the impact acreage (0.453) yielded a functional loss (FL) of 0.304. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

Wetland Assessment Area 3 is the 0.25 acres of impact to the perimeter of the on-site wetland (Wetland No. 2). The current condition of the impact area was assessed and a delta of 0.63 was determined. Multiplying the delta (0.63) with the impact acreage (0.25) yielded a functional loss (FL) of 0.158. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

Wetland Assessment Area 4 is the 0.977 acres of impact to Wetland No. 3. The current condition of the impact area was assessed and a delta of 0.6 was determined. Multiplying the delta (0.6) with the impact acreage (0.977) yielded a functional loss (FL) of 0.586. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The functional loss for the proposed wetland impacts is 1.092.

5.3 Secondary Impacts

Secondary impacts were assessed for Wetland No. 1 & 2. Since the entirety of Wetland No. 3 will be impacted and is isolated, no secondary impacts were assessed.

More specifically, secondary impacts were assessed along the boundary of each wetland impact area. Approximately 813 linear feet by an average depth of 100 feet was assessed for secondary impacts or 2.24 acres.

The current condition of the secondary impact area (Wetland No.1) was assessed and a score of 0.67 was determined. A score of 0.6 was determined for the without condition. The difference is a delta of 0.07. Multiplying the delta (0.07) with the impact secondary acreage (0.992) yielded a functional loss (FL) of 0.069. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The current condition of the secondary impact area (Wetland No.2) was assessed and a score of 0.67 was determined. A score of 0.6 was determined for the

without condition. The difference is a delta of 0.07. Multiplying the delta (0.07) with the impact secondary acreage (1.247) yielded a functional loss (FL) of 0.087. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The functional loss for the proposed secondary wetland impact is 0.156.

The combined functional loss for the direct and secondary impacts is 1.248.

6.0 PROPOSED MITIGATION

The loss of wetland function due to the proposed impacts can be sufficiently mitigated with the purchase of mitigation credits. The proposed mitigation plan will more than compensate for the loss of the aforementioned wetland areas. The onsite wetlands are not proposed as mitigation since the largest wetland (Wetland No. 1) is isolated and will be surrounded by development.

Approximately 1.248 freshwater forested mitigation bank credits will be purchased from the Farmton Mitigation Bank.

7.0 SUMMARY

As previously discussed, approximately 1.745 acres of wetland impacts are proposed. Mitigation is proposed for 1.745 acres of proposed wetland impacts, and 2.24 acres of proposed secondary impacts. A total functional loss of 1.248 was determined for the direct impacts and secondary impacts to onsite wetlands.

Mitigation will be provided through the purchase of 1.248 credits from Farmton Mitigation Bank. Once District staff has approved the credit amount, a reservation letter will be obtained from the mitigation bank and provide to District staff.

FIGURES



LEGEND

Project Boundary (± 85.41 Acres)

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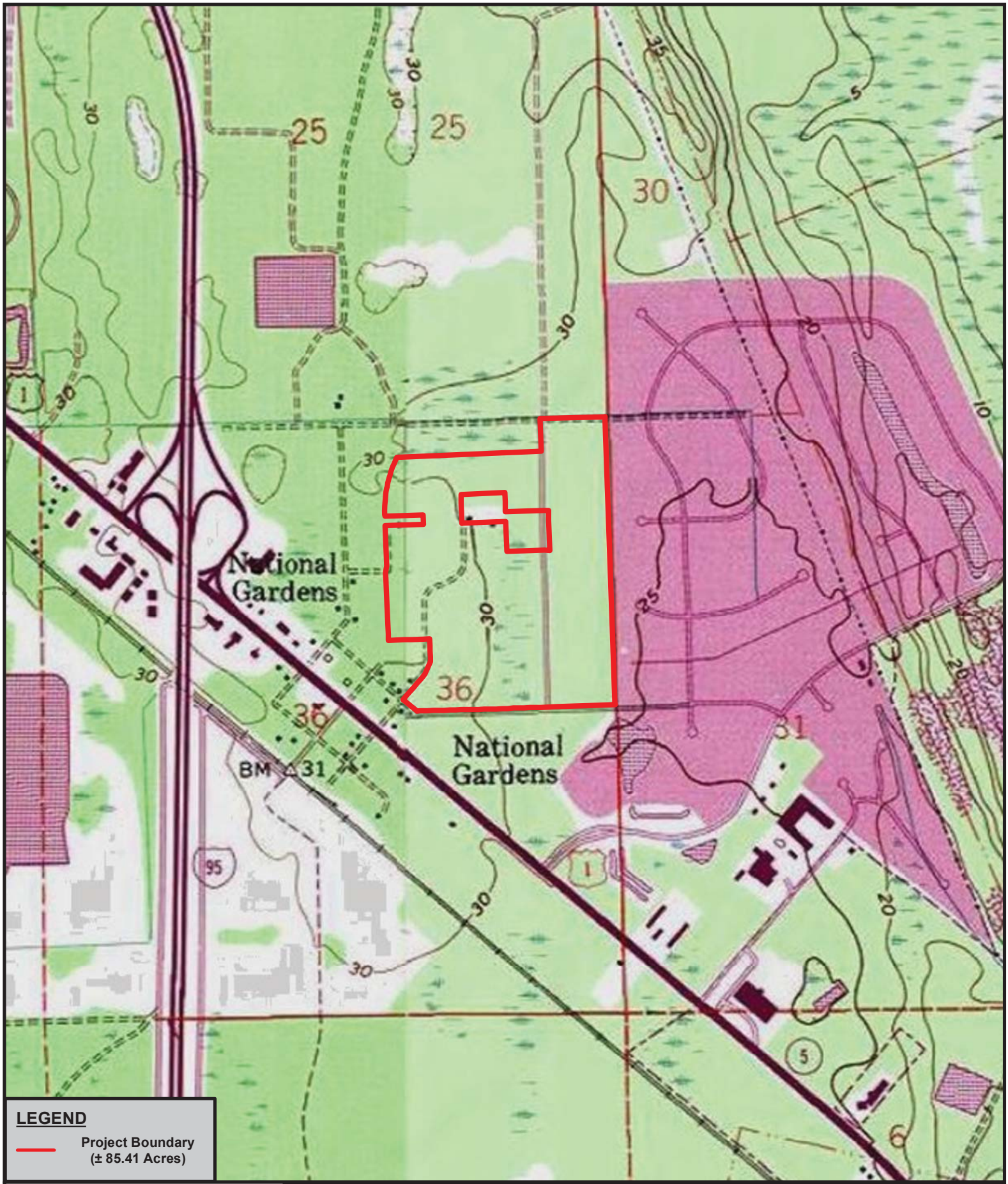
RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 770.05.21 **DATE: 01/22/21** **FIGURE #: 1**

0 1,000 2,000 4,000 6,000 8,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

Project Boundary
(± 85.41 Acres)

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Ecological Consulting Solutions, Inc.

RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA
TOPO MAP

PROJECT #: 770.05.21 **DATE: 05/03/21** **FIGURE #:2**

0 400 800 1,600 2,400 Feet

N

235 N. Hunt Club Blvd. Suite 202
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Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

Project Boundary
(± 85.41 Acres)

8 - Basinger fine sand, frequently ponded, 0 to 1 percent slopes

13 - Cassia fine sand, 0 to 2 percent slopes

17 - Daytona sand, 0 to 5 percent slopes

32 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes

51 - Pomona-St. Johns complex

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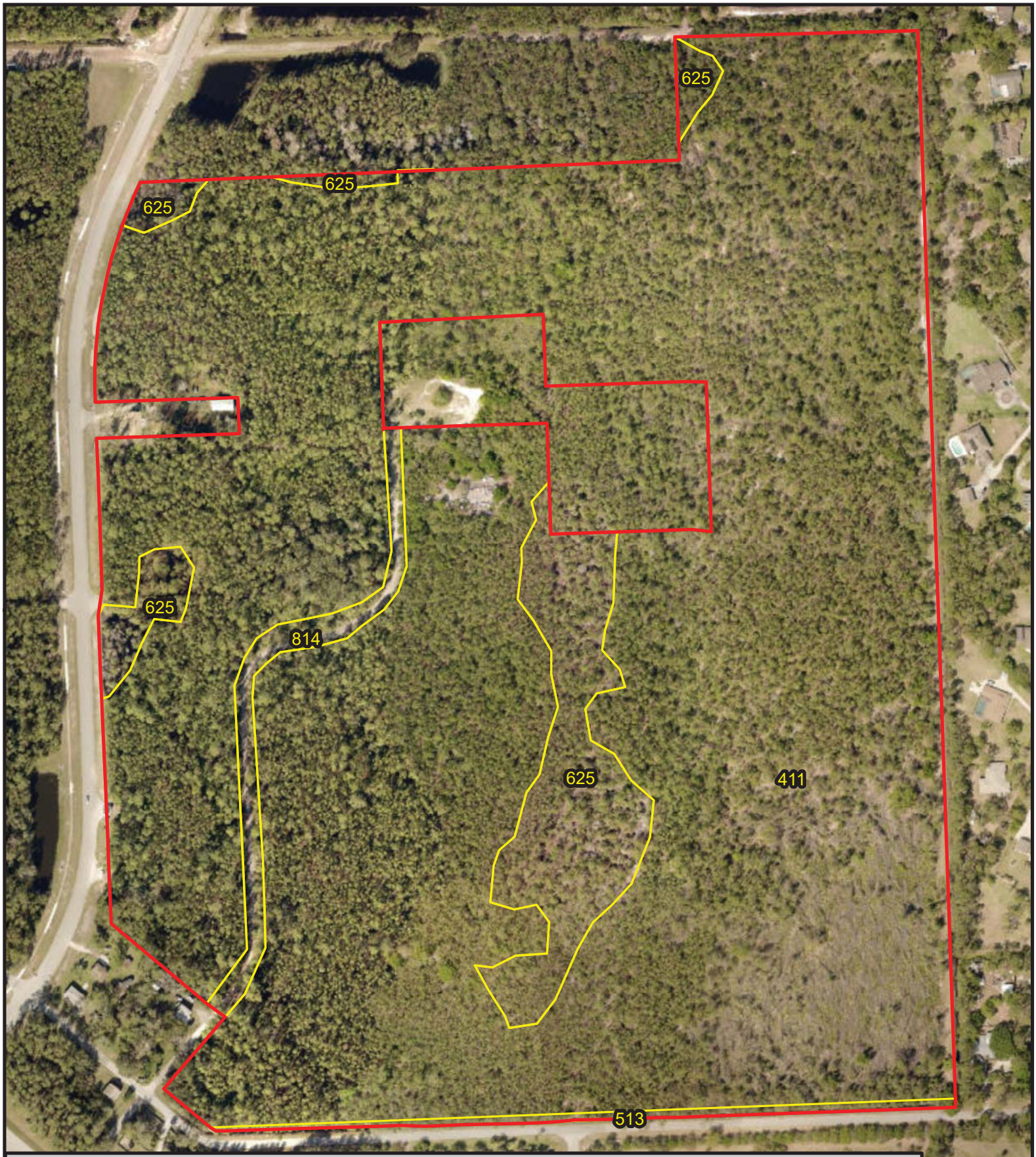
RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA
NRCS SOILS MAP

PROJECT #: 770.05.21 DATE: 05/03/21 FIGURE #:3

0 400 800 Feet

N

235 N. Hunt Club Blvd. Suite 202
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CKrack@ecsfl.cc



LEGEND

Project Boundary (± 85.41 Acres) 411 Pine Flatwoods 513 Ditch 625 Hydric Pine Flatwoods 814 Roads and Highways

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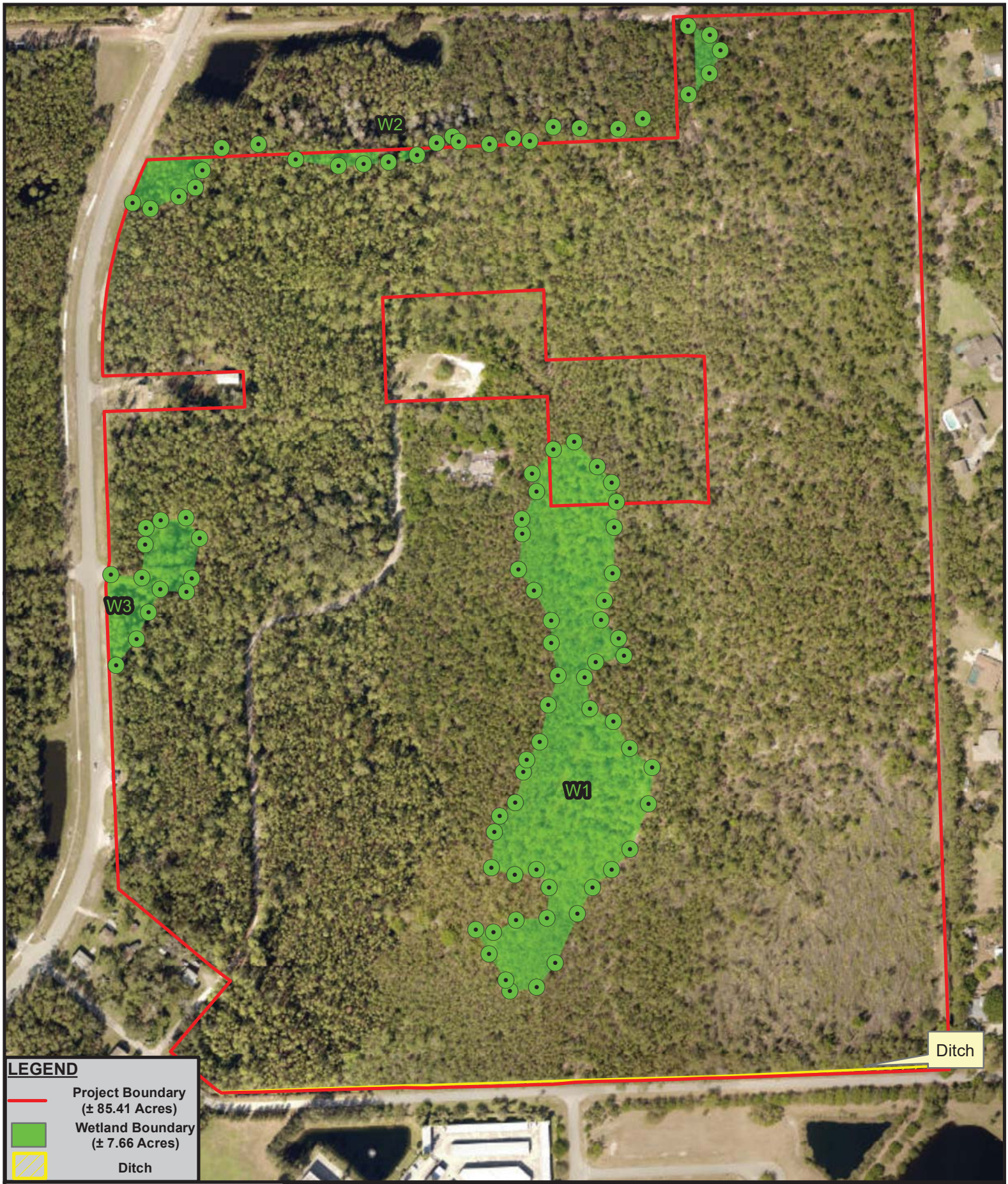
RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 770.05.21 DATE: 05/03/21 FIGURE #:4

0 400 800 Feet

N

235 N. Hunt Club Blvd. Suite 202
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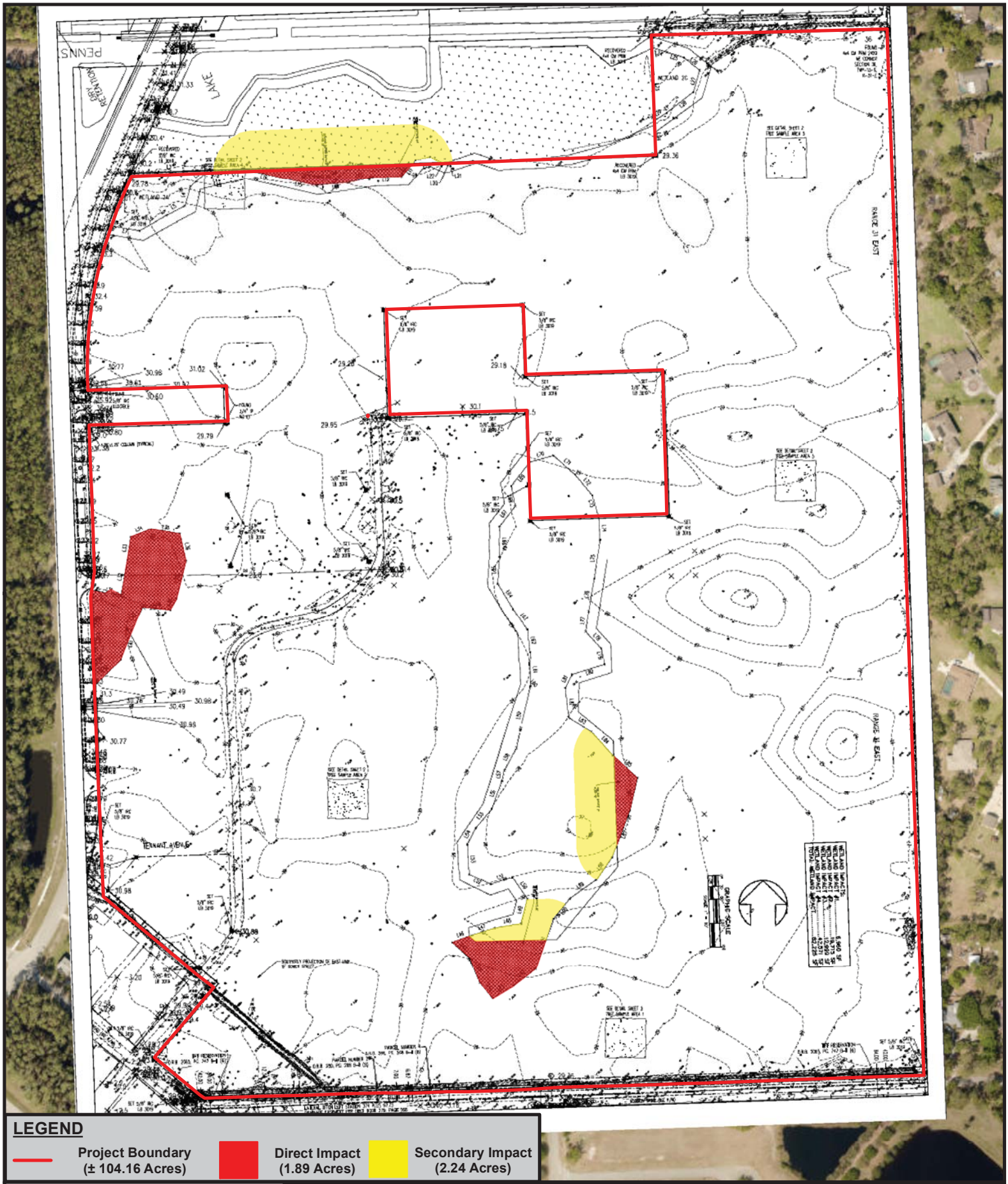
RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA
WETLAND MAP

PROJECT #: 770.05.21 **DATE: 05/03/21** **FIGURE #:5**

0 400 800 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
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CKrack@ecsfl.cc



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RIDGEHAVEN
VOLUSIA COUNTY, FLORIDA
AERIAL MAP

PROJECT #: 770.05.21 DATE: 05/03/21 FIGURE #:7

0 400 800 Feet

N

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APPENDIX A

Appendix B

Table 1: PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE (FLUCFCS)	WL & SW SIZE (acres)	WL& SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE (FLUCFCS)	IMPACT SIZE	IMPACT CODE	
Wetland 1	625	6.76	6.24				625	0.518	F	Credits
Wetland 2	625	0.25	0.00				625	0.25	F	Credits
Wetland 3	625	0.977	0.00				625	0.977	F	Credits
PROJECT TOTALS:		7.987	6.24					1.745		

Comments:
CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, 111b.)
Impact Type: D=Dredge; F=Fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer:__Nicole Martin_____

Table 2: PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
None Proposed												
PROJECT TOTALS												

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

Table 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
Farmton Mitigation Bank											1.248	credits
PROJECT TOTALS											1.248	

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

FROM NUMBER 40C-4.900(1) Pg 9 of 1

APPENDIX B

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact Area 1

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 625		Impact	0.065 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Palatlakaha River Nested	Class III	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The ±103.69-acre Ridgehaven Property is located immediately north of Addison Drive and east of Plantation Oaks Boulevard in Ormond Beach, Volusia County Florida. The subject property contains mostly pine flatwood uplands with three forested wetland habitats on site.

The onsite wetlands consist of shallow hydric pine flatwoods that were historically isolated, flowing together only over low upland flow ways during the wet season.

The Tomoka River is located to the east of the property.

Assessment area description

Wetland No. 1, located on the center of the property boundary, is of moderate quality and typical of the wetlands found in inner Volusia County. It contained little to no standing water, with limited amounts of vegetation. Hydric soils were observed. This wetland is isolated. Wetland Impact Area 1 is located on the east side of Wetland No. 1. This impact is necessary for construction of a dry retention as well as two lots. The impact area has poor hydrology.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
The Tomoka River is located to the east of the property.	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds, and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Chris Krack	12-January-2022

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact 1
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.065 acres	Chris Krack	12-January-22

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: **7**	with: 0	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, no connection to offsite wetlands, uplands provides habitat for protection, uplands to be developed.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: **7**	with: 0	Standing water was not present in the AA (wetland fringe), shallow standing water is present in the wetland interior, uplands are dense pine flatwoods, no alteration to points of discharge, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy dense, light penetration is poor for herbaceous and shrubby species.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: **6**	with: 0	Canopy is dense, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of dense pine and saw palmetto, reduction of regeneration/recruitment, age, size and distribution, some snags present, topo features show this as a low lying area within the project site, no evident land management practices.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.67	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.6**7** X 0.065=**0.044**

Delta = [with-current]
0.67

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact Area 2

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 625		Impact	0.453 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Palatlakaha River Nested	Class III	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The ±103.69-acre Ridgehaven Property is located immediately north of Addison Drive and east of Plantation Oaks Boulevard in Ormond Beach, Volusia County Florida. The subject property contains mostly pine flatwood uplands with three forested wetland habitats on site.

The onsite wetlands consist of shallow hydric pine flatwoods that were historically isolated, flowing together only over low upland flow ways during the wet season.

The Tomoka River is located to the east of the property.

Assessment area description

Wetland No. 2, located along the northern boundary of the project site, consists of a small portion of a much larger wetland that extends offsite to the north. This is the highest quality wetland located on site. Native wetland vegetation was present throughout. Standing water was present. Although this wetland extends offsite, it is, overall, isolated. Wetland Impact Area 2 is located on the south side of Wetland No. 1. This impact is necessary for construction of a dry retention as well as six townhome lots. The impact area has poor hydrology.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
The Tomoka River is located to the east of the property.	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds, and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Chris Krack	12-January-2022

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact 2
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.453 acres	Chris Krack	12-January-22

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, no connection to offsite wetlands, uplands provides habitat for protection, uplands to be developed.	
w/o pres or current: **7**	with: 0	
.500(6)(b)Water Environment (n/a for uplands)	Standing water was not present in the AA (wetland fringe), shallow standing water is present in the wetland interior, uplands are dense pine flatwoods, no alteration to points of discharge, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy dense, light penetration is poor for herbaceous and shrubby species.	
w/o pres or current: **7**	with: 0	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Canopy is dense, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of dense pine and saw palmetto, reduction of regeneration/recruitment, age, size and distribution, some snags present, topo features show this as a low lying area within the project site, no evident land management practices.	
w/o pres or current: **6**	with: 0	

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.67	with: 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.6**7** X 0.453=**0.304**

Delta = [with-current]
0.67

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact Area 3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 625		Impact	0.25 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Palatlakaha River Nested	Class III	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The ±103.69-acre Ridgehaven Property is located immediately north of Addison Drive and east of Plantation Oaks Boulevard in Ormond Beach, Volusia County Florida. The subject property contains mostly pine flatwood uplands with three forested wetland habitats on site.

The onsite wetlands consist of shallow hydric pine flatwoods that were historically isolated, flowing together only over low upland flow ways during the wet season.

The Tomoka River is located to the east of the property.

Assessment area description

Wetland No. 3, located on the western boundary of the project site, is of moderate quality and typical of the wetlands found in inner Volusia County. It contained little to no standing water, with limited amounts of vegetation. Hydric soils were observed. This wetland is isolated. Wetland Impact Area 3 is located on the south side of Wetland No. 2. This impact is necessary for construction of a dry retention. This wetland contains native wetland vegetation as well as standing water.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
The Tomoka River is located to the east of the property.	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds, and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Chris Krack	12-January-2022

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact 3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.25 acres	Chris Krack	12-January-22

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: **6**	with: 0	Support for wildlife species outside of Assessment Area is only present onsite. Development to the north. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, connection to offsite wetlands, uplands provides habitat for protection, uplands to be developed.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: **7**	with: 0	Standing water was present in the AA (wetland fringe), shallow standing water is present in the wetland interior, uplands are dense pine flatwoods, no alteration to points of discharge, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy dense, light penetration is poor for herbaceous and shrubby species. Stormwater ponds located offsite to the north (adjacent to onsite wetland).
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: **6**	with: 0	Canopy is dense, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of dense pine and saw palmetto, reduction of regeneration/recruitment, age, size and distribution, some snags present, topo features show this as a low lying area within the project site, no evident land management practices.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.63	with: 0	

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.6**3** X 0.25=**0.158**

Delta = [with-current]
0.63

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact Area 4

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 625		Impact	0.977 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Palatlakaha River Nested	Class III	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The ±103.69-acre Ridgehaven Property is located immediately north of Addison Drive and east of Plantation Oaks Boulevard in Ormond Beach, Volusia County Florida. The subject property contains mostly pine flatwood uplands with three forested wetland habitats on site.

The onsite wetlands consist of shallow hydric pine flatwoods that were historically isolated, flowing together only over low upland flow ways during the wet season.

The Tomoka River is located to the east of the property.

Assessment area description

Wetland No. 3, located on the western boundary of the project site, is of moderate quality and typical of the wetlands found in inner Volusia County. It contained little to no standing water, with limited amounts of vegetation. Hydric soils were observed. This wetland is isolated.Wetland Impact Area 4 is to the entirety of Wetland No. 3. This impact is necessary for construction of an entrance road as well as seven lots.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
The Tomoka River is located to the east of the property.	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds, and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Chris Krack	12-January-2022

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Wetland Impact 4
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.977 acres	Chris Krack	12-January-22

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Support for wildlife species outside of Assessment Area is only present onsite. Development to the west. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, no connection to offsite wetlands, uplands provides habitat for protection, uplands to be developed.	**6**	0
.500(6)(b)Water Environment (n/a for uplands)	Standing water was minimal in isolated pools, uplands are dense pine flatwoods, alteration to points of discharge due to adjacent road, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy dense, light penetration is poor for herbaceous and shrubby species.	**6**	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Canopy is dense, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of dense pine and saw palmetto, reduction of regeneration/recruitment, age, size and distribution, some snags present, topo features show this as a low lying area within the project site, no evident land management practices.	**6**	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.6	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.6 X 0.977=**0.586**

Delta = [with-current]
0.6

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Secondary Impact (Wetland No. 1)
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Impact - 0.992 acres	Chris Krack	12-January-22

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: **7**	with: 6	W/O: Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, no connection to offsite wetlands, uplands provides habitat for protection, uplands to be developed. With: Wetland will remain, upland buffer will be established.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: **7**	with: 7	W/O: Standing water was not present in the AA (wetland fringe), shallow standing water is present in the wetland interior, uplands are dense pine flatwoods, no alteration to points of discharge, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy dense, light penetration is poor for herbaceous and shrubby species. With: Master stormwater management system and site plan design will prevent water quality impacts.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: **6**	with: 5	W/O: Canopy is dense, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of dense pine and saw palmetto, reduction of regeneration/recruitment, age, size and distribution, some snags present, topo features show this as a low lying area within the project site, no evident land management practices. With: upland buffer will be established, conservation signage will be installed

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.67	with: 0.6

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.0**7** X 0.992=**0.069**

Delta = [with-current]
0.07

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
RidgeHaven		Secondary Impact (Wetland No. 2)
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Impact - 1.247 acres	Chris Krack	12-January-22

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	**7**	6	W/O: Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, no connection to offsite wetlands, uplands provides habitat for protection, uplands to be developed. With: Wetland will remain, upland buffer will be established.
.500(6)(b)Water Environment (n/a for uplands)	**7**	7	W/O: Standing water was not present in the AA (wetland fringe), shallow standing water is present in the wetland interior, uplands are dense pine flatwoods, no alteration to points of discharge, no evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Canopy dense, light penetration is poor for herbaceous and shrubby species. With: Master stormwater management system and site plan design will prevent water quality impacts.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	**6**	5	W/O: Canopy is dense, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands consist of dense pine and saw palmetto, reduction of regeneration/recruitment, age, size and distribution, some snags present, topo features show this as a low lying area within the project site, no evident land management practices. With: upland buffer will be established. conservation easement signage will be installed.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.67	0.6

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.0**7** X 1.247=**0.087**

Delta = [with-current]
0.07

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

February 09, 2023

John Collins
Snilloc Family Limited Partnership Number One
2249 Old Dixie Hwy
Ormond Beach, FL 32174-9250

SUBJECT: 185591-1
RidgeHaven

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on February 09, 2023. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Ron Howse, TREASURER COCOA
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Cole Oliver MERRITT ISLAND
Janet Price FERNANDINA BEACH

copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at http://www.sjrwmd.com/permitting/permitforms.html.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Bill Griffy
Ecological Consulting Services
410 North St
Longwood, FL 32750-7657

Alicia Lowenstein
DEP

Steven R Buswell
Parker Mynchenberg & Associates
1729 Ridgewood Ave
Holly Hill, FL 32117-5406

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 185591-1 **DATE ISSUED:** February 09, 2023

PROJECT NAME: RidgeHaven

A PERMIT AUTHORIZING:
Construction and operation of a Stormwater Management System for a 103.45 acre project known as RidgeHaven as per plans received by the District on January 10, 2023 and as amended by Sheets 7, 11, and 33A received by the District on January 23, 2023.

LOCATION:
Section(s): 36 Township(s): 13S Range(s): 31E
Volusia County

Receiving Water Body:

Name	Class
Halifax River Tributary	III Fresh, OFW, IW

ISSUED TO:
Snilloc Family Limited Partnership Number One
2249 Old Dixie Hwy
Ormond Beach, FL 32174-9250

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached “Exhibit A”, dated February 09, 2023

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: Marjorie D. Cook

Marjorie Cook
Supervising Professional Engineer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 185591-1
RidgeHaven
DATED February 09, 2023

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and

whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), “Operation and Maintenance Inspection Certification,” describing the remedial actions taken to resolve the failure or deviation.

22. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

23. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 1.24 forested freshwater UMAM mitigation credits have been debited from the Tiger Bay Mitigation Bank ledger.

24. In the event that the permittee does not successfully complete the transaction to obtain 1.24 forested freshwater UMAM mitigation credits from Tiger Bay Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

25. Prior to the construction of the activities authorized in this permit, per the approved plans, the permittee must install permanent conservation area signs along the landward side of the upland buffer abutting the offsite wetlands as indicated on the Horizontal Control Plans received by the District on January 10, 2023 and as amended by Sheets 7, 11, and 33A received by the District on January 23, 2023, and as detailed on Sheet C33 received by the District on January 10, 2023 .
    X

26. The proposed project must be constructed and operated as per plans received by the District on January 10, 2023 and as amended by Sheets 7, 11, and 33A received by the District on January 23, 2023.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT
09-Feb-2023
APPLICATION #: 185591-1

Applicant: John Collins
Snilloc Family Limited Partnership Number One
2249 Old Dixie Hwy
Ormond Beach, FL 32174-9250
(386) 547-6176

Owner: John Collins
Snilloc Family Limited Partnership Number One
2249 Old Dixie Hwy
Ormond Beach, FL 32174-9250
(386) 547-6176

Consultant: Steven R Buswell
Parker Mynchenberg & Associates
1729 Ridgewood Ave
Holly Hill, FL 32117-5406
(386) 677-6891

Project Name: RidgeHaven
Acres Owned: 103.45
Project Acreage: 103.45
County: Volusia
STR:

Section(s):	Township(s):	Range(s):
36	13S	31E

Receiving Water Body:

Name	Class
Halifax River Tributary	III Fresh, OFW, IW

Authority:	62-330.020 (2)(c) , 62-330.020 (2)(a), 62-330.020 (2)(b), 62-330.020 (2)(d)
Existing Land Use:	Hydric Pine Flatwood(6250), Pine Flatwoods(4110), Roads and Highways(8140)
Mitigation Drainage Basin:	Halifax River
Special Regulatory Basin:	Tomoka River Basin
Final O&M Entity:	RidgeHaven Homeowners Association, Inc.
ERP Conservation Easements/Restrictions:	No
Interested Parties:	No
Objectors:	No

Authorization Statement:

Construction and operation of a Stormwater Management System for a 103.45 acre project known as RidgeHaven as per plans received by the District on January 10, 2023 and as amended by Sheets 7, 11, and 33A received by the District on January 23, 2023.

Recommendation: Approval
Reviewers: Richard Lee; Justin Dahl

Staff Comments

Project Applicant and Sufficient Real Property Interest:
The permit applicant is the record title holder over the property on which the proposed activities will be conducted.

Project Location and Brief Description:
The project is centered roughly 2500 feet east of the US Highway 1 - Interstate Highway 95 interchange, north Ormond Beach, Volusia County. The project includes the construction of a subdivision consisting of single-family and duplex lots with associated stormwater management system.

Permitting History:
Conceptual Permit No. 4-127-92550-1 was approved on October 9, 2007 and expired on October 9, 2013. No work was initiated.

Coastal Zone Management
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Engineering

Description of Project (Surface Water Management System):
The existing site is primarily undeveloped with drainage towards an existing canal along the east property line that is perpendicular to Addison Drive, and discharges to the north. The proposed development consists of 202 single family homes and 96 duplex lots with roadway, drainage infrastructure, and four interconnected stormwater harvesting pond systems. The discharge from the site is the same as predevelopment.

Water Quality:
Submitted plans and calculations show that the stormwater system is designed to provide water quality treatment in accordance with Sections 4.1, 8.0, and 21.0 A.H. Vol II for discharge to Class III, Outstanding Florida Water, and impaired waters.

Water Quality Certification
This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341

Flood Protection:
Calculations were provided demonstrating that the post-development peak rate of discharge will not exceed the pre-development peak rate of discharge generated by the 25 Year 24 Hour storm event.

Special Basin Criteria:
The project is located within the Tomoka River Hydrologic Basin. As part of the standards and design criteria described in 62-330.301 and 62-330.302, F.A.C., systems within the Tomoka River Hydrologic Basin must meet the following standard and criteria:

Recharge Standard - The project is not located in within the Most Effective Recharge Area that contains Type A soils.

Flood Plain Criteria - The system is not located within the 100 year floodplain of the Tomoka River or any of its tributaries.

Stormwater Management Standard - The stormwater system is greater than 10 acres but is not designed with detention with filtration. Additionally, a wet detention / stormwater harvesting system is proposed, which is demonstrated to be equivalent to retention, or wet detention in accordance with Part V Applicant Handbook Volume II.

Operation and Maintenance:
The applicant has proposed that the project will be operated and maintained by RidgeHaven Homeowners Association, Inc and has provided draft articles of incorporation and a draft declaration of covenants and restrictions that meet the requirements of Section 12.3.1, A.H. Vol I.

Environmental

Site Description:
The site contains mostly pine flatwood uplands with three hydric pine flatwoods wetlands on-site. The wetlands are isolated shallow swamps, flowing only over low upland flow ways during the wet season. Canals adjacent the east and north property limits may divert groundwater influxes that historically contributed to wetland hydroperiods. Nonetheless, the on-site wetlands provide good quality habitat for diverse wildlife that require ephemeral, fishless pools.

Impacts:
The project proposes a total of 1.745 acres of direct impact to wetlands. These impacts are considered adverse and require mitigation as described below. Wetlands 1 (0.518 acres impacted) and 2 (0.250 acres impacted) are being partially impacted, where as the entirety of Wetland 3 (0.977 acres) is being impacted.

Secondary impacts:

The project meets the secondary impact criteria of subsection 10.2.7, A.H., Volume I, as:

a. the proposed activities were assessed for the potential to result in unacceptable secondary impacts, as defined in section 10.2.7(a), ERP A.H. Volume I. The applicant has designated a 25-foot average, 15-foot minimum undisturbed upland buffer directly abutting portions of the onsite wetlands and has proposed conservation area signage along the landward side of the upland buffer. In those areas without an upland buffer, the secondary impact areas total 2.242 acres and will be offset through mitigation provided by the purchase of mitigation bank credits as stated below;
b. no evidence was observed that the upland portions of the site are being utilized by bald eagles, and aquatic and wetland dependent listed species for nesting and denning;
c. no adverse impacts to cultural resources are anticipated; and
d. there are no known future phases or expansion, or very closely linked and causally related on-site or off-site activities that would result in adverse impacts

Elimination/Reduction of Impacts:
The impacts proposed here were minimized to the greatest extent practicable to achieve lot density and road access to the development. In any case, the applicant will obtain credits from a regionally significant in-basin mitigation bank that will suffice to meet the 10.2.1.2.b. *ERP A.H. Vol. I* criterion, i.e., the proposed mitigation implements all or part of a plan that provides regional ecological value and provides greater long-term ecological value than the impacted wetlands/surface waters.

Mitigation:
The applicant proposes to mitigate for the direct and secondary impacts to the wetlands through the total purchase of 1.24 forested freshwater UMAM credits from Tiger Bay Mitigation Bank.

Financial Assurance Mechanism:
None

Off-Site Mitigation:
None

Cumulative Impacts:
The proposed mitigation fully offsets the proposed impacts and is located within the same drainage basin as the impacted wetlands, so no unacceptable cumulative impacts will occur, pursuant to Section 10.2.8, ERP A.H. Vol. I.

Wetland Summary Table
RidgeHaven Residential Multi-Family, Residential Single Family

	Acres
Total Surface Water, Upland RHPZ and Wetlands in Project	
Wetlands	10.229

OSW		0.000
Upland RHPZ		0.000
	Total	10.229

Impacts that Require Mitigation

Dredged or Filled		0.977
Dredged or Filled		0.518
Dredged or Filled		0.250
Other		0.992
Other		1.250
	Total	**3.987**

Impacts that Require No Mitigation

	Total	**0.000**

Mitigation
On-Site

	Total	**0.000**

Off-Site

	Total	**0.000**

Other	**Reserved Credits**
Mitigation Bank Credits (Tiger Bay - UMAM,17,Forested Freshwater)	1.240

Conclusion:
The applicant has provided reasonable assurance that the proposed project meets the conditions for issuance of permits specified in rules 62-330.301 and 62-330.302, F.A.C.

Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

22. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further

information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

23. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 1.24 forested freshwater UMAM mitigation credits have been debited from the Tiger Bay Mitigation Bank ledger.

24. In the event that the permittee does not successfully complete the transaction to obtain 1.24 forested freshwater UMAM mitigation credits from Tiger Bay Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

25. Prior to the construction of the activities authorized in this permit, per the approved plans, the permittee must install permanent conservation area signs along the landward side of the upland buffer abutting the offsite wetlands as indicated on the Horizontal Control Plans received by the District on January 10, 2023 and as amended by Sheets 7, 11, and 33A received by the District on January 23, 2023, and as detailed on Sheet C33 received by the District on January 10, 2023 .
X

26. The proposed project must be constructed and operated as per plans received by the District on January 10, 2023 and as amended by Sheets 7, 11, and 33A received by the District on January 23, 2023.

ATTACHMENT 5

Traffic Information

Ridgehaven Residential
Ormond Beach, Florida

Traffic Impact Analysis

Prepared for: Ridgehaven, LLC
By: LTG, Inc.
***Revised* March 2023**

LTG Engineering & Planning

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Ridgehaven Residential – Traffic Impact Analysis
LOCATION: Ormond Beach, Florida
CLIENT: Ridgehaven, LLC
JOB #: 5740.02

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Registration No. 9227
386/257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

George A Galan 2023.03.27 15:49:29-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LTG, INC.
1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
REGISTRATION NO. 9227
GEORGE A. GALAN, P.E. NO. 60080

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1

INTRODUCTION

LTG, Inc. (LTG) has been retained by Ridgehaven, LLC. to prepare a Traffic Impact Analysis (TIA) for the proposed Ridgehaven Residential development. The development is located north of Addison Drive and east of Plantation Oaks Boulevard in the City of Ormond Beach, Florida. Figure 1 shows the location of the project relative to the surrounding road network. The development will consist of 202 single-family detached housing dwelling units and 96 single-family attached housing dwelling units. A preliminary site plan is attached as **Appendix A.**

Access to the site is proposed via two (2) full access driveways along Plantation Oaks Boulevard. Build-out of the proposed development is anticipated by 2027.

Study Area

The following roadway segments and intersections are included in the analysis per the approved methodology (**Appendix B**):

Intersections:

1. US 1 at Plantation Oaks Boulevard
2. Old Dixie Highway at Plantation Oaks Boulevard
3. Plantation Oaks Boulevard at Project Driveway #1
4. Plantation Oaks Boulevard at Project Driveway #2

Roadway Segments:

- Plantation Oaks Boulevard from US 1 to Old Dixie Highway
- Old Dixie Highway from Pine Tree Drive to Walter Boardman Lane

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of the proposed project. Reference data was obtained from the Florida Department of Transportation (FDOT), the Volusia County Traffic Engineering Department, the City of Ormond Beach Planning Department, the Institute of Transportation Engineers (ITE), and the River to Sea Transportation Planning Organization (R2CTPO).

Planned Roadway Improvements

Information on programmed or planned roadway improvements in the area of interest were obtained from the FDOT Five-Year Work Program, Volusia County, the R2CTPO Long Range Transportation Plan, and previously approved projects. At this time there are no capacity enhancing improvements within the study area.



Ridgehaven Residential	N NTS	**Project Location Map** Project No.: 5740.02 | Figure 1	LTG Engineering & Planning 1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2

EXISTING ROADWAY ANALYSIS

Turning movement counts (TMCs) were conducted during the AM and PM peak-hours on September 15th of 2022 at the study area intersections (see **Appendix C**). FDOT's 2021 Seasonal Factors (SF) for the corresponding dates (1.03) were applied to the existing counts. The spreadsheet used to develop the existing, background and build-out traffic volumes is also located in **Appendix C**. The factored existing AM and PM peak-hour traffic volumes used in the analysis are depicted in **Figure 2**.

Unsignalized Intersection Analysis

The existing operating conditions at the unsignalized intersection was analyzed using *Highway Capacity Software 2010, Version 2027* (HCS). This software utilizes the procedures outlined in Chapter 20 of the Highway Capacity Manual (6th Edition) titled, "Two-Way Stop-Controlled Intersections". **Table 1** shows the existing AM and PM peak-hour level of service (LOS) at the study area intersections. The HCS summary sheets are attached as **Appendix D**.

Table 1
Existing AM and PM Peak-Hour LOS - Unsignalized Intersection
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
Old Dixie Highway at Plantation Oaks Boulevard	E	NB	9.5	A	NB	9.5	A

As indicated, the unsignalized intersection is currently operating outside the adopted level of service during the a.m. and p.m. peak-hours.

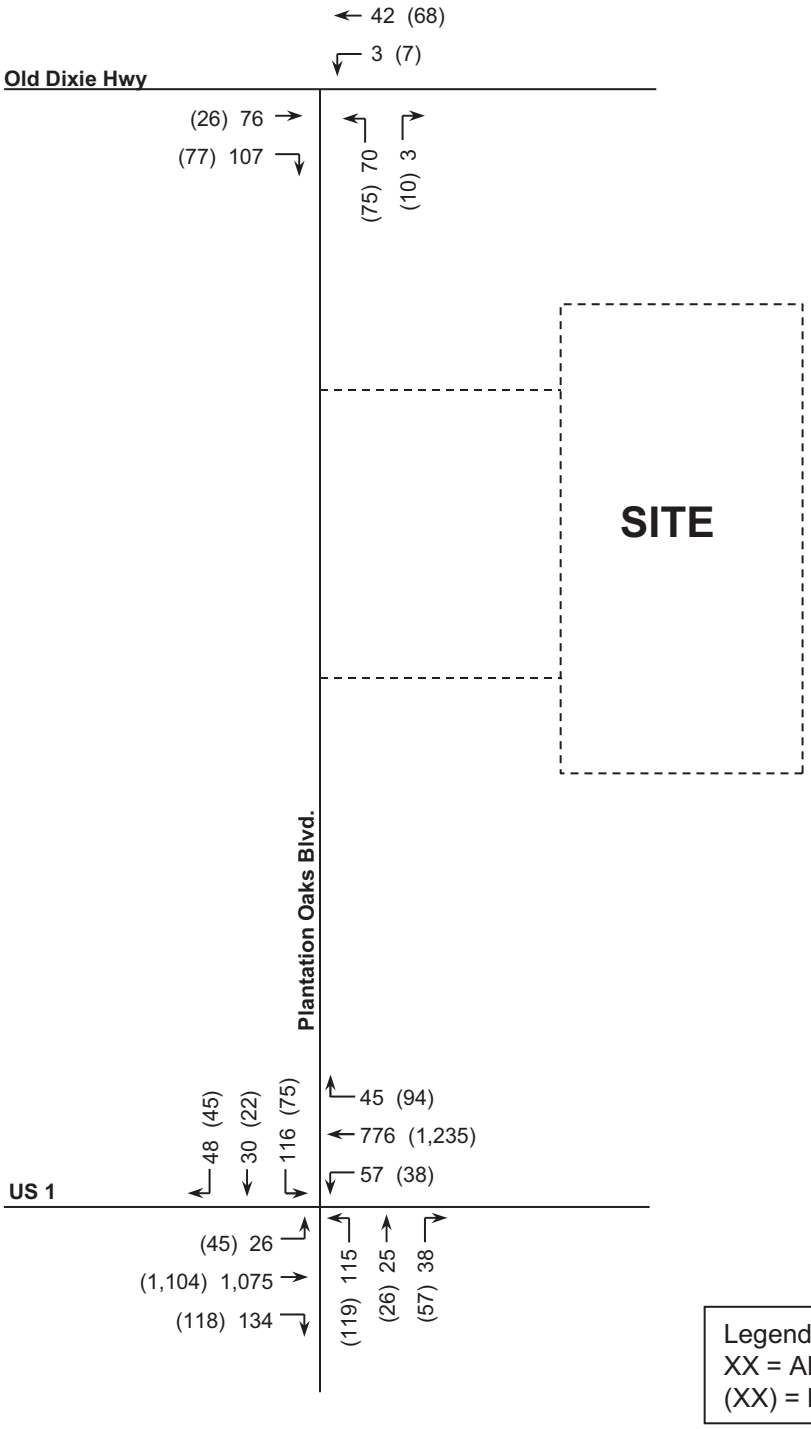
Signalized Intersection Analysis

The existing operating conditions at the signalized intersection was analyzed using HCS, which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual 6th Edition*, titled "Signalized Intersections". **Table 2** shows the existing LOS and volume to capacity ratios (v/c) at the study area intersections. The signal timings are provided in **Appendix E** and the HCS summary sheets are provided in **Appendix F**.

Table 2
Existing AM and PM Peak-Hour LOS - Signalized Intersections
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
US 1 at Plantation Oaks Boulevard	D	19.6	B	No	18.2	B	No

As indicated, the intersection of US 1 at Planation Oaks Boulevard is currently operating within the adopted LOS.



Legend:
XX = AM Peak-Hour
(XX) = PM Peak-Hour

Ridgehaven Residential

N

NTS

2022 Existing AM & PM Volumes

Project No.: 5740.02 | Figure 2

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A: *Free flow, individual users virtually unaffected by the presence of others*
Level of Service B: *Stable flow with a high degree of freedom to select operating conditions*
Level of Service C: *Flow remains stable, but with significant interactions with others*
Level of Service D: *High-density stable flow in which the freedom to maneuver is severely restricted*
Level of Service E: *This condition represents the capacity level of the road*
Level of Service F: *Forced flow in which the traffic exceeds the amount that can be served*

The Average Annual Daily Traffic (AADT) for the study roadway segments was obtained from the Volusia County 2021 Average Annual Daily Traffic & Historical Counts spreadsheet. The existing LOS for the study area road segments during the peak-hour are provided in **Table 3**.

Table 3
Existing PM Peak-Hour LOS - Roadway Segments*
Ridgehaven Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2021 AADT	Existing PM Peak-Hour Two-Way Volume	Existing PM Volume Exceed Adopted LOS?
Plantation Oaks Boulevard	US 1	Old Dixie Highway	2	E	1,230	-	307	No
Old Dixie Highway	Pine Tree Drive	Plantation Oaks Boulevard	2	E	1,860	3,410	290	No
	Plantation Oaks Boulevard	Walter Boardman Lane	2	E	1,860	3,410	290	No

**Adopted LOS, capacity, existing AADT, and existing PM Peak-Hour Two-Way Volume obtained from the 2021 Volusia County Traffic Count Spreadsheet.*
***Existing PM Peak-Hour Two Way Volume for Plantation Oaks Boulevard was determined using collected TMCs.*

As indicated, all of the study area roadway segments currently operate within the adopted LOS.

3

FUTURE TRAFFIC CONDITIONS

Traffic in the area is expected to grow due to local government approvals. The following section documents the methods used to project future 2027 traffic conditions by using either historical growth rates and/or vested trip information and anticipated project traffic.

2027 Background Traffic

The growth rate for each study area roadway segment was determined using Volusia County's Segment Growth Rates and Vested Trips Policy from August 2020, the vested trips as identified by Volusia County's latest vested trips table, received October 6th, 2022, and the 2021 Volusia County AADT spreadsheet. Due to development approvals issued within the immediate study area, the City of Ormond Beach has requested that the following projects be included in background traffic at the study area intersections:

- Plantation Oaks residential development (Approximately 4% of the development has been constructed; therefore, the project trips were reduced by 4% in the analysis)

The historical annual growth, vested trips, and the applied growth method used in the analysis for the study area roadway segments are provided in **Table 4**. The FDOT *Traffic Trends* analysis worksheets are attached as **Appendix G**. The vested trip information provided by Volusia County and the City of Ormond Beach is attached as **Appendix H**.

Table 4
Historical Growth Rates and Vested Traffic
Ridgehaven Residential

Roadway	Limits		5-Year			10-Year			Applied Growth Rate	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Existing AADT Year	Build-Out Year	Growth (# of Trips)	Growth Method Applied	Total Growth Applied (# of Trips)	Estimated Background Volume
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate										
Plantation Oaks Blvd	US 1	Old Dixie Hwy	NA	NA	NA	NA	NA	NA	2.00%	N	1,355	307	2021	2027	37	Historical + Vested	1,392	1,699
Old Dixie Highway	Pine Tree Dr	Plantation Oaks Blvd	Linear	80.3%	8.08%	-	-	-	8.08%	Y	395	290	2021	2027	141	Vested	395	685
	Plantation Oaks Blvd	Walter Boardman Ln	Linear	80.3%	8.08%	-	-	-	8.08%	Y	395	290	2021	2027	141	Vested	395	685

**Existing Peak-Hour Volume for Plantation Oaks Boulevard was determined using collected TMCs.*

4

2027 BACKGROUND ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the future roadway conditions to determine potential impacts and to investigate mitigation requirements. **Figures 3** graphically depict the 2027 background volumes. The results of the analysis are presented below.

Unsignalized Intersection Analysis

The unsignalized intersection was analyzed to determine the operating conditions under 2027 background conditions and the results are presented in **Table 5**. The HCS summary sheets are included in **Appendix I**.

Table 5
2027 Background AM and PM Peak-Hour LOS - Unsignalized Intersections
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
Old Dixie Highway at Plantation Oaks Boulevard	E	NB	10.9	B	NB	11.5	B

As indicated in the table above, under background conditions, the unsignalized study area intersection is anticipated to operate within the adopted LOS.

Signalized Intersection Analysis

The signalized intersection was analyzed to determine the operating conditions under 2027 background conditions and the results are presented in **Table 6**. The HCS summary sheets are included in **Appendix J**.

Table 6
2027 Background AM and PM Peak-Hour LOS - Signalized Intersection
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
US 1 at Plantation Oaks Boulevard	D	42.3	D	No	69.7	E	Yes

As indicated in the table above, under background conditions, the intersections of US 1 at Plantation Oaks Boulevard is anticipated to operate outside the adopted level of service and with v/c ratios greater than 1.0. The following improvements are recommended to achieve an acceptable LOS and a v/c ratio less than 1.0:

US 1 at Plantation Oaks Boulevard

- Add southbound left-turn lane (dual lefts)
- Optimize signal timings

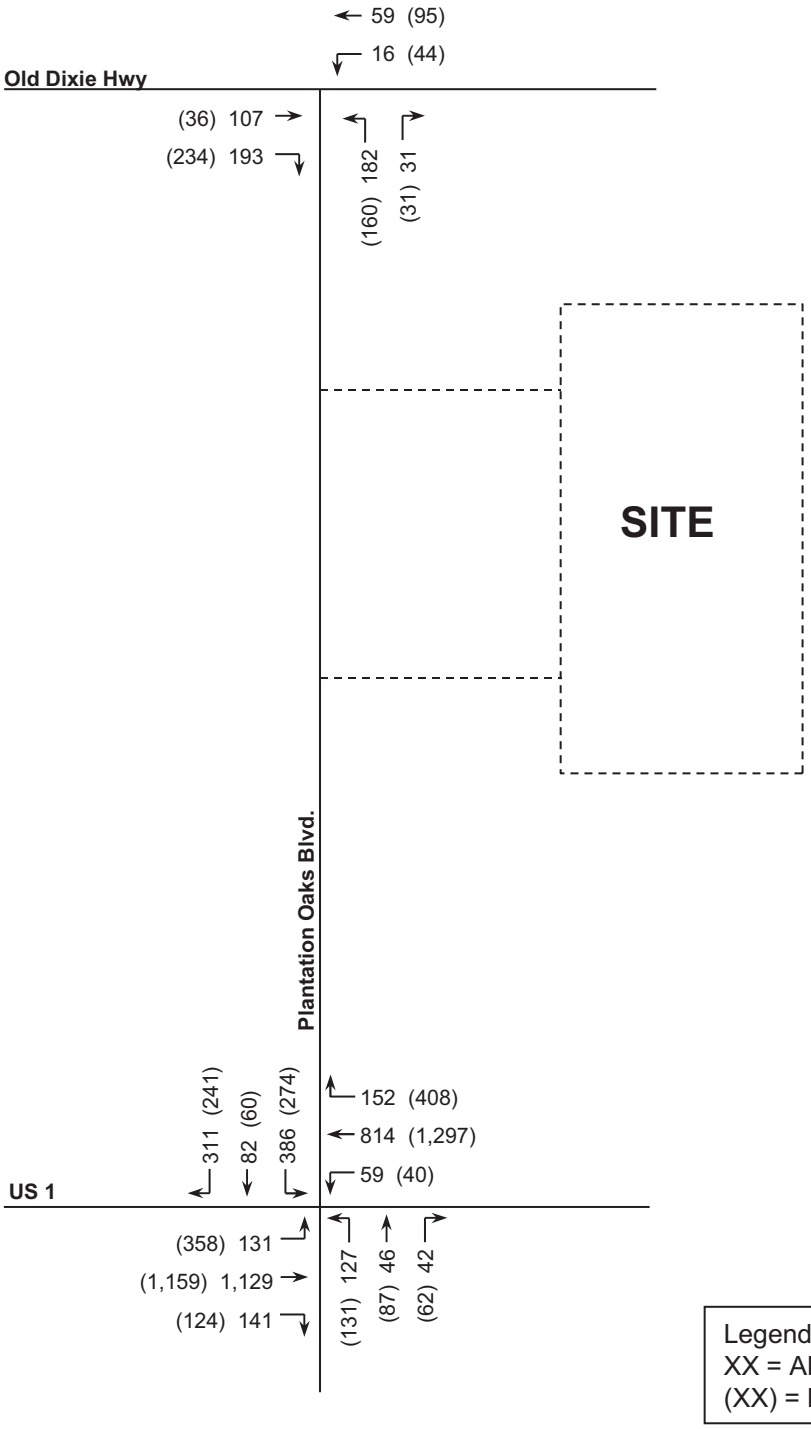
As requested by the City staff, the proposed improvements were analyzed incrementally to demonstrate the need for each recommendation. The HCS summary sheets and results depicting the incremental analysis are provided in **Appendix K**. The analysis of the intersections with all of the proposed improvements is provided in **Table 7**.

The LOS or v/c ratio will be exceeded due to background conditions without the addition of project trips; therefore, in accordance with Florida Statute 163.3180, the project is not responsible for mitigating the deficiencies caused by background conditions.

Table 7
2027 Background AM and PM Peak-Hour LOS - Signalized Intersection Improved
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
US 1 at Plantation Oaks Boulevard	D	-	-	-	40.1	D	No

As indicated in the table, the signalized intersections are anticipated to operate within the adopted level of service and with v/c ratios less than 1.0 with the recommended improvements under background conditions.



Legend:
XX = AM Peak-Hour
(XX) = PM Peak-Hour

Ridgehaven Residential	N / NTS	2027 Background AM & PM Volumes	LTG Engineering & Planning
		Project No.: 5740.02 — Figure 3	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Roadway Segment Analysis

The study area roadway segments were analyzed under 2027 background conditions to determine the anticipated two-way peak-hour LOS. The results are provided in **Table 8**. As indicated, all study area roadway segments currently operate within their adopted LOS with the exception of Plantation Oaks Boulevard from US 1 to Old Dixie Highway. The following improvements are recommended to improve the LOS deficiency:

Plantation Oaks Boulevard from US 1 to Old Dixie Highway:

- Widen from 2-lanes to 4-lanes

The improved roadway segment analysis for the deficient segments is provided in **Table 8**.

Table 8
2027 Background PM Peak-Hour LOS - Roadway Segments
Ridgehaven Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	Applied Growth Rate	High Growth ? Y/N	Vested Trips	Growth Method Applied	2027 Total Background Volume	Background PM Volume Exceed Adopted LOS?
Plantation Oaks Boulevard	US 1	Old Dixie Highway	2	E	1,230	307	2.00%	N	1,355	Historical Growth + Vested	1,699	Yes
Old Dixie Highway	Pine Tree Drive	Plantation Oaks Boulevard	2	E	1,860	290	8.08%	Y	395	Vested	685	No
	Plantation Oaks Boulevard	Walter Boardman Lane	2	E	1,860	290	8.08%	Y	395	Vested	685	No

Improved

Roadway	Segment	No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	Applied Growth Rate	High Growth? Y/N	Vested Trips	Growth Method Applied	2027 Total Background Volume	Background PM Volume Exceed Adopted LOS?	Roadway
Plantation Oaks Boulevard	US 1	Old Dixie Highway	4	E	3,410	307	2.00%	N	1,355	Historical Growth + Vested	1,699	No

5

2027 BUILD-OUT - FUTURE ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the roadway conditions at the time of project build-out to determine potential impacts of project-generated trips and identify mitigation requirements. The improvements recommended in background conditions have been included in the 2027 build-out analysis for those applicable intersections and roadway segments.

Project Trip Generation

The daily, A.M., and P.M. peak hour trip generation for the development presented in **Table 9** was determined using the Institute of Transportation Engineers (ITE) 11th Edition of the *Trip Generation Manual*.

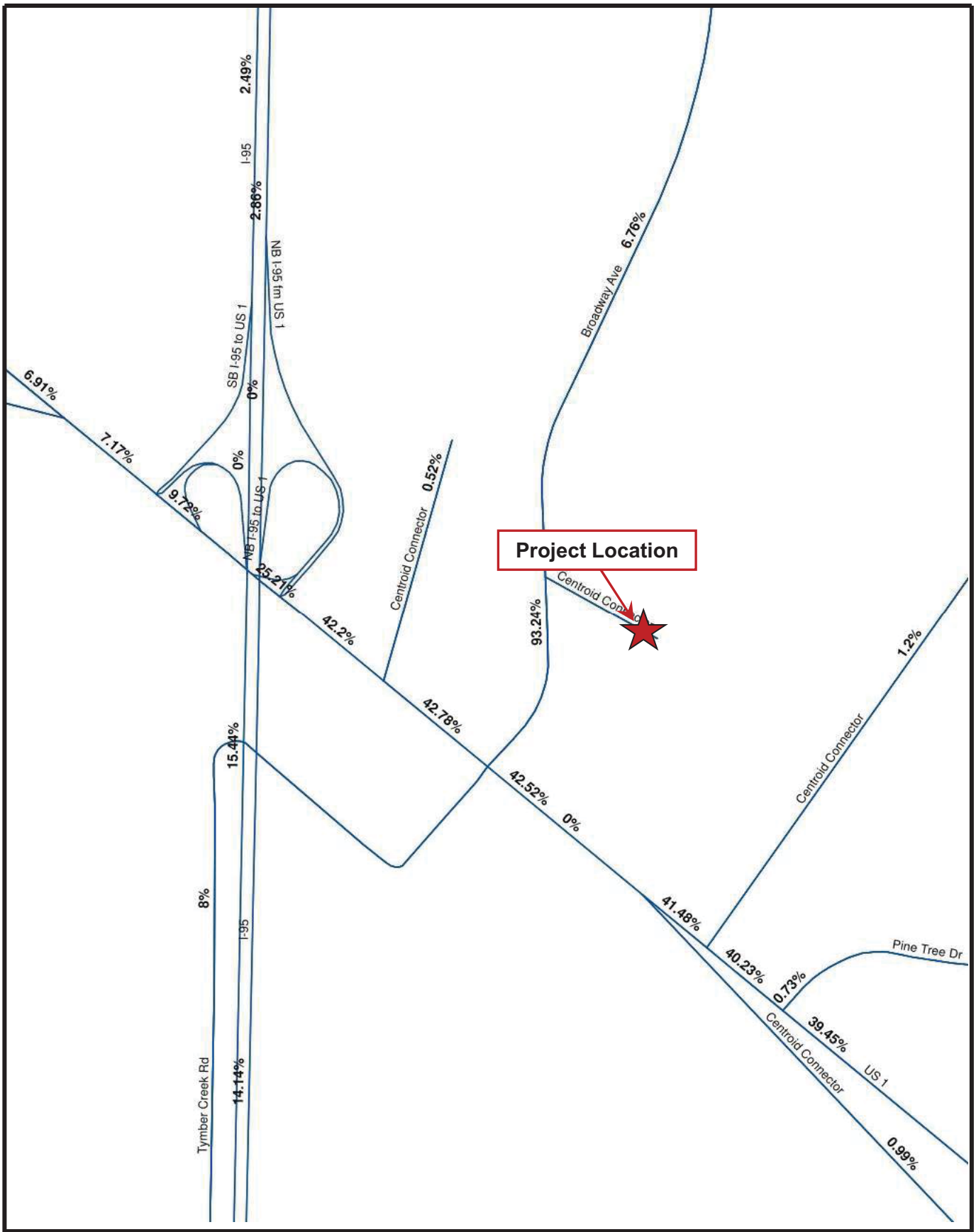
Table 9
Project Trip Generation
Ridgehaven Residential

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T)=0.92Ln(X)+2.68	202.0	DU	50%	50%	964	964	1,927
	Single-Family Attached Housing	215	T=7.62(X)-50.48	96.0	DU	50%	50%	341	341	681
							Totals:	**1,305**	**1,305**	**2,608**
AM Peak-Hour	Single-Family Detached Housing	210	Ln(T)=0.91Ln(X)+0.12	202	DU	26%	74%	37	104	141
	Single-Family Attached Housing	215	T=0.52(X)-5.70	96	DU	31%	69%	14	30	44
							Totals:	**51**	**134**	**185**
PM Peak-Hour	Single-Family Detached Housing	210	Ln(T)=0.94Ln(X)+0.27	202	DU	63%	37%	121	71	192
	Single-Family Attached Housing	215	T=0.60(X)-3.93	96	DU	57%	43%	31	23	54
							Totals:	**152**	**94**	**246**

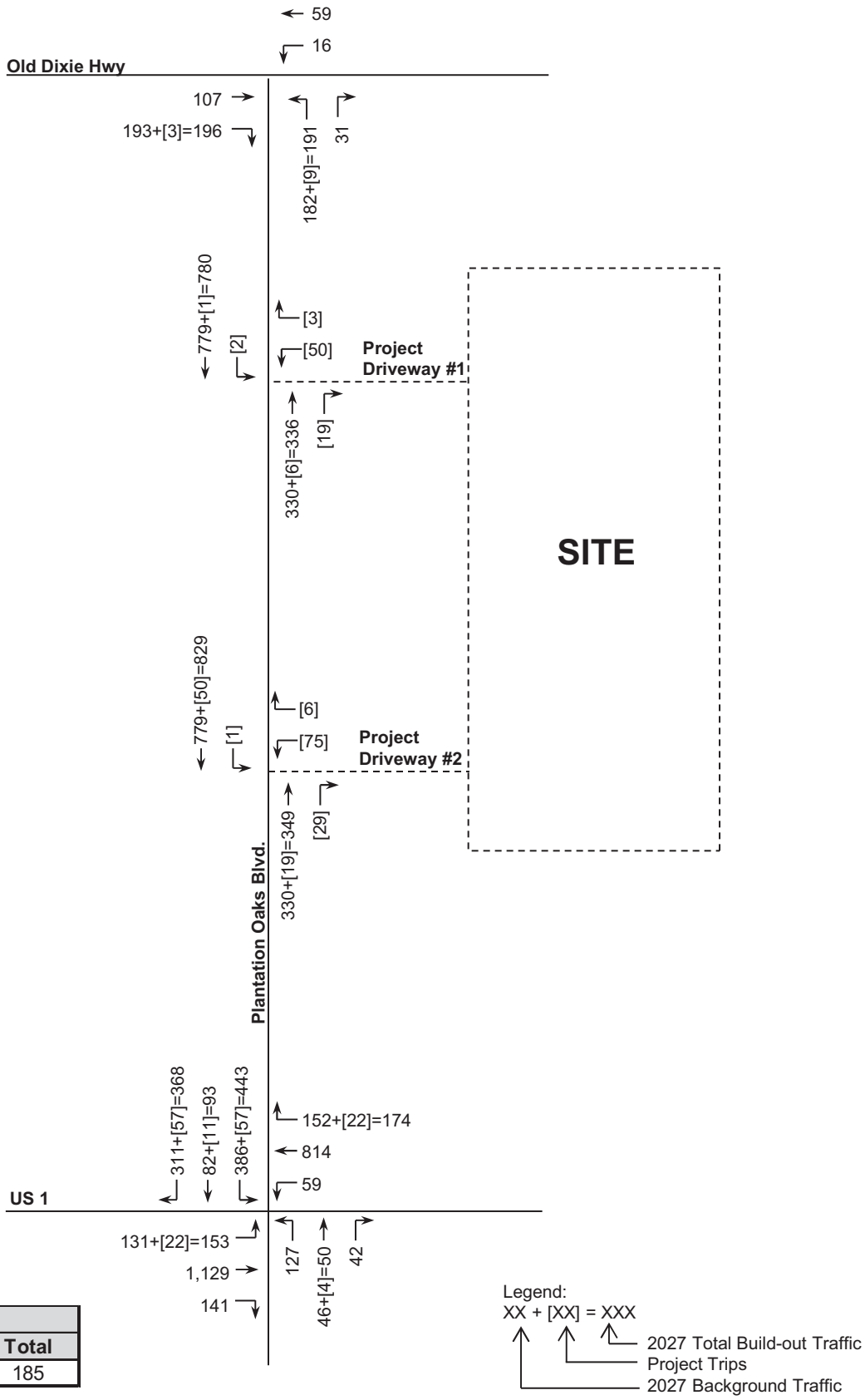
Project Trip Distribution and Trip Assignment

The Central Florida Regional Planning Model, version 7 (CFRPM) was used to obtain the project trip distribution for the proposed development. A select zone analysis was completed and resulted in the project trip distribution shown in **Figure 4**.

Using the trip distribution, the A.M. and P.M. peak hour project trips were assigned to the study area roadway network. **Figures 5A-5B** graphically depict the 2027 total background traffic and project trips at the study area intersections.



Ridgehaven Residential	N NTS	**Trip Distribution**	LTG Engineering & Planning
		Project No.: 5740.02 | Figure 4	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



AM Peak-Hour		
Enter	Exit	Total
51	134	185

Ridgehaven Residential

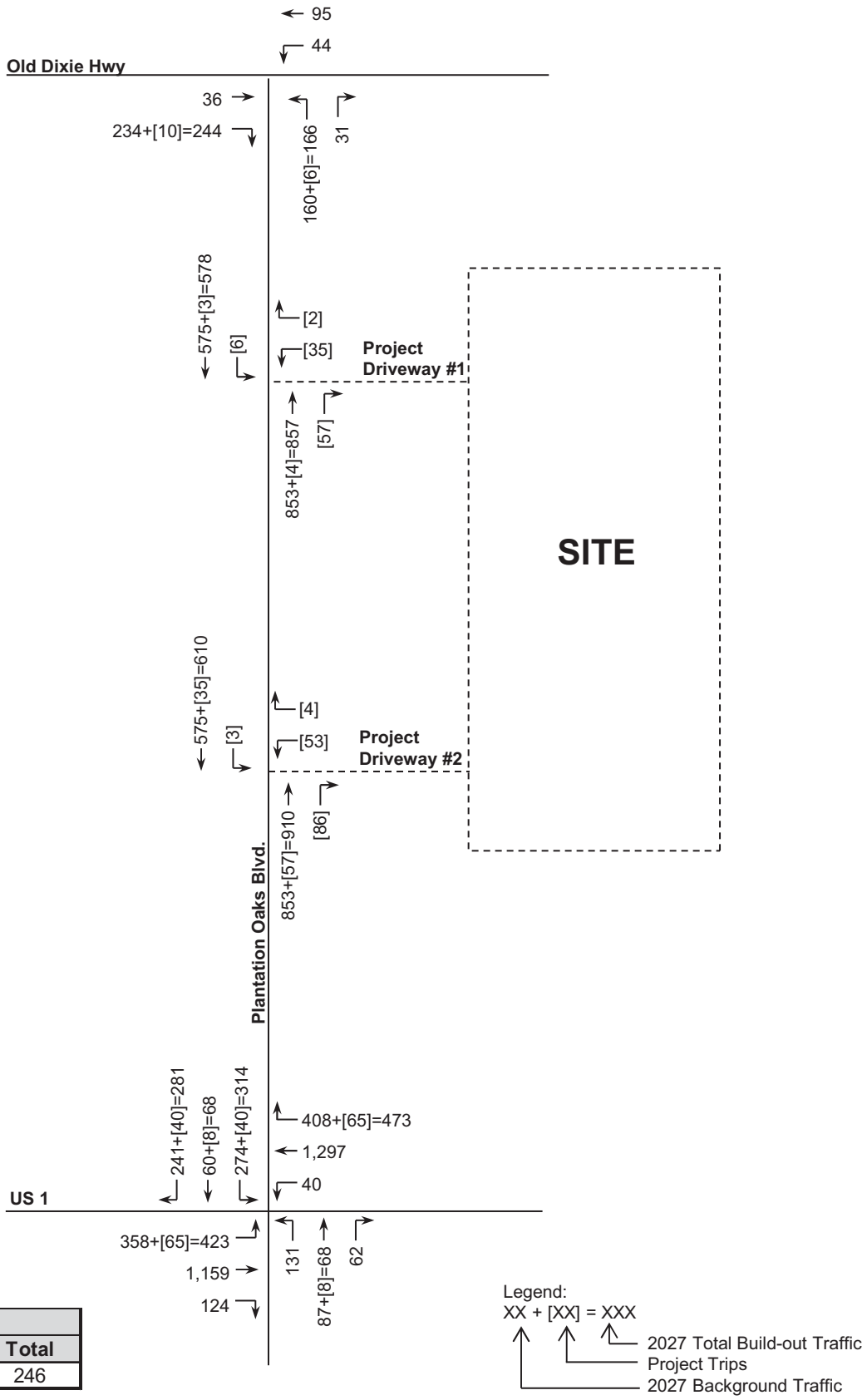
N

NTS

2027 AM Peak-Hour Build-Out Volumes

Project No.: 5740.02 | Figure 5A

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



PM Peak-Hour		
Enter	Exit	Total
152	94	246

Ridgehaven Residential

N

NTS

2027 PM Peak-Hour Build-Out Volumes

Project No.: 5740.02 | Figure 5B

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Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Unsignalized Intersection Analysis

The unsignalized intersections and project driveways were analyzed to determine the operating conditions under 2027 build-out conditions, and the results are presented in **Table 10**. The HCS summary sheets are included in **Appendix L**.

Table 10
2027 Build-Out AM and PM Peak-Hour LOS – Unsignalized Intersections
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
Old Dixie Highway at Plantation Oaks Boulevard	E	NB	11.0	B	NB	11.6	B
Plantation Oaks Boulevard at Full Access Driveway 1	E	WB	30.4	D	WB	43.0	E
Plantation Oaks Boulevard at Full Access Driveway 2	E	WB	41.7	E	WB	61.7	F

As indicated, under build-out conditions, the unsignalized intersections are anticipated to operate with an acceptable LOS with the exception of Plantation Oaks Boulevard at Project Driveway #2 during the P.M. peak-hour. It is typical for minor approaches to operate with high delays when confronted with high volumes along the major street. Since the v/c ratio is less than 1.0 for the westbound approach, this delay is considered acceptable, and no improvements are recommended at this time.

Signalized Intersections Analysis

The signalized intersections were analyzed to determine the operational LOS under build-out conditions, including the improvements identified during 2027 background conditions, and the results are presented in **Table 11**. The HCS summary sheets are contained in **Appendix M**.

Table 11
2027 Build-Out AM and PM Peak-Hour LOS - Signalized Intersection
Ridgehaven Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
US 1 at Plantation Oaks Boulevard	D	50.5	D	No	47.7	D	No

As indicated, the signalized intersection is anticipated to operate with v/c ratios less than 1.0 during the P.M. peak-hour under build-out conditions.

Roadway Segment Analysis

The study area roadway segments were analyzed under build-out conditions, including the improvements identified during 2027 background conditions, to determine the anticipated LOS and the results are presented in **Table 12**. As indicated, all study area roadway segments are expected to operate within the adopted LOS.

Table 12
2027 Build-Out PM Peak-Hour LOS - Roadway Segments
Ridgehaven Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	2027 Background Volume	Project Distribution	Project Trips	2027 Total Build-Out Volume	2027 Build-Out Volume Exceed Adopted LOS?
Plantation Oaks Boulevard	US 1	Northern Project Driveway	4	E	3,410	307	1,699	93.0%	229	1,928	No
	Northern Project Driveway	Old Dixie Highway	4	E	3,410	307	1,699	7.0%	17	1,716	No
Old Dixie Highway	Pine Tree Drive	Plantation Oaks Boulevard	2	E	1,860	290	685	0.2%	0	685	No
	Plantation Oaks Boulevard	Walter Boardman Lane	2	E	1,860	290	685	6.1%	15	700	No

Queue Length and Turn Lane Analysis

A queue length analysis was conducted to determine the recommended storage lengths for existing turn lanes at the study area intersections that are impacted by project traffic. The HCS results were used to obtain the 95th percentile queue lengths expected for each exclusive turn lane during the A.M. and P.M. peak-hours. Turn lane requirements were evaluated using the Volusia County LDC Section 72-619, Table VI and FDOT Design Manual 212. The resulting recommended turn lane lengths for the intersections are provided in **Table 13**. As indicated in the table, all turn lanes that do not meet the required standard lengths do so in existing conditions or due to background conditions in either the AM or PM peak-hours and not due to project trips except for the following turn lanes:

US 1 at Plantation Oaks Boulevard

- Extend eastbound left-turn lane by 75-feet

Alternate Mode Analysis

An alternative mode analysis has been conducted to determine existing and proposed alternate modes of transportation within the immediate project study area.

Votran, Volusia County's public transportation system, provides transportation alternatives to all urban areas of the county via fixed route buses and paratransit vehicles. The frequency of most routes is one hour, with a few operating on the half-hour. Standard daily service is provided from 6:00 a.m. to 7:00 p.m., Monday through Saturday, with a limited fixed route service at night and on Sunday. Currently, there is 1 bus stop within 0.25-miles of the development, located just west of US 1 at Plantation Oaks Boulevard. Route 3C services stops from Airport Road to east of I-95, with a connection to the Votran Transfer Plaza for additional connectivity.

Bicycle and Pedestrian Analysis

Per Ormond Beach Land Development Code (LDC) 3-53(d), a detailed analysis of the bicycle and pedestrian facilities within a one (1) mile radius of the development is required. Currently, there is an existing sidewalk provided along the westside of Plantation Oaks Boulevard, providing access to amenities and services on US 1. There are no sidewalks immediately adjacent to the proposed development. Per Ormond Beach LDC 3-55(1.d), the development will be required to install sidewalks 5-feet in width along Plantation Oaks Boulevard adjacent to the development boundary. Based on prior discussions with City staff, the developer has agreed to install sidewalk extending from the northern project driveway to existing sidewalk network at the intersection of US 1 and Plantation Oaks Boulevard (see **Appendix N**). An existing bike path is provided along the eastside of Plantation Oaks Boulevard, providing access for bicyclists to US 1 and Old Dixie Highway. There are no schools or public parks within a two (2) miles radius of the proposed development currently. In the future, the developer for Plantation Oaks has allotted space to the County for public park amenities, which will be accessible via the Planation Oaks Boulevard sidewalk network. **Figure 6** graphically depicts the project location in relation to the existing sidewalk, existing bike path, and proposed sidewalk network.



Ridgehaven Residential	N NTS	**Bike & Pedestrian Analysis**	LTG Engineering & Planning
		Project No.: 5740.02 | Figure 6	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Table 14
Build-Out AM and PM Peak-Hour - Queue Length and Turn Lane Recommendations
Ridgehaven Residential

Intersection	Turn Lane	Posted Speed Limit (mph)	Existing Lane Length (ft)	Required Deceleration (ft)*	Existing				Background				Build-Out					
					# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	Lane Length Deficiency Difference from Background to Build-Out (ft)	Project Trips
AM																		
US 1 at Plantation Oaks Boulevard	SBL	45	325	185	1	25	210	0	2	75	260	0	2	75	260	0	0	22
Old Dixie Highway at Plantation Oaks Boulevard	WBL	45	350	320	1	25	345	0	1	25	345	0	1	25	345	0	0	0
PM																		
US 1 at Plantation Oaks Boulevard	SBL	45	325	185	1	25	210	0	2	200	385	60	2	275	460	135	75	65
Old Dixie Highway at Plantation Oaks Boulevard	WBL	45	350	320	1	25	345	0	1	25	345	0	1	25	345	0	0	0

**Based upon Volusia County LDC Section 72-619 Table VI and FDOT Design Manual 212*

Site Access Analysis

Access to the development will be provided via 2 full access driveways along Plantation Oaks Boulevard. The need for turn lanes was determined utilizing the Volusia County Land Development Code (LDC) Section 72-619. Per the Volusia LDC, a right-turn lane is required when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour. A left-turn lane shall be provided at each driveway when the average daily trip ends of the driveway is 1,000 vehicles or more and/or the average peak hour inbound left-turn volume is 25 vehicles or more, with no queue length required if the peak hour entering volume is 75 vehicles in the peak hour or less. Based on this criterion and an adjacent speed limit of 35 miles per hour (mph), the following turn lanes are required at new access points:

Plantation Oaks Boulevard at Full Access Driveway 1:

- A 155-ft (includes 50-ft taper) northbound right-turn lane

Plantation Oaks Boulevard at Full Access Driveway 2:

- A 155-ft (includes 50-ft taper) northbound right-turn lane

Proportionate Share (PS)

Based on the current Florida Statue and procedures outlined in the R2CTPO TIA guidelines, the proportionate share shall be calculated based upon the number of trips from the proposed development being approved. The project traffic is then divided by the change in roadway capacity resulting from the recommended improvements to result in a PS percentage. The total estimated construction cost for the improvement is multiplied by the PS percentage to determine the applicant's PS contribution.

The PS formula is to be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. The recommended improvements eligible for PS determination, the estimated improvements costs and PS calculation are to be negotiated once the TIA has been approved.

6

CONCLUSION AND RECOMMENDATIONS

This study was conducted to evaluate the impact the proposed Ridgehaven Residential development would have on the surrounding roadway network in the City of Ormond Beach. The results of the study are summarized in **Table 14 and Table 15**, below.

Table 14
Recommended Improvements - Intersections
Ridgehaven Residential

Intersection	When Improvement Required	
	2027 Background	2027 Build-Out
US 1 at Plantation Oaks Boulevard	• Add southbound left-turn lane (dual lefts) • Optimize signal timing splits The LOS or v/c ratios will be exceeded due to background conditions without the addition of project trips; therefore in accordance with Florida Statute 163.3180, the project is not responsible for mitigating the deficiencies caused by background conditions.	

Table 15
Recommended Improvements - Segments
Ridgehaven Residential

Segment	Limits		When Improvement Required	
	From	To	2027 Background	2027 Build-Out
Plantation Oaks Blvd	US 1	Northern Project Driveway	4L	
	Northern Project Driveway	Old Dixie Highway	4L	

Based on the criterion in the Volusia County LDC Section 72-619 and an adjacent speed limit of 35 mph, the following turn lanes are required at new access points:

Plantation Oaks Boulevard at Full Access Driveway 1:
- A 155-ft (includes 50-ft taper) northbound right-turn lane

Plantation Oaks Boulevard at Full Access Driveway 2:
- A 155-ft (includes 50-ft taper) northbound right-turn lane

If deemed necessary by the agencies, the recommended improvements caused by build-out project traffic eligible for proportionate share (PS), the estimated improvement cost, and PS calculations are to be negotiated once the TIA results are accepted by the City of Ormond Beach and Volusia County. Based on the results of the TIA and recommended improvements, the proposed Ridgehaven Residential development is recommended for approval.

APPENDICES

APPENDIX A

Preliminary Site Plan

GRAPHIC SCALE
SCALE: 1" = 60'
MADISON DRIVE (80' R/W)
MADISON DRIVE (80' R/W)
MAP BOOK 35
LOT 159
LOT 158
PLANTATION OAKS
PHASE 3
EXISTING DITCH
EXISTING POND
LAKE #56
CONSERVATION EASEMENT ORB 62
OUT PARCEL
OUT PARCEL
OUT PARCEL

APPENDIX B

Approved Methodology

Via Email: (Steven.spraker@ormondbeach.org)

Ref: 5740.01

September 8, 2022

Mr. Steven S. Spraker, AICP
Planning Director
City of Ormond Beach
22 S. Beach Street
Room 114
Ormond Beach, FL 32174

Re: Ridgehaven Residential - Traffic Impact Analysis Methodology

Dear Mr. Spraker:

LTG, Inc. (LTG) has been retained by Ridgehaven, LLC. to prepare a Traffic Impact Analysis (TIA) for the proposed development known as Ridgehaven Residential. The development is located north of Addison Drive and east of Plantation Oaks Boulevard in the City of Ormond Beach. Access is proposed via two full access driveways along Plantation Oaks Boulevard. Build-out of the proposed development is anticipated by 2027. **Figure 1** shows the location of the project relative to the surrounding road network. A layout of the proposed site is attached as **Exhibit A**. The development will consist of the following land uses:

- Single-Family Detached Housing = 202 Dwelling Units
- Single-Family Attached Housing = 96 Dwelling Units

The City of Ormond Beach has adopted the River to Sea Transportation Planning Organization (R2CTPO) TIA guidelines. In accordance with these guidelines, this letter outlines the proposed methodology by which the analysis will be conducted. The analysis will be based on the latest concurrency information as obtained from the Volusia County Traffic Engineering Department, the City of Ormond Beach Public Works and/or Development Services Departments, and the Florida Department of Transportation (FDOT).

Analysis Period

Roadway segments will be analyzed based on peak-hour two-way traffic and intersections will be analyzed for a.m. and p.m. peak-hours. The analysis will be conducted under 2022 existing conditions and 2027 build-out conditions. The a.m. and p.m. peak-hour turning movement counts will be collected on a typical weekday (Tuesday, Wednesday, or Thursday) between the hours of 7:00 a.m. - 9:00 a.m. and 4:00 p.m. – 6:00 p.m. The existing traffic counts will be adjusted by the FDOT Seasonal Factor (SF) specified for the week the data is collected.

Planned Roadway Improvements

Information on programmed or planned roadway improvements in the area of interest will be obtained from the FDOT Five-Year Work Program, Volusia County, the R2CTPO Long Range Transportation Plan (LRTP), and previously approved projects.

Project Trip Generation

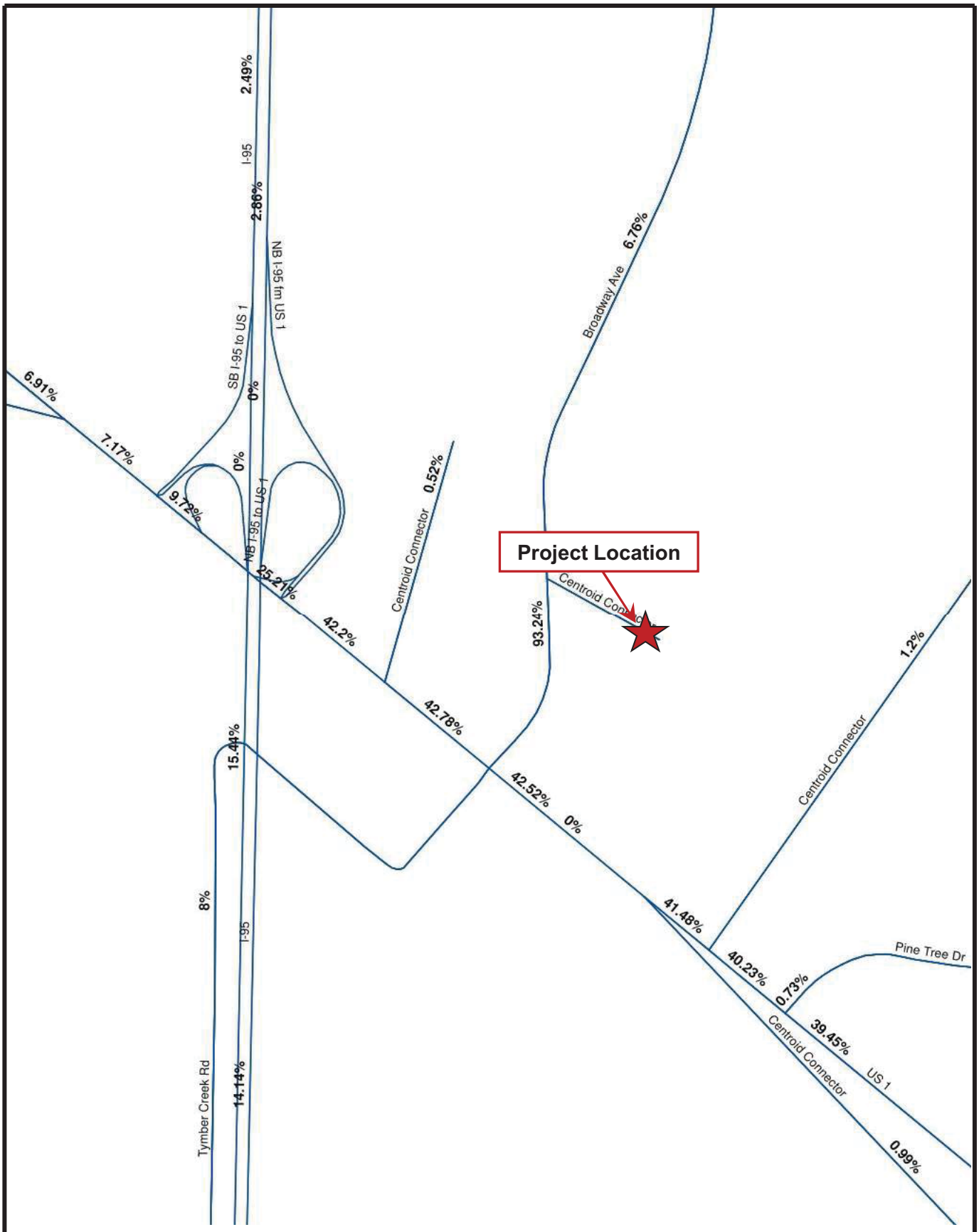
The daily, a.m., and p.m. peak-hour trip generation for the build-out of the development was determined using the Institute of Transportation Engineers (ITE) 10th edition of the *Trip Generation Manual*. The proposed trip generation is summarized in **Table 1**.

Project Trip Distribution

The Central Florida Regional Planning Model version 7 was used to obtain the project trip distribution for the project. The proposed project trip distribution is attached as **Figure 2**. Additional distribution printouts are included in **Exhibit B**.



Ridgehaven Residential	N NTS	**Project Location Map** Project No.: 5740.01 | Figure 1	LTG Engineering & Planning 1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Ridgehaven Residential	N NTS	**Trip Distribution**	LTG Engineering & Planning
		Project No.: 5740.01 | Figure 2	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Table 1
Trip Generation
Ridgehaven Residential

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T)=0.92Ln(X)+2.68	202.0	DU	50%	50%	964	964	1,927
	Single-Family Attached Housing	215	T=7.62(X)-50.48	96.0	DU	50%	50%	341	341	681
							Totals:	**1,305**	**1,305**	**2,608**
AM Peak-Hour	Single-Family Detached Housing	210	Ln(T)=0.91Ln(X)+0.12	202	DU	26%	74%	37	104	141
	Single-Family Attached Housing	215	T=0.52(X)-5.70	96	DU	31%	69%	14	30	44
							Totals:	**51**	**134**	**185**
PM Peak-Hour	Single-Family Detached Housing	210	Ln(T)=0.94Ln(X)+0.27	202	DU	63%	37%	121	71	192
	Single-Family Attached Housing	215	T=0.60(X)-3.93	96	DU	57%	43%	31	23	54
							Totals:	**152**	**94**	**246**

Study Area

Per the R2CTPO guidelines, projects must include all roadway segments to which the site has direct connections, that are impacted by the proposed project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity, major intersections along the significant segments, and roadway segments that have been designated as “critical” or “near critical” within the site traffic influenced segments.

Critical and near critical roadways are defined by Volusia County as roadways with a volume to capacity (v/c) ratio that is equal to or greater than 1.0 and 0.90, respectively. **Figure 3** depicts the critical and near critical roadway segments within the area.

Using the project trip distribution, p.m. peak-hour project trips were assigned to the roadway network to determine the roadway segments that are impacted by the proposed project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity. **Table 2** presents the significance test on area roadways for the proposed development.

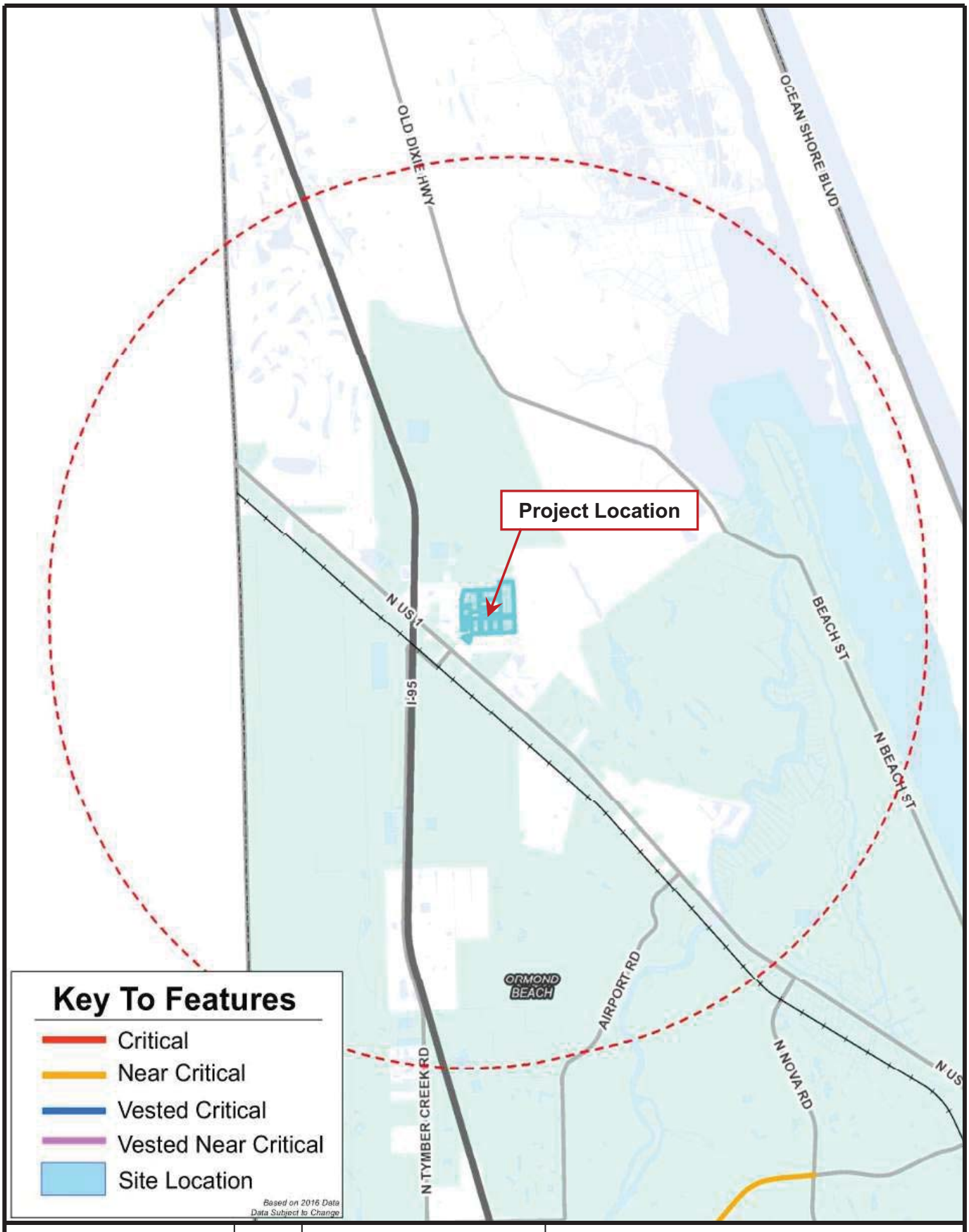
As indicated in **Table 2**, the project traffic is significant on one area roadways. Therefore, the following intersections and roadway segments will be included in the study:

Roadway Segments:

- Plantation Oaks Boulevard from US 1 to Old Dixie Highway (provides access, significant)
- Old Dixie Highway/Beach Street from Pine Tree Drive to Walter Boardman Lane (requested by the City)

Intersections:

- US 1 at Plantation Oaks Boulevard
- Old Dixie Highway at Plantation Oaks Boulevard
- Plantation Oaks Boulevard at Project Driveways (future conditions)



Ridgehaven Residential	N NTS	3-Mile Critical/Near Critical Map	LTG Engineering & Planning
		Project No.: 5740.01 Figure 3	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Table 2
Significance Test
Ridgehaven Residential

Roadway	Limits		No. of Lanes	Adopted LOS[1]	Peak-Hour Two-Way Capacity at Adopted LOS[2]	Build Out Project Distribution	PM Peak-Hour Two-Way		
	From	To					Project Trips	Impact of LOS	3% Significant?
I-95	SR 40/Granada Blvd.	US 1	6	D	10,510	29.6%	73	0.69%	No
	US 1	Flagler Co. Line/Old Dixie Hwy	6	D	10,510	5.4%	13	0.12%	No
US 1	SR 5A/Nova Rd.	Airport Rd.	4	D	3,580	28.3%	70	1.96%	No
	Airport Rd.	I-95	4	D	3,580	42.8%	105	2.93%	No
	I-95	Flagler Co. Line/Old Dixie Hwy	4	D	3,580	9.7%	24	0.67%	No
Old Dixie Hwy/ Beach Street	Inglesia Ave	Pine Tree Dr	2	E	1,020	0.9%	2	0.20%	No
	Pine Tree Dr	Plantation Oaks Blvd	2	E	1,860	0.2%	0	0.00%	No
	Plantation Oaks Blvd	Walter Boardman Ln	2	E	1,860	6.1%	15	0.81%	No
Pine Tree Dr	US 1	Addison Dr	2	E	1,020	0.7%	2	0.20%	No
	Addison Dr	Old Dixie Hwy	2	E	1,020	0.7%	2	0.20%	No
Plantation Oaks Blvd	US 1	Old Dixie Hwy	2	E	1,020	100.0%	246	24.12%	Yes
Airport Rd	Sunshine Blvd	US 1	2	E	2,200	5.2%	13	0.59%	No

[1]Per Comprehensive Plan of Jurisdiction
[2]Per 2021 VC AADT Spreadsheet

Critical
Near Critical
Vested Critical
Vested Near Critical

Build-Out Traffic

The build-out traffic will be developed by the sum of the background traffic (derived from historical growth rates and vested trips as identified by Volusia County) and the estimated project traffic. Growth rates for each study area roadway segment will be determined using the following method:

- Historic growth trends calculated based upon the last five years of historic count data to determine a roadway segment's applicable trend growth rate using the best fitted regression analysis.
- If the R^2 value is less than 0.70, then ten (10) years of historical traffic data will be used to determine the trends growth rate using the best fitted regressions analysis.
- If the R^2 is still less than 0.70, the R^2 for the adjoining northbound and southbound segments will be analyzed. Then the growth rate shall be determined by the trend fitted curve. If the overall trend fitted curve is positive,1% or 2% shall be used. If the overall trend fitted curve is negative, then a 1% growth rate will be applied.
- In no case shall the growth rate be negative.
- Vested trips will be applied in addition to growth rates where applicable.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, the background growth will be determined using either vested trips or the growth rate, whichever is more conservative.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, and there is a high number of vested trips to be applied by multiple vested projects with various land uses, a request may be made to reduce vested traffic by 30% if the vested traffic is 30% of the total background growth.
- Per recent Volusia County directive, exponential regression will not be used to determine growth rates.

The results of the trends analysis and vested trips as identified by the County's latest vested trips table, is provided in **Table 3**. At the request of the County, Exponential Regression was not used to determine growth rates. All improvements funded for construction within the first three years of the five-year work program will be considered in the future analysis. It is understood that this methodology will remain valid for a period of six (6) months from the date of approval.

Segment Analysis – P.M. Peak-Hour (Existing, Background, and Build-Out Conditions)

If the future projected volume is expected to exceed the maximum service volume of a roadway segment, a transportation analysis may be conducted to determine service volume specific to that segment, if authorized by the applicant. The procedures documented in the latest version of the FDOT *Quality/Level of Service Handbook* will be used to determine specific capacity, if necessary.

Intersection Analysis – A.M. & P.M. Weekday Peak-Hour (Existing, Background, and Build-Out Conditions)

The operating conditions for both the existing and future conditions at the unsignalized intersections will be analyzed using the *Highway Capacity Software (HCS)*. This software utilizes the methodology outlined in Chapter 20 of the Highway Capacity Manual, Version 2022, titled "Two-Way Stop Controlled Intersections." The operating conditions for both the existing and future conditions at the signalized intersections will be evaluated using HCS and/or *Synchro 10*. This software utilizes the methodology outlined in Chapter 19 of the 2010 Highway Capacity Manual, titled "Signalized Intersections".

Alternative Mode Analysis

An alternate mode analysis will be conducted which will evaluate present and programmed bike and pedestrian within 1 mile of the development in accordance with Section 3-53 of the Ormond Beach Land Development Code. Votran shall be notified of the proposed project (land use and intensity), and comment shall be requested for potential future routes.

Table 3
Trends Growth and Vested Trips
Ridgehaven Residential

Roadway	Limits		5-Year			10-Year			Applied Growth Rate	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Existing AADT Year	Build-Out Year	Growth Method Applied
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate							
Plantation Oaks Blvd	US 1	Old Dixie Hwy	NA	NA	NA	NA	NA	NA	2.00%	N	0	*	2021	2027	Historical Growth

**Existing PM Peak-Hour Volume will be determined using collected turning movement counts*

Site Access Analysis

A site access analysis based on the proposed preliminary plan and driveway geometry will be included in the analysis. The current driveway spacing and turn lane criteria standards adopted by the maintaining agency will be used to evaluate any necessary access improvements or recommendations.

Improvement Mitigations

All proposed mitigation improvements must be consistent with the appropriate city and county comprehensive plans transportation element. In particular, if a proposed mitigation improvement is to widen a county roadway beyond that which is indicated on the county's adopted Future Number of Lanes Map (or allowed by the CTE since a county map amendment is pending), an alternative mitigation improvement project must be proposed. Any additional traffic evaluations or studies required to provide recommendations for improvement will also be identified in the report. Full execution of additional analyses required to implement or include the improvement in the mitigation plan for the project will be submitted under separate cover.

Please review and advise if the City is in agreement with this proposed methodology or provide comments relating to preferred revisions. If you have any questions, please contact me at 386.257.2571.

Sincerely,
LTG, Inc.

George A. Galan, PE
Director of Traffic Operations

Attachments:

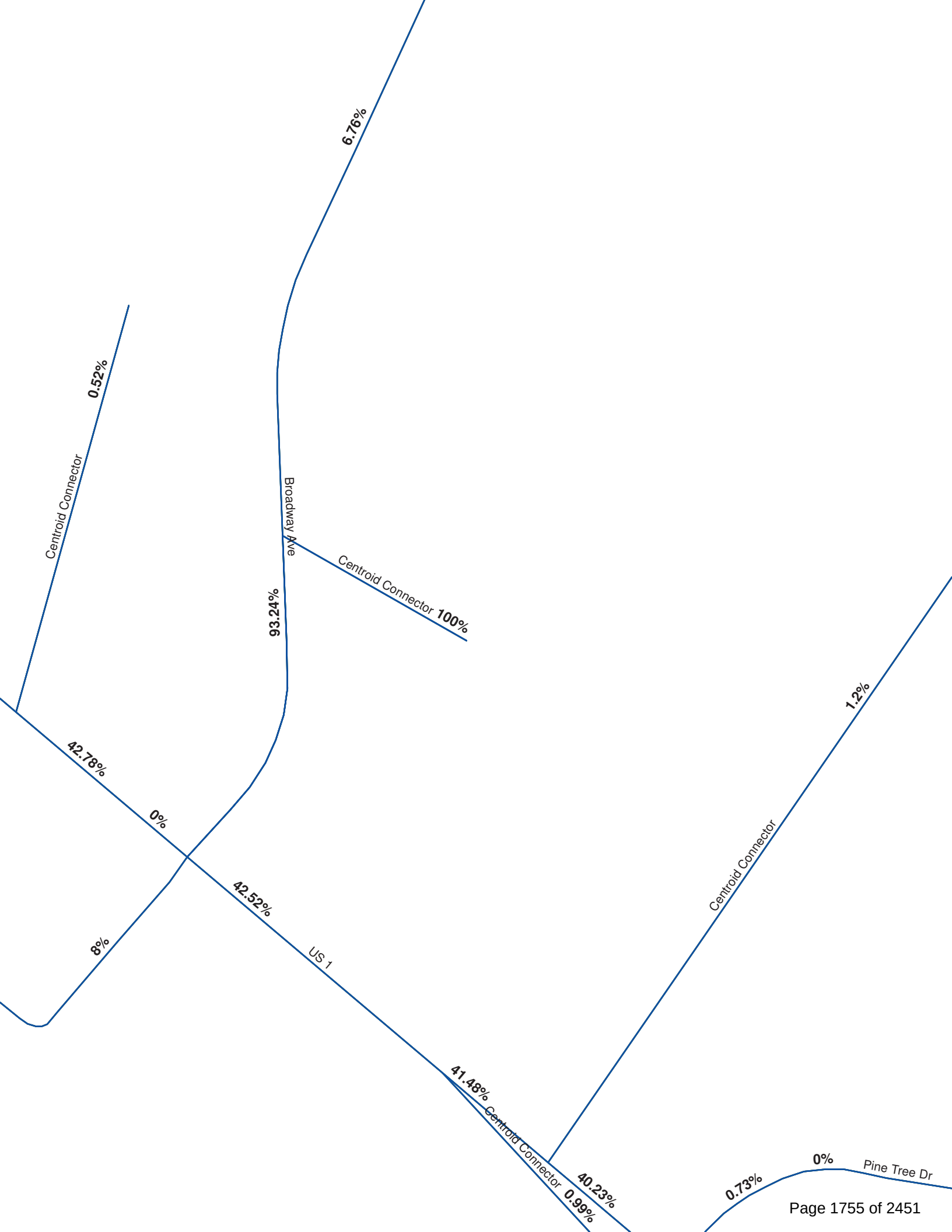
Exhibit A: Conceptual Site Plan
Exhibit B: Distribution Print-Outs

c: David Janse, Ridgehaven, LLC. (davej@ridge-development.com)

EXHIBIT A

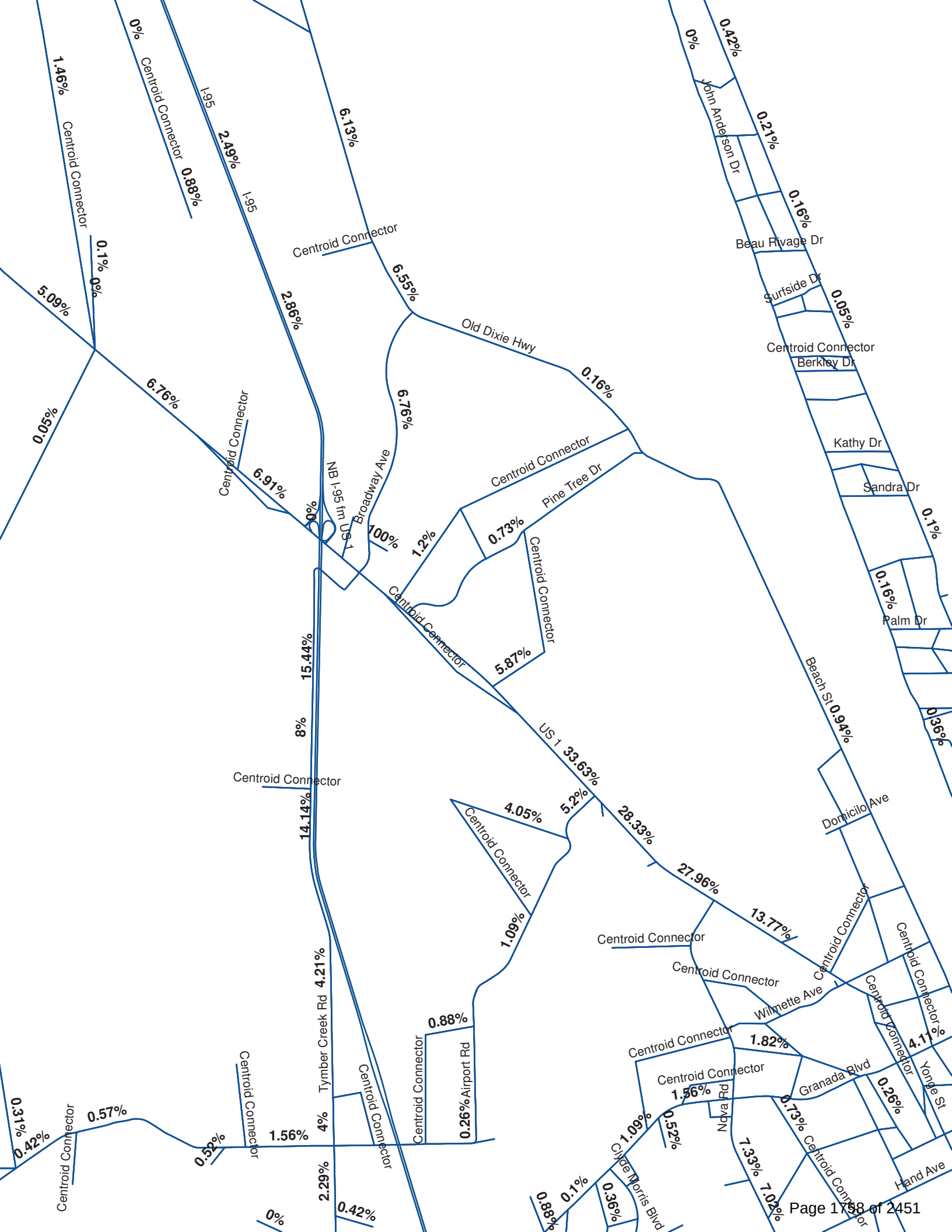
GRAPHIC SCALE
SCALE: 1" = 60'
MADISON DRIVE (80' R/W)
MADISON DRIVE (80' R/W)
MAP BOOK 35
LOT 159
LOT 158
PLANTATION OAKS
PHASE 3
EXISTING DITCH
EXISTING POND
LAKE #56
PLANTATION OAKS
PHASE 2
CONSERVATION EASEMENT
ORB 62

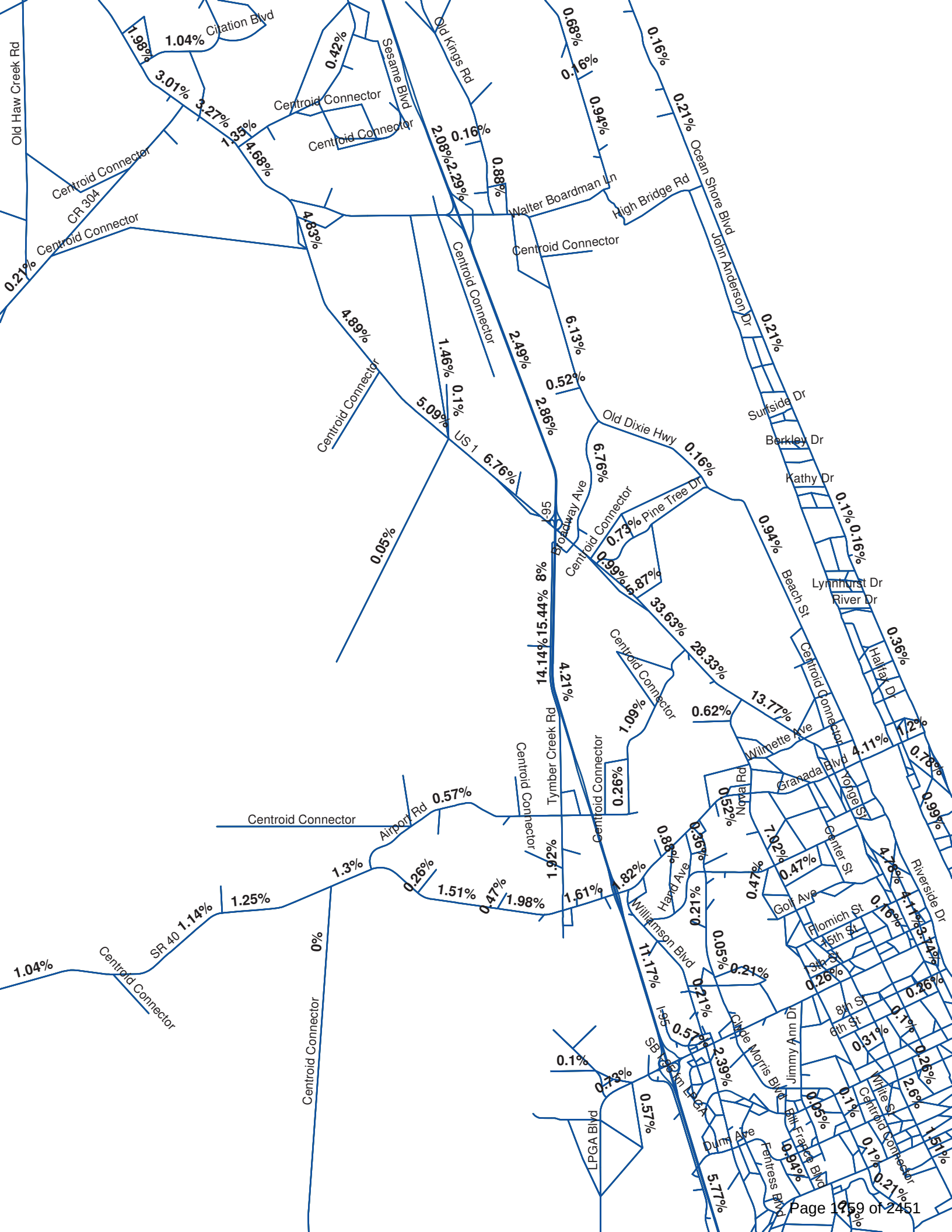
EXHIBIT B


6.76%
Broadway Ave
Centroid Connector
0.52%
Centroid Connector
100%
93.24%
42.78%
0%
8%
42.52%
US 1
1.2%
Centroid Connector
41.48%
Centroid Connector
0.99%
40.23%
0.73%
0%
Pine Tree Dr


2.49%
I-95
2.86%
NB I-95 frm US 1
SB I-95 to US 1
0%
6.91%
7.17%
0%
9.72%
NB I-95 to US 1
25.21%
42.2%
Centroid Connector
0.52%
Broadway Ave
6.76%
93.24%
Centroid Connector
42.78%
15.44%
42.52%
0%
1.2%
Centroid Connector
8%
I-95
41.48%
40.23%
0.73%
Pine Tree Dr
39.45%
US 1
Centroid Connector
0.99%
Tymber Creek Rd
14.14%


2.49%
2.86%
6.55%
6.76%
0.16%
Old Dixie Hwy
0%
6.76%
Centroid Connector
6.91%
0.26%
0%
SB I-95 to US 1
NB I-95 frm US 1
23.21%
Broadway Ave
Centroid Connector
0.52%
15.44%
93.24%
42.52%
1.2%
Centroid Connector
Pine Tree Dr
0.73%
I-95
Tymber Creek Rd
I-95
Centroid Connector
39.45%
0.99%
Centroid Connector
8%
US 1
33.63%
Centroid Connector
14.14%
4.21%
4.05%
Airport Rd
0.21%
5.2%
1.9%


Centroid Connector
1.46%
0%
0.88%
I-95
2.49%
6.13%
0.1%
0%
5.09%
2.86%
6.55%
Old Dixie Hwy
0.16%
0.05%
6.76%
6.76%
Centroid Connector
6.91%
0%
NB I-95 frm US 1
Broadway Ave
100%
1.2%
0.73%
Pine Tree Dr
Centroid Connector
Centroid Connector
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15.44%
8%
US 1
33.63%
5.2%
28.33%
27.96%
13.77%
Centroid Connector
14.14%
4.05%
Centroid Connector
1.09%
0.88%
Airport Rd
0.26%
Centroid Connector
Tymber Creek Rd
4.21%
4%
1.56%
0.52%
Centroid Connector
0.57%
0.42%
0.31%
Centroid Connector
2.29%
0.42%
0%
John Anderson Dr
0.42%
0%
0.21%
0.16%
Beau Rivage Dr
Surfside Dr
0.05%
Centroid Connector
Berkley Dr
Kathy Dr
Sandra Dr
0.1%
0.16%
Palm Dr
0.36%
Beach St
0.94%
Domicilo Ave
Centroid Connector
Centroid Connector
Wilmette Ave
Centroid Connector
Centroid Connector
Centroid Connector
4.11%
Yonge St
1.82%
Centroid Connector
Granada Blvd
0.26%
1.56%
Nova Rd
0.52%
1.09%
0.73%
Centroid Connector
7.33%
7.02%
Hand Ave
Clyde Morris Blvd
0.36%
0.1%
0.88%


Old Haw Creek Rd
Citation Blvd
Sesame Blvd
Old Kings Rd
Centroid Connector
CR 304
Walter Boardman Ln
High Bridge Rd
John Anderson Dr
Ocean Shore Blvd
Surfside Dr
Berkley Dr
Kathy Dr
Lynnhurst Dr
River Dr
Halifax Dr
Old Dixie Hwy
US 1
I-95
Broadway Ave
Pine Tree Dr
Beach St
Wilmette Ave
Granada Blvd
Yonge St
Nona Rd
Center St
Golf Ave
Flomich St
15th St
13th St
8th St
6th St
Riverside Dr
Hand Ave
Williamson Blvd
Clyde Morris Blvd
Jimmy Ann Dr
White St
6th Fraces Blvd
Dunn Ave
Fentress Blvd
LPGA Blvd
SB Kellam LPGA
Tymber Creek Rd
Airport Rd
SR 40
1.98%
1.04%
3.01%
3.27%
1.35%
4.68%
0.42%
2.08%
2.29%
0.16%
0.88%
0.68%
0.16%
0.94%
0.16%
0.21%
4.83%
0.21%
4.89%
1.46%
0.1%
5.09%
2.49%
2.86%
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6.76%
0.05%
0.73%
0.99%
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14.14%
15.44%
4.21%
33.63%
28.33%
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1.51%
0.47%
1.98%
1.61%
1.14%
1.25%
1.04%
0%

APPENDIX C

Turning Movement Count Data & Trip Assignment Sheets

DE TRAFFIC

detraffic.com
(386) 341-4186
US 1 at Plantation Oaks Blvd
Volusia County, Fl

File Name : US 1 at Plantation
Site Code : 00000002
Start Date : 9/15/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Plantation Oaks Blvd Southbound				US 1 Westbound				Broadway Ave Northbound				US 1 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	20	3	8	31	3	142	4	149	23	1	6	30	9	179	11	199	409
07:15 AM	23	9	9	41	10	160	25	195	18	2	6	26	6	223	30	259	521
07:30 AM	31	7	11	49	12	173	11	196	30	5	10	45	3	269	27	299	589
07:45 AM	33	7	16	56	19	211	9	239	30	8	14	52	6	288	41	335	682
Total	107	26	44	177	44	686	49	779	101	16	36	153	24	959	109	1092	2201
08:00 AM	26	8	11	45	15	183	12	210	36	5	6	47	9	228	39	276	578
08:15 AM	23	7	9	39	9	186	12	207	16	6	7	29	7	259	23	289	564
08:30 AM	22	8	9	39	14	174	7	195	12	3	1	16	7	233	38	278	528
08:45 AM	32	4	6	42	9	165	11	185	10	3	8	21	3	230	12	245	493
Total	103	27	35	165	47	708	42	797	74	17	22	113	26	950	112	1088	2163
04:00 PM	16	3	6	25	6	227	19	252	11	6	9	26	9	242	16	267	570
04:15 PM	18	4	5	27	9	280	19	308	19	4	12	35	8	258	13	279	649
04:30 PM	21	7	10	38	8	278	24	310	25	9	17	51	10	296	16	322	721
04:45 PM	21	6	10	37	10	291	27	328	21	4	18	43	8	267	25	300	708
Total	76	20	31	127	33	1076	89	1198	76	23	56	155	35	1063	70	1168	2648
05:00 PM	19	5	7	31	11	318	26	355	34	8	13	55	11	270	31	312	753
05:15 PM	19	5	15	39	8	293	21	322	29	4	9	42	15	249	35	299	702
05:30 PM	14	5	12	31	8	297	17	322	32	9	15	56	10	286	24	320	729
05:45 PM	9	4	8	21	5	251	16	272	21	7	13	41	8	255	26	289	623
Total	61	19	42	122	32	1159	80	1271	116	28	50	194	44	1060	116	1220	2807
Grand Total	347	92	152	591	156	3629	260	4045	367	84	164	615	129	4032	407	4568	9819
Apprch %	58.7	15.6	25.7		3.9	89.7	6.4		59.7	13.7	26.7		2.8	88.3	8.9		
Total %	3.5	0.9	1.5	6	1.6	37	2.6	41.2	3.7	0.9	1.7	6.3	1.3	41.1	4.1	46.5	
Automobiles	337	68	130	535	148	3428	239	3815	346	65	158	569	106	3903	392	4401	9320
% Automobiles	97.1	73.9	85.5	90.5	94.9	94.5	91.9	94.3	94.3	77.4	96.3	92.5	82.2	96.8	96.3	96.3	94.9
Commercial	10	24	22	56	8	201	21	230	21	19	6	46	23	129	15	167	499
% Commercial	2.9	26.1	14.5	9.5	5.1	5.5	8.1	5.7	5.7	22.6	3.7	7.5	17.8	3.2	3.7	3.7	5.1

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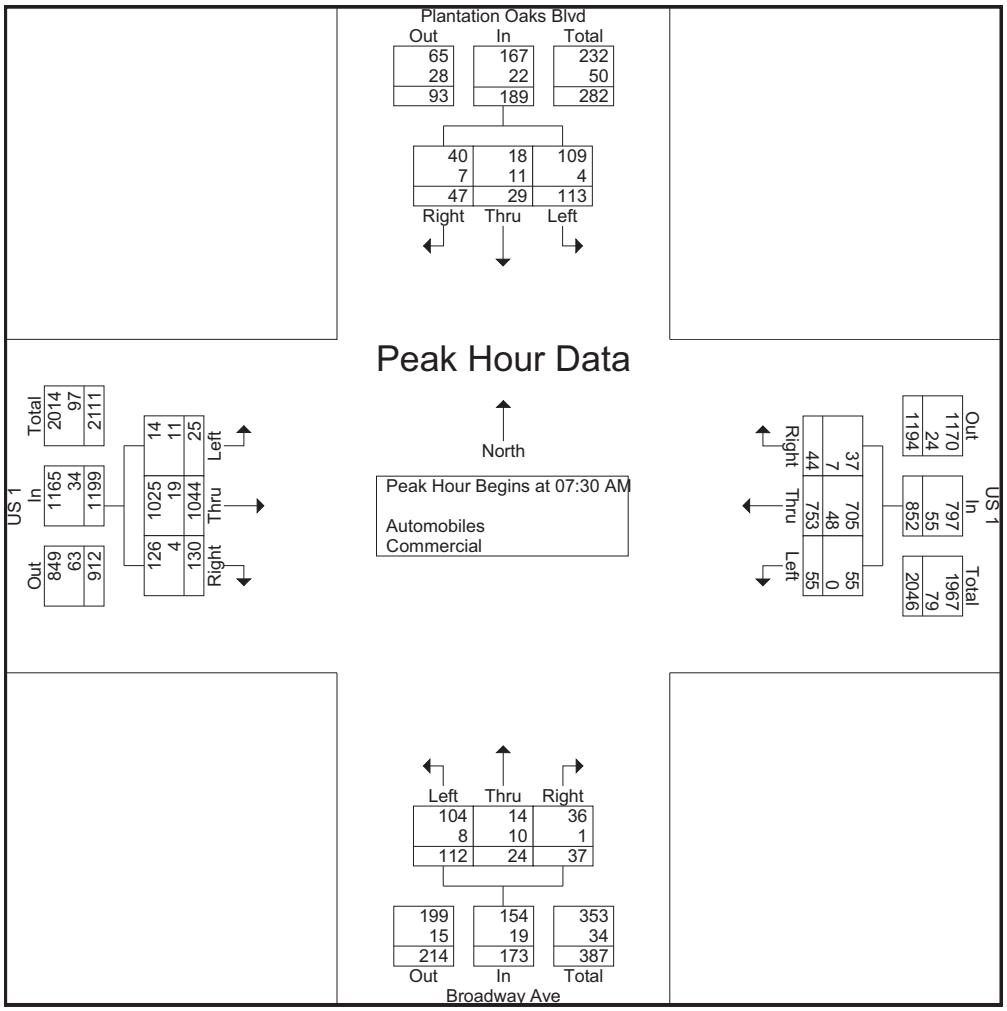
File Name : US 1 at Plantation
Site Code : 00000002
Start Date : 9/15/2022
Page No : 2

	Plantation Oaks Blvd Southbound				US 1 Westbound				Broadway Ave Northbound				US 1 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	31	7	11	49	12	173	11	196	30	5	10	45	3	269	27	299	589
07:45 AM	33	7	16	56	19	211	9	239	30	8	14	52	6	288	41	335	682
08:00 AM	26	8	11	45	15	183	12	210	36	5	6	47	9	228	39	276	578
08:15 AM	23	7	9	39	9	186	12	207	16	6	7	29	7	259	23	289	564
Total Volume	113	29	47	189	55	753	44	852	112	24	37	173	25	1044	130	1199	2413
% App. Total	59.8	15.3	24.9		6.5	88.4	5.2		64.7	13.9	21.4		2.1	87.1	10.8		
PHF	.856	.906	.734	.844	.724	.892	.917	.891	.778	.750	.661	.832	.694	.906	.793	.895	.885
Automobiles	109	18	40	167	55	705	37	797	104	14	36	154	14	1025	126	1165	2283
% Automobiles	96.5	62.1	85.1	88.4	100	93.6	84.1	93.5	92.9	58.3	97.3	89.0	56.0	98.2	96.9	97.2	94.6
Commercial	4	11	7	22	0	48	7	55	8	10	1	19	11	19	4	34	130
% Commercial	3.5	37.9	14.9	11.6	0	6.4	15.9	6.5	7.1	41.7	2.7	11.0	44.0	1.8	3.1	2.8	5.4

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Volusia County, Fl

File Name : US 1 at Plantation
Site Code : 00000002
Start Date : 9/15/2022
Page No : 3



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US 1 at Plantation Oaks Blvd
Volusia County, Fl

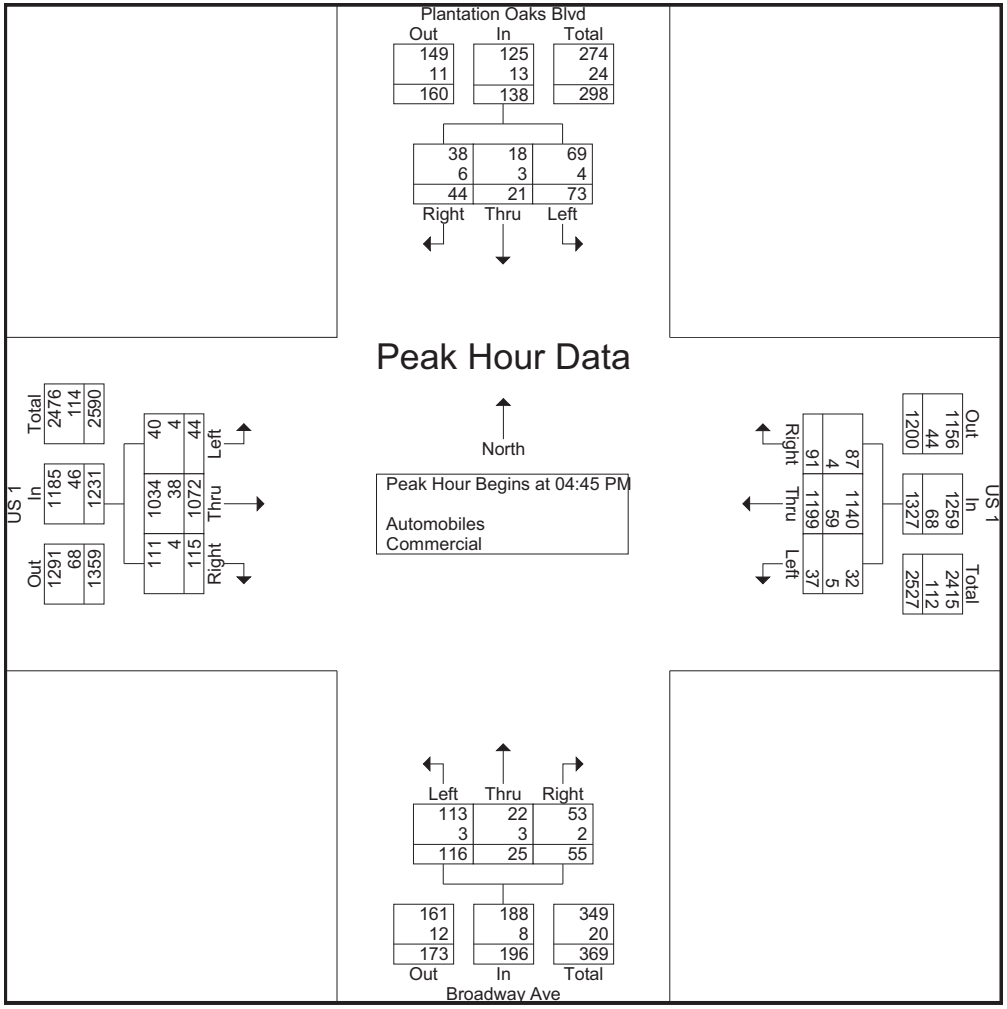
File Name : US 1 at Plantation
Site Code : 00000002
Start Date : 9/15/2022
Page No : 4

	Plantation Oaks Blvd Southbound				US 1 Westbound				Broadway Ave Northbound				US 1 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	21	6	10	37	10	291	27	328	21	4	18	43	8	267	25	300	708
05:00 PM	19	5	7	31	11	318	26	355	34	8	13	55	11	270	31	312	753
05:15 PM	19	5	15	39	8	293	21	322	29	4	9	42	15	249	35	299	702
05:30 PM	14	5	12	31	8	297	17	322	32	9	15	56	10	286	24	320	729
Total Volume	73	21	44	138	37	1199	91	1327	116	25	55	196	44	1072	115	1231	2892
% App. Total	52.9	15.2	31.9		2.8	90.4	6.9		59.2	12.8	28.1		3.6	87.1	9.3		
PHF	.869	.875	.733	.885	.841	.943	.843	.935	.853	.694	.764	.875	.733	.937	.821	.962	.960
Automobiles	69	18	38	125	32	1140	87	1259	113	22	53	188	40	1034	111	1185	2757
% Automobiles	94.5	85.7	86.4	90.6	86.5	95.1	95.6	94.9	97.4	88.0	96.4	95.9	90.9	96.5	96.5	96.3	95.3
Commercial	4	3	6	13	5	59	4	68	3	3	2	8	4	38	4	46	135
% Commercial	5.5	14.3	13.6	9.4	13.5	4.9	4.4	5.1	2.6	12.0	3.6	4.1	9.1	3.5	3.5	3.7	4.7

DE TRAFFIC

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(386) 341-4186
US 1 at Plantation Oaks Blvd
Volusia County, Fl

File Name : US 1 at Plantation
Site Code : 00000002
Start Date : 9/15/2022
Page No : 5



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US 1 at Plantation Oaks Blvd
Volusia County, Fl

File Name : US 1 at Plantation
Site Code : 00000002
Start Date : 9/15/2022
Page No : 6

Groups Printed- Peds

	Plantation Oaks Blvd Southbound					US 1 Westbound					Broadway Ave Northbound					US 1 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
Grand Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	3
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0	0	0	0	0	33.3	33.3	0	0	0	0	0	0	0	0	66.7	66.7	

DE TRAFFIC

detraffic.com
(386) 341-4186
Plantation Oaks Blvd at Old Dixie Hwy
Volusia County, Fl

File Name : Old Dixie at Plantation
Site Code : 00000001
Start Date : 9/15/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	N/A Southbound				Old Dixie Hwy Westbound				Plantation Oaks Blvd Northbound				Old Dixie Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	6	0	6	13	0	0	13	0	8	21	29	48
07:15 AM	0	0	0	0	0	9	0	9	19	0	0	19	0	13	22	35	63
07:30 AM	0	0	0	0	1	11	0	12	14	0	0	14	0	19	28	47	73
07:45 AM	0	0	0	0	0	16	0	16	14	0	0	14	0	19	26	45	75
Total	0	0	0	0	1	42	0	43	60	0	0	60	0	59	97	156	259
08:00 AM	0	0	0	0	0	7	0	7	20	0	2	22	0	17	29	46	75
08:15 AM	0	0	0	0	2	7	0	9	20	0	1	21	0	19	21	40	70
08:30 AM	0	0	0	0	0	11	0	11	12	0	3	15	0	15	25	40	66
08:45 AM	0	0	0	0	2	13	0	15	16	0	3	19	0	16	22	38	72
Total	0	0	0	0	4	38	0	42	68	0	9	77	0	67	97	164	283
04:00 PM	0	0	0	0	0	11	0	11	24	0	2	26	0	6	11	17	54
04:15 PM	0	0	0	0	1	16	0	17	16	0	0	16	0	4	16	20	53
04:30 PM	0	0	0	0	0	18	0	18	24	0	1	25	0	13	18	31	74
04:45 PM	0	0	0	0	2	16	0	18	16	0	2	18	0	9	19	28	64
Total	0	0	0	0	3	61	0	64	80	0	5	85	0	32	64	96	245
05:00 PM	0	0	0	0	2	18	0	20	19	0	0	19	0	4	18	22	61
05:15 PM	0	0	0	0	1	15	0	16	17	0	4	21	0	1	18	19	56
05:30 PM	0	0	0	0	2	17	0	19	21	0	4	25	0	11	20	31	75
05:45 PM	0	0	0	0	3	13	0	16	20	0	6	26	0	8	13	21	63
Total	0	0	0	0	8	63	0	71	77	0	14	91	0	24	69	93	255
Grand Total	0	0	0	0	16	204	0	220	285	0	28	313	0	182	327	509	1042
Apprch %	0	0	0		7.3	92.7	0		91.1	0	8.9		0	35.8	64.2		
Total %	0	0	0	0	1.5	19.6	0	21.1	27.4	0	2.7	30	0	17.5	31.4	48.8	
Automobiles	0	0	0	0	16	202	0	218	279	0	28	307	0	182	323	505	1030
% Automobiles	0	0	0	0	100	99	0	99.1	97.9	0	100	98.1	0	100	98.8	99.2	98.8
Commercial	0	0	0	0	0	2	0	2	6	0	0	6	0	0	4	4	12
% Commercial	0	0	0	0	0	1	0	0.9	2.1	0	0	1.9	0	0	1.2	0.8	1.2

DE TRAFFIC

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Volusia County, Fl

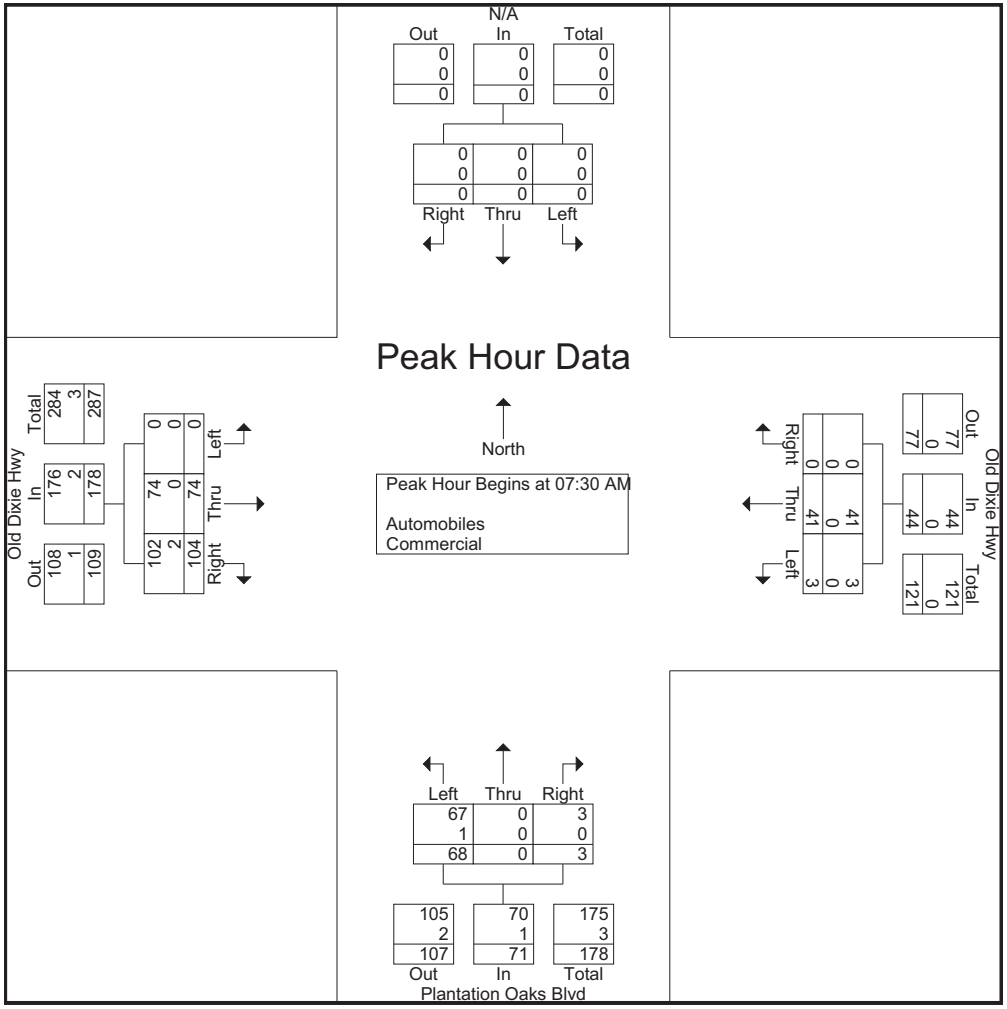
File Name : Old Dixie at Plantation
Site Code : 00000001
Start Date : 9/15/2022
Page No : 2

	N/A Southbound				Old Dixie Hwy Westbound				Plantation Oaks Blvd Northbound				Old Dixie Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	1	11	0	12	14	0	0	14	0	19	28	47	73
07:45 AM	0	0	0	0	0	16	0	16	14	0	0	14	0	19	26	45	75
08:00 AM	0	0	0	0	0	7	0	7	20	0	2	22	0	17	29	46	75
08:15 AM	0	0	0	0	2	7	0	9	20	0	1	21	0	19	21	40	70
Total Volume	0	0	0	0	3	41	0	44	68	0	3	71	0	74	104	178	293
% App. Total	0	0	0		6.8	93.2	0		95.8	0	4.2		0	41.6	58.4		
PHF	.000	.000	.000	.000	.375	.641	.000	.688	.850	.000	.375	.807	.000	.974	.897	.947	.977
Automobiles	0	0	0	0	3	41	0	44	67	0	3	70	0	74	102	176	290
% Automobiles	0	0	0	0	100	100	0	100	98.5	0	100	98.6	0	100	98.1	98.9	99.0
Commercial	0	0	0	0	0	0	0	0	1	0	0	1	0	0	2	2	3
% Commercial	0	0	0	0	0	0	0	0	1.5	0	0	1.4	0	0	1.9	1.1	1.0

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File Name : Old Dixie at Plantation
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Plantation Oaks Blvd at Old Dixie Hwy
Volusia County, Fl

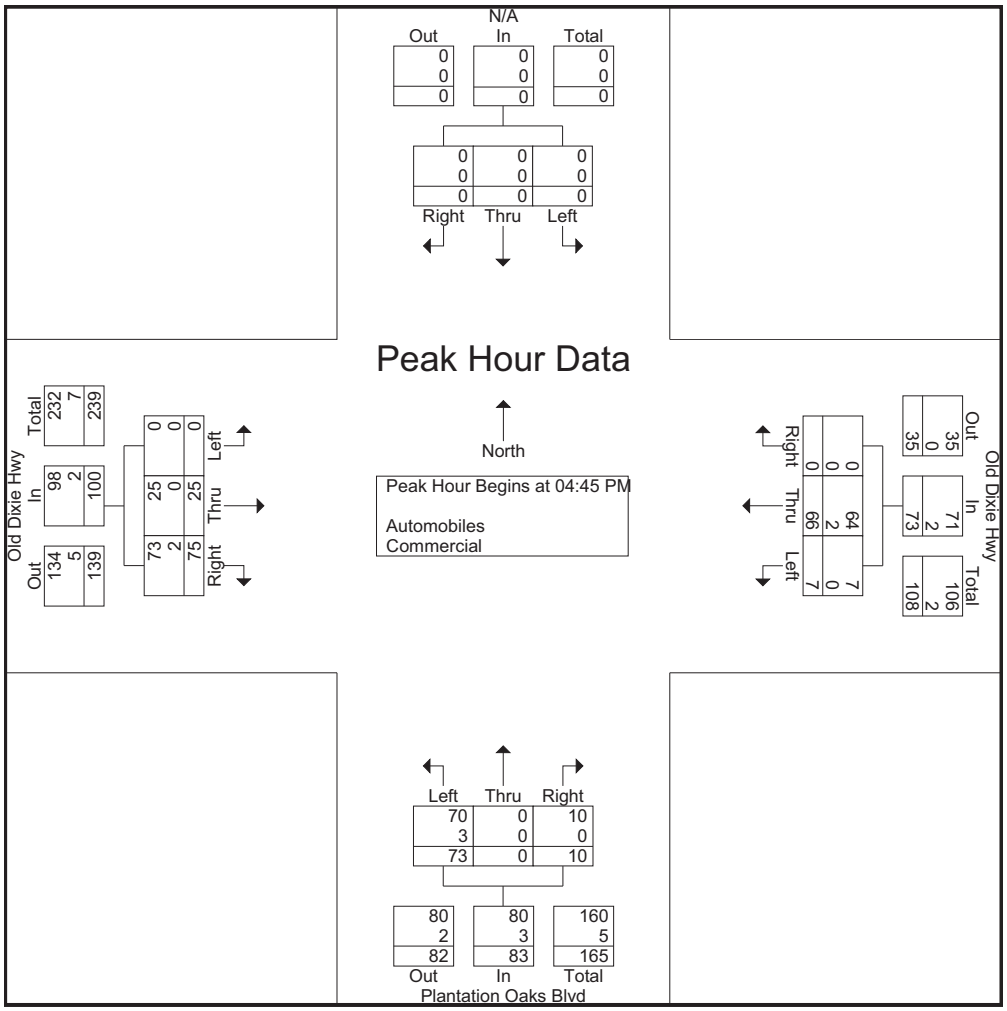
File Name : Old Dixie at Plantation
Site Code : 00000001
Start Date : 9/15/2022
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	N/A Southbound				Old Dixie Hwy Westbound				Plantation Oaks Blvd Northbound				Old Dixie Hwy Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	2	16	0	18	16	0	2	18	0	9	19	28	64
05:00 PM	0	0	0	0	2	18	0	20	19	0	0	19	0	4	18	22	61
05:15 PM	0	0	0	0	1	15	0	16	17	0	4	21	0	1	18	19	56
05:30 PM	0	0	0	0	2	17	0	19	21	0	4	25	0	11	20	31	75
Total Volume	0	0	0	0	7	66	0	73	73	0	10	83	0	25	75	100	256
% App. Total	0	0	0		9.6	90.4	0		88	0	12		0	25	75		
PHF	.000	.000	.000	.000	.875	.917	.000	.913	.869	.000	.625	.830	.000	.568	.938	.806	.853
Automobiles	0	0	0	0	7	64	0	71	70	0	10	80	0	25	73	98	249
% Automobiles	0	0	0	0	100	97.0	0	97.3	95.9	0	100	96.4	0	100	97.3	98.0	97.3
Commercial	0	0	0	0	0	2	0	2	3	0	0	3	0	0	2	2	7
% Commercial	0	0	0	0	0	3.0	0	2.7	4.1	0	0	3.6	0	0	2.7	2.0	2.7

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Volusia County, Fl

File Name : Old Dixie at Plantation
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Groups Printed- Peds

	N/A Southbound					Old Dixie Hwy Westbound					Plantation Oaks Blvd Northbound					Old Dixie Hwy Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Plantation Oaks Blvd at US 1	Volusia County	
	www.de-traffic.com	Project Number: L22-78	Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720		



NB Approach



EB Approach



WB Approach

de traffic	Plantation Oaks Blvd at Old Dixie Hwy	Volusia County	
	www.de-traffic.com	Project Number: L22-78	Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720		

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7900 VOLUSIA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.01	1.04
2	01/03/2021 - 01/09/2021	1.04	1.07
3	01/10/2021 - 01/16/2021	1.06	1.09
4	01/17/2021 - 01/23/2021	1.05	1.08
5	01/24/2021 - 01/30/2021	1.04	1.07
6	01/31/2021 - 02/06/2021	1.03	1.06
7	02/07/2021 - 02/13/2021	1.02	1.05
8	02/14/2021 - 02/20/2021	1.00	1.03
9	02/21/2021 - 02/27/2021	0.99	1.02
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.95	0.98
*12	03/14/2021 - 03/20/2021	0.94	0.97
*13	03/21/2021 - 03/27/2021	0.95	0.98
*14	03/28/2021 - 04/03/2021	0.95	0.98
*15	04/04/2021 - 04/10/2021	0.96	0.99
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.01
*19	05/02/2021 - 05/08/2021	0.98	1.01
*20	05/09/2021 - 05/15/2021	0.99	1.02
*21	05/16/2021 - 05/22/2021	0.99	1.02
*22	05/23/2021 - 05/29/2021	0.99	1.02
23	05/30/2021 - 06/05/2021	0.99	1.02
24	06/06/2021 - 06/12/2021	1.00	1.03
25	06/13/2021 - 06/19/2021	1.00	1.03
26	06/20/2021 - 06/26/2021	1.01	1.04
27	06/27/2021 - 07/03/2021	1.02	1.05
28	07/04/2021 - 07/10/2021	1.04	1.07
29	07/11/2021 - 07/17/2021	1.05	1.08
30	07/18/2021 - 07/24/2021	1.05	1.08
31	07/25/2021 - 07/31/2021	1.05	1.08
32	08/01/2021 - 08/07/2021	1.05	1.08
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.05	1.08
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.04	1.07
37	09/05/2021 - 09/11/2021	1.04	1.07
38	09/12/2021 - 09/18/2021	1.03	1.06
39	09/19/2021 - 09/25/2021	1.02	1.05
40	09/26/2021 - 10/02/2021	1.00	1.03
41	10/03/2021 - 10/09/2021	0.99	1.02
42	10/10/2021 - 10/16/2021	0.98	1.01
43	10/17/2021 - 10/23/2021	0.98	1.01
44	10/24/2021 - 10/30/2021	0.99	1.02
45	10/31/2021 - 11/06/2021	0.99	1.02
46	11/07/2021 - 11/13/2021	1.00	1.03
47	11/14/2021 - 11/20/2021	1.00	1.03
48	11/21/2021 - 11/27/2021	1.00	1.03
49	11/28/2021 - 12/04/2021	1.01	1.04
50	12/05/2021 - 12/11/2021	1.01	1.04
51	12/12/2021 - 12/18/2021	1.01	1.04
52	12/19/2021 - 12/25/2021	1.04	1.07
53	12/26/2021 - 12/31/2021	1.06	1.09

* PEAK SEASON

08-MAR-2022 12:36:28 830UPD 5_7900_PKSEASON.TXT

LTG Engineering & Planning

AM Peak-Hour Factored Volumes

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	2022 Factored Existing Traffic: Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	2027 Background Traffic: Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
US 1 at Plantation Oaks Boulevard	Eastbound (US 1 - SB in HCS)	U-Turn	2022			0%	1.03	0	0	0%	1.00%	0	0	0			0	0	0.89
		Left		25	11	44%		26	11	44%		27	104	131	42.8%	in	22	153	
		Through		1044	19	2%		1075	20	2%		1129	0	1,129			0	1,129	
		Right		130	4	3%		134	4	3%		141	0	141			0	141	
	Westbound (US 1 - NB in HCS)	U-Turn				0%		0	0	0%	1.00%	0	0	0			0	0	
		Left		55	0	0%		57	0	0%		59	0	59			0	59	
		Through		753	48	6%		776	49	6%		814	0	814			0	814	
		Right		44	7	16%		45	7	16%		48	104	152	42.5%	in	22	174	
	Northbound (Broadway Ave - EB in HCS)	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left		112	8	7%		115	8	7%		127	0	127			0	127	
		Through		24	10	42%		25	10	42%		27	19	46	7.9%	in	4	50	
		Right		37	1	3%		38	1	3%		42	0	42			0	42	
	Southbound (Plantation Oaks Blvd - WB in HCS)	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left		113	4	4%		116	4	4%		128	258	386	42.5%	out	57	443	
		Through		29	11	38%		30	11	38%		33	49	82	7.9%	out	11	93	
		Right		47	7	15%		48	7	15%		53	258	311	42.8%	out	57	368	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	2022 Factored Existing Traffic: Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Old Dixie Highway at Plantation Oaks Boulevard	Eastbound	U-Turn	2022			0%	1.03	0	0	0%	8.08%	0	0	0			0	0	0.98
		Left				0%		0	0	0%		0	0	0			0	0	
		Through		74	0	0%		76	0	0%		107	0	107			0	107	
		Right		104	2	2%		107	2	2%		150	42	193	6.6%	in	3	196	
	Westbound	U-Turn				0%		0	0	0%	8.08%	0	0	0			0	0	
		Left		3	0	0%		3	0	0%		4	11	16	0.2%	in	0	16	
		Through		41	0	0%		42	0	0%		59	0	59			0	59	
		Right				0%		0	0	0%		0	0	0			0	0	
	Northbound	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left		68	1	1%		70	1	1%		77	105	182	6.6%	out	9	191	
		Through				0%		0	0	0%		0	0	0			0	0	
		Right		3	0	0%		3	0	0%		3	28	31	0.2%	out	0	31	
	Southbound	U-Turn				0%		0	0	0%	1.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0			0	0	
		Through				0%		0	0	0%		0	0	0			0	0	
		Right				0%		0	0	0%		0	0	0			0	0	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	2022 Factored Existing Traffic: Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Plantation Oaks Boulevard at Full Access Driveway 1	Eastbound	U-Turn	0			0%	0.00	0	0	0%	1.00%	0	0	0			0	0	0.00
		Left				0%		0	0	0%		0	0	0			0	0	
		Through				0%		0	0	0%		0	0	0			0	0	
		Right				0%		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn				0%		0	0	0%	1.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0	37.3%	out	50	50	
		Through				0%		0	0	0%		0	0	0			0	0	
		Right				0%		0	0	0%		0	0	0	2.2%	out	3	3	
	Northbound	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0			0	0	
		Through				0%		0	0	0%		0	0	330	4.5%	out	6	336	
		Right				0%		0	0	0%		0	0	0	37.3%	in	19	19	
	Southbound	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0	3.9%	in	2	2	
		Through				0%		0	0	0%		0	0	779	2.0%	in	1	780	
		Right				0%		0	0	0%		0	0	0			0	0	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	2022 Factored Existing Traffic: Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Plantation Oaks Boulevard at Full Access Driveway 2	Eastbound	U-Turn	0			0%	0.00	0	0	0%	1.00%	0	0	0			0	0	0.00
		Left				0%		0	0	0%		0	0	0			0	0	
		Through				0%		0	0	0%		0	0	0			0	0	
		Right				0%		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn				0%		0	0	0%	1.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0	56.0%	out	75	75	
		Through				0%		0	0	0%		0	0	0			0	0	
		Right				0%		0	0	0%		0	0	0	4.5%	out	6	6	
	Northbound	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0			0	0	
		Through				0%		0	0	0%		0	0	330	37.3%	in	19	349	
		Right				0%		0	0	0%		0	0	0	56.9%	in	29	29	
	Southbound	U-Turn				0%		0	0	0%	2.00%	0	0	0			0	0	
		Left				0%		0	0	0%		0	0	0	2.0%	in	1	1	
		Through				0%		0	0	0%		0	0	779	37.3%	out	50	829	
		Right				0%		0	0	0%		0	0	0			0	0	

LTG Engineering & Planning

PM Peak-Hour Factored Volumes

Intersection	Approach	Mvmn't.	TMCs Collected				2022 Factored Existing Traffic				2027 Background Traffic				Build-Out Traffic				Peak-Hour Factor
			TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
US 1 at Plantation Oaks Boulevard	Eastbound (US 1 - SB in HCS)	U-Turn	2022			0%	1.03	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	0.96
		Left		44	4	9%		45	4	9%		48	310	358	42.8%	in	65	423	
		Through		1072	38	4%		1104	39	4%		1159	0	1,159	0.0%	0	0	1,159	
		Right		115	4	3%		118	4	3%		124	0	124	0.0%	0	0	124	
	Westbound (US 1 - NB in HCS)	U-Turn				0%		0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left		37	5	14%		38	5	14%		40	0	40	0.0%	0	0	40	
		Through		1199	59	5%		1235	61	5%		1297	0	1,297	0.0%	0	0	1,297	
		Right		91	4	4%		94	4	4%		98	310	408	42.5%	in	65	473	
	Northbound (Broadway Ave - EB in HCS)	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left		116	3	3%		119	3	3%		131	0	131	0.0%	0	0	131	
		Through		25	3	12%		26	3	12%		28	59	87	7.9%	in	12	99	
		Right		55	2	4%		57	2	4%		62	0	62	0.0%	0	0	62	
	Southbound (Plantation Oaks Blvd - WB in HCS)	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left		73	4	5%		75	4	5%		83	191	274	42.5%	out	40	314	
		Through		21	3	14%		22	3	14%		24	36	60	7.9%	out	8	68	
		Right		44	6	14%		45	6	14%		50	191	241	42.8%	out	40	281	

Intersection	Approach	Mvmn't.	TMCs Collected				2022 Factored Existing Traffic				Background Traffic				Build-Out Traffic				Peak-Hour Factor
			TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
Old Dixie Highway at Plantation Oaks Boulevard	Eastbound	U-Turn	2022			0%	1.03	0	0	0%	8.08%	0	0	0	0.0%	0	0	0	0.85
		Left				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Through		25	0	0%		26	0	0%		36	0	36	0.0%	0	0	36	
		Right		75	2	3%		77	2	3%		108	126	234	6.6%	in	10	244	
	Westbound	U-Turn				0%		0	0	0%	8.08%	0	0	0	0.0%	0	0	0	
		Left		7	0	0%		7	0	0%		10	34	44	0.2%	in	0	44	
		Through		66	2	3%		68	2	3%		95	0	95	0.0%	0	0	95	
		Right				0%		0	0	0%		0	0	0	0.0%	0	0	0	
	Northbound	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left		73	3	4%		75	3	4%		83	78	160	6.6%	out	6	166	
		Through				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Right		10	0	0%		10	0	0%		11	20	31	0.2%	out	0	31	
	Southbound	U-Turn				0%		0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Through				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Right				0%		0	0	0%		0	0	0	0.0%	0	0	0	

Intersection	Approach	Mvmn't.	TMCs Collected				2022 Factored Existing Traffic				Background Traffic				Build-Out Traffic				Peak-Hour Factor
			TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
Plantation Oaks Boulevard at Full Access Driveway 1	Eastbound	U-Turn	0			0%	0.00	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	0.00
		Left				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Through				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Right				0%		0	0	0%		0	0	0	0.0%	0	0	0	
	Westbound	U-Turn				0%		0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	37.3%	out	35	35	
		Through				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Right				0%		0	0	0%		0	0	0	2.2%	out	2	2	
	Northbound	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Through				0%		0	0	0%		0	0	853	4.5%	out	4	857	
		Right				0%		0	0	0%		0	0	0	37.3%	in	57	57	
	Southbound	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	3.9%	in	6	6	
		Through				0%		0	0	0%		0	0	575	2.0%	in	3	578	
		Right				0%		0	0	0%		0	0	0	0.0%	0	0	0	

Intersection	Approach	Mvmn't.	TMCs Collected				2022 Factored Existing Traffic				Background Traffic				Build-Out Traffic				Peak-Hour Factor
			TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	Est. Count	Est. Truck Count	% Heavy Vehicles	Approach Growth Rate	Background Volume w/o Vested	Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
Plantation Oaks Boulevard at Full Access Driveway 2	Eastbound	U-Turn	0			0%	0.00	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	0.00
		Left				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Through				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Right				0%		0	0	0%		0	0	0	0.0%	0	0	0	
	Westbound	U-Turn				0%		0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	56.0%	out	53	53	
		Through				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Right				0%		0	0	0%		0	0	0	4.5%	out	4	4	
	Northbound	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	0.0%	0	0	0	
		Through				0%		0	0	0%		0	0	853	37.3%	in	57	910	
		Right				0%		0	0	0%		0	0	0	56.9%	in	86	86	
	Southbound	U-Turn				0%		0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left				0%		0	0	0%		0	0	0	2.0%	in	3	3	
		Through				0%		0	0	0%		0	0	575	37.3%	out	35	610	
		Right				0%		0	0	0%		0	0	0	0.0%	0	0	0	

APPENDIX D

Unsignalized Intersections

HCS Summary Sheets

Existing Conditions

HCS Two-Way Stop-Control Report

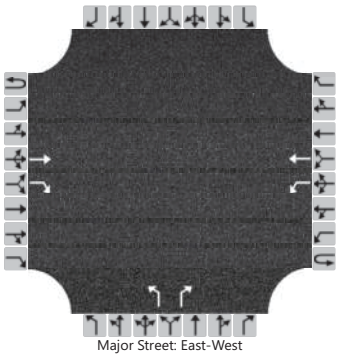
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2022
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	5740

Site Information

Intersection	Old Dixie at Plantation Oaks
Jurisdiction	Ormond
East/West Street	Old Dixie Highway
North/South Street	Plantation Oaks Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			76	107		3	42			70		3				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3				74		3				
Capacity, c (veh/h)						1381				862		980				
v/c Ratio						0.00				0.09		0.00				
95% Queue Length, Q_{95} (veh)						0.0				0.3		0.0				
Control Delay (s/veh)						7.6				9.6		8.7				
Level of Service (LOS)						A				A		A				
Approach Delay (s/veh)						0.5				9.5						
Approach LOS						A				A						

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HCS Two-Way Stop-Control Report

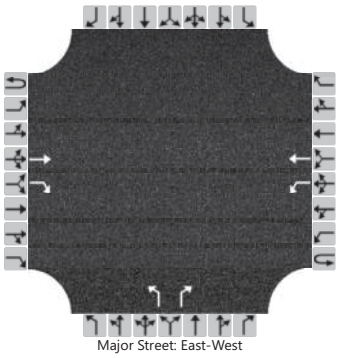
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2022
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	5740

Site Information

Intersection	Old Dixie at Plantation Oaks
Jurisdiction	Ormond
East/West Street	Old Dixie Highway
North/South Street	Plantation Oaks Blvd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			26	77		7	68			75		10				
Percent Heavy Vehicles (%)						2				4		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.44		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.54		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8				88		12				
Capacity, c (veh/h)						1466				858		1044				
v/c Ratio						0.01				0.10		0.01				
95% Queue Length, Q_{95} (veh)						0.0				0.3		0.0				
Control Delay (s/veh)						7.5				9.7		8.5				
Level of Service (LOS)						A				A		A				
Approach Delay (s/veh)						0.7				9.5						
Approach LOS						A				A						

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APPENDIX E

Signal Timing Sheets

Volusia County - Intersection Timing Sheet

Intersection: US-1 & Broadway Ave **Int ID:** 459 **Modification Date:** 2/24/2022 **Initial Operation Date:** 2/22/2022

Controller Mfr: Econolite **Controller Model:** Cobalt G-Series

Part I — Actuated Timing Information

Phase	Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Other(A)	Other(B)
Direction	SBL	NBTR	WBL	EBTR	NBL	SBTR	EBL	WBTR		
Initial	5	15	5	6	5	15	5	6		
Passage	2.1	2.6	2.0	2.0	2.1	2.6	2.0	2.0		
Max1	30	70	30	35	30	70	30	35		
Max2	35	100	30	25	35	100	30	25		
Yellow	4.8	4.8	3.7	3.7	4.8	4.8	3.7	3.7		
All Red	2.8	2.8	3.5	3.5	2.8	2.8	3.5	3.5		
Walk		7		7		7		7		
Ped Clear		21		35		23		39		
Recall		Min				Min				
Flash Pattern										
Left-Turn Type	PT/FYA			FYA ONLY	PT/FYA			FYA ONLY		
Detect Type										

Preemption Notes:

Part II — Coordinated Timing Information

PATTERN	Split Times							###	= Coordination Ref. Phase			
	Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Cycle	Offset	Seq	Lag LT ϕ
Pattern 1	21	45 (MAX)	0	54	21	45 (MAX)	0	54	120	9	2	1
Pattern 2	22	52 (MIN)	0	56	22	52 (MAX)	0	56	130	18	5	5
Pattern 3	21	65 (MIN)	0	54	21	65 (MAX)	0	54	140	0	5	5
Pattern 12	21	65 (MAX)	0	54	19	67 (MAX)	0	54	140	6	5	5
Pattern 13	23	82 (MAX)	0	55	20	85 (MAX)	0	55	160	146	5	5

Day Plan Schedule

Schedule Notes

Day Plan 1: Mon-Fri

Day Plan 2: Sat-Sun

Pattern 12: Backup to Pat1

Pattern 13: Backup to Pat3

Day Plan 1			Day Plan 2					
Start	End	Action	Start	End	Action	Start	End	Action
6:00	10:00	1	9:00	18:30	2			
10:00	15:00	2	18:30	0:00	11			
15:00	19:00	3						
19:00	20:30	1						
20:30	0:00	11						

Schedule Notes

Start	End	Action	Start	End	Action	Start	End	Action

Part III — General Notes / Additional Settings Used

Offset Reference: Begin of Yellow **Force Off:** Fixed **Max Mode:** Pat 1, 3, 12, 13 - Max Inh; Pat 2 - Max 2

Ø3 & Ø7 currently do not send calls to the controller and the left turn movements are operating as permissive FYA only.

Prepared By: Atkins **Approved By:**

APPENDIX F

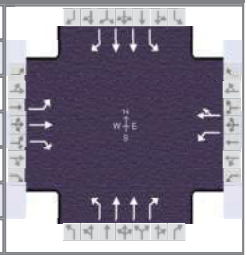
Signalized Intersections

HCS Summary Sheets

Existing Conditions

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	AM Existing	PHF	0.89
Urban Street	US 1	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - AM Existin…		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	115	25	38	116	30	48	57	776	45	26	1075	134

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.1	1.3	70.8	22.4	0.0	0.0	
Yellow	4.8	0.0	4.8	3.7	0.0	0.0	
Red	2.8	0.0	2.8	3.5	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		29.6		29.6	12.0	79.7	10.7	78.4
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		21.5		14.5	3.7		3.2	
Green Extension Time (g_e), s		0.8		0.8	0.1	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	0.88		0.62	
Max Out Probability		0.00		0.00	0.00		0.00	

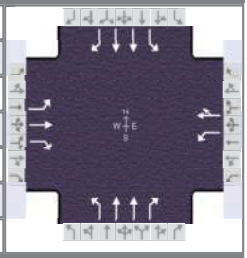
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	129	28	10	130	88		64	872	0	29	1208	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1258	1278	1572	1360	1204		1781	1724	1409	1188	1781	1572
Queue Service Time (g_s), s	12.0	2.2	0.6	10.5	7.7		1.7	16.3	0.0	1.2	25.3	2.5
Cycle Queue Clearance Time (g_c), s	19.5	2.2	0.6	12.5	7.7		1.7	16.3	0.0	1.2	25.3	2.5
Green Ratio (*g/C*)	0.19	0.19	0.19	0.19	0.19		0.63	0.60	0.60	0.61	0.59	0.59
Capacity (*c*), veh/h	218	240	295	292	226		299	2068	845	280	2098	926
Volume-to-Capacity Ratio (*X*)	0.593	0.117	0.034	0.446	0.388		0.214	0.422	0.000	0.105	0.576	0.081
Back of Queue (*Q*), ft/ln (95 th percentile)	181	41.7	11.3	167.1	135.6		26.2	249.9	0	17.2	373.4	39
Back of Queue (*Q*), veh/ln (95 th percentile)	6.9	1.2	0.4	6.5	4.2		1.0	9.5	0.0	0.5	14.7	1.5
Queue Storage Ratio (*RQ*) (95 th percentile)	1.45	0.00	0.09	0.00	0.00		0.09	0.00	0.00	0.08	0.00	0.00
Uniform Delay (d_1), s/veh	51.1	40.5	39.9	45.6	42.7		11.9	12.9	0.0	10.5	15.3	10.6
Incremental Delay (d_2), s/veh	1.0	0.1	0.0	0.4	0.4		0.2	0.6	0.0	0.1	1.2	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	52.1	40.6	39.9	46.0	43.1		12.1	13.5	0.0	10.5	16.5	10.8
Level of Service (LOS)	D	D	D	D	D		B	B		B	B	B
Approach Delay, s/veh / LOS	49.4	D		44.8	D		13.4	B		16.0	B	
Intersection Delay, s/veh / LOS	19.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.52	C	2.55	C	1.89	B	2.12	B
Bicycle LOS Score / LOS	0.76	A	0.85	A	1.26	A	1.57	B

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HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	PM Existing	PHF	0.95
Urban Street	US 1	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - PM Existi…		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	119	26	57	75	22	45	38	1235	94	45	1104	118

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.9	0.3	91.9	21.4	0.0	0.0	
Yellow	4.8	0.0	4.8	3.7	0.0	0.0	
Red	2.8	0.0	2.8	3.5	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		28.6		28.6	11.5	99.5	11.8	99.8
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		20.7		11.2	3.1		3.3	
Green Extension Time (g_e), s		0.7		0.7	0.1	0.0	0.1	0.0
Phase Call Probability		1.00		1.00	0.79		0.84	
Max Out Probability		0.00		0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	125	27	40	79	71		40	1300	59	47	1162	62
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1319	1722	1560	1350	1510		1612	1738	1560	1682	1752	1572
Queue Service Time (g_s), s	13.0	1.9	3.1	7.5	5.8		1.1	28.8	1.9	1.3	23.8	2.0
Cycle Queue Clearance Time (g_c), s	18.7	1.9	3.1	9.2	5.8		1.1	28.8	1.9	1.3	23.8	2.0
Green Ratio (*g/C*)	0.15	0.15	0.15	0.15	0.15		0.68	0.66	0.66	0.69	0.66	0.66
Capacity (*c*), veh/h	201	265	240	242	232		303	2281	1023	282	2306	1035
Volume-to-Capacity Ratio (*X*)	0.623	0.103	0.167	0.326	0.304		0.132	0.570	0.058	0.168	0.504	0.060
Back of Queue (*Q*), ft/ln (95 th percentile)	201	41.1	57.1	120.7	111.9		17.3	396.9	28	20.7	350.1	30.4
Back of Queue (*Q*), veh/ln (95 th percentile)	7.9	1.5	2.2	4.6	4.0		0.6	15.3	1.1	0.8	13.6	1.2
Queue Storage Ratio (*RQ*) (95 th percentile)	1.61	0.00	0.46	0.00	0.00		0.06	0.00	0.15	0.09	0.00	0.00
Uniform Delay (d_1), s/veh	60.8	50.9	51.4	54.8	52.6		9.8	13.2	8.6	10.5	12.2	8.5
Incremental Delay (d_2), s/veh	1.2	0.1	0.1	0.3	0.3		0.1	1.0	0.1	0.1	0.8	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	62.0	51.0	51.6	55.1	52.8		9.9	14.3	8.7	10.6	13.0	8.6
Level of Service (LOS)	E	D	D	E	D		A	B	A	B	B	A
Approach Delay, s/veh / LOS	58.3	E		54.1	D		13.9	B		12.7	B	
Intersection Delay, s/veh / LOS	18.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.52	C	2.55	C	1.88	B	2.10	B
Bicycle LOS Score / LOS	0.81	A	0.73	A	1.64	B	1.54	B

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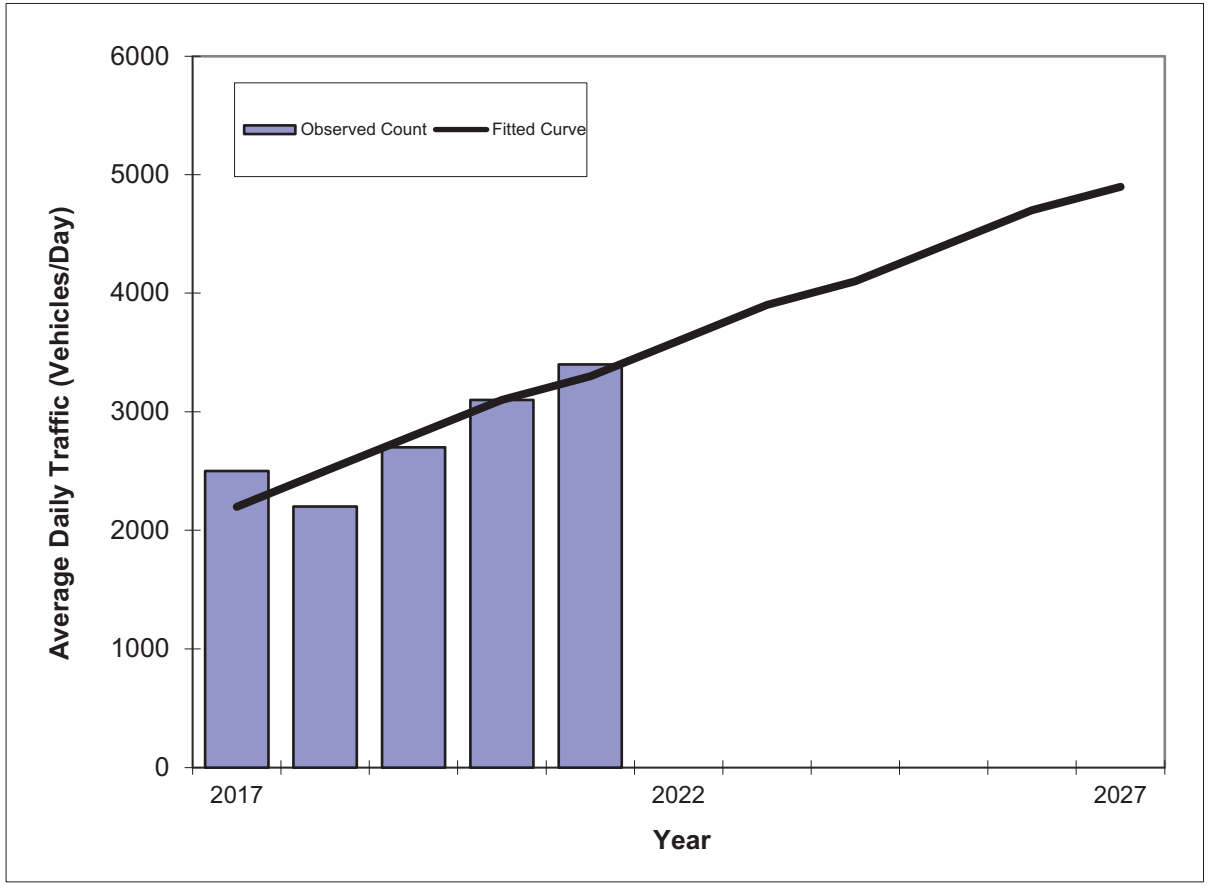
APPENDIX G

FDOT Traffic Trends

TRAFFIC TRENDS

Old Dixie Highway -- Pine Tree to Walter Boardman

County:	Volusia
Station #:	1332
Highway:	Old Dixie Highway

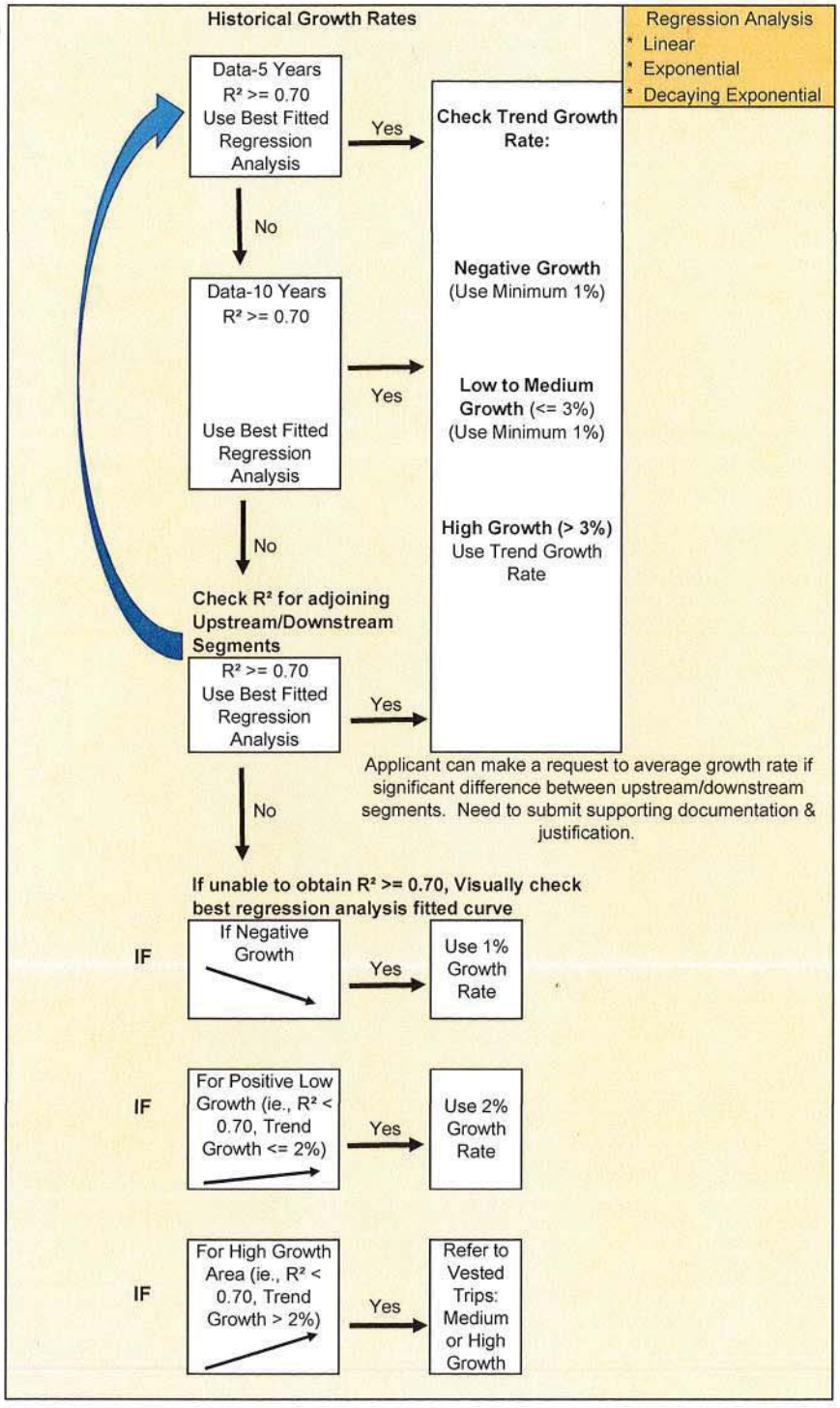


Year	Traffic (ADT/AADT) Count*	Trend**
2017	2500	2200
2018	2200	2500
2019	2700	2800
2020	3100	3100
2021	3400	3300
2022 Opening Year Trend		
2022	N/A	3600
2024 Mid-Year Trend		
2024	N/A	4100
2027 Design Year Trend		
2027	N/A	4900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

**** Annual Trend Increase:**	270
Trend R-squared:	80.3%
Trend Annual Historic Growth Rate:	12.50%
Trend Growth Rate (2021 to Design Year):	8.08%
Printed:	12-Oct-22
Straight Line Growth Option	

Volusia County's Segment Growth Rates and Vested Trips Instructions Policy



AND

IF there are - Vested Trips

Negative Growth (Use Minimum 1%):

\+ Vested Trips

Low to Medium Growth (<= 3%)(Use Minimum 1%):

\+ Vested Trips

High Growth (> 3%):

Use the Highest # of the two (growth rate or vested trips). Need to submit supporting documentation & justification

HIGH GROWTH & HIGH VESTED TRIPS

If there are Vested Trips from multiple approved projects on segment.
And, Vested Trips comprise of multiple uses that would normally have significant interaction (residential, retail, office, restaurant, etc…).

And, Vested Trips make up more than 30% of the total future background traffic.

Then, Vested Trips can be reduced by 30% upon request by the Applicant

Signed: Jon Cheney Date: 8/27/2020

Jon E. Cheney, P.E.

APPENDIX H

Vested Trip Information

Volusia County Vested Trip Database on Critical/Non-Critical Roads - By Critical Area, PM Peak

Approved Devts and Devts under Review

Developments not considered vested

Parent Tract trips - should not be included in overall, only for informational purposes

****ALWAYS REFER TO THE VC AADT SPREADSHEET FOR COUNT AND CAPACITY INFO. (Not this spreadsheet)****

Updatex #######

****ALWAYS REFER TO THE VC AADT SPREADSHEET FOR COU**

North Daytona/Ormond Beach Area

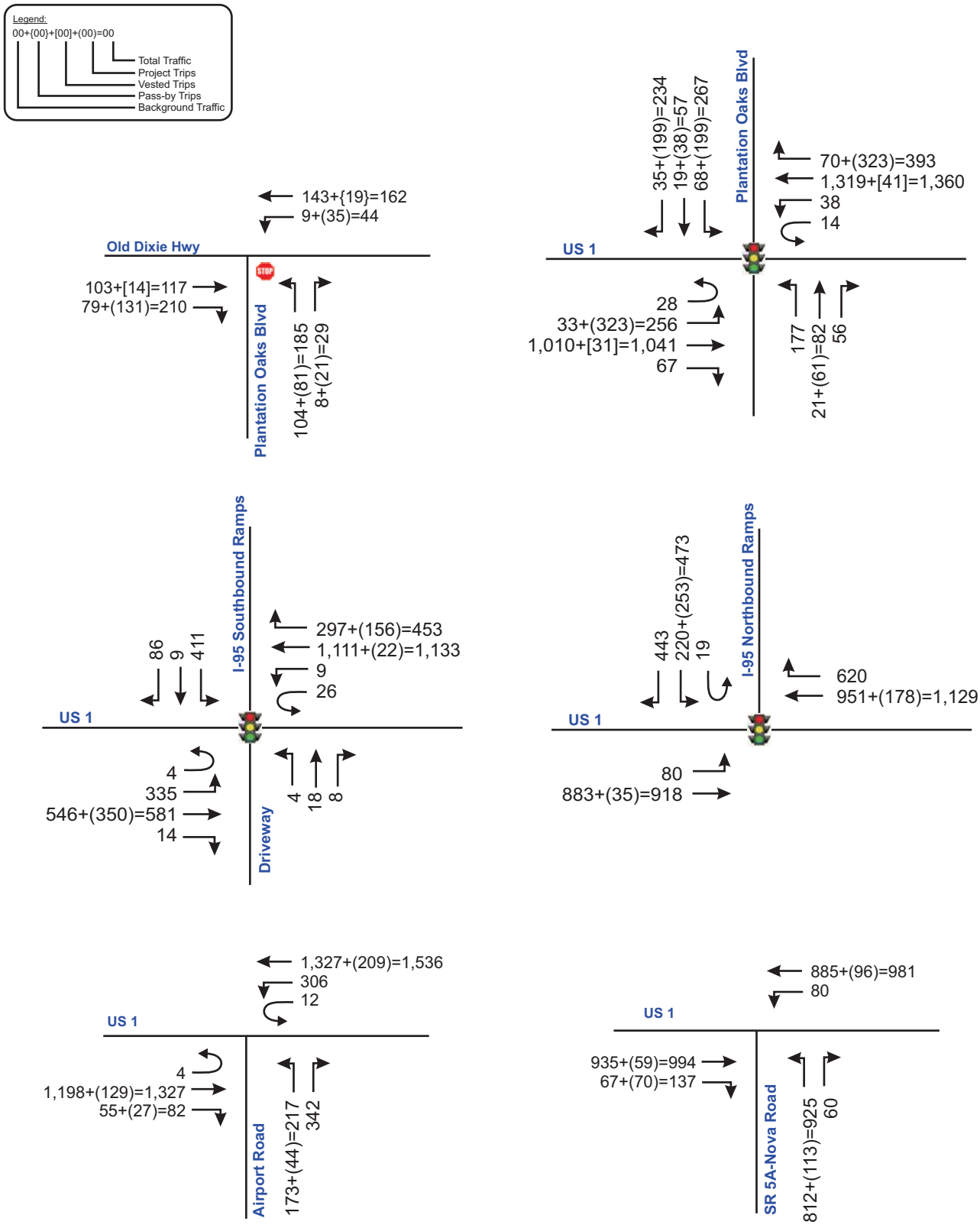
Updated 6-14-22 & 7-25-22

Roadway	Segment	2021PM Pk Hr (VCTE) (VCTE Staff note: RED font = FDOT pk volumes based on daily V/C proportion.)	Capacity	2028 Fully Vested Minto Buildout (Removed 50%)	Bayberry Ph IA & IB only child (25%)	Fountainhead 2021 (10% removed of 548 PM Pk Trips)	Integrated LPGA Residentia l Devt thru Ph 4	The Preserve (0%)	Williamson Crossings 2019 (Removed 40%)	Ormond Crossings 2010 Vested (REMOVE D 1%)	Granada Pointe REMOVED 20%	Pineland PRD REMOVED 50%	Ormond Central	LPGA Multifamily Emerson 2019	Edison Apartments 2019	Tomoka Village Apartments 2021	Cloar 2025	Reserve at Strickland 2024	Veterans Administra tion Bldg 2023	Tymber Creek Village 2022	Halifax Plantation* Remaining Trips (222 units remaining under DRI)	Plantation Unbuilt (of the 1730 platted & construction approved in 2021; 200 vested but not generating trips)	Plantation Bay* Flagler County Remaining Trips (as of Aug 2021) 730 units. 50% Distribution on Old Dixie Hwy.	Plantation Oaks (National Gardens DRI) (includes Dixie Ridge trips) 2019 Monitoring Report 1577 developed, 1491 remaining (removed 3.87%)	Plantation Oaks Major Amendment Feb or March 2022 City of Ormond, 291 units	Wexford Reserve 2021 Traffic memo (Vested PUD 2003)	Eagle Lakes PUD (2014) Flagler County Phase I	Project Tarpon 2023	Watermark 2024	Cornerstone Exchange 2025	KFC Parent Tract	LPGA Dunn Residential	Clyde Morris Apartments additional units	Waypoint MF Project Epsilon	Walkers Green	Capstone 2023 (removed 10%)	Total Vested Trips
US 1	I-95 to Airport Road	2330	3580																	63	5	4		155	186											413
Old Dixie Hwy	Pine Tree Dr to Walter Boardman	220	1860																		18	15		63	74	21											191

Table 5
Projected P.M. Peak Hour Roadway Capacity Analysis

Roadway Segment	# of Lanes	Area Type	LOS Std	Two-Way Peak Hour Capacity*	Two-Way Peak Hour Volumes					V/C Ratio	LOS	LOS Standard Met?
					Background	Growth[1]	Vested	Project	Total[2]			
US 1												
Airport Rd to I-95	4LD	U	D	3,580	2,115	2,479	72	522	3,001	0.84	C	Yes
SR 5A to Airport Rd	4LD	U	D	3,580	2,480	2,825	0	339	3,164	0.88	C	Yes
SR 40 to SR 5A	4LD	U	D	3,580	1,737	2,036	0	155	2,191	0.61	C	Yes
Old Dixie Highway												
Old Kings Rd to I -95	2LU	U	E	1,860	750	1,127	461	71	1,282	0.69	C	Yes
Walter Boardman to Old Kings Rd	2LU	U	E	1,230	380	571	100	99	670	0.54	C	Yes
Pine Tree Dr to Walter Boardman	2LU	U	E	1,230	230	346	33	212	558	0.45	C	Yes
Ingelsia Ave to Pine Tree Dr	2LU	U	E	1,230	190	286	16	56	342	0.28	C	Yes
I-95												
SR 40 to US 1	6LD	U	D	10,060	4,770	5,591	154	409	6,000	0.60	C	Yes
Airport Road												
Sunshine Blvd to US 1	2LU	U	E	2,240	650	762	0	71	833	0.37	C	Yes
SR 5A / Nova Road												
Wilmette to US 1	4LU	U	D	3,580	1,200	1,407	0	183	1,590	0.44	C	Yes

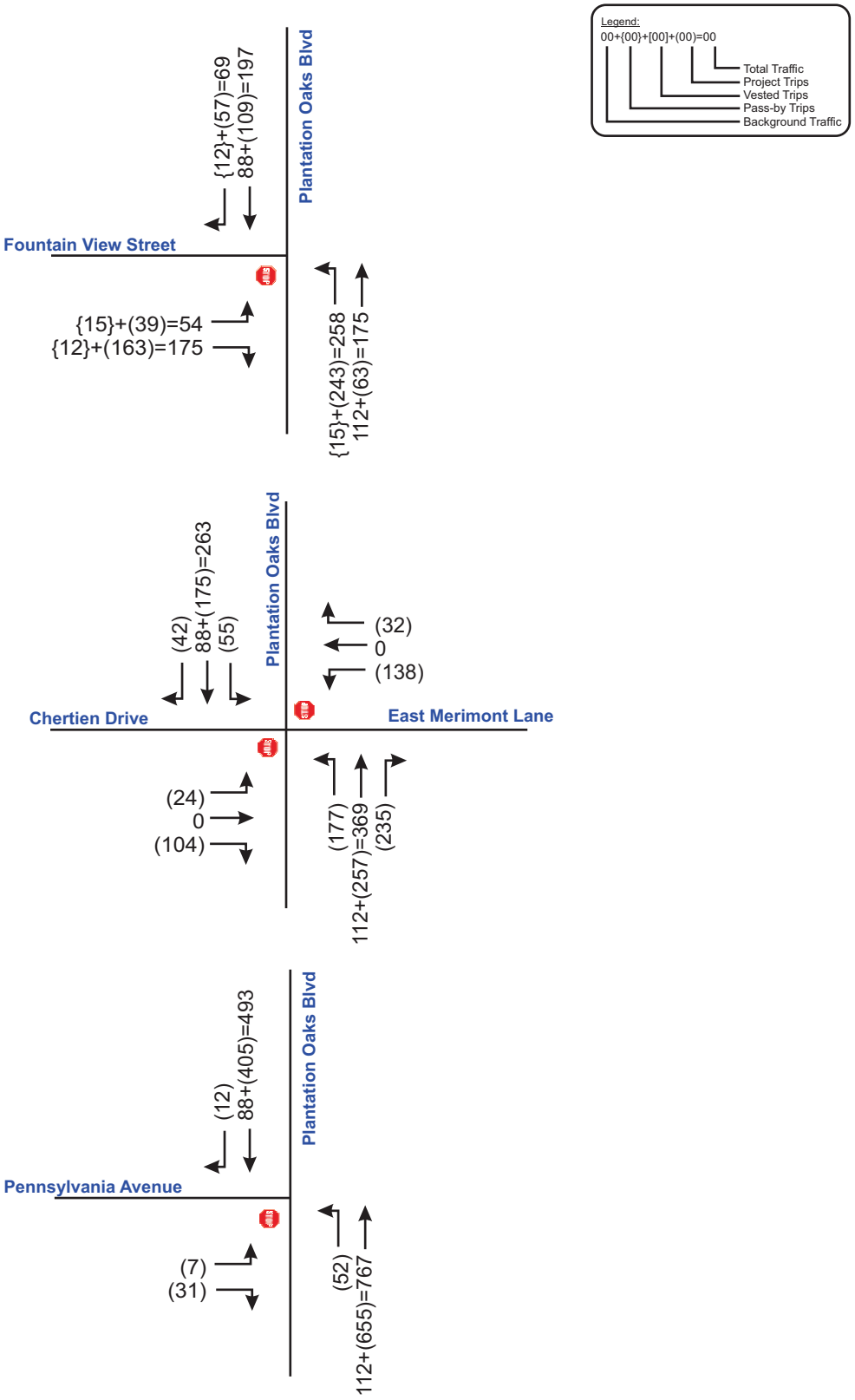
[1] Growth rate utilized - 1.503% for Old Dixie Highway and 1.172% for all others to grow trips to 2029
[2] Total trips = higher of increase in growth trips or vested trips plus project trips



Plantation Oaks
Project № 5519
Figure 5

Projected P.M. Peak Hour Turning Movements

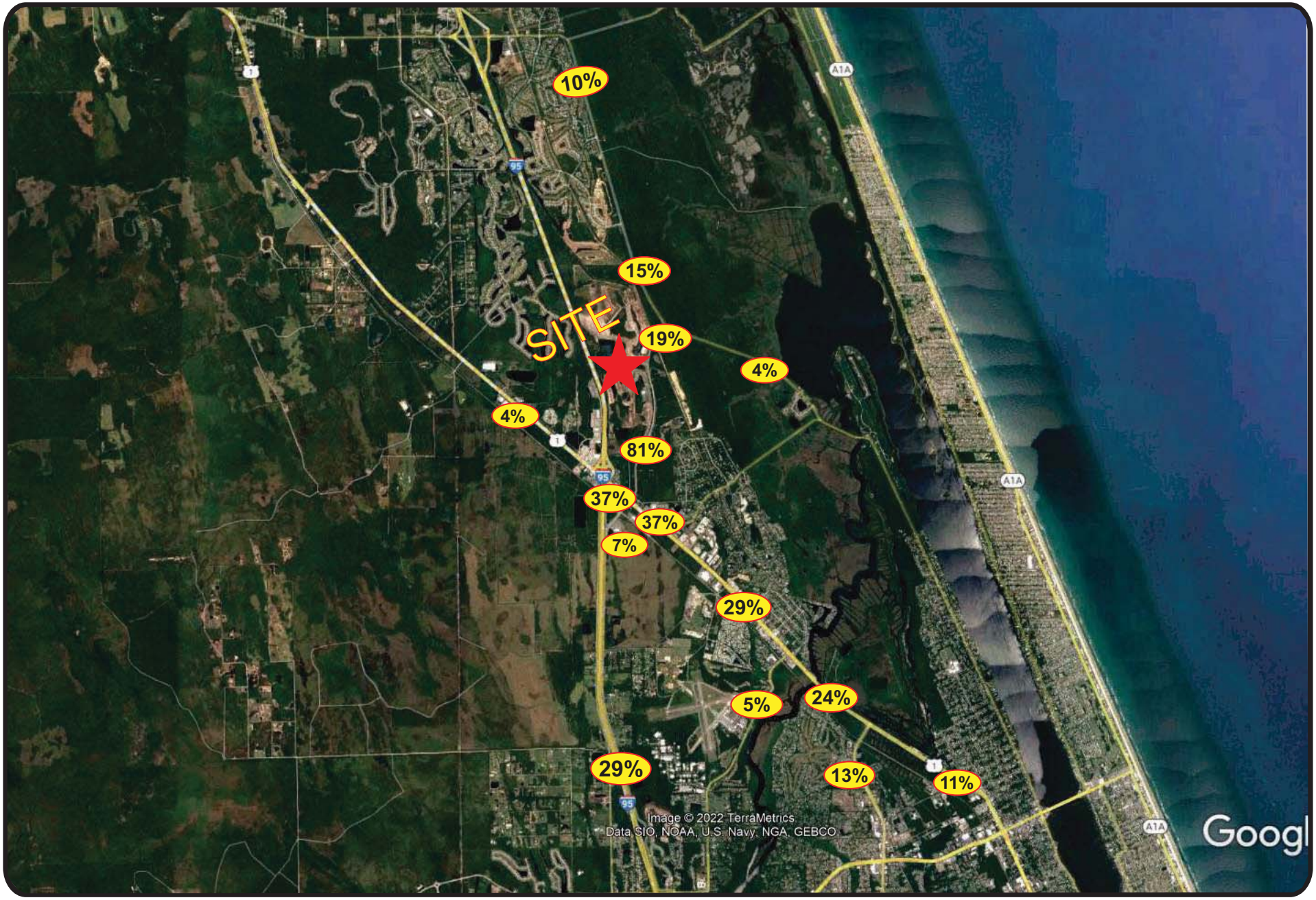
N
NTS



Plantation Oaks
Project № 5519
Figure 6

Projected P.M. Peak Hour Turning Movements

N
NTS



Plantation Oaks
Project № 5519
Figure 4

Trip Distribution

NTS

LTG Engineering & Planning

Vested Trips - AM

Intersection	Approach	Mvmn't.	Plantation Oaks (Reduced 4%)	**Total Vested Trips**	Plantation Oaks Model Distribution	Plantation Oaks Trip Direction	Plantation Oaks Project Trips
US 1 at Plantation Oaks Boulevard	Eastbound	U-Turn	0	0			0
		Left	104	104	37.0%	in	109
		Through	0	0			0
		Right	0	0			0
	Westbound	U-Turn	0	0			0
		Left	0	0			0
		Through	0	0			0
		Right	104	104	37.0%	in	109
	Northbound	U-Turn	0	0			0
		Left	0	0			0
		Through	19	19	7.0%	in	20
		Right	0	0			0
	Southbound	U-Turn	0	0			0
		Left	258	258	37.0%	out	269
		Through	49	49	7.0%	out	51
		Right	258	258	37.0%	out	269

AM Trip Gen	
In	294
Out	727
Total	1021

Intersection	Approach	Mvmn't.	Plantation Oaks (Reduced 4%)	**Total Vested Trips**	Plantation Oaks Model Distribution	Plantation Oaks Trip Direction	Plantation Oaks Project Trips
Old Dixie Highway at Plantation Oaks Boulevard	Eastbound	U-Turn	0	0			0
		Left	0	0			0
		Through	0	0			0
		Right	42	42	15.0%	in	44
	Westbound	U-Turn	0	0			0
		Left	11	11	4.0%	in	12
		Through	0	0			0
		Right	0	0			0
	Northbound	U-Turn	0	0			0
		Left	105	105	15.0%	out	109
		Through	0	0			0
		Right	28	28	4.0%	out	29
	Southbound	U-Turn	0	0			0
		Left	0	0			0
		Through	0	0			0
		Right	0	0			0

LTG Engineering & Planning

Vested Trips - PM

Intersection	Approach	Mvmn't.	Plantation Oaks (Reduced 4%)	**Total Vested Trips**
US 1 at Plantation Oaks Boulevard	Eastbound	U-Turn		0
		Left	310	310
		Through		0
		Right		0
	Westbound	U-Turn		0
		Left		0
		Through		0
		Right	310	310
	Northbound	U-Turn		0
		Left		0
		Through	59	59
		Right		0
	Southbound	U-Turn		0
		Left	191	191
		Through	36	36
		Right	191	191

Intersection	Approach	Mvmn't.	Plantation Oaks (Reduced 4%)	**Total Vested Trips**
Old Dixie Highway at Plantation Oaks Boulevard	Eastbound	U-Turn		0
		Left		0
		Through		0
		Right	126	126
	Westbound	U-Turn		0
		Left	34	34
		Through		0
		Right		0
	Northbound	U-Turn		0
		Left	78	78
		Through		0
		Right	20	20
	Southbound	U-Turn		0
		Left		0
		Through		0
		Right		0

APPENDIX I

Unsignalized Intersections

HCS Summary Sheets

Background Conditions

HCS Two-Way Stop-Control Report

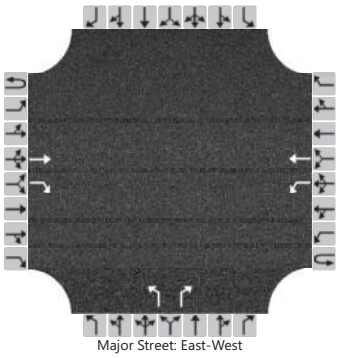
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	AM BG
Intersection Orientation	East-West
Project Description	5740

Site Information

Intersection	Old Dixie at Plantation Oaks
Jurisdiction	Ormond
East/West Street	Old Dixie Highway
North/South Street	Plantation Oaks Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			107	193		16	59			182		31				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17				192		33				
Capacity, c (veh/h)						1244				769		940				
v/c Ratio						0.01				0.25		0.03				
95% Queue Length, Q_{95} (veh)						0.0				1.0		0.1				
Control Delay (s/veh)						7.9				11.2		9.0				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)						1.7				10.9						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

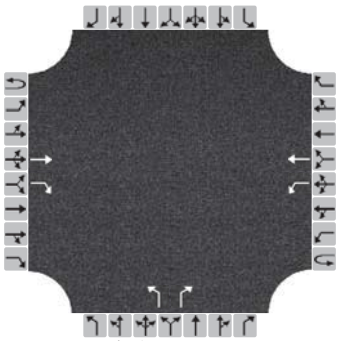
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	PM BG
Intersection Orientation	East-West
Project Description	5740

Site Information

Intersection	Old Dixie at Plantation Oaks
Jurisdiction	Ormond
East/West Street	Old Dixie Highway
North/South Street	Plantation Oaks Blvd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			36	234		44	95			160		31				
Percent Heavy Vehicles (%)						2				4		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.44		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.54		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						52				188		36				
Capacity, c (veh/h)						1242				697		1028				
v/c Ratio						0.04				0.27		0.04				
95% Queue Length, Q_{95} (veh)						0.1				1.1		0.1				
Control Delay (s/veh)						8.0				12.1		8.6				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)						2.5				11.5						
Approach LOS						A				B						

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APPENDIX J

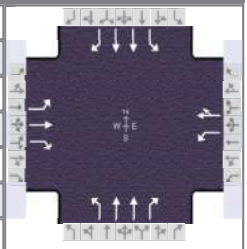
Signalized Intersections

HCS Summary Sheets

Background Conditions

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	AM BG	PHF	0.89
Urban Street	US 1	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - AM BG.xus		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	127	46	42	386	82	311	59	814	152	131	1129	141

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	4.6	41.8	46.8	0.0	0.0
Yellow	4.8	0.0	4.8	3.7	0.0	0.0
Red	2.8	0.0	2.8	3.5	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		54.0		54.0	12.1	49.4	16.6	53.9
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.5		3.5	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		48.8		40.8	4.9		9.0	
Green Extension Time (g_e), s		0.0		1.8	0.0	0.0	0.1	0.0
Phase Call Probability		1.00		1.00	0.89		0.99	
Max Out Probability		1.00		0.53	0.00		0.24	

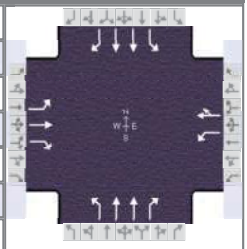
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	143	52	13	434	442		66	915	0	147	1269	79
Adjusted Saturation Flow Rate (*s*), veh/h/ln	910	1678	1572	1331	1469		1781	1724	1409	1598	1781	1572
Queue Service Time (g_s), s	15.3	2.3	0.6	36.5	31.5		2.9	28.2	0.0	7.0	40.8	3.9
Cycle Queue Clearance Time (g_c), s	46.8	2.3	0.6	38.8	31.5		2.9	28.2	0.0	7.0	40.8	3.9
Green Ratio (*g/C*)	0.39	0.39	0.39	0.39	0.39		0.39	0.35	0.35	0.42	0.39	0.39
Capacity (*c*), veh/h	176	654	613	553	573		139	1200	490	242	1375	607
Volume-to-Capacity Ratio (*X*)	0.810	0.079	0.022	0.784	0.771		0.476	0.762	0.000	0.608	0.922	0.129
Back of Queue (*Q*), ft/ln (95 th percentile)	243.3	46.5	10.8	477.5	493.3		53.8	456.6	0	131.6	660.4	68
Back of Queue (*Q*), veh/ln (95 th percentile)	9.2	1.7	0.4	18.5	17.6		2.1	17.4	0.0	4.7	26.0	2.7
Queue Storage Ratio (*RQ*) (95 th percentile)	1.95	0.00	0.09	0.00	0.00		0.19	0.00	0.00	0.58	0.00	0.00
Uniform Delay (d_1), s/veh	53.8	23.0	22.5	35.3	31.9		30.5	34.7	0.0	26.5	35.1	23.8
Incremental Delay (d_2), s/veh	22.4	0.0	0.0	6.6	5.8		1.2	4.6	0.0	1.1	11.6	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	76.1	23.1	22.5	41.9	37.7		31.6	39.3	0.0	27.7	46.8	24.2
Level of Service (LOS)	E	C	C	D	D		C	D		C	D	C
Approach Delay, s/veh / LOS	59.5	E		39.8	D		38.8	D		43.7	D	
Intersection Delay, s/veh / LOS	42.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.65	C	2.54	C	1.93	B	2.16	B
Bicycle LOS Score / LOS	0.83	A	1.93	B	1.30	A	1.72	B

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HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	PM BG	PHF	0.95
Urban Street	US 1	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - PM BG.xus		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	87	62	274	60	241	40	1297	408	358	1159	124

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	2.6	57.4	46.0	0.0	0.0
Yellow	4.8	4.8	4.8	3.7	0.0	0.0
Red	2.8	2.8	2.8	3.5	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		53.2		53.2	11.6	65.0	21.8	75.2
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.4		3.4	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		45.6		36.3	4.1		16.2	
Green Extension Time (g_e), s		0.4		1.8	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	0.81		1.00	
Max Out Probability		1.00		0.10	0.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	138	92	44	288	317		42	1365	285	377	1220	61
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1054	1722	1560	1274	1479		1612	1738	1560	1682	1752	1572
Queue Service Time (g_s), s	18.0	5.3	2.7	29.1	25.6		2.1	53.4	18.5	14.2	38.7	2.9
Cycle Queue Clearance Time (g_c), s	43.6	5.3	2.7	34.3	25.6		2.1	53.4	18.5	14.2	38.7	2.9
Green Ratio (*g/C*)	0.33	0.33	0.33	0.33	0.33		0.44	0.41	0.41	0.53	0.48	0.48
Capacity (*c*), veh/h	205	565	512	422	486		177	1426	640	233	1692	759
Volume-to-Capacity Ratio (*X*)	0.674	0.162	0.086	0.684	0.652		0.237	0.958	0.446	1.616	0.721	0.080
Back of Queue (*Q*), ft/ln (95 th percentile)	226.8	110.2	48.8	382.8	411.2		39.2	844.4	292.8	1125.3	585.2	50.5
Back of Queue (*Q*), veh/ln (95 th percentile)	8.9	4.0	1.9	14.7	14.8		1.4	32.5	11.3	42.0	22.7	2.0
Queue Storage Ratio (*RQ*) (95 th percentile)	1.81	0.00	0.39	0.00	0.00		0.14	0.00	1.58	5.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.8	33.4	32.5	45.5	40.2		26.3	40.1	29.8	43.2	28.7	19.5
Incremental Delay (d_2), s/veh	6.3	0.0	0.0	3.6	2.3		0.3	15.7	2.2	296.0	2.7	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	65.1	33.4	32.5	49.1	42.5		26.6	55.8	32.1	339.2	31.4	19.7
Level of Service (LOS)	E	C	C	D	D		C	E	C	F	C	B
Approach Delay, s/veh / LOS	49.3	D		45.6	D		51.1	D		100.9	F	
Intersection Delay, s/veh / LOS	69.7						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.54	C	1.93	B	2.13	B
Bicycle LOS Score / LOS	0.94	A	1.49	A	1.88	B	1.86	B

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APPENDIX K

Signalized Intersections

HCS Summary Sheets

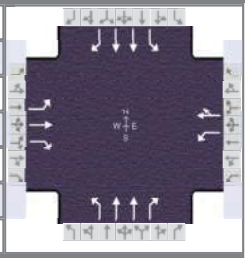
Background Conditions Improved

Background Conditions with Improvements

Intersection	Adopted LOS	PM Peak-Hour			Incremental Improvement
		Delay (sec.)	LOS	V/C greater than 1.0?	
US 1 at Plantation Oaks Boulevard	D	59.9	E	Yes	Optimize timing splits only
		40.1	D	No	Add SBL (dual lefts), reoptimize splits only

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	PM BG	PHF	0.95
Urban Street	US 1	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - PM BG Im…		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	87	62	274	60	241	40	1297	408	358	1159	124

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	1.8	68.4	35.8	0.0	0.0
Yellow	4.8	4.8	4.8	3.7	0.0	0.0
Red	2.8	2.8	2.8	3.5	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		43.0		43.0	11.6	76.0	21.0	85.4
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.4		3.4	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		37.8		37.8	3.8		15.4	
Green Extension Time (g_e), s		0.0		0.0	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	0.81		1.00	
Max Out Probability		1.00		1.00	0.00		1.00	

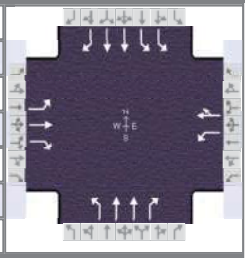
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	138	92	44	288	317		42	1365	285	377	1220	61
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1054	1722	1560	1274	1479		1612	1738	1560	1682	1752	1572
Queue Service Time (g_s), s	7.4	5.9	3.0	29.9	28.4		1.8	46.3	16.0	13.4	33.2	2.5
Cycle Queue Clearance Time (g_c), s	35.8	5.9	3.0	35.8	28.4		1.8	46.3	16.0	13.4	33.2	2.5
Green Ratio (*g/C*)	0.26	0.26	0.26	0.26	0.26		0.52	0.49	0.49	0.60	0.56	0.56
Capacity (*c*), veh/h	107	440	399	324	378		224	1699	762	272	1947	874
Volume-to-Capacity Ratio (*X*)	1.287	0.208	0.111	0.890	0.838		0.188	0.804	0.374	1.386	0.627	0.070
Back of Queue (*Q*), ft/ln (95 th percentile)	409.5	123.8	54.8	475.6	492.2		32.4	674.9	253.3	789.1	496.2	41.9
Back of Queue (*Q*), veh/ln (95 th percentile)	16.0	4.5	2.1	18.3	17.7		1.2	26.0	9.8	29.4	19.2	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)	3.28	0.00	0.44	0.00	0.00		0.12	0.00	1.37	3.51	0.00	0.00
Uniform Delay (d_1), s/veh	68.1	41.0	39.9	55.9	49.3		19.4	30.1	22.4	35.2	21.2	14.4
Incremental Delay (d_2), s/veh	182.4	0.1	0.0	24.2	14.4		0.2	4.1	1.4	195.0	1.5	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	250.5	41.0	40.0	80.0	63.7		19.6	34.3	23.8	230.3	22.8	14.5
Level of Service (LOS)	F	D	D	F	E		B	C	C	F	C	B
Approach Delay, s/veh / LOS	146.4	F		71.5	E		32.2	C		69.6	E	
Intersection Delay, s/veh / LOS	59.9						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.65	C	2.55	C	1.91	B	2.12	B
Bicycle LOS Score / LOS	0.94	A	1.49	A	1.88	B	1.86	B

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HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	PM BG	PHF	0.95
Urban Street	US 1	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - PM BG Im…		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	87	62	274	60	241	40	1297	408	358	1159	124

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	7.2	61.6	44.8	0.0	0.0
Yellow	4.8	0.0	4.8	3.7	0.0	0.0
Red	2.8	0.0	2.8	3.5	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		52.0		52.0	11.6	69.2	18.8	76.4
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.4		3.4	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		46.2		36.8	4.0		11.0	
Green Extension Time (g_e), s		0.0		1.6	0.0	0.0	0.3	0.0
Phase Call Probability		1.00		1.00	0.81		1.00	
Max Out Probability		1.00		0.22	0.08		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	138	92	44	288	317		42	1365	285	377	1220	61
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1054	1722	1560	1274	1479		1612	1738	1560	1634	1752	1572
Queue Service Time (g_s), s	18.2	5.3	2.8	29.4	25.9		2.0	50.7	17.6	9.0	38.0	2.9
Cycle Queue Clearance Time (g_c), s	44.2	5.3	2.8	34.8	25.9		2.0	50.7	17.6	9.0	38.0	2.9
Green Ratio (*g/C*)	0.32	0.32	0.32	0.32	0.32		0.47	0.44	0.44	0.53	0.49	0.49
Capacity (*c*), veh/h	193	551	499	410	473		183	1529	686	423	1722	772
Volume-to-Capacity Ratio (*X*)	0.713	0.166	0.089	0.703	0.669		0.230	0.893	0.416	0.890	0.709	0.079
Back of Queue (*Q*), ft/ln (95 th percentile)	235.4	111.8	49.5	390.3	418.5		36.7	764.8	277.8	205.8	575.2	49.5
Back of Queue (*Q*), veh/ln (95 th percentile)	9.2	4.1	1.9	15.0	15.1		1.3	29.4	10.8	7.7	22.3	1.9
Queue Storage Ratio (*RQ*) (95 th percentile)	1.88	0.00	0.40	0.00	0.00		0.13	0.00	1.50	0.91	0.00	0.00
Uniform Delay (d_1), s/veh	60.3	34.2	33.3	46.7	41.2		24.6	36.2	26.9	32.5	27.8	18.9
Incremental Delay (d_2), s/veh	10.1	0.1	0.0	4.5	3.0		0.3	8.4	1.9	16.3	2.5	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	70.4	34.2	33.3	51.2	44.1		24.9	44.5	28.7	48.8	30.3	19.1
Level of Service (LOS)	E	C	C	D	D		C	D	C	D	C	B
Approach Delay, s/veh / LOS	52.3	D		47.5	D		41.4	D		34.1	C	
Intersection Delay, s/veh / LOS	40.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.68	C	2.11	B	2.13	B
Bicycle LOS Score / LOS	0.94	A	1.49	A	1.88	B	1.86	B

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APPENDIX L

Unsignalized Intersections

HCS Summary Sheets

Build-Out Conditions

HCS Two-Way Stop-Control Report

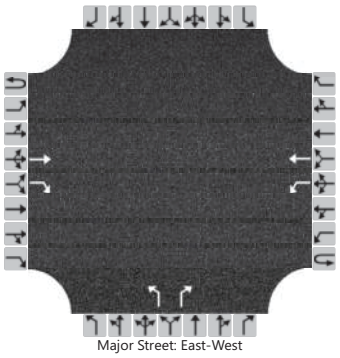
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	AM BO
Intersection Orientation	East-West
Project Description	5740

Site Information

Intersection	Old Dixie at Plantation Oaks
Jurisdiction	Ormond
East/West Street	Old Dixie Highway
North/South Street	Plantation Oaks Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			107	196		16	59			191		31				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17				201		33				
Capacity, c (veh/h)						1241				769		940				
v/c Ratio						0.01				0.26		0.03				
95% Queue Length, Q_{95} (veh)						0.0				1.0		0.1				
Control Delay (s/veh)						7.9				11.3		9.0				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)						1.7				11.0						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

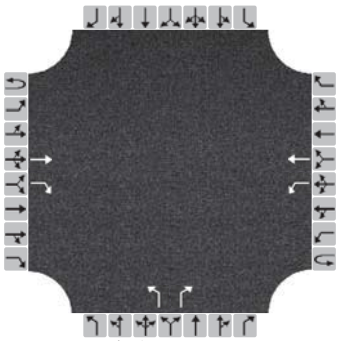
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	PM BO
Intersection Orientation	East-West
Project Description	5740

Site Information

Intersection	Old Dixie at Plantation Oaks
Jurisdiction	Ormond
East/West Street	Old Dixie Highway
North/South Street	Plantation Oaks Blvd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			36	244		44	95			166		31				
Percent Heavy Vehicles (%)						2				4		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.44		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.54		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						52				195		36				
Capacity, c (veh/h)						1230				696		1028				
v/c Ratio						0.04				0.28		0.04				
95% Queue Length, Q_{95} (veh)						0.1				1.1		0.1				
Control Delay (s/veh)						8.1				12.2		8.6				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)						2.5				11.6						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

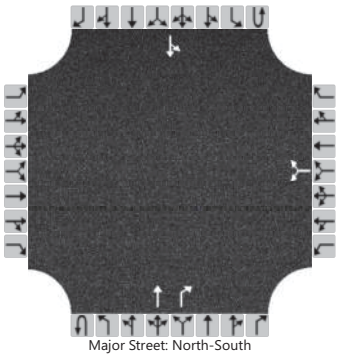
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	AM BO
Intersection Orientation	North-South
Project Description	5740

Site Information

Intersection	Plantation Oasks at PD 1
Jurisdiction	Ormond
East/West Street	Project Driveway 1
North/South Street	Plantation Oaks
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	0	1	0
Configuration							LR				T	R		LT		
Volume (veh/h)						50		3			336	19		2	780	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized										No						
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							59							2		
Capacity, c (veh/h)							200							1164		
v/c Ratio							0.30							0.00		
95% Queue Length, Q_{95} (veh)							1.2							0.0		
Control Delay (s/veh)							30.4							8.1	0.0	
Level of Service (LOS)							D							A	A	
Approach Delay (s/veh)						30.4								0.1		
Approach LOS						D								A		

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HCS Two-Way Stop-Control Report

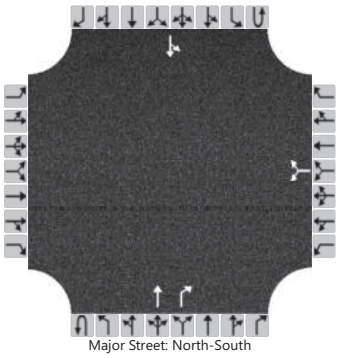
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	PM BO
Intersection Orientation	North-South
Project Description	5740

Site Information

Intersection	Plantation Oasks at PD 1
Jurisdiction	Ormond
East/West Street	Project Driveway 1
North/South Street	Plantation Oaks
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	0	1	0
Configuration							LR				T	R		LT		
Volume (veh/h)						35		2			857	57		6	578	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized										No						
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							39							6		
Capacity, c (veh/h)							133							715		
v/c Ratio							0.29							0.01		
95% Queue Length, Q_{95} (veh)							1.1							0.0		
Control Delay (s/veh)							43.0							10.1	0.1	
Level of Service (LOS)							E							B	A	
Approach Delay (s/veh)						43.0								0.2		
Approach LOS						E								A		

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HCS Two-Way Stop-Control Report

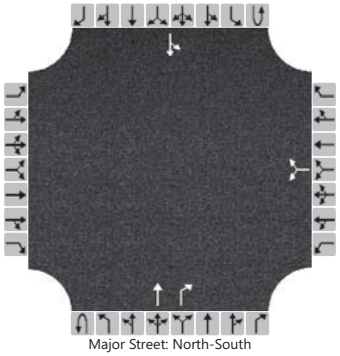
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	AM BO
Intersection Orientation	North-South
Project Description	5740

Site Information

Intersection	Plantation Oasks at PD 2
Jurisdiction	Ormond
East/West Street	Project Driveway 2
North/South Street	Plantation Oaks
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	0	1	0
Configuration							LR				T	R		LT		
Volume (veh/h)						75		6			349	29		1	829	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized											No					
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							90							1		
Capacity, c (veh/h)							185							1139		
v/c Ratio							0.49							0.00		
95% Queue Length, Q_{95} (veh)							2.4							0.0		
Control Delay (s/veh)							41.7							8.2	0.0	
Level of Service (LOS)							E							A	A	
Approach Delay (s/veh)						41.7							0.0			
Approach LOS						E							A			

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HCS Two-Way Stop-Control Report

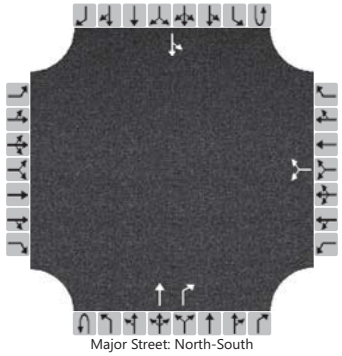
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	9/1/2022
Analysis Year	2027
Time Analyzed	PM BO
Intersection Orientation	North-South
Project Description	5740

Site Information

Intersection	Plantation Oasks at PD 2
Jurisdiction	Ormond
East/West Street	Project Driveway 2
North/South Street	Plantation Oaks
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	0	1	0
Configuration							LR				T	R		LT		
Volume (veh/h)						53		4			910	86		3	610	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized											No					
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							60							3		
Capacity, c (veh/h)							120							664		
v/c Ratio							0.50							0.00		
95% Queue Length, Q_{95} (veh)							2.3							0.0		
Control Delay (s/veh)							61.7							10.4	0.1	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)						61.7								0.1		
Approach LOS						F								A		

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APPENDIX M

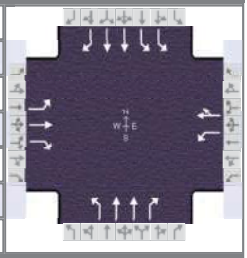
Signalized Intersections

HCS Summary Sheets

Build-Out Conditions

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	AM BO	PHF	0.89
Urban Street	US 1	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - AM BO.xus		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	127	50	42	443	93	368	59	814	174	153	1129	141

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	2.0	40.9	50.3	0.0	0.0
Yellow	4.8	0.0	4.8	3.7	0.0	0.0
Red	2.8	0.0	2.8	3.5	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		57.5		57.5	12.1	48.5	14.0	50.4
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.5		3.5	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		52.3		47.8	4.9		6.3	
Green Extension Time (g_e), s		0.0		1.1	0.0	0.0	0.2	0.0
Phase Call Probability		1.00		1.00	0.89		1.00	
Max Out Probability		1.00		1.00	0.00		0.01	

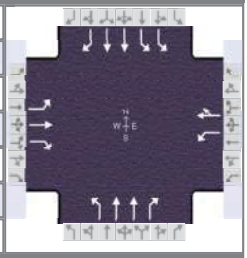
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	143	56	13	498	518		66	915	25	172	1269	79
Adjusted Saturation Flow Rate (*s*), veh/h/ln	848	1678	1572	1326	1467		1781	1724	1409	1551	1781	1572
Queue Service Time (g_s), s	12.3	2.4	0.6	43.3	38.0		2.9	28.6	1.4	4.3	42.7	4.1
Cycle Queue Clearance Time (g_c), s	50.3	2.4	0.6	45.8	38.0		2.9	28.6	1.4	4.3	42.7	4.1
Green Ratio (*g/C*)	0.42	0.42	0.42	0.42	0.42		0.38	0.34	0.34	0.39	0.36	0.36
Capacity (*c*), veh/h	147	703	659	589	615		126	1174	480	399	1272	561
Volume-to-Capacity Ratio (*X*)	0.973	0.080	0.020	0.845	0.842		0.526	0.779	0.052	0.431	0.998	0.140
Back of Queue (*Q*), ft/ln (95 th percentile)	298.8	47.8	10.2	562.4	593.6		55.1	463.8	24.3	77.1	753.5	71.9
Back of Queue (*Q*), veh/ln (95 th percentile)	11.3	1.7	0.4	21.8	21.2		2.2	17.7	0.9	2.8	29.7	2.8
Queue Storage Ratio (*RQ*) (95 th percentile)	2.39	0.00	0.08	0.00	0.00		0.20	0.00	0.13	0.34	0.00	0.00
Uniform Delay (d_1), s/veh	56.3	20.9	20.4	34.7	31.3		31.1	35.5	26.6	27.3	38.5	26.1
Incremental Delay (d_2), s/veh	65.7	0.0	0.0	10.4	9.8		1.6	5.1	0.2	0.3	24.7	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	122.0	21.0	20.4	45.0	41.1		32.7	40.7	26.8	27.7	63.2	26.6
Level of Service (LOS)	F	C	C	D	D		C	D	C	C	E	C
Approach Delay, s/veh / LOS	88.8	F		43.0	D		39.8	D		57.3	E	
Intersection Delay, s/veh / LOS	50.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.65	C	2.67	C	2.12	B	2.16	B
Bicycle LOS Score / LOS	0.84	A	2.16	B	1.32	A	1.74	B

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HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	KAF	Analysis Date	Jan 13, 2023	Area Type	Other
Jurisdiction	Ormond	Time Period	PM BO	PHF	0.95
Urban Street	US 1	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Plantation Oaks Blvd	File Name	1. US 1 at Plantation Oaks Boulevard - PM BO.xus		
Project Description	5740.02				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	99	62	314	68	281	40	1297	473	423	1159	124

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	1.8	59.4	44.8	0.0	0.0
Yellow	4.8	4.8	4.8	3.7	0.0	0.0
Red	2.8	2.8	2.8	3.5	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		5.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		52.0		52.0	11.6	67.0	21.0	76.4
Change Period, ($Y+R_c$), s		7.2		7.2	7.6	7.6	7.6	7.6
Max Allow Headway (*MAH*), s		3.5		3.5	3.0	0.0	3.1	0.0
Queue Clearance Time (g_s), s		46.8		44.2	4.1		14.9	
Green Extension Time (g_e), s		0.0		0.2	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	0.81		1.00	
Max Out Probability		1.00		1.00	0.09		1.00	

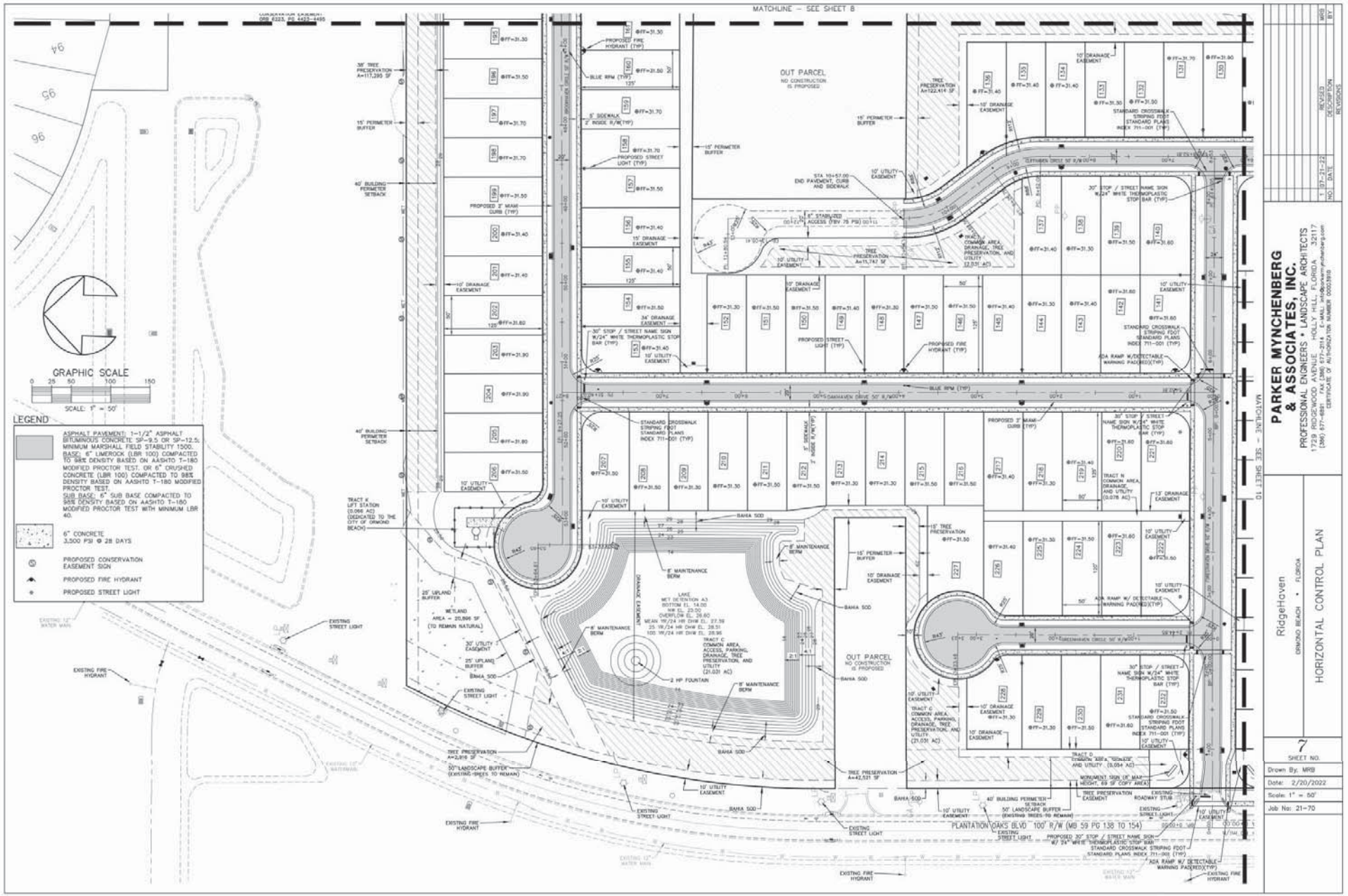
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	138	104	44	331	367		42	1365	354	445	1220	61
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1007	1722	1560	1259	1478		1612	1738	1560	1634	1752	1572
Queue Service Time (g_s), s	13.3	6.1	2.8	36.1	31.5		2.1	52.1	23.6	12.9	38.0	2.9
Cycle Queue Clearance Time (g_c), s	44.8	6.1	2.8	42.2	31.5		2.1	52.1	23.6	12.9	38.0	2.9
Green Ratio (*g/C*)	0.32	0.32	0.32	0.32	0.32		0.45	0.42	0.42	0.53	0.49	0.49
Capacity (*c*), veh/h	147	551	499	399	473		183	1475	662	455	1722	772
Volume-to-Capacity Ratio (*X*)	0.937	0.189	0.089	0.828	0.777		0.230	0.926	0.534	0.979	0.709	0.079
Back of Queue (*Q*), ft/ln (95 th percentile)	296.1	128.2	49.4	483.2	507.9		38	802.2	358.3	270.3	575.2	49.5
Back of Queue (*Q*), veh/ln (95 th percentile)	11.6	4.7	1.9	18.6	18.3		1.4	30.9	13.9	10.1	22.3	1.9
Queue Storage Ratio (*RQ*) (95 th percentile)	2.37	0.00	0.40	0.00	0.00		0.14	0.00	1.94	1.20	0.00	0.00
Uniform Delay (d_1), s/veh	65.4	34.5	33.3	49.7	43.1		25.2	38.2	30.0	39.9	27.8	18.9
Incremental Delay (d_2), s/veh	54.8	0.1	0.0	12.7	7.3		0.3	11.3	3.1	36.6	2.5	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	120.1	34.5	33.3	62.4	50.3		25.5	49.5	33.1	76.5	30.3	19.1
Level of Service (LOS)	F	C	C	E	D		C	D	C	E	C	B
Approach Delay, s/veh / LOS	75.6	E		56.1	E		45.7	D		41.8	D	
Intersection Delay, s/veh / LOS	47.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.68	C	2.11	B	2.13	B
Bicycle LOS Score / LOS	0.96	A	1.64	B	1.94	B	1.91	B

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APPENDIX N

Off Site Sidewalk Improvements



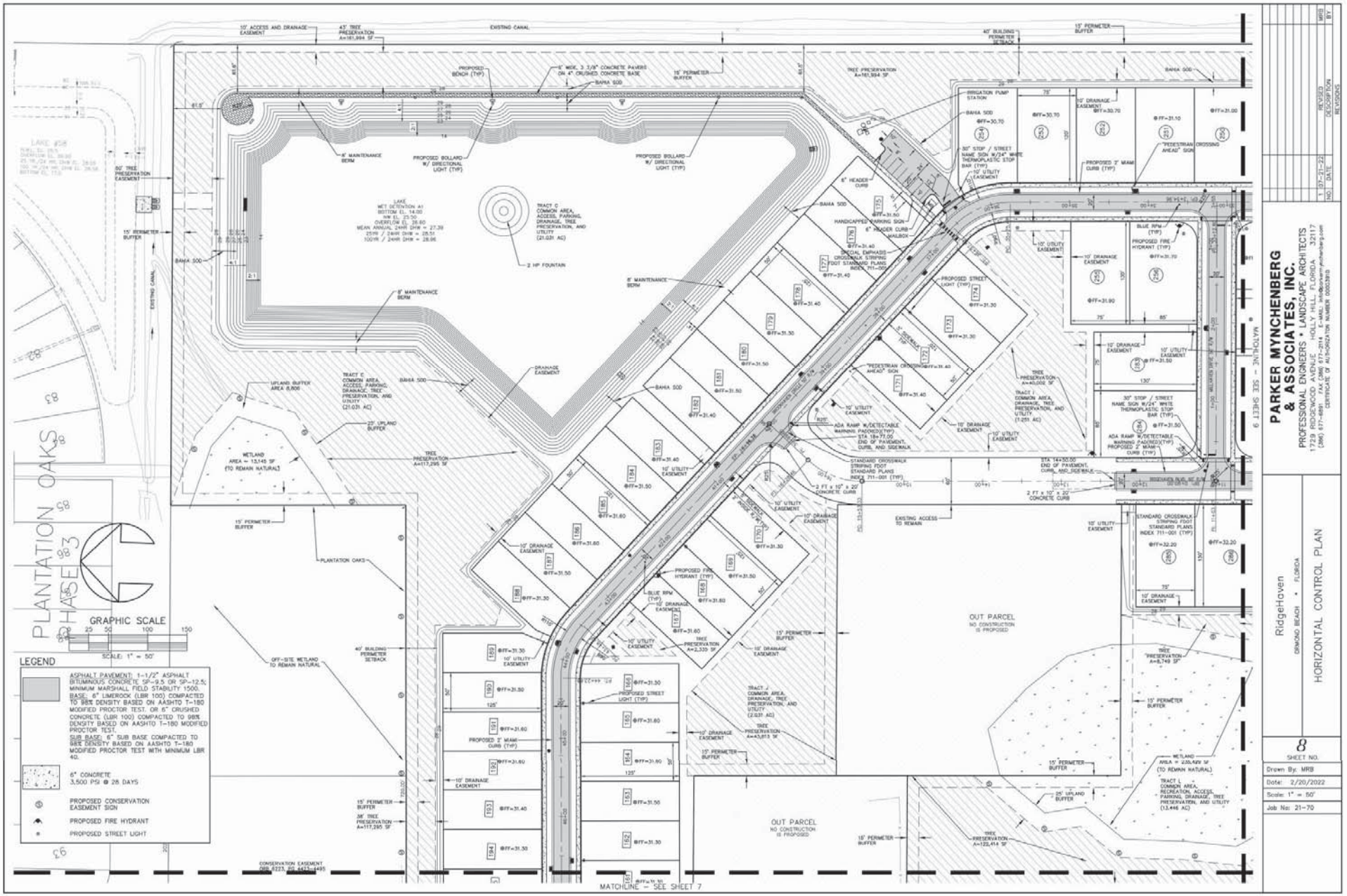
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-4881 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 0003818

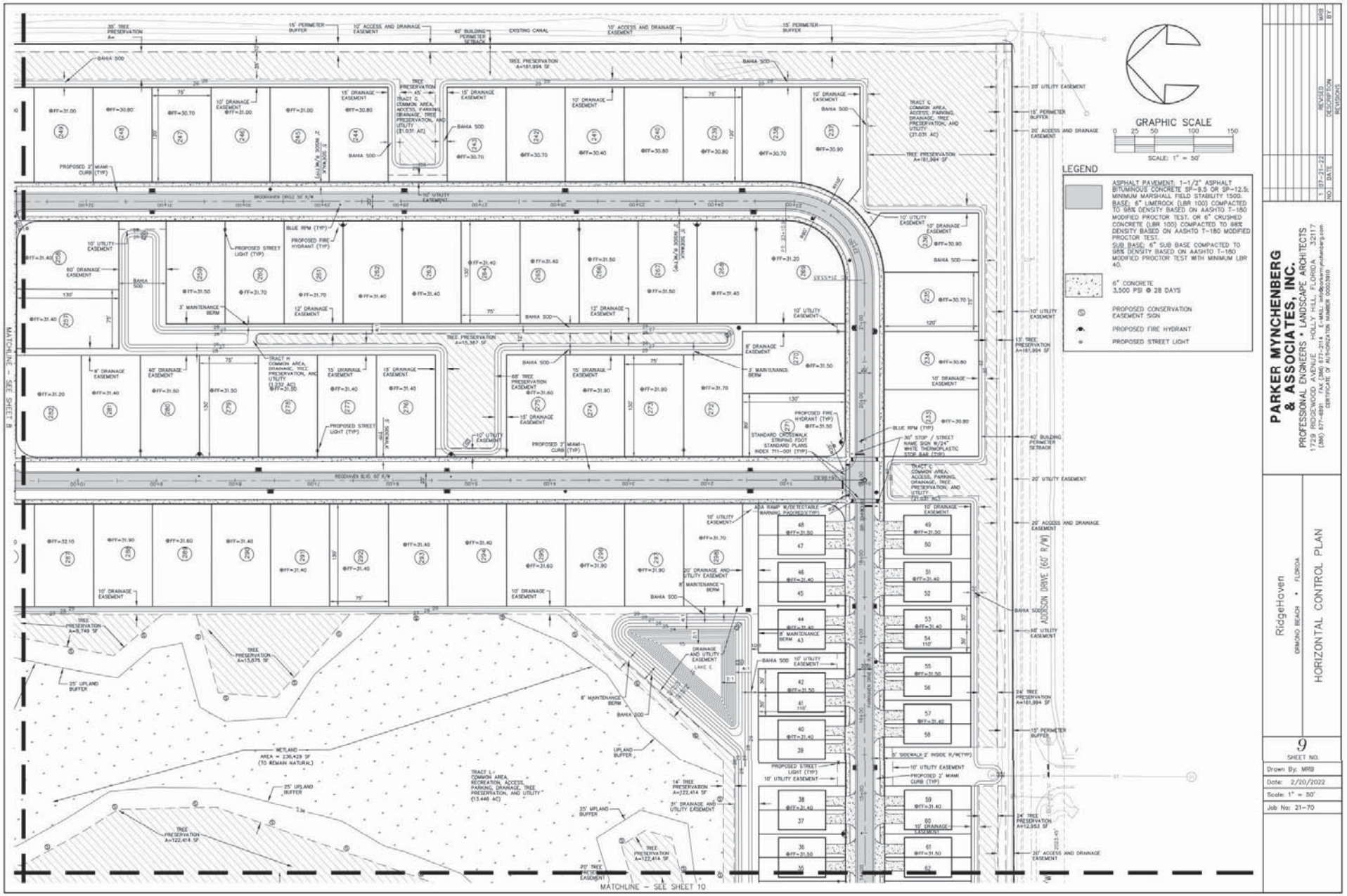
NO	DATE	DESCRIPTION	BY
1	07-21-22	REVISED	MRB

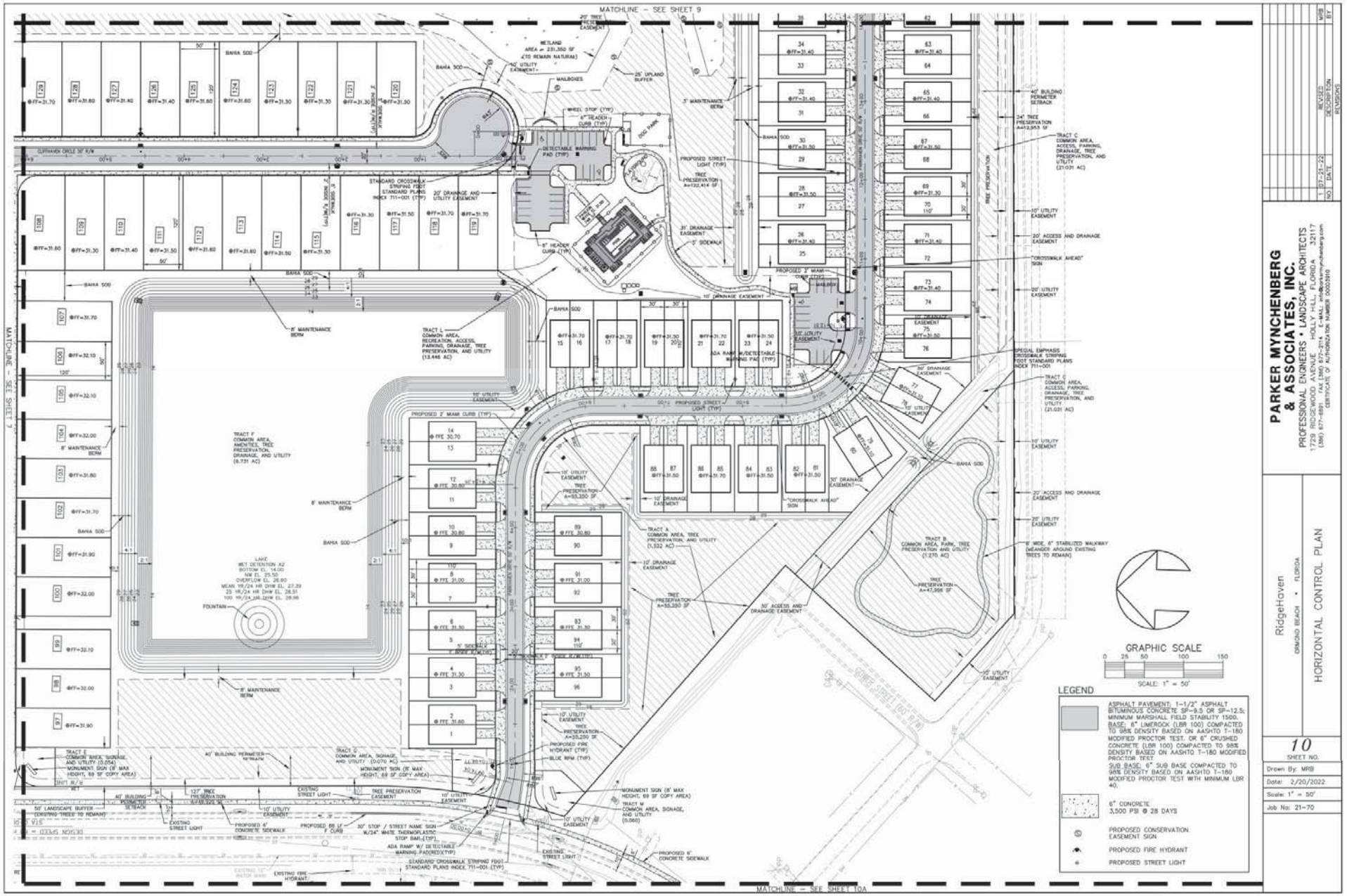
Ridgehaven
ORMOND BEACH • FLORIDA

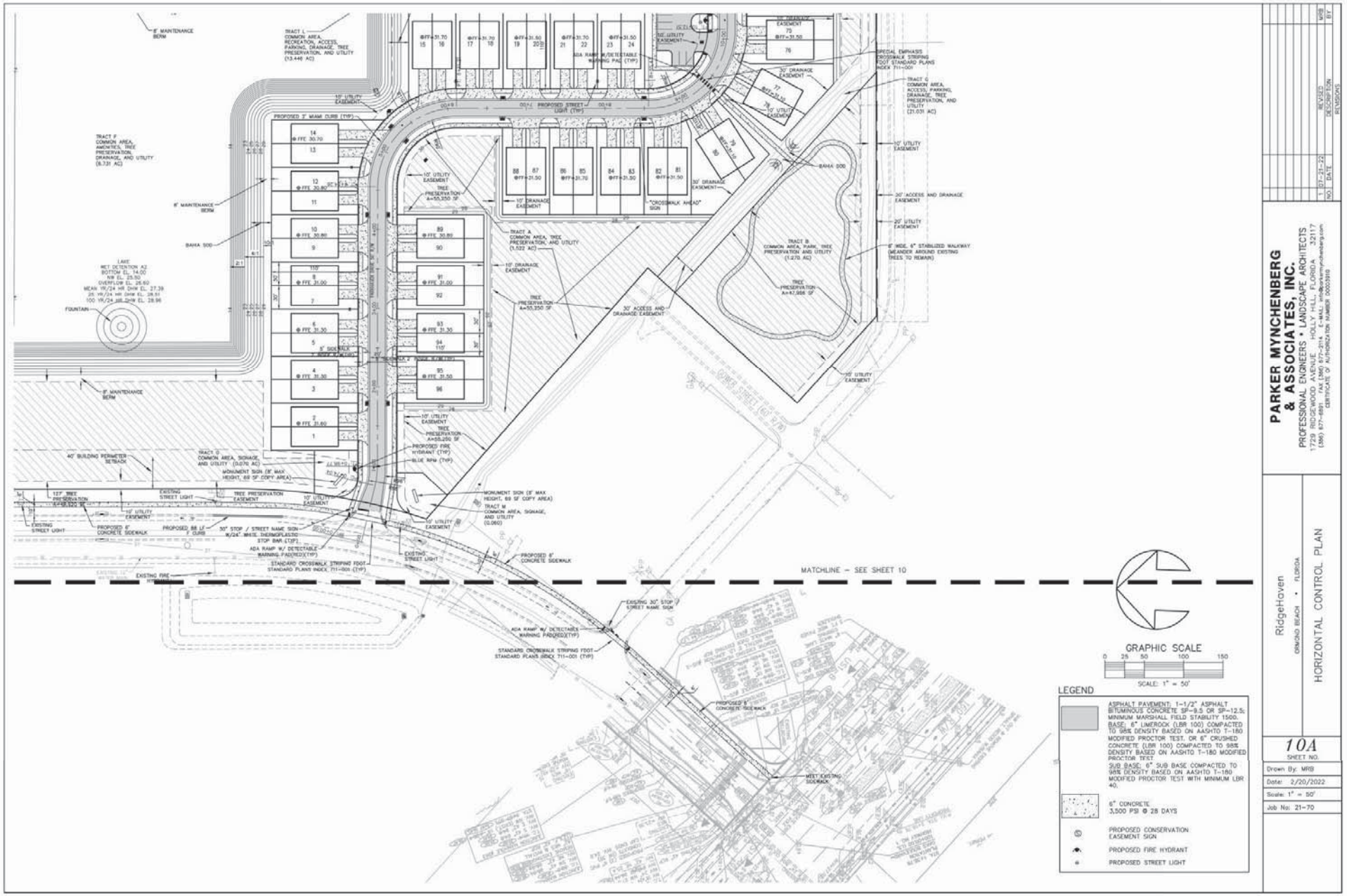
HORIZONTAL CONTROL PLAN

SHEET NO. 7
Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70


PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-4891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 0000378
Ridgehaven
DEMOREST • FLORIDA
HORIZONTAL CONTROL PLAN
SHEET NO. 8
Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70
GRAPHIC SCALE
SCALE: 1" = 50'
LEGEND
ASPHALT PAVEMENT: 1-1/2" ASPHALT BITUMINOUS CONCRETE SP-9.5 OR SP-12.5; MINIMUM MARSHALL FIELD STABILITY 1500. BASE: 6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST, OR 6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST. SUB BASE: 6" SUB BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.
6" CONCRETE 3,500 PSI @ 28 DAYS
PROPOSED CONSERVATION EASEMENT SIGN
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PLANTATION OAKS PHASE 3
OUT PARCEL
NO CONSTRUCTION IS PROPOSED
MATCHLINE – SEE SHEET 7
MATCHLINE – SEE SHEET 9
CONSERVATION EASEMENT ORB 8223, PG 4425-4435
EXISTING CANAL
LAKE #5A
LAKE #5B
REVISED
DESCRIPTION
BY
1 03-21-22 MRB
NO DATE


GRAPHIC SCALE
0 25 50 100 150
SCALE: 1" = 50'
LEGEND
ASPHALT PAVEMENT: 1-1/2" ASPHALT BITUMINOUS CONCRETE SP-9.5 OR SP-12.5; MINIMUM MARSHALL FIELD STABILITY 1500. BASE: 6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST, OR 6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST. SUB BASE: 6" SUB BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.
6" CONCRETE 3,500 PSI @ 28 DAYS
PROPOSED CONSERVATION EASEMENT SIGN
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
ADDISON DRIVE (60' R/W)
REDSHAW BLVD. 60' R/W
BROOKHAVEN DRIVE 50' R/W
MATCHLINE - SEE SHEET 8
MATCHLINE - SEE SHEET 10
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-4891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003919
1 07-21-22 REVISED PER COMMENTS MRB
NO. DATE DESCRIPTION BY
RidgeHaven
DENGNO BEACH • FLORIDA
HORIZONTAL CONTROL PLAN
9
SHEET NO.
Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70


MATCHLINE – SEE SHEET 9
MATCHLINE – SEE SHEET 10A
MATCHLINE – SEE SHEET 7
CLIFFHAVEN CIRCLE 50' R/W
BAHIA SOD
8' MAINTENANCE BERM
TRACT L COMMON AREA, RECREATION, ACCESS, PARKING, DRAINAGE, TREE PRESERVATION, AND UTILITY (13.446 AC)
TRACT F COMMON AREA, AMENITIES, TREE PRESERVATION, DRAINAGE, AND UTILITY (6.731 AC)
TRACT A COMMON AREA, TREE PRESERVATION, AND UTILITY (1.522 AC)
TRACT B COMMON AREA, PARK, TREE PRESERVATION AND UTILITY (1.270 AC)
TRACT C COMMON AREA, ACCESS, PARKING, DRAINAGE, TREE PRESERVATION, AND UTILITY (21.031 AC)
TRACT E COMMON AREA, SIGNAGE, AND UTILITY (0.054) MONUMENT SIGN (8' MAX HEIGHT, 69 SF COPY AREA)
TRACT G COMMON AREA, SIGNAGE, AND UTILITY (0.070 AC) MONUMENT SIGN (8' MAX HEIGHT, 69 SF COPY AREA)
TRACT M COMMON AREA, SIGNAGE, AND UTILITY (0.060)
LAKE WET DETENTION A2 BOTTOM EL. 14.00 NW EL. 25.50 OVERFLOW EL. 26.60 MEAN YR/24 HR DHW EL. 27.29 25 YR/24 HR DHW EL. 28.51 100 YR/24 HR DHW EL. 28.96
FOUNTAIN
METLAND AREA = 231,350 SF (10 REMAIN NATURAL)
40' UTILITY EASEMENT
25' UPLAND BUFFER
MAILBOXES
WHEEL STOP (TYP)
6" HEADER CURB (TYP)
DETECTABLE WARNING PAD (TYP)
5' MAINTENANCE BERM
PROPOSED STREET LIGHT (TYP)
TREE PRESERVATION A=122,414 SF
STANDARD CROSSWALK STRIPING FDOT STANDARD PLANS INDEX 711-001 (TYP)
20' DRAINAGE AND UTILITY EASEMENT
35' DRAINAGE EASEMENT
5' SIDEWALK
PROPOSED 2' MIAMI CURB (TYP)
10' UTILITY EASEMENT
10' DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
20' ACCESS AND DRAINAGE EASEMENT
"CROSSWALK AHEAD" SIGN
SPECIAL EMPHASIS CROSSWALK STRIPING FDOT STANDARD PLANS INDEX 711-001
TREE PRESERVATION A=55,250 SF
TREE PRESERVATION A=47,906 SF
PROPOSED FIRE HYDRANT (TYP)
BLUE RPM (TYP)
40' BUILDING PERIMETER SETBACK
24' TREE PRESERVATION A=12,953 SF
50' LANDSCAPE BUFFER (EXISTING TREES TO REMAIN)
EXISTING STREET LIGHT
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED 66 LF F CURB
30" STOP / STREET NAME SIGN W/24" WHITE THERMOPLASTIC STOP BAR (TYP)
ADA RAMP W/ DETECTABLE WARNING PAD(RED)(TYP)
STANDARD CROSSWALK STRIPING FDOT STANDARD PLANS INDEX 711-001 (TYP)
EXISTING FIRE HYDRANT
8' WIDE, 6" STABILIZED WALKWAY (MEANDER AROUND EXISTING TREES TO REMAIN)
GRAPHIC SCALE
0 25 50 100 150
SCALE: 1" = 50'
LEGEND
ASPHALT PAVEMENT: 1-1/2" ASPHALT BITUMINOUS CONCRETE SP-9.5 OR SP-12.5; MINIMUM MARSHALL FIELD STABILITY 1500. BASE: 6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST. OR 6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST
SUB BASE: 6" SUB BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.
6" CONCRETE 3,500 PSI @ 28 DAYS
PROPOSED CONSERVATION EASEMENT SIGN
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 0000369
REVISED
1 07-21-22
NO. DATE DESCRIPTION BY
RidgeHaven
ORMOND BEACH • FLORIDA
HORIZONTAL CONTROL PLAN
10
SHEET NO.
Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2314 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003919

NO.	DATE	DESCRIPTION	BY
1	07-21-22	REVISED	MRB

RidgeHaven
DEBARY BEACH • FLORIDA

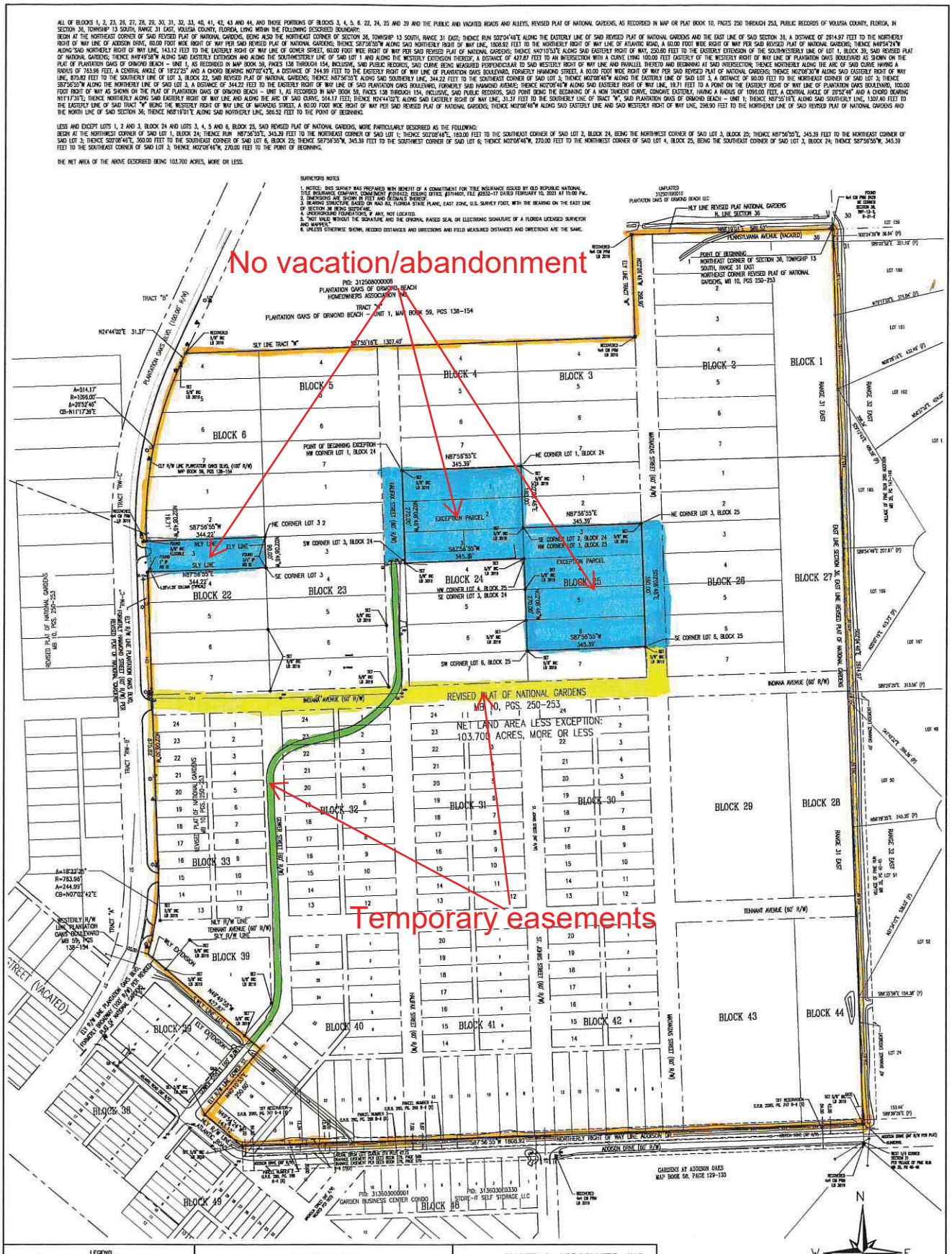
HORIZONTAL CONTROL PLAN

10A
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70

ATTACHMENT 6

Partial Plat Vacation Information



ALL OF BLOCKS 1, 2, 23, 26, 27, 28, 29, 30, 31, 32, 33, 40, 41, 42, 43 AND 44, AND THOSE PORTIONS OF BLOCKS 3, 4, 5, 6, 22, 24, 25 AND 39 AND THE PUBLIC AND VACATED ROADS AND ALLEYS, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:
BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S00°24'48"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2614.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°54'24"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1808.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°54'24"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 143.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOMER STREET, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N41°10'53"E ALONG SAID EASTERLY RIGHT OF WAY, 250.60 FEET TO THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 39, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°49'58"W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 AND ALONG THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 427.87 FEET TO AN INTERSECTION WITH A CURVE LYING 100.00 FEET EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD AS SHOWN ON THE PLAT OF PLANTATION OAKS OF ORMOND BEACH – UNIT 1, AS RECORDED IN MAP BOOK 59, PAGES 138 THROUGH 154, INCLUSIVE, SAID PUBLIC RECORDS, SAID CURVE BEING MEASURED PERPENDICULAR TO SAID WESTERLY RIGHT OF WAY LINE AND PARALLEL THERETO AND BEGINNING AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 763.96 FEET, A CENTRAL ANGLE OF 18°22'25" AND A CHORD BEARING N07°02'42"E, A DISTANCE OF 244.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY HAMMOND STREET, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N02°08'30"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.82 FEET TO THE SOUTHERLY LINE OF LOT 3, BLOCK 22, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°56'55"E ALONG SAID SOUTHERLY LINE, 344.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N02°08'46"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S87°56'55"W ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 344.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD, FORMERLY SAID HAMMOND AVENUE; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 19.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, 100.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF PLANTATION OAKS OF ORMOND BEACH – UNIT 1, AS RECORDED IN MAP BOOK 59, PAGES 138 THROUGH 154, INCLUSIVE, SAID PUBLIC RECORDS, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 28°52'46" AND A CHORD BEARING N11°17'39"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 514.17 FEET; THENCE N24°44'02"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.37 FEET TO THE SOUTHERLY LINE OF TRACT "B", SAID PLANTATION OAKS OF ORMOND BEACH – UNIT 1; THENCE N87°56'16"E ALONG SAID SOUTHERLY LINE, 1307.40 FEET TO THE EASTERLY LINE OF SAID TRACT "B" BEING THE WESTERLY RIGHT OF WAY LINE OF MATANZAS STREET, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N02°08'46"W ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT OF WAY LINE, 298.90 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 36; THENCE N89°19'01"E ALONG SAID NORTHERLY LINE, 586.52 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 3, 4, 5 AND 6, BLOCK 25, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24; THENCE RUN N87°56'55"E, 345.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°08'46"E, 189.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 25; THENCE N87°56'55"E, 345.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°08'46"E, 360.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 25; THENCE S87°56'55"W, 345.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°08'46"W, 270.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 25, BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 24; THENCE S87°56'55"W, 345.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°08'46"W, 270.00 FEET TO THE POINT OF BEGINNING.

THE NET AREA OF THE ABOVE DESCRIBED BEING 103.700 ACRES, MORE OR LESS.

SURVEYOR'S NOTES
1. NOTES: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1084422, ISSUING OFFICE #3714401, FILE #2022-17 DATED FEBRUARY 10, 2021 AT 11:00 PM.
2. DIMENSIONS AS SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°08'46"E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
6. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

LEGEND

ABBREVIATIONS

RIDGEHAVEN ANNEXATION
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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FOR: RIDGEHAVEN, LLC

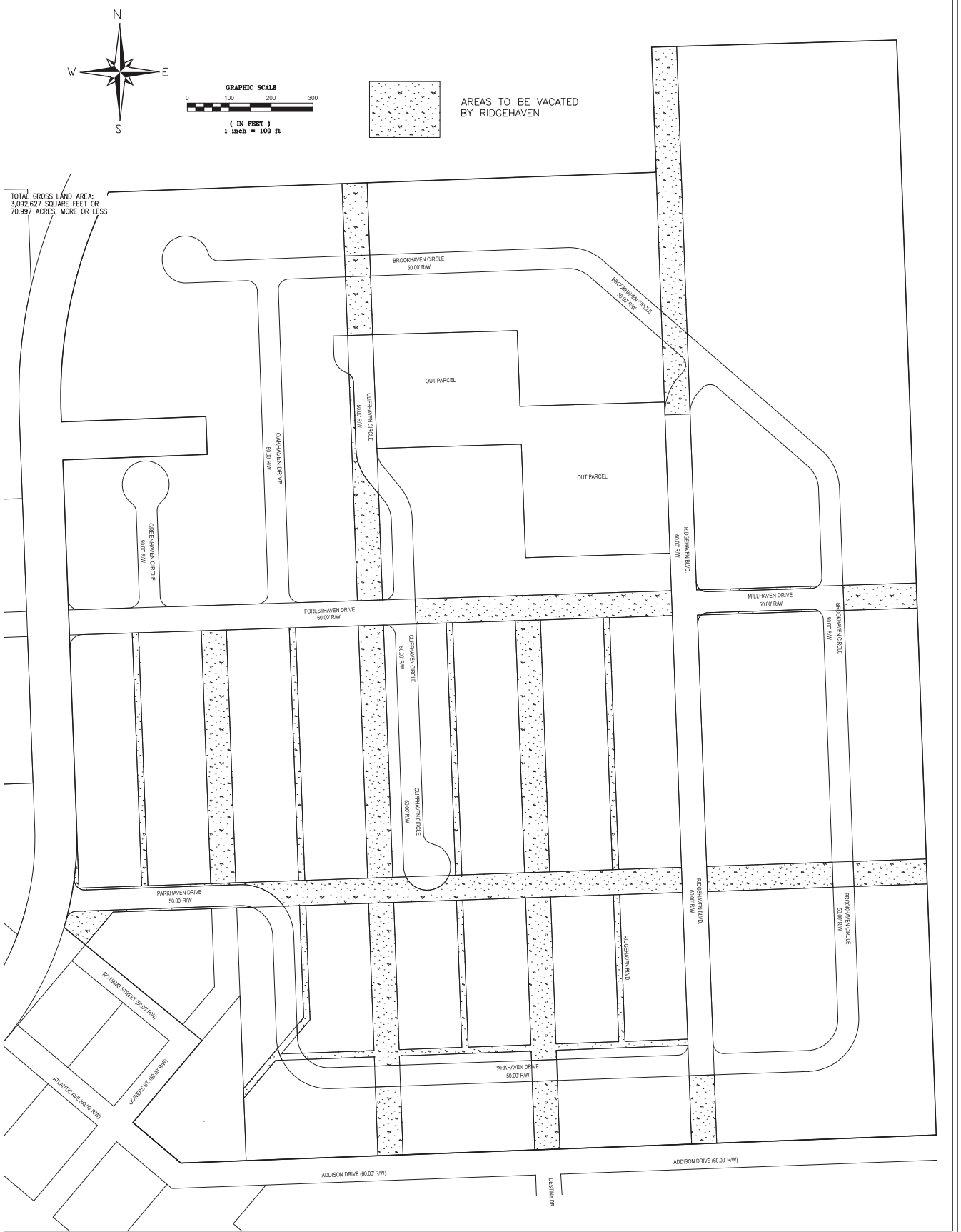
SCALE: 1"=120' FIELD BOOK: 893 PAGE(S): 27-34 SHEET 1 OF 1

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	7/21/2021	21-0832	D CRAIG	D HITCHCOCK	J ZAPERT
UPDATE TO INCLUDE ANNEXATION PROPERTY	11/22/2021	21-1007	D CRAIG	D HITCHCOCK/ J ZAPERT	J ZAPERT

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Joseph E Zapert

J.E. ZAPERT, P.L.S. NO. 4046



LEGEND

●	IRON ROD WITH CAP	GV	GAS VALVE	FOCB	FIBER OPTIC CABLE BOX	SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	RUV	REUSE VALE	FOCV	FIBER OPTIC CABLE VAULT	SDMH	STORM DRAIN MANHOLE
⊕	IRON PIPE WITH CAP	SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	GTMH	GREASE TRAP MANHOLE
○	IRON PIPE	HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	EMH	ELECTRIC MANHOLE
⊙	FD "X" CUT IN CONCRETE	WM	WATER METER	TPM	TELEPHONE CABLE MARKER	UMH	UTILITY MANHOLE
□	CONCRETE MONUMENT	GM	GAS METER		SIGN	CO	CLEAN OUT
■	DENOTES PC / PT	TB	TELEPHONE BOX	LP	LIGHT POLE	FOC	FIBER OPTIC CABLE MANHOLE
⚓	PERMANENT CONTROL POINT	MB	MAIL BOX	YL	YARD LIGHT	RBO	REUSE BLOWOFF ASSEMBLY
	SITE BENCHMARK	TV	CABLE TELEVISION BOX		UTILITY POLE		WETLANDS LOCATION
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX	GA	GUY ANCHOR		EXISTING CONCRETE
WV	WATER VALVE	EB	ELECTRIC SERVICE BOX		UTILITY VALVE	0.00×	EXISTING ELEVATION

ABBREVIATIONS

W/	WITH	ILLEG.	ILLEGIBLE	GLM	GAS LINE MARKER	LP	LIGHT POLE	-FO-	BURIED FIBER OPTIC CABLE
M/C	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	PP	POWER POLE	-T-	BURIED TELEPHONE CABLE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	PVC	POLYVINYL CHLORIDE	GA	GUY ANCHOR	-W-	BURIED WATER LINE
I/C	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	CONC	CONCRETE	TSB	TRAFFIC SIGNAL BOX	-E-	BURIED ELECTRIC LINE
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	RES	RESIDENCE	R/W	RIGHT OF WAY	-G-	BURIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	CO	CLEANOUT	DW	DRIVEWAY	-TV-	BURIED TELEVISION LINE
N&D	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	ES	ELECTRIC SERVICE	TOB	TOP OF BANK	-FM-	BURIED FORCE MAIN
FND	FOUND	(C)	CALCULATED DIMENSION	MH	MANHOLE	CV	CHECK VALVE	TOE	TOE OF SLOPE	-OH-	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	IV	IRRIGATION VALVE	CLS	CENTERLINE OF SWALE	-ST-	STORM WATER LINE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	WV	WATER VALVE	A/C	AIR CONDITIONER	FPL OI	FLORIDA POWER & LIGHT COMPANY
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	RV	REUSE VALVE	FNC	FENCE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	WM	WATER METER	EOW	EDGE OF WATER	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	U.E.	UTILITY EASEMENT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	TC	TOP COVER	A.E.	ACCESS EASEMENT	USC & GS	UNITED STATES COAST & GEODETIC SURVEY

SLIGER & ASSOCIATES, INC.
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LICENSED BUSINESS CERTIFICATION NUMBER 3019
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RIDGEHAVEN PLAT
VACATION EXHIBIT

FOR: RIDGE DEVELOPMENT GROUP

JOB NO. 22-0321

SCALE: 1"=100' FIELD BOOK: 899 PAGE(S): 27-34 SHEET 1 OF 1

TYPE OF SURVEY		SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
EXHIBIT	:	09-15-2022	22-0321	JP	JB	JB
BOUNDARY SURVEY	:		–	–	–	–
TOPOGRAPHIC SURVEY	:		–	–	–	–
FOUNDATION LOCATION	:		–	–	–	–
FINAL IMPROVEMENTS	:		–	–	–	–
RECERTIFICATION	:		–	–	–	–

EXHIBIT

SHEET 1 OF 1

To:

Corey D Brown,Esquire

420 South Nova Rd

Daytona Beach, Fl 32114

corey@storchlawfirm.com

August 5, 2022

This is a "Letter of No Objection" to the requested vacation of proposed vacation of rights-of-way National Gardens, Map Book 10, Page 250-253, Public Records of Volusia County, Florida. Parcel Numbers: 313601330080, 313601230060, 31361240050 and 313601250010. Please accept this letter as notification.
Attached request & map:



No Ojbection AT&T National Gardens.pdf

Sincerely,

James Franklin
AT&T Engineer
1500 Herbert St
Port Orange, FL 32129
c. (772) 332-2493

Charter
COMMUNICATIONS

Stacy Stafford
Supervisor, Construction
Field Ops

December 22, 2021

Corey D. Brown
Storch Law Firm
420 South Nova Road
Daytona Beach Fl. 32114

RE: PROPOSED ROW VACATION OF PLATTED RIGHT-OF-WAY NATIONAL GARDENS, MAP BOOK 10, PAGES 250-253. ADJACENT TO PARCEL NUMBERS: 313601010020; 31360100012; 313601330110; 313601330080; 313601230060; 313601240060; 31361240050 AND 313601250010.

To Whom It May Concern:

This letter is in response to a request to Charter Communications - Spectrum to vacate the above referenced "Easements" which is also described in the attached survey map.

Spectrum has **"no objection"** to the vacation of the ROW easement of the above mentioned property as described in the attached "Exhibit A" and survey map.

If you have any questions regarding this, please contact me.

Sincerely,

Stacy R. Stafford

Stacy R. Stafford
Charter Spectrum
Construction Supervisor
(407) 532-8614

1475 S. Nova Rd. Daytona Beach, FL 32114 T (407) 532-8614 F (386) 267-7508 Stacy.Stafford@charter.com

Exhibit "A"

PARCEL 1:
ALL OF BLOCKS 1, 2, 26, 27, 28, 29, 30, 31, 32, 33,41,42,43 AND 44, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:
ALL OF LOTS 4, 5, 6 & 7, BLOCK 3; ALL OF LOTS 4, 5 & 6, BLOCK 4; ALL OF LOTS 4, 5, 6 & 7, BLOCK 5; ALL OF LOTS 4, 5, 6 & 7, BLOCK 22; ALL OF LOTS 1, 2, 3, 4, 5, 6 AND 7 BLOCK 23; ALL OF LOTS 4, 5, 6 & 7, BLOCK 24; ALL OF LOTS 1, 2 & 7, BLOCK 25, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

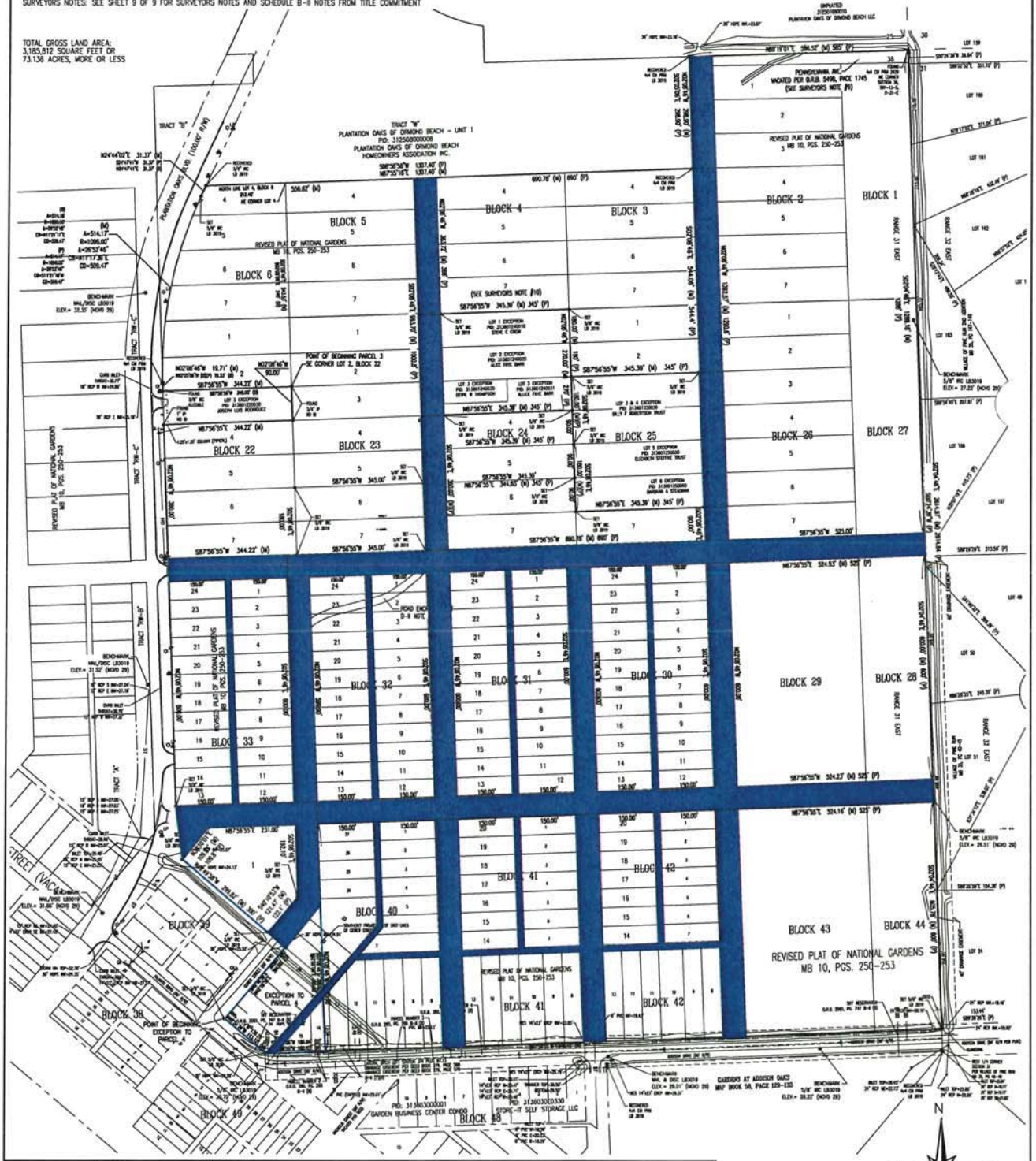
PARCEL 3:
PARTS OF LOTS 4, 5, 6 & 7, BLOCK 6; AND PARTS OF LOTS 1 & 2, BLOCK 22, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 22, OF THE AFORESAID REVISED PLAT OF NATIONAL GARDENS, AM SOUTH 87°56'56" WEST ALONG THE SOUTHERLY LINE OF LOT 2, BLOCK 22, A DISTANCE OF 345.00 FEET TO THE EASTERLY RIGHT OF WAY OF HAMMOND STREET, A 60 FOOT PARTIALLY OPENED RIGHT OF WAY; THENCE NORTH 02°03'08" WEST ALONG SAID EASTERLY LINE OF HAMMOND STREET AND ALONG THE EASTERLY RIGHT OF WAY LINE OF THE PROPOSED PLANTATION OAKS BOULEVARD, A 100 FOOT RIGHT OF WAY AS CURRENTLY PLANNED, A DISTANCE OF 19.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 28°52'46", A CHORD BEARING OF NORTH 11°31'17" EAST FOR AN ARC DISTANCE OF 514.18 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 24°47'41" EAST AND CONTINUING ALONG SAID PLANNED RIGHT OF WAY A DISTANCE OF 31.37 FEET TO THE NORTHERLY LINE OF LOT 4, BLOCK 6; THENCE NORTH 87°56'56" EAST ALONG SAID NORTHERLY LINE OF LOT 4, BLOCK 6 A DISTANCE OF 212.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 6; THENCE SOUTH 02°05'06" EAST ALONG THE EASTERLY LINES OF LOTS 4, 5, 6 & 7, BLOCK 6, AND THE EASTERLY LINES OF LOTS 1 & 2, BLOCK 22, A DISTANCE OF 540 FEET TO THE SOUTHEAST COMER OF LOT 2, BLOCK 22, AND THE POINT OF BEGINNING.

PARCEL 4:
BLOCK 40, REVISED PLAT OF NATIONAL- GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10. PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE WESTERLY COMER OF LOT 16, BLOCK 40, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN THENCE N40°18'58"E ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOMER STREET, A 60 FOOT STREET AS CURRENTLY OCCUPIED AND ESTABLISHED, A DISTANCE OF 396.88 FEET; THENCE S02°05'06"E ALONG THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF SAID GOMER STREET A DISTANCE OF 365.02 FEET TO THE NORTHERLY LINE OF ADDISON DRIVE, A 60 FOOT RIGHT OF WAY; THENCE S87°56'56"W ALONG SAID NORTHERLY LINE OF ADDISON DRIVE A DISTANCE OF 166.84 FEET TO THE NORTHEASTERLY LINE OF ATLANTIC ROAD, A 80 FOOT RIGHT OF WAY; THENCE N49°46'19"W ALONG SAID NORTHEASTERLY LINE OF ATLANTIC ROAD A DISTANCE OF 138.29 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES: SEE SHEET 9 OF 9 FOR SURVEYORS NOTES AND SCHEDULE B-II NOTES FROM TITLE COMMITMENT

TOTAL GROSS LAND AREA:
3,185,812 SQUARE FEET OR
73.136 ACRES, MORE OR LESS



LEGEND

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF
SECTION 24, T-16-S, R-31-E,
VOLUSIA COUNTY, FLORIDA

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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ABBREVIATIONS

FOR: RIDGE DEVELOPMENT GROUP

SCALE: 1"=120' FIELD BOOK: 899 PAGE(S): 27-34 SHEET 1 OF 9

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	--	--	--	--	--
BOUNDARY SURVEY	7/21/2021	21-0832	D CRAIG	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	--	--	--	--	--
FOUNDATION SURVEY	--	--	--	--	--
FINAL SURVEY	--	--	--	--	--
RECERTIFICATION SURVEY	--	--	--	--	--

TO: RIDGE DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED PARTNERSHIP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SLIGER & STORCH, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM TECHNICAL STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7-21-2021.

DATE OF PLAT OR MAP: 8-04-2021

JZ. ZAPERT FLORIDA PLS #6248

PREPARED BY: D HITCHCOCK

Florida Power & Light Company, 3000 Spruce Creek Rd., Port Orange, Fl. 32129

November 15th, 2022

Storch Law Firm
420 South Nova Rd
Daytona Beach, FL 32114

Re: No objection to the release of a platted right of way in parcel ID numbers: 313601010020, 313601010012, 313601330110, 313601330080, 313601230060, 313601240060, 31361240050 and 313601250010 in Volusia County

Please be advised that FPL does not object to the vacation of the easement as described and shown on the attached Exhibit A located in Map Book 10, Pages 250-253 of the public records of Volusia County.

If you have any questions regarding this matter, please contact Nicholas Rockefeller, FPL's local representative at 386-586-6476.

Thank you,

Joshua Zehnder
Engineering Lead

PARCEL 1:
ALL OF BLOCKS 1, 2, 26, 27, 28, 29, 30, 31, 32, 33,41,42,43 AND 44, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:
ALL OF LOTS 4, 5, 6 & 7, BLOCK 3; ALL OF LOTS 4, 5 & 6, BLOCK 4; ALL OF LOTS 4, 5, 6 & 7, BLOCK 5; ALL OF LOTS 4, 5, 6 & 7, BLOCK 22; ALL OF LOTS 1, 2, 3, 4, 5, 6 AND 7 BLOCK 23; ALL OF LOTS 4, 5, 6 & 7, BLOCK 24; ALL OF LOTS 1, 2 & 7, BLOCK 25, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

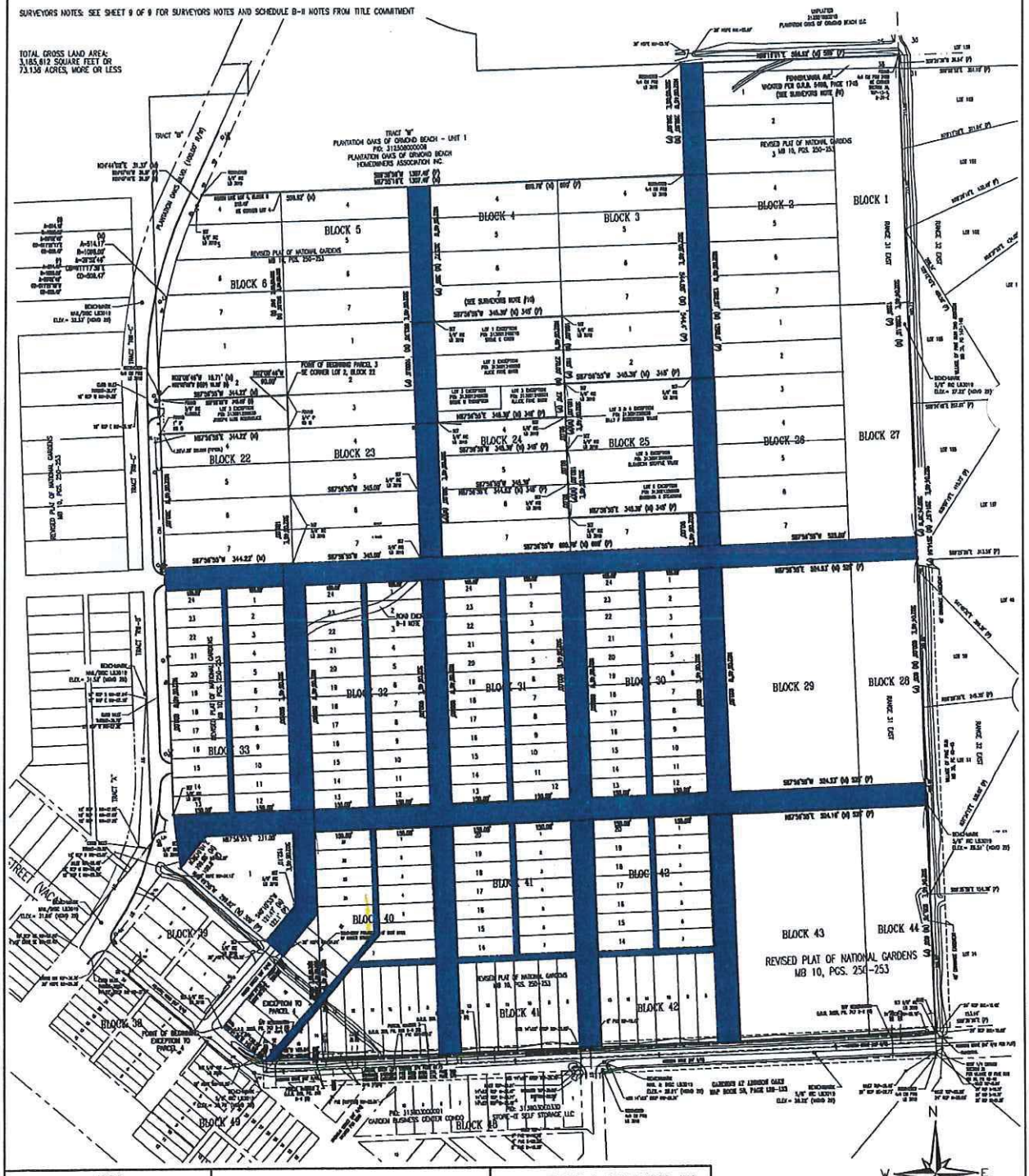
PARCEL 3:
PARTS OF LOTS 4, 5, 6 & 7, BLOCK 6; AND PARTS OF LOTS 1 & 2, BLOCK 22, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 22, OF THE AFORESAID REVISED PLAT OF NATIONAL GARDENS; AM SOUTH 87°56'34" WEST ALONG THE SOUTHERLY LINE OF LOT 2, BLOCK 22, A DISTANCE OF 343.03 FEET TO THE EASTERLY RIGHT OF WAY OF HIAWATHA STREET, A 66 FOOT PARTIALLY OPENED RIGHT OF WAY; THENCE NORTH 02°05'26" WEST ALONG SAID EASTERLY LINE OF HIAWATHA STREET AND ALONG THE EASTERLY RIGHT OF WAY LINE OF THE PROPOSED PLANTATION OAKS BOULEVARD, A 100 FOOT RIGHT OF WAY AS CURRENTLY PLANNED, A DISTANCE OF 19.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1084.00 FEET, A CENTRAL ANGLE OF 39°56'48", A CHORD BEARING OF NORTH 17°21'17" EAST FOR AN ARC DISTANCE OF 514.18 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 34°47'41" EAST AND CONTINUING ALONG SAID PLANNED RIGHT OF WAY A DISTANCE OF 31.33 FEET TO THE NORTHERLY LINE OF LOT 4, BLOCK 6; THENCE NORTH 87°56'56" EAST ALONG SAID NORTHERLY LINE OF LOT 4, BLOCK 6 A DISTANCE OF 212.40 FEET TO THE NORTH-EAST CORNER OF SAID LOT 4, BLOCK 6; THENCE SOUTH 02°05'26" EAST ALONG THE EASTERLY LINES OF LOTS 4, 5, 6 & 7, BLOCK 6, AND THE EASTERLY LINES OF LOTS 1 & 2, BLOCK 22, A DISTANCE OF 340 FEET TO THE SOUTH-EAST CORNER OF LOT 2, BLOCK 22, AND THE POINT OF BEGINNING.

PARCEL 4:
BLOCK 40, REVISED PLAT OF NATIONAL- GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE WESTERLY CORNER OF LOT 14, BLOCK 40, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN THENCE N49°18'58"E ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF DORER STREET, A 80 FOOT STREET AS CURRENTLY OCCUPIED AND ESTABLISHED, A DISTANCE OF 344.86 FEET; THENCE S27°05'06"E ALONG THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF SAID DORER STREET A DISTANCE OF 365.66 FEET TO THE NORTHERLY LINE OF ADDISON DRIVE, A 80 FOOT RIGHT OF WAY; THENCE S62°54'54"W ALONG SAID NORTHERLY LINE OF ADDISON DRIVE A DISTANCE OF 188.84 FEET TO THE NORTHEASTERLY LINE OF ATLANTIC ROAD, A 80 FOOT RIGHT OF WAY; THENCE N49°48'10"W ALONG SAID NORTHEASTERLY LINE OF ATLANTIC ROAD A DISTANCE OF 130.28 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES: SEE SHEET 9 OF 9 FOR SURVEYORS NOTES AND SCHEDULE B-II NOTES FROM TITLE COMMITMENT

TOTAL GROSS LAND AREA:
3,185,812 SQUARE FEET OR
73.138 ACRES, MORE OR LESS



LEGEND

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF
SECTION 24, T-16-S, R-31-E,
VOLUSIA COUNTY, FLORIDA

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3821 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3018

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ABBREVIATIONS

FOR: RIDGE DEVELOPMENT GROUP

SCALE: 1"=120' FIELD BOOK: 889 PAGE(S): 27-34 SHEET 1 OF 9

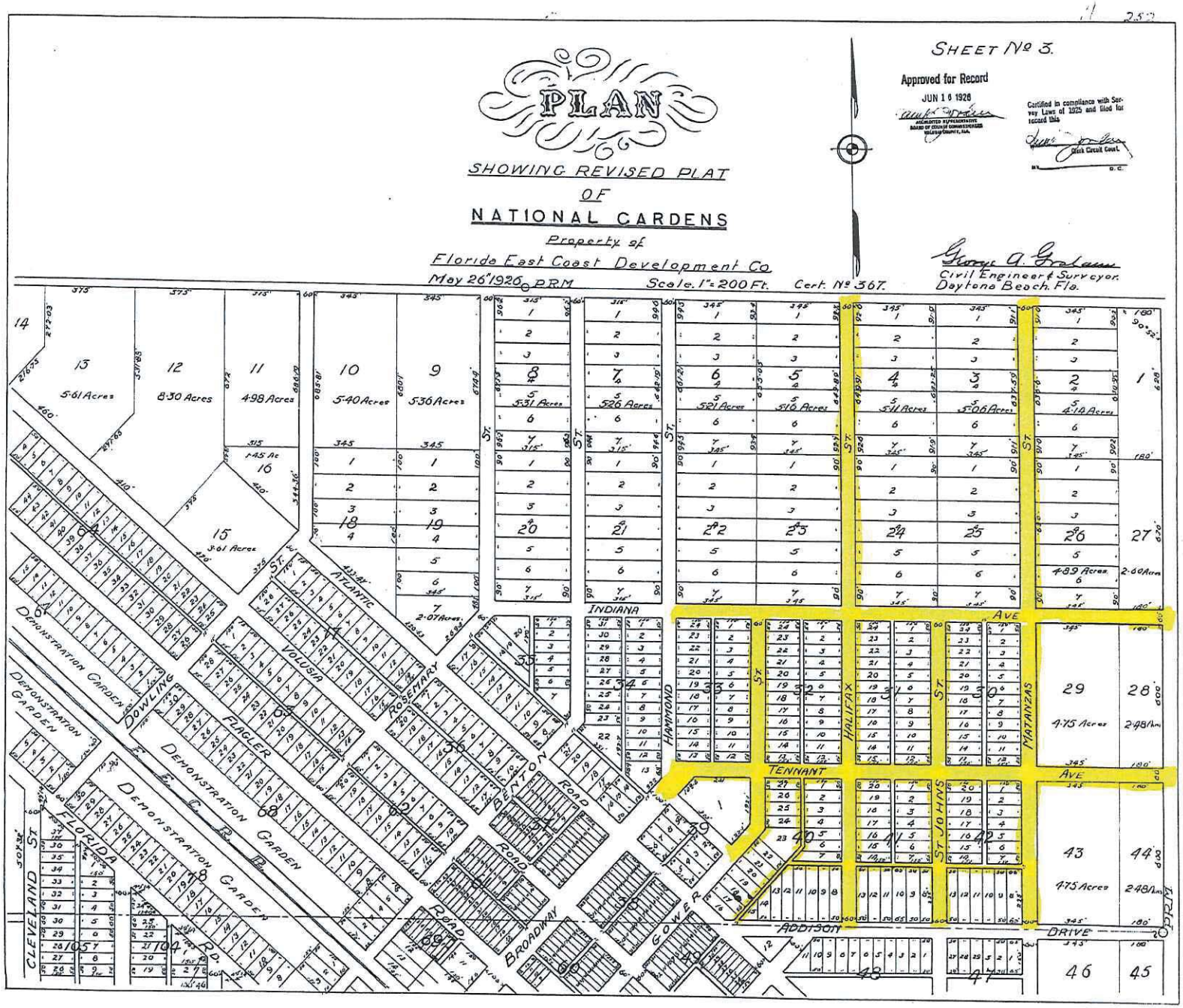
TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE :					
BOUNDARY SURVEY :	1/29/2021	21-0432	B CRAIG	B HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY :					
FOUNDATION SURVEY :					
FINAL SURVEY :					
RECERTIFICATION SURVEY :					

To: RIDGE DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED PARTNERSHIP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ELITE TITLE, P.A.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM TECHNICAL STANDARDS SETFORTH BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1-29-2021.

DATE OF PLAT OR MAP: 2-09-2021

ZE: EXPORT - FLORIDA PLT FILES


PLAN
SHOWING REVISED PLAT
OF
NATIONAL GARDENS
Property of
Floride East Coast Development Co
May 26 1926 PRM
Scale 1" = 200 Ft.
Cert. No 367.
SHEET No 3.
Approved for Record
JUN 16 1926
Certified in compliance with Survey Laws of 1925 and filed for record this
Clerk Circuit Court
George A. Graham
Civil Engineer & Surveyor.
Daytona Beach, Fla.
INDIANA AVE
TENNANT AVE
ADDISON DRIVE
ATLANTIC
VOLUSIA
ROSEMARY
DOWLING
FLAGLER
BEYTON ROAD
HAMMOND
HALIFAX
MATANZAS
ST JOHNS
CLEVELAND ST
FLORIDA
BROADWAY
GOWER
DEMONSTRATION GARDEN
E. C. R. R.
5·61 Acres
8·30 Acres
4·98 Acres
5·40 Acres
5·36 Acres
5·31 Acres
5·26 Acres
5·21 Acres
5·16 Acres
5·11 Acres
5·06 Acres
4·89 Acres
4·75 Acres
4·18 Acres
3·61 Acres
2·07 Acres
2·60 Acres
2·48 Acres

TECO
PEOPLES GAS
AN EMERA COMPANY

12/20/2021

To: Corey D. Brown
Storch Law Firm
420 South Nova Road
Daytona, FL 32114

RE: Vacation of Easement-Ormond Beach, FL 32174
Addison Drive and Plantation Oaks Blvd.

Proposed ROW Vacation of Platted Rights-of-Way National Gardens, Map Book 10, Pages 250-253, Public Records of Volusia County Adjacent to Parcel Numbers: 313601010020; 313601010012; 313601330110; 313601330080; 313601230060, 313601240060, 31361240050 and 313601250010

From: TECO Peoples Gas

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request.

If you have further questions, please do not hesitate to call.

Sincerely,

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

ATTACHMENT 7

Applicant Provided Information

STORCH LAW FIRM

GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

March 2, 2023

Via Hand Delivery
Mr. Steven Spraker, AICP
Planning Director
City of Ormond Beach Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32175

Re: Waivers and Benefits for RidgeHaven PRD

Dear Steven:

I am writing to set forth the waivers we are requesting from the City's Land Development Code (LDC) for the RidgeHaven PRD and also to detail benefits of the proposed planned development. Waivers and Benefits are as follows:

Waivers

1. **Waiver from LDC Section 2-35(h)(3) requiring at least thirty (30) square feet per residential unit of indoor recreation floor area within a PRD.**

We are requesting a waiver from LDC Section 2-35(h)(3) to permit less than the required thirty (30) square feet per residential unit, or 8,940 sq. ft., of indoor recreation floor area. As far as indoor facilities, RidgeHaven will have a 750 sq. ft. pool cabana with restrooms in the amenity area; however, there are a number of justifications for the requested waiver. To begin with, RidgeHaven will have a large, 33,000 sq. ft. outdoor amenity area for residential recreation. Those outdoor amenities include a pool with spacious pool deck, a dog park, a playground and activity fields. The 33,000 sq. ft. of outdoor active recreation exceeds the required 60 sq. ft. per unit, or 17,880 sq. ft., resulting in a surplus of 15,120 sq. ft. of active outdoor recreation. Additionally, there will be two walking trails in the subdivision, one being in a wooded area at the southeast corner of the property (50,921 sq. ft.) and another one along a lake and natural buffer at the northeast corner (8,500 sq. ft.). The large amount of high-quality, outdoor recreation and amenity features proposed for RidgeHaven will more than offset the smaller amount of indoor recreation area and acts as a good justification for the requested waiver.

2. **Waiver from City of Ormond Beach Standard Detail 5, Wet Detention, which requires pond depths to be between 8 and 12 feet deep.**

We are requesting a waiver from City of Ormond Beach Standard Detail 5, Wet Detention, to permit a detention pond depth of +/- 15 feet in lieu of the required 8 to 12 feet deep. The

excess depth is due to the need for additional fill to construct RidgeHaven. Pond depths exceeding 12 feet are common for projects across Volusia County, especially when fill from those ponds is used for the development, and a SJRWMD ERP will be obtained that includes approval of the proposed pond depth. A major benefit of the waiver for increased pond depth is a reduction in truck traffic to the property that is required when importing fill dirt from another location. Another justification is that RidgeHaven will recycle stormwater from these wet detention ponds for irrigation of lawns and landscaping, which reduces stormwater runoff and nutrient pollution. Stormwater not only gets another chance to percolate into the groundwater supply but also can be absorbed by lawns and plants, along with the nutrients in the recycled water, which plants can use to grow.

3. Waiver from LDC Section 2-35(d)(3) requiring a minimum 40-foot perimeter building setback.

We are requesting a waiver from LDC Section 2-35(d)(3) in order to permit a minimum perimeter building setback of: 15 feet next to Lot 285; 20 feet next to Lots 157-163, 213 and 214; and 30 feet next to Lot 227. There are several justifications for this waiver. First, both the outparcel properties and the proposed Lots are residential in nature, so there is less need to separate these uses than if the outparcels were a conflicting use like industrial or commercial. Another justification, as mentioned in Section 2-35(d)(3), is that "wooded or conservation areas" lie between some of the proposed RidgeHaven lots and the adjacent properties, including a 15-foot tree preservation buffer next to Lots 213, 214 and 277. Setback areas not on lots or in designated tree preservation buffers will be left natural if possible. The fact that the outparcel properties are wooded, along with the RidgeHaven property, means there should already be some natural vegetative buffering in these areas. Other perimeter areas also have increased natural vegetative buffers, with one example being the 38-foot tree preservation area behind Lots 189-206, where only a 10-foot buffer is required.

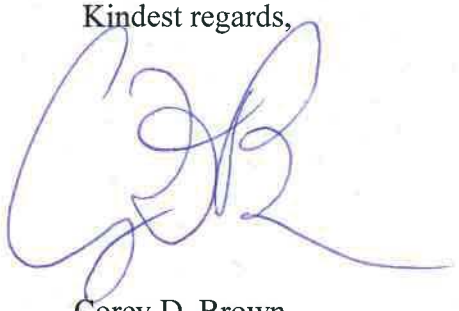
Benefits

The RidgeHaven PRD will have numerous benefits to the community that justify the requested waivers. To begin with, there will be a huge decrease in permitted residential density, from at least 866 units on the property to 284 units for the proposed PRD. There will also be a variety of sizes, types and price points for homes in RidgeHaven, from 30-foot duplex lots to 75-foot estate lots. At least 25.52 acres, or 24.67% of the PRD Property, will remain as natural vegetation (including wetlands and upland buffers), 298 new street trees, along with 1,254 trees on lots, will be planted throughout RidgeHaven, and all historic trees will be retained. Potable water and sanitary sewer service will be brought into the PRD, and stormwater runoff will be recycled for lawn irrigation. This eliminates the need for wells and septic tanks and reduces nutrient pollution. RidgeHaven will have Common Open Space and outdoor active recreation areas that exceed requirements for PRDs in the LDC and include a pool with deck and cabana, a dog park, a playground, open activity fields and multiple walking trails. There will also be a 35-foot natural wooded buffer between RidgeHaven and the Village of Pine Run, and a 38-foot natural wooded buffer behind Lots 189-206, reducing impacts to neighbors. Finally, RidgeHaven will

have an upscale aesthetic and "Neo-Eclectic" coordinated architectural theme, with up-scale entry signage and FPL Standard LED, ornamental streetlights and ornamental sign poles to help tie everything together

Please let me know if you have any questions about the proposed waivers for the RidgeHaven PRD.

Kindest regards,



Corey D. Brown

CDB

STORCH
LAW FIRM

GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

March 27, 2023

Via Hand Delivery
Mr. Steven Spraker, AICP
Planning Director
City of Ormond Beach Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32175

Re: RidgeHaven PRD Requirements / Responses to Selected Comments / Low Impact Development

Dear Steven:

I am writing to respond to several of your comments on the RidgeHaven PRD application. This includes responses about how the PRD meets the review requirements for PRDs in Sections 2-35(j)(4), 1-15(e) and 2-35(h) of the Land Development Code, as well as details on Low Impact Development techniques used in the PRD.

Comment 74: Please provide a letter detailing how the criteria of the Planned Residential Development have been met, including Section 2-35(j)(4) of the Land Development Code that states:

In considering an application for a PRD, the planning board may recommend approval, approval with conditions, or disapproval and the city commission may base its conditions of approval or denial of the issuance of a development order on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

a. Innovative site design.

RidgeHaven will include several innovative site design features. The developer wants to ensure that the project is proportioned for the size of the property and this part of the City. As such, density has been reduced from a possibility of at least 866 units to a maximum of 284 units. Those units are divided among several different types and sizes of lots and homes, with 84 35-foot duplex lots, 136 50-foot single-family lots, and 66 75-foot single-family estate lots, as opposed to a single lot size throughout as is often typical for new

subdivisions. This provides for a variety of different price points and will result in different types and sizes of families living in RidgeHaven.

RidgeHaven is built around preserving a large wetland and upland buffer area in the central portion of the development. This is good for the environment, the wildlife and the quality of life for residents. When adding natural vegetation and tree preservation areas with preserved wetland and upland buffers, RidgeHaven will leave approximately 25.52 acres, or 24.67%, of the PRD property in its natural state and undisturbed. Another environmentally friendly and innovative design feature is the use of stormwater retention ponds for irrigation. All of the irrigation water for the site will come directly from stormwater runoff collected and held in the stormwater ponds, which allows excess nutrients to be sucked up by lawns and unused water to be filtered back into the aquifer. As such, no groundwater wells for irrigation, or otherwise, are required.

b. Coordinated architectural design.

RidgeHaven will have a common, "Neo-Eclectic" architectural theme so that there are no clashing, inconsistent building designs in the community, including within the amenity area.

c. Open space, recreation, common areas.

RidgeHaven will exceed required tree preservation area by having 25.52 acres of tree preservation area in lieu of the 15.52 acres required by the Land Development Code. RidgeHaven also exceeds the requirement for Common Open Space by having over 50,000 sq. ft. of outdoor recreation area, which includes two walking trails, in lieu of the 8,940 sq. ft. that is required. There will also be a natural, 35-foot tree preservation / landscape buffer between the Village of Pine Run properties and the new lots in RidgeHaven.

RidgeHaven will have a common area for active recreation of over 33,000 square feet. This amount exceeds the required 60 sq. ft. per unit, or 17,040 square feet. Enhanced amenities for recreation include a swimming pool and cabana, dog park, playground and activity fields. This is supplemented by a trail through a beautiful tree preservation area at the southwest corner of the property, and another walking path along a large pond at the northeast corner of the property. The paths and trails connect to a sidewalk system with sidewalks on both sides of the streets throughout. An off-site, 6-foot sidewalk is proposed for the development to the sidewalk on U.S. 1.

d. Coordinated streetscape elements.

RidgeHaven will have up-scale entry signage and FPL Standard LED, ornamental street lights and ornamental sign poles to help tie everything together with an up-scale aesthetic. Additionally, approximately 298 street trees will be planted throughout the development.

Please provide in the letter an analysis of the development order criteria of Section 1-15(e) of the Land Development Code:

(1) The proposed development conforms to the standards and requirements of this Land Development Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

RidgeHaven meets or exceeds requirements for a Planned Residential Development in Ormond Beach. There is a large decrease in density with the Comprehensive Plan Future Land Use amendments and proposed rezoning for 284 units. The previous Comp. Plan densities in the County added up to at least 866 units, or 8.37 units per acre. New Comp. Plan designations are contingent upon no more than 284 units, or 2.74 units per acre, within the PRD. That is a decrease of at least 582 units from the previous FLU to the proposed FLU and PUD. The project will recycle stormwater so it can be used for irrigation, eliminating the need for any irrigation wells. No potable water wells or septic tanks will be used, either, due to use of City potable water and sanitary sewer service. Accordingly, there will be no impact on public health due to draw down or pollution of groundwater. First-class recreational amenities, including a swimming pool, dog park, playground, activity fields and multiple walking trails through natural areas, which, when combined with ample wetland and tree preservation areas, will benefit the residents' quality of life. There will also be a 35-foot landscape buffer of existing, natural vegetation between new lots in RidgeHaven and the Village of Pine Run, as well as no road connection to Addison Drive, which will eliminate impacts to the neighborhoods south and east of RidgeHaven.

(2) The proposed development is consistent with the comprehensive plan.

RidgeHaven will be consistent with the City's Comprehensive Plan, which was revised specifically with the RidgeHaven PRD in mind, with a corresponding large reduction in residential density.

(3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including, but not limited to, waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

RidgeHaven will utilize City of Ormond Beach potable water and sanitary sewer service so that no potable water wells or septic tanks are required. The project will also recycle stormwater so it can be used for irrigation, eliminating the need for any irrigation wells. Accordingly, there will be no impact to the environment and adjacent residential potable wells to the east of the development (Village of Pine Run) caused by a draw down or pollution of groundwater. RidgeHaven also preserves a large wetland area with upland

buffer in the middle of the subject property. Combining all of the natural areas, including wetlands /upland buffers, RidgeHaven will leave approximately 25.52 acres, or 24.67%, of the PRD property in its natural state and undisturbed. Furthermore, none of the project existing historic trees will be removed from the property.

(4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare or visual impacts on the neighborhood and adjoining properties.

RidgeHaven will not decrease surrounding property values or create any nuisances for the neighboring property owners. The up-scale, new housing in RidgeHaven, with estimated price points of $300,000 to $600,000, and including 75-foot estate lots adjacent to the Village of Pine Run, should increase area property values. In addition, RidgeHaven will have attractive entry features and fountains in three lakes, including some that are visible from adjoining properties. A natural wooded buffer of at least 35 ft. will remain on the east side of the subdivision adjacent to the Village of Pine Run. Coupled with the existing canal in a 40-foot canal easement on the Village of Pine Run property adjacent to the RidgeHaven property, neighboring residents will be at least 100 to 150 feet away from new homes in RidgeHaven, which should be difficult to see due to the remaining trees and natural vegetation. The property to the north of the project is common area / wetlands that will not be built on, and roads abut the project on its south and west sides. RidgeHaven will not have a vehicular entry/exit point onto Addison Drive, which will keep additional traffic out of the neighborhoods to the south and east.

(5) There are adequate public facilities to serve the development, including, but not limited to, roads, sidewalks, bikepaths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

RidgeHaven will have two street access points onto Plantation Oaks Blvd., which is a major road linking to US 1 and nearby I-95. There will be no road connection to Addison Drive, which will eliminate potential traffic in the neighborhoods to the south and east. A traffic study is currently underway. Plantation Oaks Blvd. has a 6-foot sidewalk and an internal 6-foot paved bike lane that will connect into the sidewalk system in RidgeHaven. In addition, a new 6-foot sidewalk along the east side of Plantation Oaks Blvd. will be constructed from Foresthaven Rd. to U.S. 1 so that RidgeHaven will connect to the sidewalks and crosswalk at U.S. 1. Improvements will include a new ADA crosswalk at the intersection of Plantation Oaks and Atlantic Rd. The subdivision will include 5-foot sidewalks on each side of the internal roads that connect to two walking trails, one in a wooded area and the other around a large lake. Sidewalks and trails also connect to the 33,000 sq. ft. amenity area, which includes a swimming pool and cabana/restrooms, dog

park and playground and activity fields. The City of Ormond Beach Hull Road Sports Complex is just a few miles away.

The City has sufficient water and sewer capacity, as well as fire and police services, for RidgeHaven, and there is sufficient school capacity in local schools for the new families that will make RidgeHaven their home.

(6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.

A traffic impact analysis is underway. Traffic patterns will be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.

(7) The proposed development is functional in the use of space and aesthetically acceptable.

As mentioned previously, RidgeHaven will result in a major decrease in potential residential density, preserves large natural areas and wetlands, will have beautiful, landscaped entry features and lakes with fountains, will feature a variety of home types and lot sizes with an attractive architectural theme, and will preserve many specimen trees and all historic trees on-site.

(8) The proposed development provides for the safety of occupants and visitors.

The City has sufficient police, fire and emergency services to safeguard new residents in RidgeHaven. Additionally, there will be sidewalks on both sides of the roadways, and all sidewalks, crosswalks and roads will be public and constructed to City of Ormond Beach standards.

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

RidgeHaven will have up-scale entry features and a common architectural theme called "Neo-Eclectic" that will complement architecture in neighboring areas.

<u>Comment 81</u>: Section 2-35 PRD Requirements – Recreation

Section 2-35(h)(3): Thirty (30) square feet of indoor recreation floor area.

RidgeHaven will have a 750 sq. ft. pool cabana with restrooms at the amenity center. We are requesting a waiver for the additional required indoor recreation area due to the large amount of active recreation and common open space within the community. The amenity area is 33,000 sq. ft. in area, not including parking areas, and includes a pool with spacious pool deck, a dog park, a playground and activity fields. This is not to mention the two walking trails in a wooded area and along a lake.

Section 2-35(h)(4): Sixty (60) square feet of outdoor active recreation space.

RidgeHaven's 33,000 sq. ft. amenity area will have a swimming pool and pool deck, dog park, playground and other open areas for sports, picnicking, and other active recreation. This amount exceeds the required 60 sq. ft. per unit, or 17,040 square feet, as well as the minimum recreational site size of 8,000 sq. ft. per Section 2-35(h)(6).

Section 2-35(h)(7) Sixty (60) square feet of common open space.

In addition to the amenity center, RidgeHaven will have more than the required 17,040 sq. ft. of common open space. The wooded common area with walking trail at the southwest corner of RidgeHaven is 50,921 sq. ft., while the walking trail at the northeast corner along the lake and natural buffer is 8,500 sq. ft., totaling 59,431 sq. ft. of common open space.

<u>Comment 86</u>: Low Impact Development – At the Volusia County Council meeting there was a commitment to seek to use Low Impact Development techniques. Please describe, either on a plan sheet or in a separate letter what aspects of Low Impact Development have been used. Please be sure to include the reduction in density at the land use stage of development.

RidgeHaven has numerous Low Impact Development techniques incorporated into its design. Low Impact Development (LID) can be defined as:

> Stormwater management and the comprehensive approach to land development required to mimic the inherent nature of a site's hydrology and the interface of the subject property with the lands, waters, and natural systems downstream from the property.

To begin with, density has been lowered significantly from what was entitled before the proposed PRD. The County zoning entitled the construction of at least 866 residential units, or 8.37 units per acre, across the PRD property. We are proposing only 284 units, or 2.74 units per acre, within the PRD. That is a decrease of at least 582 units, meaning less impervious surfaces and less runoff.

Another major LID technique is the use of stormwater for irrigation. All of the irrigation of residential lots and common areas will utilize excess stormwater taken from the stormwater ponds. This gives the stormwater a chance to percolate back into the groundwater supply and

allows the lawns and other plants to suck up nutrients and pollutants in the water. Use of stormwater for irrigation means that no irrigation wells will be required in RidgeHaven, which further preserves the supply groundwater. The site also features some grassed treatment swales to permit additional percolation and removal of nutrients. Overall, the stormwater management system will permit retention of more stormwater on-site than is currently retained by the natural landscape.

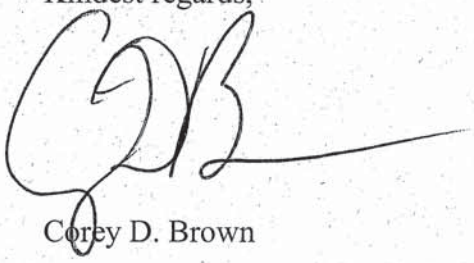
Because RidgeHaven will connect to the City's potable water and sanitary sewer system, there will be no potable water wells or septic tanks in the PRD property. This will prevent the surficial aquifer from being drawn down by wells and/or polluted by septic tank discharges.

The preservation of a large area of wetlands and upland buffer in the central part of the property is another LID technique. Rainwater falling in these areas is able to naturally percolate into the ground, as opposed to being collected and redirected. The same is true for precipitation on the natural vegetation / tree preservation areas of the property. When combining the natural open space, tree preservation and wetland/upland buffer acreage, approximately 25.52 acres, or 24.67% of the PRD property, will be left as natural vegetation.

Due to all of the onsite preservation areas, and water from the impervious surfaces being recycled for irrigation, stormwater will have a better chance to percolate into the ground. In addition, at least 298 new trees along streets and 1,254 new trees on lots will soak up more water. Leaving all historic trees in place, encouraging Florida-friendly and native landscaping, and planting on pond banks are other techniques that are beneficial to groundwater supply and reduction of stormwater runoff.

Please let me know if you have any questions or concerns about any of the above responses to comments or specific features of the RidgeHaven PRD.

Kindest regards,



Corey D. Brown

CDB

RidgeHaven - samples of what potential homes could look like

Duplex





50' single family lots





75' single family lots





RIDGEHAVEN ARCHITECTURAL SPECIFICATIONS

ALL HOMES WILL HAVE COMMON "ARCHITECTURAL" SERIES ROOF SHINGLE COLOR, STYLE AND MANUFACTURE, ROOF PITCH SHALL BE a 3" ON 12" MINIMUM.

ALL PAINT COLORS WILL BE SUBMITTED TO THE HOA ARCHITECTURAL BOARD FOR REVIEW. EACH EXTERIOR PAINT SCHEME SHALL CONSIST OF AT LEAST THREE DIFFERENT PAINT COLORS FOR THE HOMES' BODY, HARDIBOARD, TRIM, AND FRONT DOOR

COMMON WHITE FASCIA AND ALUMINUM SOFFIT.

SOME OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH

NO FULL "STUCCO ONLY" FRONT ELEVATION DESIGNS WILL BE ACCEPTED NOR ANY REPETITION OF THE SAME ELEVATION FOR THE SINGLE-FAMILY DETACHED HOMES MORE OFTEN THEN EVERY 3 HOUSES

ALL WINDOWS TO BE WHITE FRAME. FRONT ELEVATON WINDOWS AND DOORS SHALL HAVE CONTRASTING RAISED DIMENSIONAL BANDING AND DIMENSIONAL WINDOWSILLS.

RAISED DIMENSIONAL BANDING AND DIMENSIONAL WINDOWSILLS.

ALL HOMES WILL HAVE A 2-CAR GARAGE DOOR.

MINIMUM LIVING AREA 1,300 SQ FT.

ROOF OVERHANGS WILL BE MINIMUM OF 12 INCHES.

MAXIMUM BUILDING HEIGHT IS 35 FEET.

EACH SINGLE-FAMILY HOME SHALL HAVE A BRICKPAVED DRIVEWAY AND LEADWALK

EACH HOME SHALL BE LANDSCAPED CONSISTENT WITH THE LANDSCAPE DESIGN STANDARD PER THE LDC.

the same are of a type approved by the Association; and (ii) the Owner has obtained the prior written consent of the ARC for the installation thereof.

(x) **Fences/Walls**. No wall or fence may be erected on a Lot without the prior written consent of the ARC, which consent may be determined on a case-by-case basis. No chain link fencing of any kind shall be allowed. Fences are not permitted on duplex Lots. In no event may a fence be placed in the area between the front of a Dwelling and the street at the front of the Lot on which the Dwelling is situated. Fences shall not be installed flush to the ground so that drainage will be blocked in any way. In the event a fence is installed within a drainage easement area, with prior written ARC approval, the Owner is solely responsible for fence repair or replacement if the drainage easement area needs to be accessed for repairs or as otherwise provided herein. All fences shall be black painted aluminum not exceeding six (6) feet in height. Owners shall be responsible for maintaining all fences in a good state of repair pursuant to Section 9.06, below.

(y) **Lighting.** No exterior lighting fixtures for flood lights and/or spot lights shall be installed on any Dwelling or Lot without adequate and proper shielding of fixtures and without prior written approval of the ARC.

(z) **Swimming Pools.** Any swimming pool, screening, or fencing related thereto to be constructed on any Lot shall be subject to the approval and requirements of the ARC. Above-ground swimming pools shall not be permitted.

9.05 **Other Restrictions Established by the Association.** The Association shall have the right and authority, as hereinabove expressed, from time to time to include within its promulgated residential planning criteria other restrictions as it shall deem appropriate. Said restrictions shall be governed in accordance with the criteria hereinabove set forth for residential planning criteria promulgated by the Association. However, once the Association promulgates certain restrictions, same shall become as binding and shall be given the same force and effect as the restrictions set forth herein until the Association modifies, changes, or promulgates new restrictions set forth by the Association.

9.06 **Property Maintenance.** Each Owner shall maintain such Owner's Lot, including the vegetation, landscaping, and all improvements thereon in good repair and in a neat and attractive condition.

(a) The minimum, but not exclusive, standard for maintenance of improvements shall be consistent with the approved plans and specifications for those improvements and with the general appearance of the other Lots in the Property as a whole. The maintenance obligation of each Owner as to building improvements shall include, without limitation, maintenance of all exterior surfaces and roofs, facias and soffits, awnings, trellises, fences, decorative facades, screens, windows, and doors. Owners shall clean, repaint or restain, as appropriate, the exterior portions of the building improvements (with the same colors as initially approved or with other colors upon ARC approval), including exterior surfaces of garage doors, as often as is necessary to comply with the foregoing standards.

(b) Each Owner shall also keep, maintain, and irrigate the trees, shrubbery, grass, and other landscape and vegetative material on such Owner's Lot in good repair and in a neat and attractive condition. Care must be exercised in the landscaping and in

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, Florida 32117
Phone (386) 677-6891 Fax (386) 677-2114
E-Mail: info@parkermynchenberg.com

September 14, 2022

RIDGEHAVEN HOLDING CAPACITY			
Area Type	Area (ac)	Capacity (units/ac) [1]	Holding Capacity (units)
Uplands	95.47	4	381.88
Wetlands to Remain / Upland Buffers	8.03	0	0
Mitigated Wetlands	1.74	4	6.96
Total	**105.24**	-	**389**

Capacity of 4 units/acre is based on **LDC Sec 2-35 (c)(4)d** "*medium criteria*" due to the seasonal high water being between 6"-24" below the surface and outside of flood prone areas. The site will provide proper drainage design and adequate infrastructure and central water and sewer will be provided.

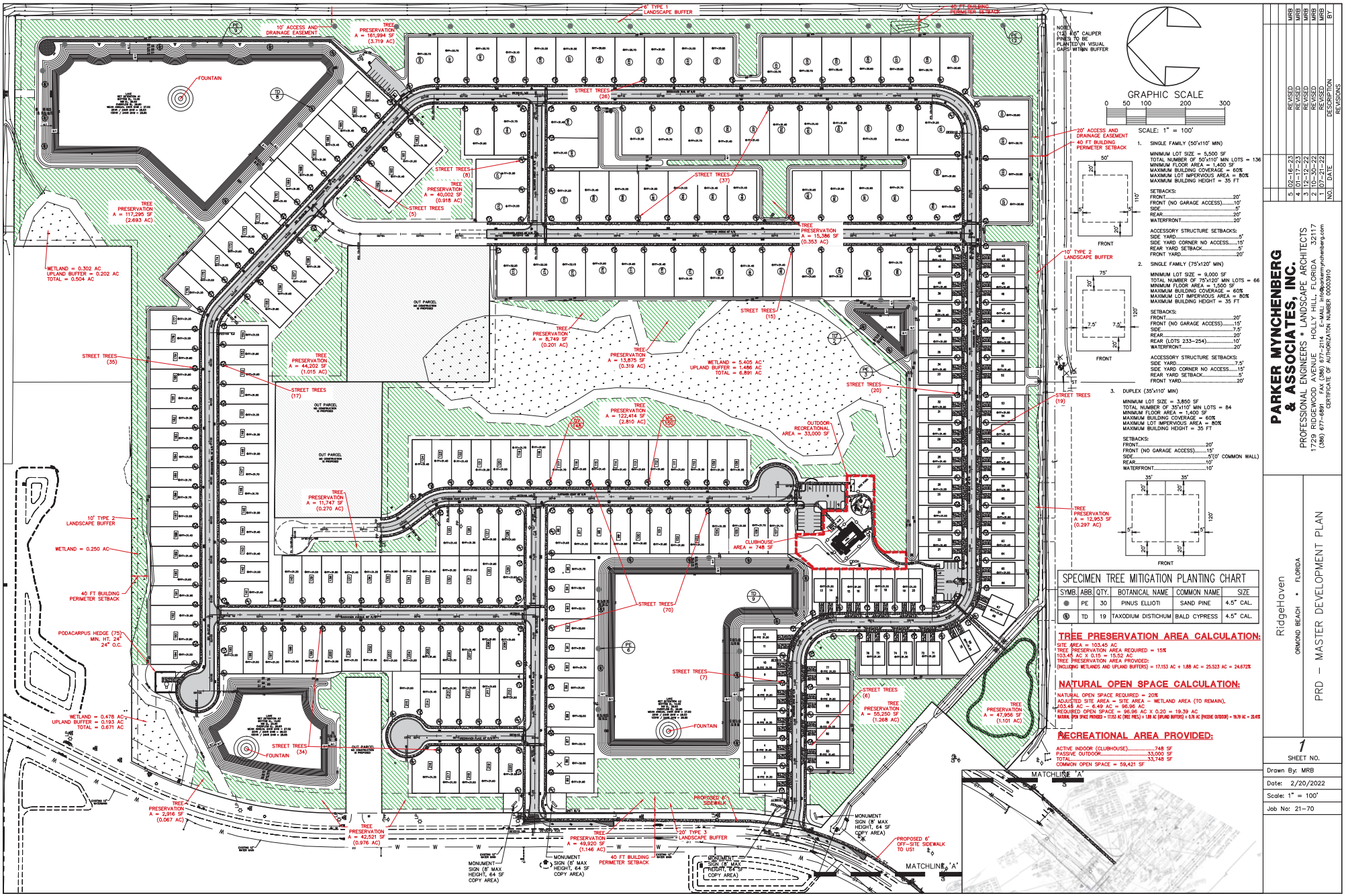


Parker Mynchenberg, P.E., R.L.A.

SEP 2 2 2022

ATTACHMENT 8

Site plans


GRAPHIC SCALE
0 50 100 200 300
SCALE: 1" = 100'
NOTES
(12) 36" CALIPER PINES TO BE PLANTED IN VISUAL GAPS WITHIN BUFFER
1. SINGLE FAMILY (50'x110' MIN)
MINIMUM LOT SIZE = 5,500 SF
TOTAL NUMBER OF 50'x110' MIN LOTS = 136
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT
SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....10'
SIDE.....5'
REAR.....20'
WATERFRONT.....20'
ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'
2. SINGLE FAMILY (75'x120' MIN)
MINIMUM LOT SIZE = 9,000 SF
TOTAL NUMBER OF 75'x120' MIN LOTS = 66
MINIMUM FLOOR AREA = 1,500 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT
SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....7.5'
REAR.....20'
REAR (LOTS 233-254).....10'
WATERFRONT.....20'
ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....7.5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'
3. DUPLEX (35'x110' MIN)
MINIMUM LOT SIZE = 3,850 SF
TOTAL NUMBER OF 35'x110' MIN LOTS = 84
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT
SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....5'(0' COMMON WALL)
REAR.....10'
WATERFRONT.....10'
SPECIMEN TREE MITIGATION PLANTING CHART
SYMB. ABB. QTY. BOTANICAL NAME COMMON NAME SIZE
PE 30 PINUS ELLIOTI SAND PINE 4.5" CAL.
TD 19 TAXODIUM DISTICHUM BALD CYPRESS 4.5" CAL.
TREE PRESERVATION AREA CALCULATION:
SITE AREA = 103.45 AC
TREE PRESERVATION AREA REQUIRED = 15%
103.45 AC X 0.15 = 15.52 AC
TREE PRESERVATION AREA PROVIDED:
(INCLUDING WETLANDS AND UPLAND BUFFERS) = 17.153 AC + 1.88 AC = 25.523 AC = 24.672%
NATURAL OPEN SPACE CALCULATION:
NATURAL OPEN SPACE REQUIRED = 20%
ADJUSTED SITE AREA = SITE AREA - WETLAND AREA (TO REMAIN).
103.45 AC - 6.49 AC = 96.96 AC
REQUIRED OPEN SPACE = 96.96 AC X 0.20 = 19.39 AC
NATURAL OPEN SPACE PROVIDED = 17.153 AC (TREE PRES.) + 1.88 AC (UPLAND BUFFERS) + 0.39 AC (INDOOR OUTDOOR) = 19.79 AC = 20.41%
RECREATIONAL AREA PROVIDED:
ACTIVE INDOOR (CLUBHOUSE).....748 SF
PASSIVE OUTDOOR.....33,000 SF
TOTAL.....33,748 SF
COMMON OPEN SPACE = 59,421 SF
MATCHLINE 'A'
MATCHLINE 'A'
REVISIONS
NO. DATE DESCRIPTION BY
1 07-21-22 REVISED MRB
2 10-30-22 REVISED MRB
3 12-12-22 REVISED MRB
4 02-16-23 REVISED MRB
5 03-17-23 REVISED MRB
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910
RidgeHaven
ORMOND BEACH * FLORIDA
PRD – MASTER DEVELOPMENT PLAN
1
SHEET NO.
Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 100'
Job No: 21-70

RidgeHaven

PRELIMINARY PLAT & CONSTRUCTION PLANS

ORMOND BEACH, FLORIDA

GENERAL NOTES

1.) ALL WATER MAINS TO BE P.V.C. DR-18, C-900.

2.) ALL SANITARY SEWER MAINS SHOWN ARE PVC SDR 26 @ 0.40% FOR 8". 0.30% FOR 10" UNLESS OTHERWISE NOTED. SANITARY SERVICES ARE 4" SDR 26 @ MINIMUM 2.0% RESIDENTIAL CONNECTION. SANITARY FORCE MAIN TO BE PVC, DR-18, C-900.

3.) CABLE T.V., TELEPHONE AND ELECTRIC SERVICES TO BE UNDERGROUND.

4.) CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.

5.) WATER AND SEWER IMPROVEMENTS TO MEET CITY OF ORMOND BEACH STANDARDS.

6.) DOWNLIGHTS (STREET LIGHTS) TO BE FP&L STANDARD & CONTEMPORARY LIGHTS TO BE FP&L STANDARD LED, (CONTEMPORARY LIGHT) AND BLACK FIBERGLASS POLES, STREET LIGHTS AND POLES TO BE PROVIDED BY FPL.

7.) ELEVATIONS REFER TO MEAN SEA LEVEL, NAVD 1988 DATUM.

8.) MINIMUM FINISH FLOOR GRADE PER CITY OF ORMOND BEACH REQUIREMENTS.

9.) SHOP DRAWINGS FOR POTABLE WATER AND SEWER TO BE SUBMITTED TO AND APPROVED BY CITY OF ORMOND BEACH AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.

10.) POTABLE WATER SERVICE TO BE SUPPLIED BY CITY OF ORMOND BEACH.

11.) SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF ORMOND BEACH.

12.) ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.

13.) WHERE SANITARY FORCE MAINS CROSS POTABLE WATER LINES, THE FORCE MAIN IS TO BE CONSTRUCTED OF PVC SDR-18 FOR 20 FEET CENTERED ON THE POTABLE WATER MAIN.

14.) OFFSITE UTILITIES WILL BE CONSTRUCTED UNDER THE APPROPRIATE PHASE AND MUST BE COMPLETE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. PROJECT TO BE BUILT IN ONE PHASE.

15.) PRIOR TO CERTIFICATE OF OCCUPANCY ALL OFFSITE EASEMENTS (IF REQUIRED) NEED TO BE RECORDED AND REFERENCED BY PLAT OR O.R. BOOK AND PAGE AND RECORDED UNDER SEPARATE INSTRUMENT.

16.) ONSITE SEWER AND POTABLE WATER INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE CITY OF ORMOND BEACH. OFFSITE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CITY OF ORMOND BEACH (UNLESS OTHERWISE NOTED).

17.) ALL STOP SIGNS, SPEED LIMIT AND STREET SIGNS REQUIRED TO BE PROVIDED BY DEVELOPER TO CITY OF ORMOND BEACH SPECIFICATIONS. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM 0.080 GAUGE 5052-H38 ALUMINUM BLANKS. ALL STOP SIGNS SHALL BE HIGH INTENSITY 30" OR 36" OCTAGON INSTALLED ON 3"x 12' ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR ALL SIGNS SMALLER THAN 36" x 48". ALL WARNING SIGNS SHALL BE 30" X 30". ALL STREET NAME SIGNS SHALL BE 9" IN HEIGHT WITH 5" HIGH UPPER & LOWER CASE WHITE LETTERS ON A GREEN BACKGROUND WITH A MIN. 30" LENGTH. PROVIDE 24" WIDE WHITE THERMOPLASTIC STOP BARS ADJACENT TO ALL LOCAL STREET 30" STOP SIGNS. WHERE 12" WIDE WHITE CROSSWALK STRIPING IS PROVIDED, THE STOP BAR AND 30" STOP SIGN MUST BE 4' IN ADVANCE OF THE CROSSWALK IN ACCORDANCE WITH FDOT STANDARD INDEX #17346. IN ALL LOCATIONS, THE 30" STOP SIGN AND 24" WIDE WHITE STOP BARS SHOULD BE LOCATED 10' IN ADVANCE OF THE EDGE OF THE TRAVELED WAY AT THE STREET INTERSECTION. SEE DETAIL SHEETS FOR PROPOSED ORNAMENTAL POLES.

18.) ALL MAINTENANCE OF ALL COMMON AREAS, LAKES, AMENITY AREAS, LANDSCAPE AND IRRIGATION TO BE THE SOLE RESPONSIBILITY OF RidgeHaven H.O.A. INC.

19.) OUTDOOR CONSTRUCTION ACTIVITY SHALL ONLY OCCUR FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY.

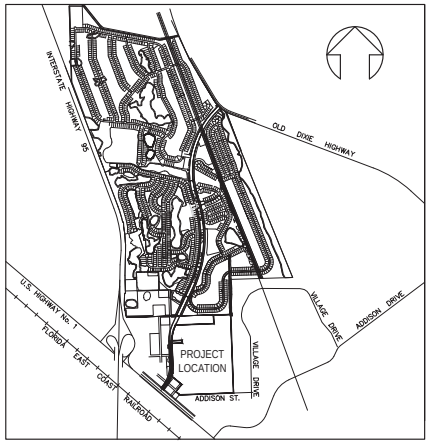
20.) EXCEPT WITHIN THE EXISTING FPL EASEMENT, ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, INCLUDING THE SERVICE DROPS TO INDIVIDUAL BUILDINGS OUTSIDE OF ALL REQUIRED LANDSCAPE BUFFERS, WETLANDS AND WETLAND BUFFER AREAS.

21.) DRIVING AND/OR STAGING OF CONSTRUCTION VEHICLES IS NOT PERMITTED ON ANY SIDEWALKS IN THE RIGHT-OF-WAY. ANY DAMAGE TO SIDEWALKS WILL BE REPAIRED AND/OR REPLACED IN THE LIKE KIND BY THE CONTRACTOR.



FLOOD MAP

F.I.R.M. #12127C0184K, SEPTEMBER 29, 2017
F.I.R.M. #12127C0203K, SEPTEMBER 29, 2017
FLOOD ZONE X



LOCATION MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
8	Basinger fine sand, frequently ponded, 0 to 1 percent slopes	1.6%
13	Cassia fine sand, 0 to 2 percent slopes	41.0%
17	Daytona sand, 0 to 5 percent slopes	4.7%
32	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	40.8%
51	Pomona-St. Johns complex	11.9%
Totals for Area of Interest		100.0%

SOILS MAP

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	COVER SHEET
S1	BOUNDARY / TOPOGRAPHIC SURVEY
S2-3	TREE SURVEY
S3-S18	PRELIMINARY / FINAL PLAT
2	OVERALL PLAN / KEY MAP
3-6	DEMOLITION/WETLAND/EROSION CONTROL PLAN
7-10A	HORIZONTAL CONTROL PLAN
11-14A	CIVIL PLAN
15-18	UTILITY PLAN
19-28	PLAN & PROFILE
29-33A	PAVING AND DRAINAGE DETAILS
34-35	WATER DISTRIBUTION SYSTEM DETAILS
36-37	SANITARY COLLECTION SYSTEM DETAILS
38-39	REUSE WATER SYSTEM DETAILS
40-41	LIFT STATION DETAILS
42	AMENITY CENTER - SITE PLAN
43	AMENITY CENTER - CIVIL PLAN
44	AMENITY CENTER - UTILITY PLAN
LS.0-LS.7	AMENITY & ENTRANCE LANDSCAPE PLAN
LS.8-LS.9	AMENITY & ENTRANCE LANDSCAPE DETAILS
IRR.1-IRR.2	AMENITY & ENTRANCE IRRIGATION PLAN
L-1	SPECIMEN TREE REPLACEMENT/STREET TREE PLANTING PLAN
L-2	LANDSCAPE INFORMATION SHEET
IRR.3	IRRIGATION DETAILS
I-1	LAKE WATER IRRIGATION PUMP AND FOUNTAIN DETAILS
T-1	TREE PRESERVATION AND COMMON AREA EXHIBIT

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386)677-6891 FAX (386)677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NO. 00003910

RIDGEHAVEN RPUD LOT REQUIREMENTS:

1. SINGLE FAMILY (50'x110' MIN)

MINIMUM LOT SIZE = 5,500 SF
TOTAL NUMBER OF 50'x110' MIN LOTS = 136
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....10'
SIDE.....5'
REAR.....20'
WATERFRONT.....20'

ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'

2. SINGLE FAMILY (75'x120' MIN)

MINIMUM LOT SIZE = 9,000 SF
TOTAL NUMBER OF 75'x120' MIN LOTS = 66
MINIMUM FLOOR AREA = 1,500 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....7.5'
REAR.....20'
REAR (LOTS 233-254).....10'
WATERFRONT.....20'

ACCESSORY STRUCTURE SETBACKS:
SIDE YARD.....7.5'
SIDE YARD CORNER NO ACCESS.....15'
REAR YARD SETBACK.....5'
FRONT YARD.....20'

3. DUPLEX (35'x110' MIN)

MINIMUM LOT SIZE = 3,850 SF
TOTAL NUMBER OF 35'x110' MIN LOTS = 84
MINIMUM FLOOR AREA = 1,400 SF
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM LOT IMPERVIOUS AREA = 80%
MAXIMUM BUILDING HEIGHT = 35 FT

SETBACKS:
FRONT.....20'
FRONT (NO GARAGE ACCESS).....15'
SIDE.....5'(0' COMMON WALL)
REAR.....10'
WATERFRONT.....10'

POOL PAVILION PARKING:
PAVILION.....748 SF
POOL.....3,750 SF
DOG PARK.....2,400 SF

PARKING PROVIDED:
STANDARD.....21
HANDICAPPED.....2
TOTAL.....23

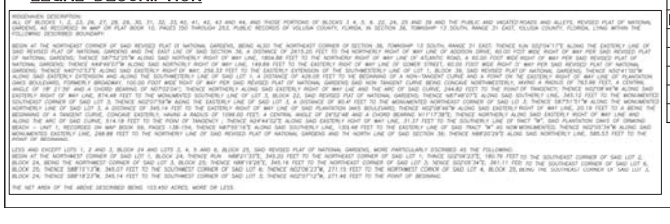
TREE PRESERVATION AREA CALCULATION:

TREE PRESERVATION AREA REQUIRED = 15%
103.45 AC X 0.15 = 15.52 AC
TREE PRESERVATION AREA PROVIDED:
INCLUDING WETLANDS AND UPLAND BUFFERS = 17.153 AC + 8.370 AC = 25.523 AC = 24.672%

NATURAL OPEN SPACE CALCULATION:

NATURAL OPEN SPACE REQUIRED = 20%
ADJUSTED SITE AREA = SITE AREA - WETLAND AREA (TO REMAIN),
103.45 AC - 6.49 AC = 96.96 AC
REQUIRED OPEN SPACE = 96.96 AC X 0.20 = 19.39 AC
NATURAL OPEN SPACE PROVIDED = 19.76 AC = 20.38%

LEGAL DESCRIPTION



PROJECT NAME

RidgeHaven

PROJECT DESCRIPTION

SUBDIVISION OF 103.45 ACRES INTO 84 DUPLEX LOTS, AND 202 SINGLE FAMILY LOTS

DEVELOPER

RidgeHaven, LLC
123 MAGNOLIA AVENUE
DAYTONA BEACH, FL 32114
RICK MAUGERI, MANAGER

SUBDIVISION DESIGNER ENGINEER & LANDSCAPE ARCHITECT

PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645, L.A.#1553
1729 RIDGEWOOD AVENUE
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CERTIFICATE OF AUTHORIZATION #00003910
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ECOLOGICAL CONSULTING SOLUTIONS, INC.
410 NORTH STREET, #130
LONGWOOD, FL 32750
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BGriffy@ecsfl.cc

LAND USE TABULATION

TOTAL SITE AREA = 4,506,282 SF = 103.45 ACRES
TOTAL L.F. OF PUBLIC ROADS = 10,988 L.F.

DENSITY INCLUDING WETLANDS = 286 LOTS / 103.45 AC = 2.76 DU/AC
DENSITY MINUS WETLANDS = 103.45 - 8.493 = 94.957 AC
286 LOTS / 94.957 AC = 3.01 DU/AC

DEDICATION RIGHT OF WAY.....13.142 AC
LOT AREA.....41.407 AC
TRACT A (COMMON AREA, TREE PRESERVATION, AND UTILITY).....1.479 AC
TRACT B (COMMON AREA, PARK, TREE PRESERVATION, AND UTILITY).....1.270 AC
TRACT C (COMMON AREA, ACCESS, PARKING, DRAINAGE, TREE PRESERVATION, AND UTILITY).....21.079 AC
TRACT D (COMMON AREA, SIGNAGE, AND UTILITY).....0.054 AC
TRACT E (COMMON AREA, SIGNAGE, AND UTILITY).....0.054 AC
TRACT F (COMMON AREA, AMENITIES, TREE PRESERVATION, DRAINAGE, AND UTILITY).....6.731 AC
TRACT G (COMMON AREA, SIGNAGE, AND UTILITY).....0.070 AC
TRACT H (COMMON AREA, DRAINAGE, TREE PRESERVATION, AND UTILITY).....1.232 AC
TRACT I (COMMON AREA, DRAINAGE, TREE PRESERVATION, AND UTILITY).....1.251 AC
TRACT J (COMMON AREA, DRAINAGE, TREE PRESERVATION, AND UTILITY).....2.031 AC
TRACT K (LIFT STATION).....0.066 AC
TRACT L (COMMON AREA, RECREATION, ACCESS, TREE PRESERVATION, DRAINAGE, UTILITY).....13.446 AC
TRACT M (COMMON AREA, SIGNAGE, AND UTILITY).....0.060 AC
TRACT N (COMMON AREA, DRAINAGE, AND UTILITY).....0.078 AC
TOTAL AREA.....103.45 AC

TOTAL NUMBER OF LOTS = 286 LOTS / 94.957 AC = 3.01 DU/AC

TOTAL WETLAND AREA = 7.987 AC

WETLAND IMPACTS:
1.....0.065 AC
2.....0.453 AC
3.....0.977 AC
TOTAL.....1.495 AC

TOTAL WETLAND TO REMAIN = 6.49 AC

TOTAL UPLAND BUFFER TO REMAIN = 1.880 AC
TOTAL REMAINING WETLANDS AND UPLAND BUFFERS = 8.37 AC
TOTAL IMPERVIOUS AREA = 1,340,433 SF = 30.772 AC = 29.75%
TOTAL PERVIOUS AREA = 3,165,849 SF = 72.678 AC = 70.25%

NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-27-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
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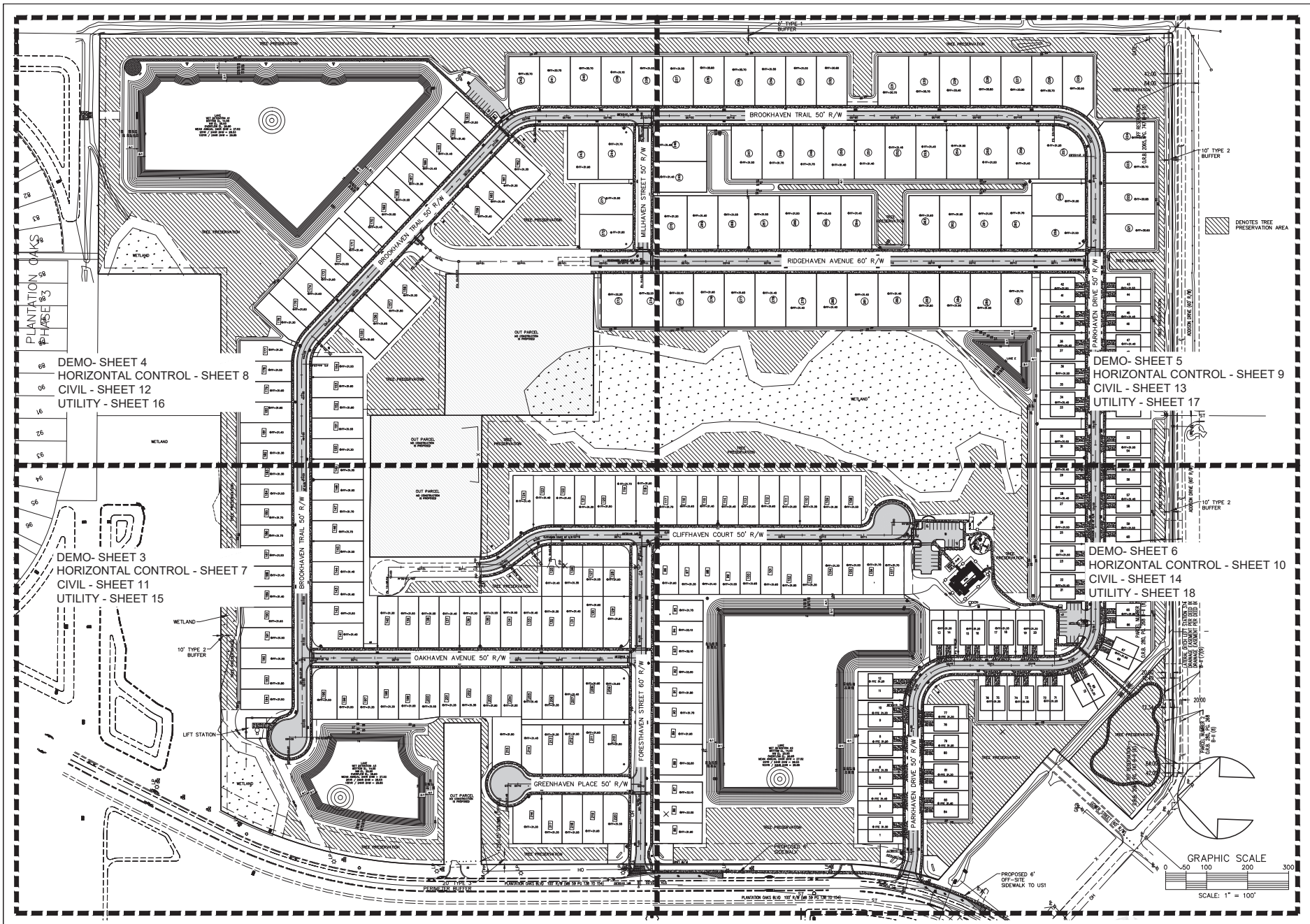
RidgeHaven
ORMOND BEACH * FLORIDA

COVER SHEET

1
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: NONE
Job No: 21-70

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NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
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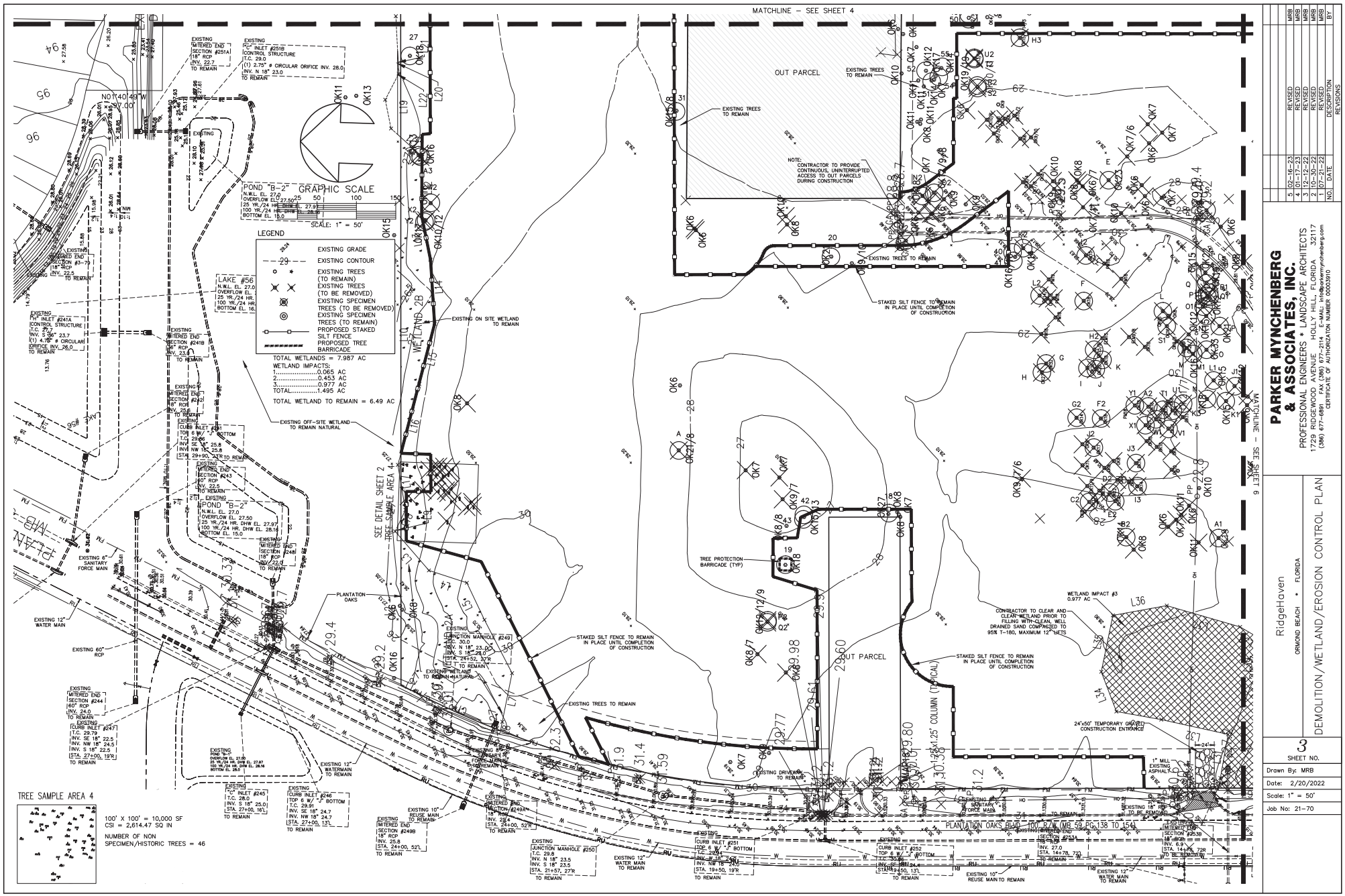
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RidgeHaven
ORMOND BEACH * FLORIDA

OVERALL PLAN / KEY MAP

SHEET NO. 2

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 100'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
1	07-21-22	REVISED	MRB
2	10-30-22	REVISED	MRB
3	12-12-22	REVISED	MRB
4	01-27-23	REVISED	MRB
5	02-16-23	REVISED	MRB

REVISIONS

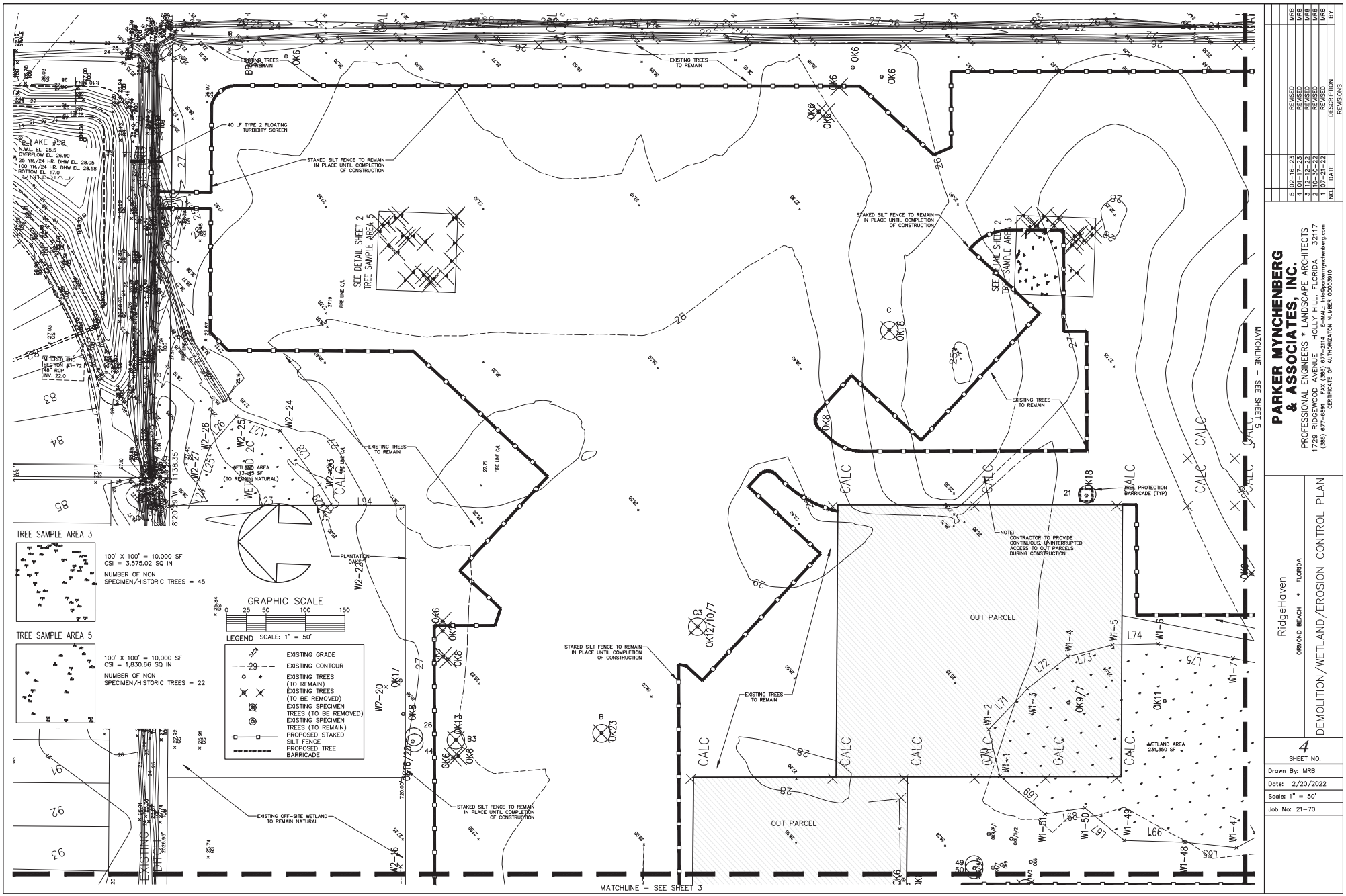
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DEMOLITION/WETLAND/EROSION CONTROL PLAN

SHEET NO. 3

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

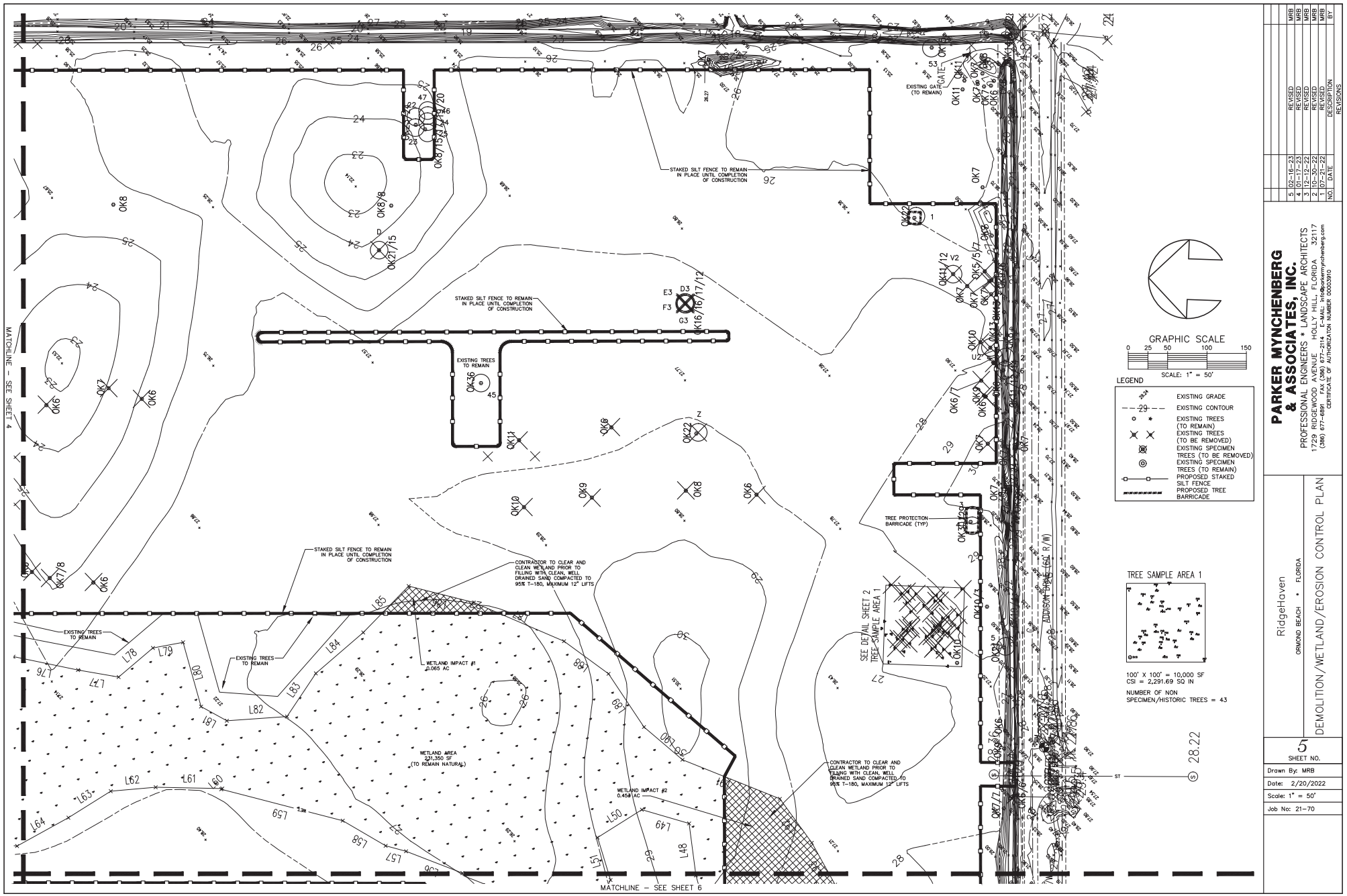
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RidgeHaven
ORMOND BEACH * FLORIDA

DEMOLITION/WETLAND/EROSION CONTROL PLAN

4
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

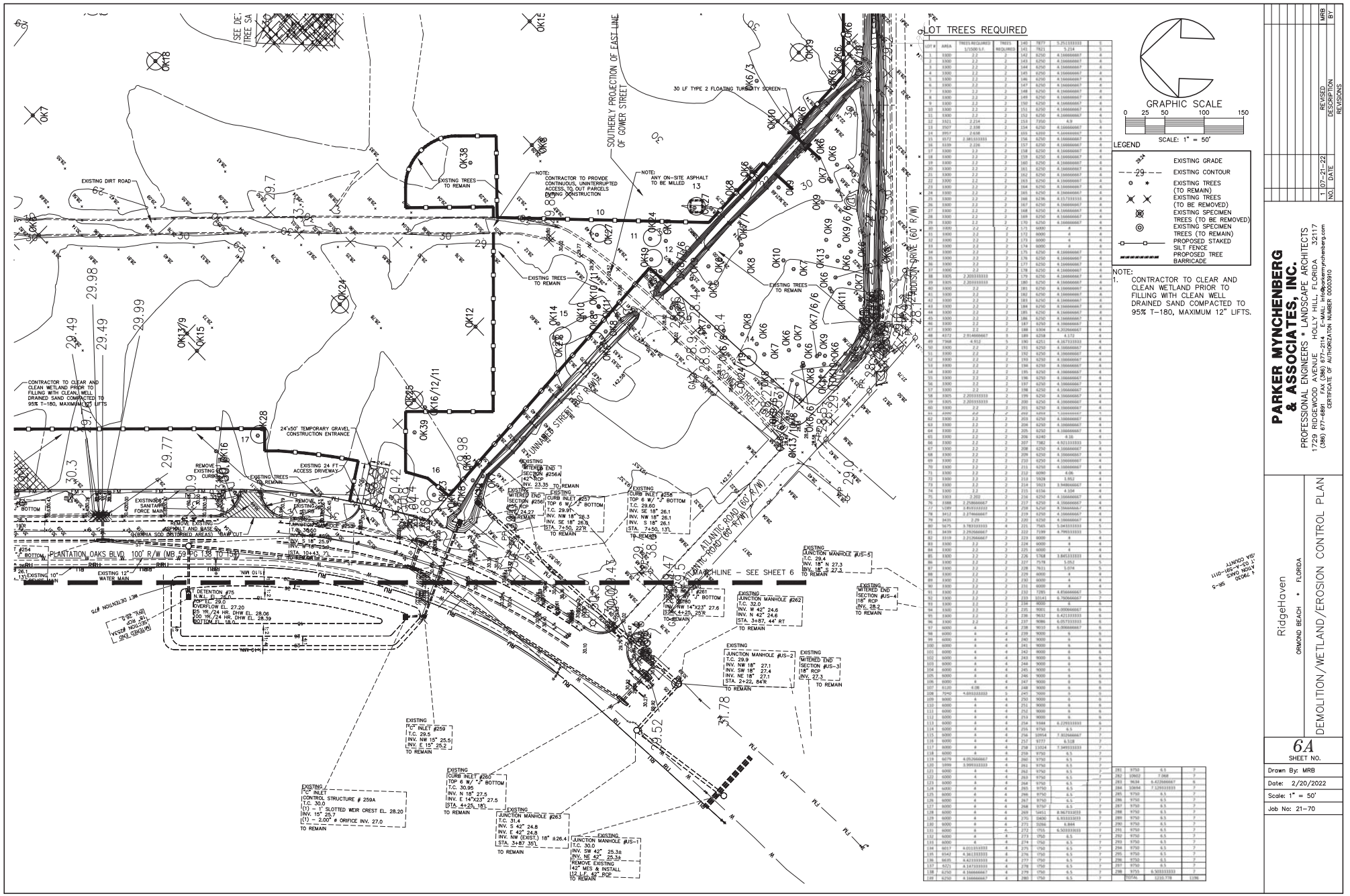
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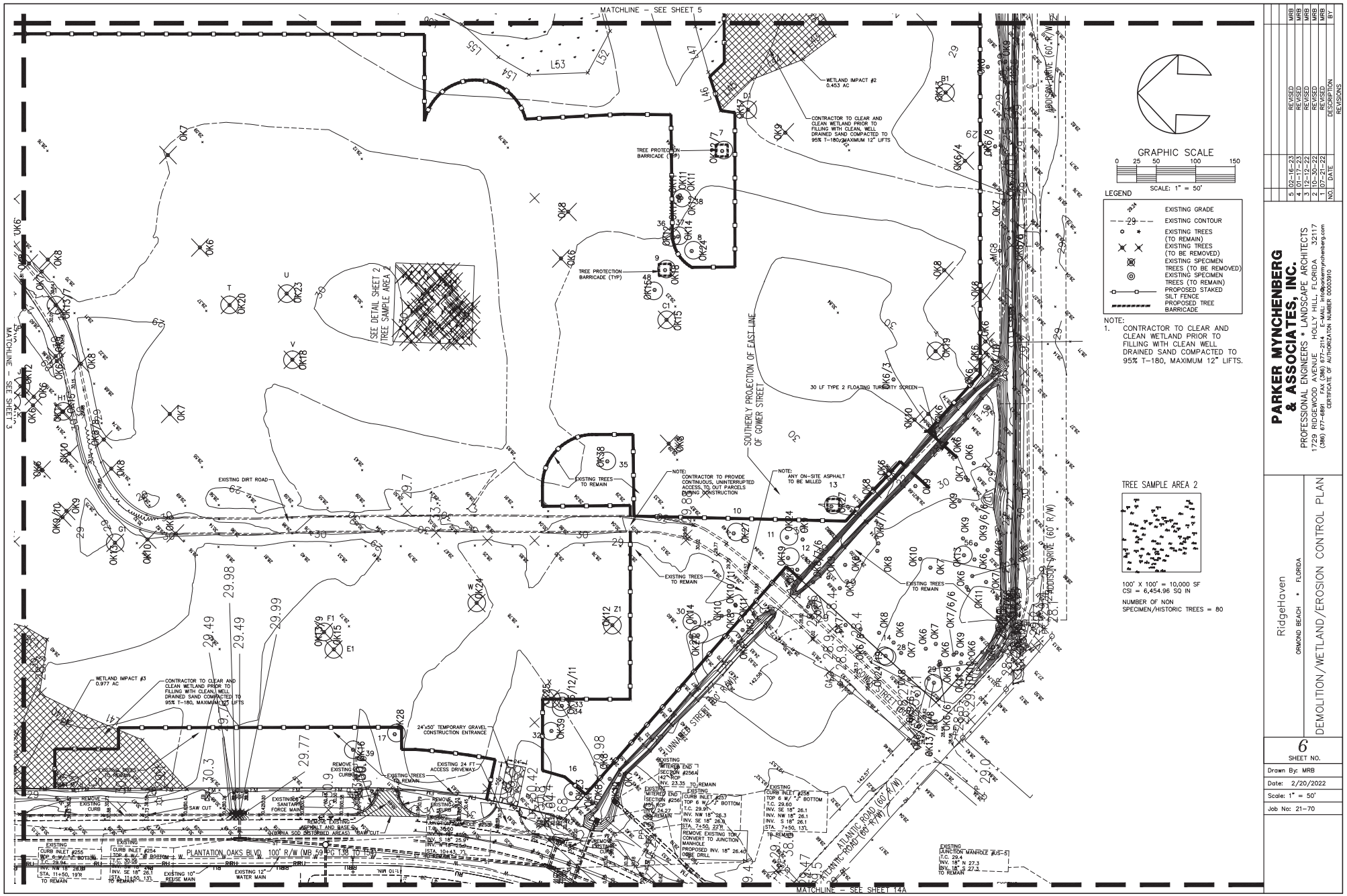
RidgeHaven
ORMOND BEACH * FLORIDA

DEMOLITION/WETLAND/EROSION CONTROL PLAN

5
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70


LOT TREES REQUIRED
GRAPHIC SCALE
0 25 50 100 150
SCALE: 1" = 50'
LEGEND
EXISTING GRADE
EXISTING CONTOUR
EXISTING TREES (TO REMAIN)
EXISTING TREES (TO BE REMOVED)
EXISTING SPECIMEN TREES (TO BE REMOVED)
EXISTING SPECIMEN TREES (TO REMAIN)
PROPOSED STAKED SILT FENCE
PROPOSED TREE BARRICADE
NOTE:
1. CONTRACTOR TO CLEAR AND CLEAN WETLAND PRIOR TO FILLING WITH CLEAN WELL DRAINED SAND COMPACTED TO 95% T-180, MAXIMUM 12" LIFTS.
PLANTATION OAKS BLVD 100' R/W (MB 59 PG 138 TO 145)
SOUTHERLY PROJECTION OF EAST LINE OF GOWER STREET
ATLANTIC ROAD (60' R/W)
DUNN AVE STREET (60' R/W)
HOUSTON GRAVEL (60' R/W)
EXISTING DIRT ROAD
EXISTING TREES TO REMAIN
30 LF TYPE 2 FLOATING TURBIDITY SCREEN
NOTE: CONTRACTOR TO PROVIDE CONTINUOUS, UNINTERRUPTED ACCESS, TO OUT PARCELS DURING CONSTRUCTION
NOTE: ANY ON-SITE ASPHALT TO BE MILLED
CONTRACTOR TO CLEAR AND CLEAN WETLAND PRIOR TO FILLING WITH CLEAN, WELL DRAINED SAND COMPACTED TO 95% T-180, MAXIMUM 12" LIFTS
24'x50' TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
REMOVE EXISTING ASPHALT AND BASE
EXISTING 24 FT ACCESS DRIVEWAY
EXISTING SANITARY FORCE MAIN
EXISTING 12" WATER MAIN
EXISTING 10" FORCE MAIN
WET DETENTION #75
N.W.L. EL. 28.0
TOP EL. 29.0
OVERFLOW EL. 27.20
25 YR./24 HR. DHW EL. 28.06
100 YR./24 HR. DHW EL. 28.39
BOTTOM EL. 18.0
EXISTING CURB INLET #256 TOP 6 W/ "J" BOTTOM T.C. 29.60 INV. SE 18" 26.1 INV. NW 18" 26.1 INV. S 18" 26.1 STA. 7+50, 13' TO REMAIN
EXISTING CURB INLET #257 TOP 6 W/ "J" BOTTOM T.C. 29.97 INV. NW 18" 28.3 INV. SE 18" 26.9 STA. 7+50, 22'R TO REMAIN
EXISTING CURB INLET #261 TOP 6 W/ "J" BOTTOM T.C. 29.60 INV. NW 14"x23" 27.6 STA. 4+25, 25'R TO REMAIN
EXISTING JUNCTION MANHOLE #US-5 T.C. 28.4 INV. N 18" 27.3 INV. S 18" 27.3 TO REMAIN
EXISTING JUNCTION MANHOLE #262 T.C. 32.0 INV. W 42" 24.6 INV. N 42" 24.6 STA. 3+87, 44' RT TO REMAIN
EXISTING JUNCTION MANHOLE #US-2 T.C. 29.9 INV. NW 18" 27.1 INV. SW 18" 27.4 INV. NE 18" 27.1 STA. 2+22, 84'R TO REMAIN
EXISTING MITERED END SECTION #US-4 18" RCP INV. 28.2 TO REMAIN
EXISTING MITERED END SECTION #US-3 18" RCP INV. 27.3 TO REMAIN
EXISTING "C" INLET #259 T.C. 29.5 INV. NW 15" 25.5 INV. E 15" 25.2 TO REMAIN
EXISTING CURB INLET #260 TOP 6 W/ "J" BOTTOM T.C. 30.95 INV. N 18" 27.5 INV. E 14"x23" 27.5 STA. 4+25, 18'L TO REMAIN
EXISTING "C" INLET CONTROL STRUCTURE # 259A T.C. 30.0 (1) - 1" SLOTTED WEIR CREST EL. 28.20 INV. 15" 25.7 (1) - 2.00" ø ORIFICE INV. 27.0 TO REMAIN
EXISTING JUNCTION MANHOLE #263 T.C. 31.4 INV. S 42" 24.8 INV. E 42" 24.8 INV. NW (EXIST.) 18" ±26.4 STA. 3+87, 35'L TO REMAIN
EXISTING JUNCTION MANHOLE #US-1 T.C. 30.0 INV. SW 42" 25.3± INV. NE 42" 25.3± REMOVE EXISTING 42" MES & INSTALL 12 LF, 42" RCP TO REMAIN
EXISTING MITERED END SECTION #256A 42" RCP INV. 23.35 TO REMAIN
EXISTING MITERED END SECTION #256 42" RCP TO REMAIN
EXISTING MITERED END SECTION #257 42" RCP TO REMAIN
EXISTING JUNCTION MANHOLE #US-6 T.C. 29.5 INV. N 18" 25.9 INV. W 18" 25.9 STA. 10+43, 7'L TO REMAIN
EXISTING MITERED END SECTION #US-7 18" RCP INV. 26.1 TO REMAIN
EXISTING MITERED END SECTION #US-8 18" RCP INV. 26.1 TO REMAIN
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EXISTING MITERED END



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

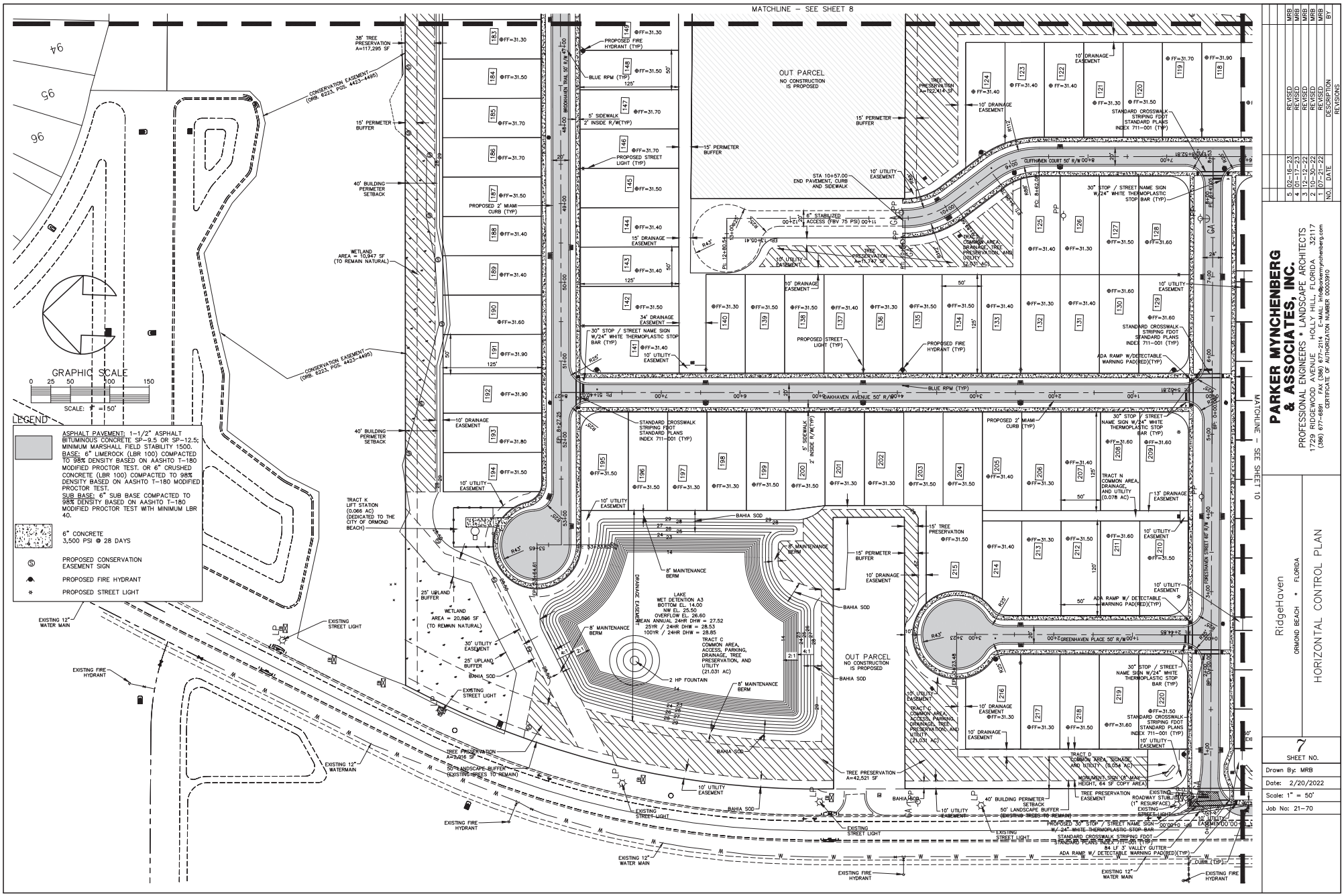
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

DEMOLITION/WETLAND/EROSION CONTROL PLAN

6
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
1	07-21-22	REVISED	MRB
2	10-30-22	REVISED	MRB
3	12-12-22	REVISED	MRB
4	01-23-23	REVISED	MRB
5	02-16-23	REVISED	MRB

REVISIONS

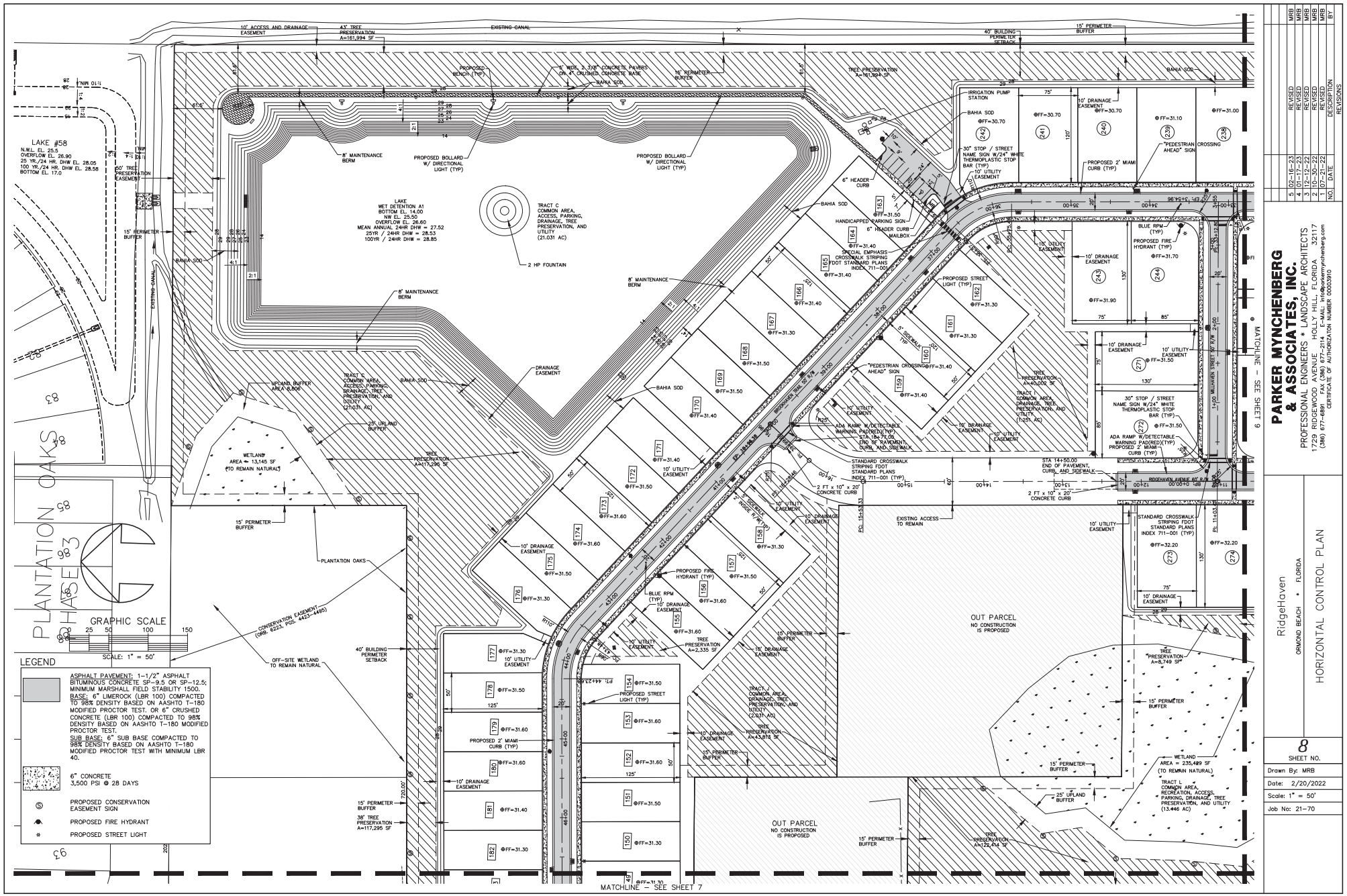
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

HORIZONTAL CONTROL PLAN

SHEET NO. 7

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-26-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

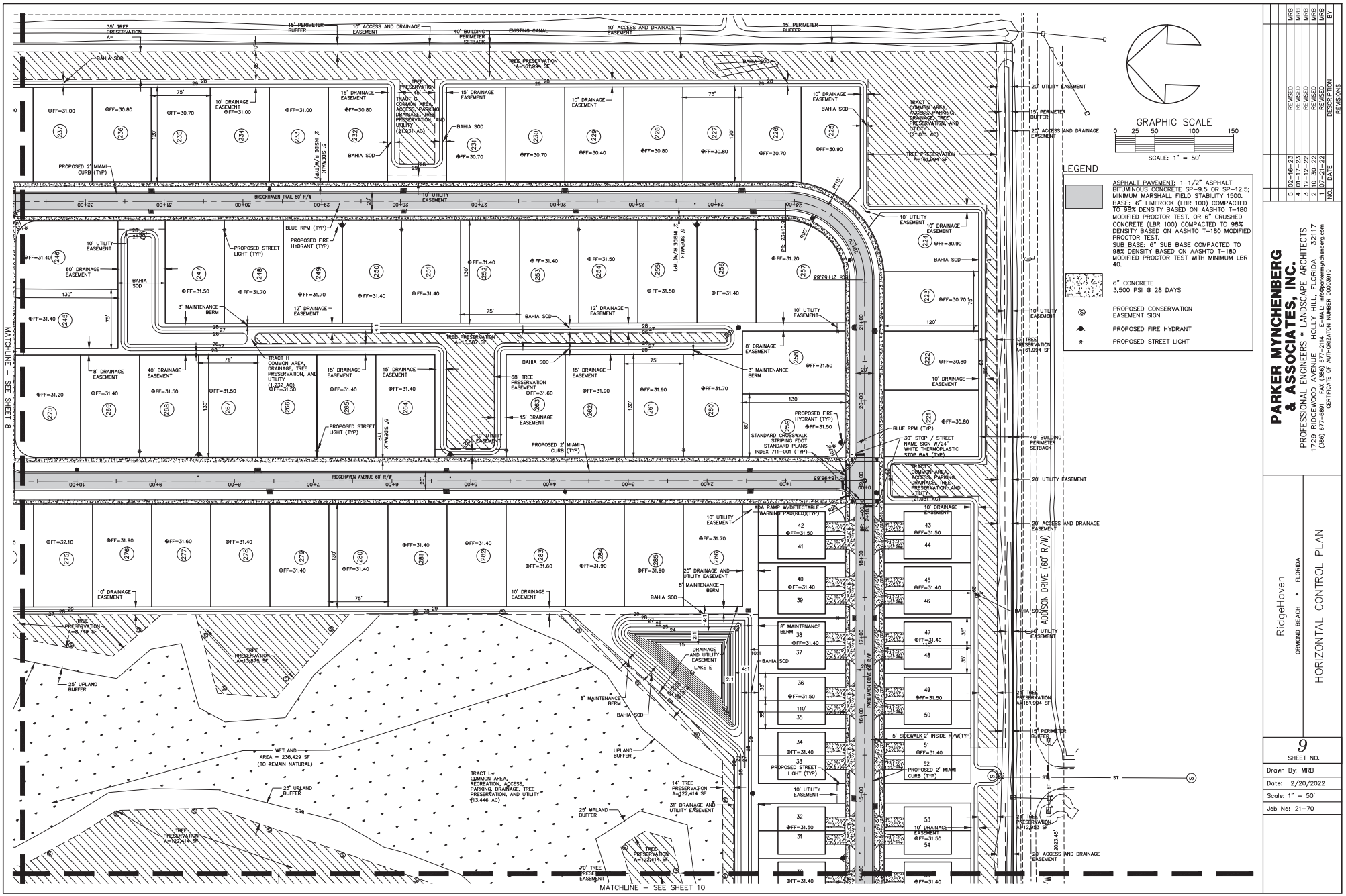
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
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RidgeHaven
ORMOND BEACH * FLORIDA

HORIZONTAL CONTROL PLAN

8
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-27-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

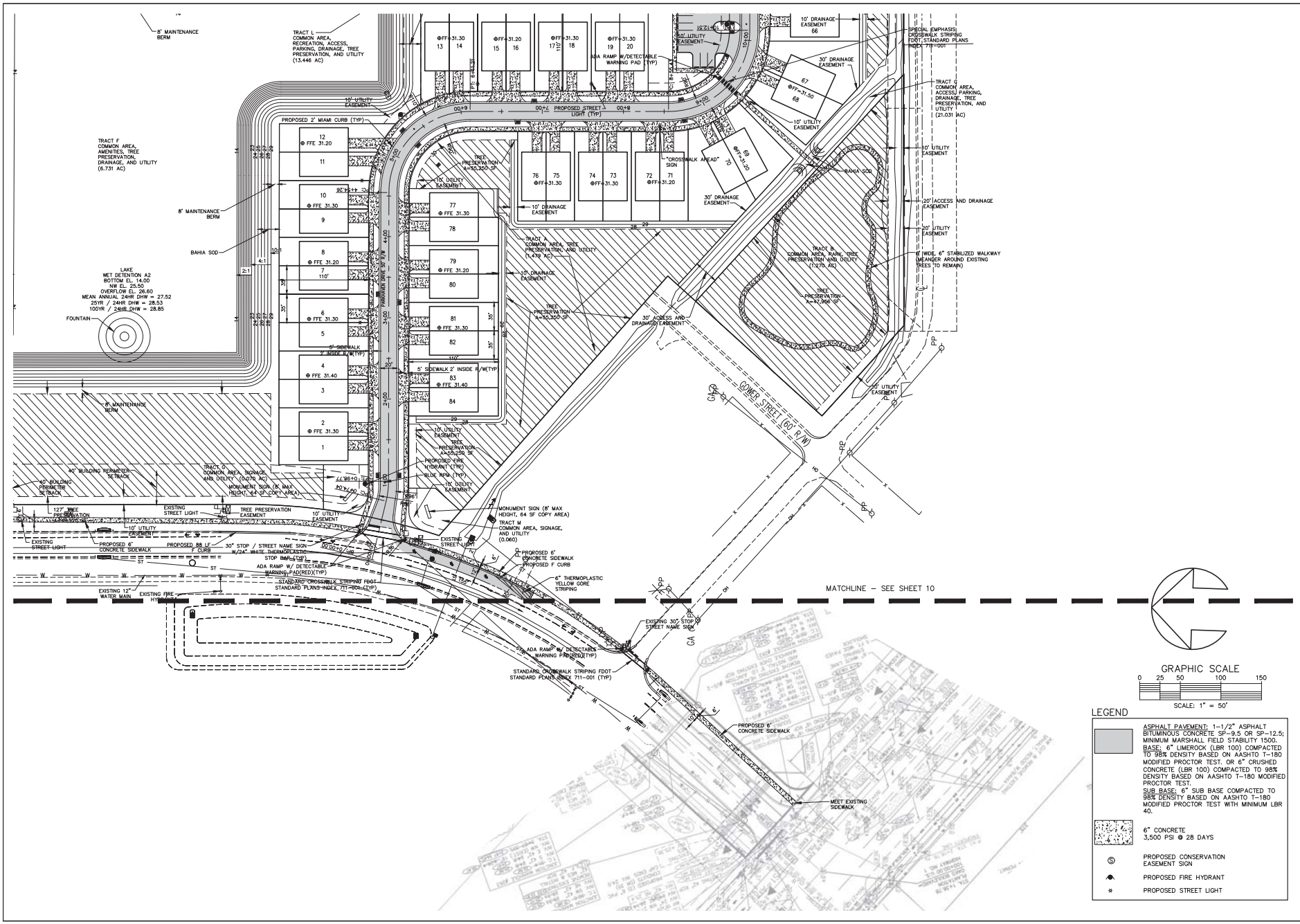
PARKER MYNCHENBERG & ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

HORIZONTAL CONTROL PLAN

9
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

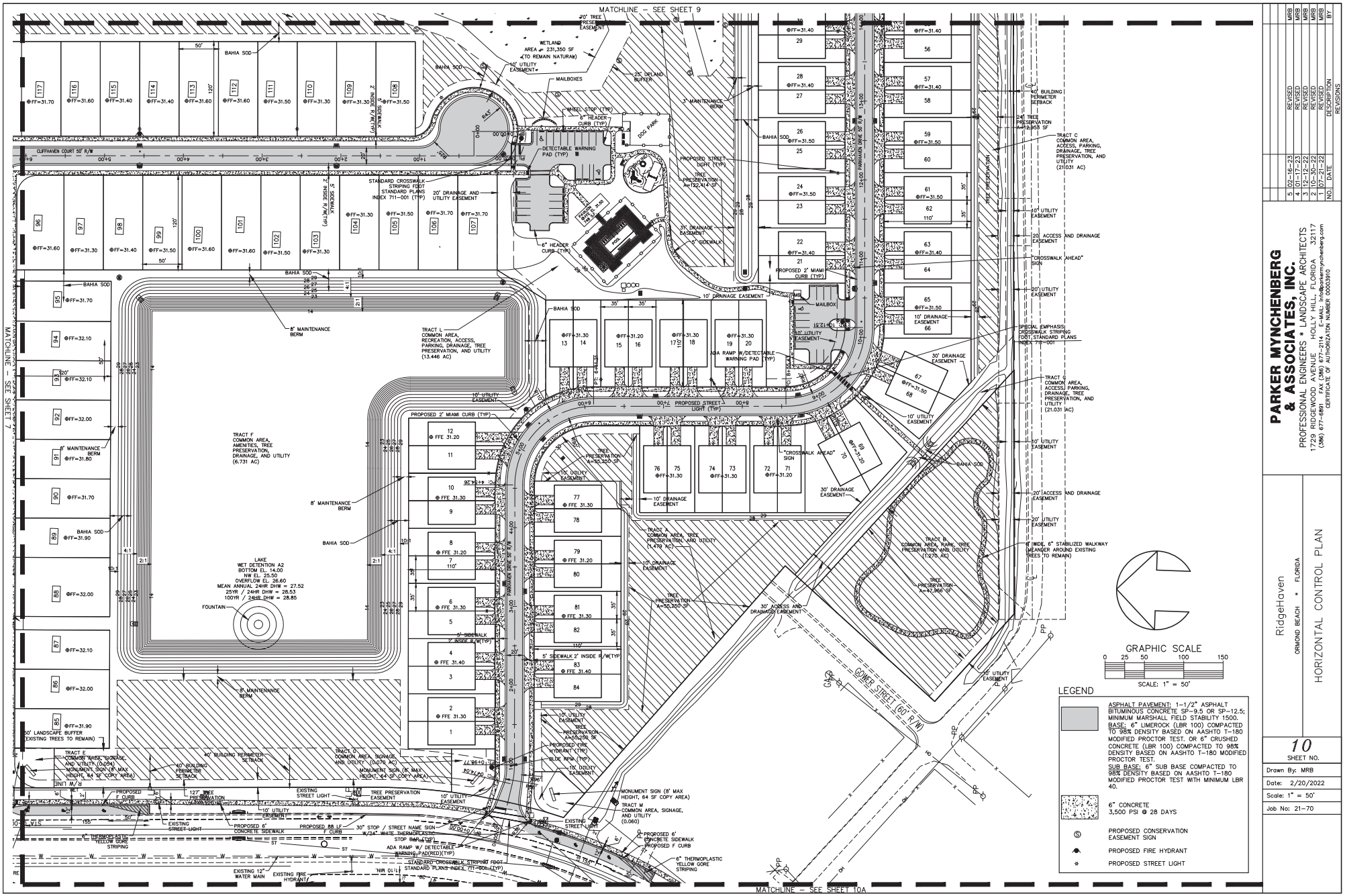
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

HORIZONTAL CONTROL PLAN

10A
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

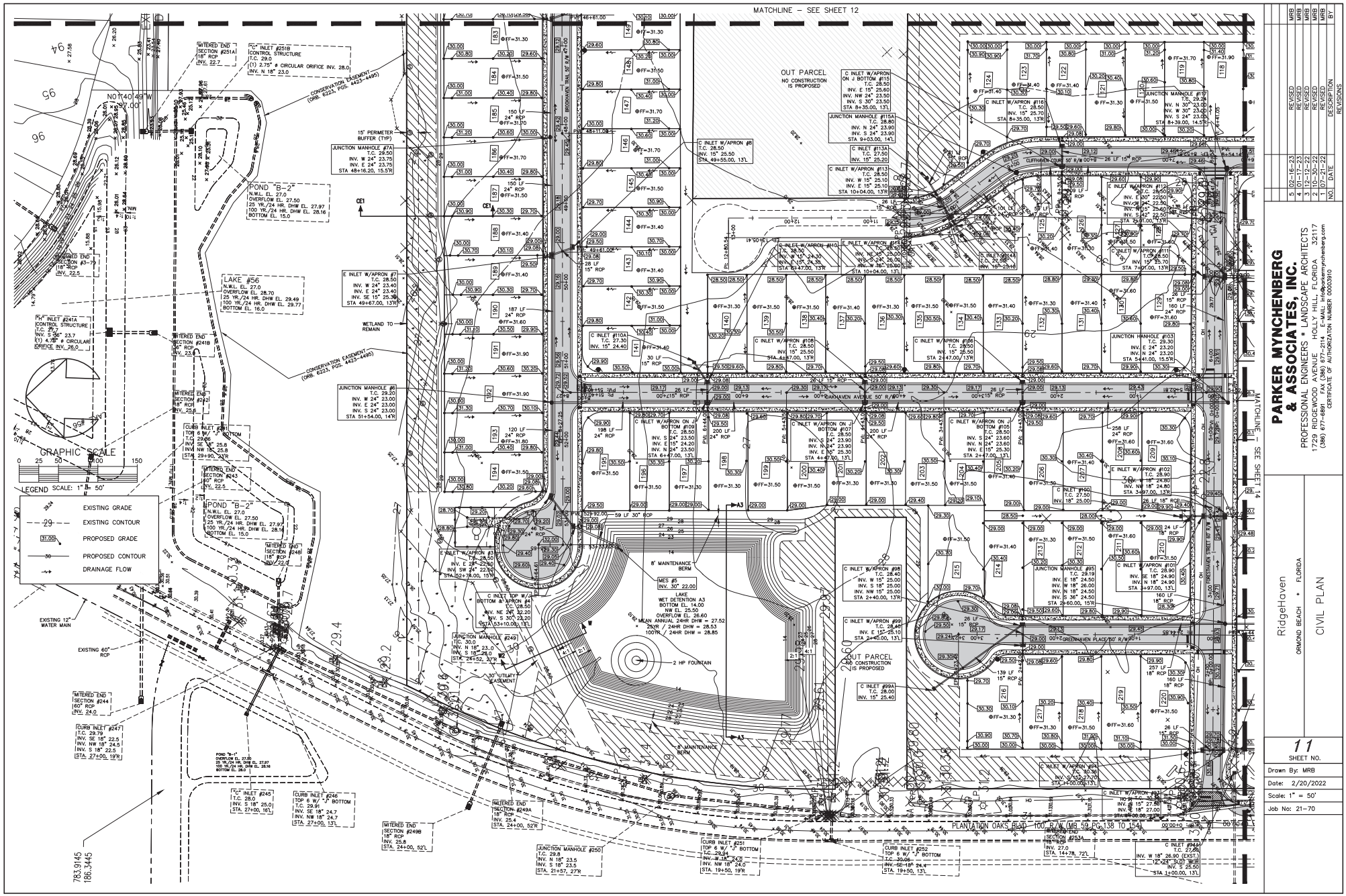
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

HORIZONTAL CONTROL PLAN

10
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-13-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

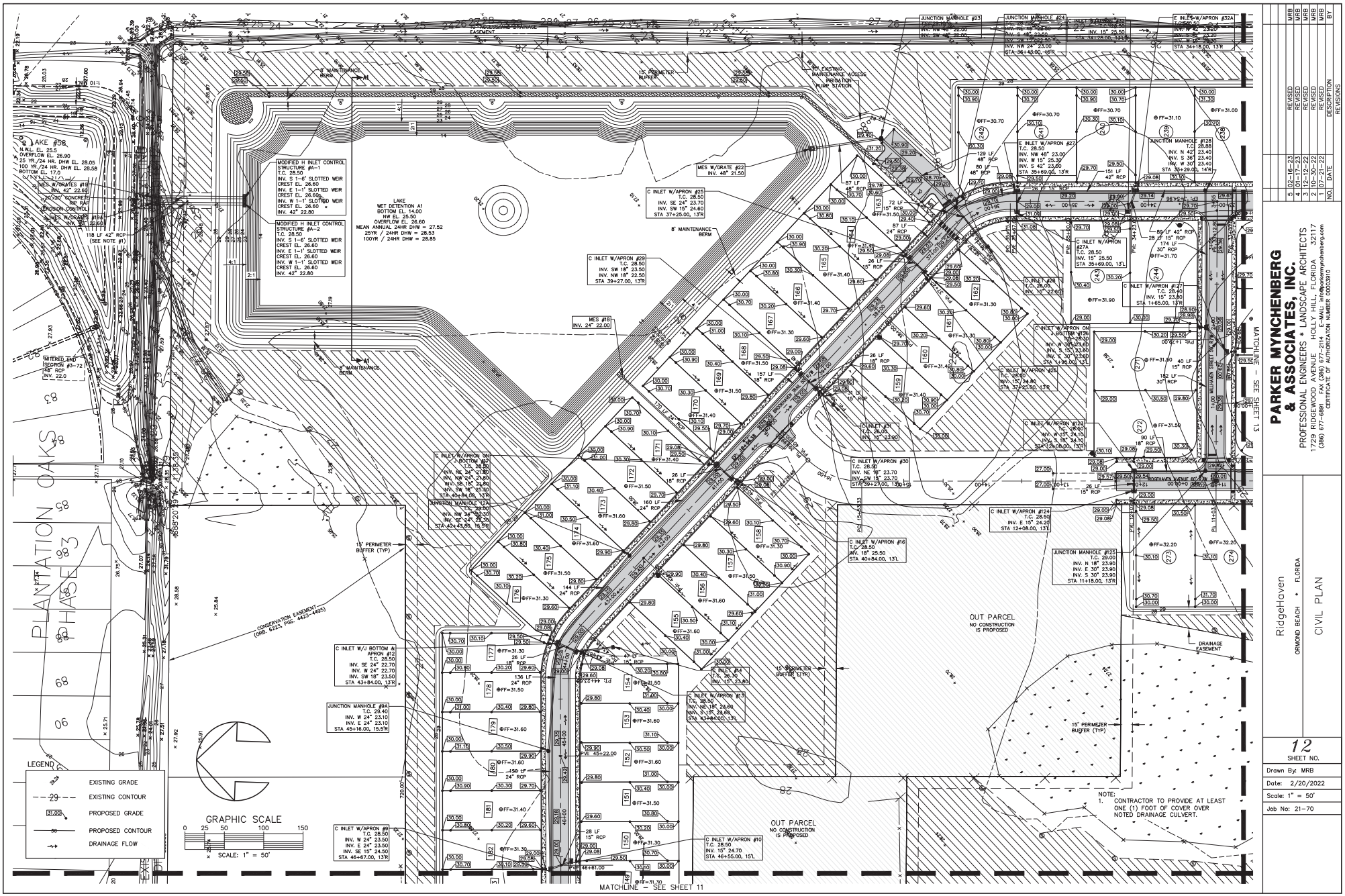
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

CIVIL PLAN

11
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
1	07-21-22	REVISED	MRB
2	10-30-22	REVISED	MRB
3	12-12-22	REVISED	MRB
4	01-16-23	REVISED	MRB
5	02-16-23	REVISED	MRB

REVISIONS

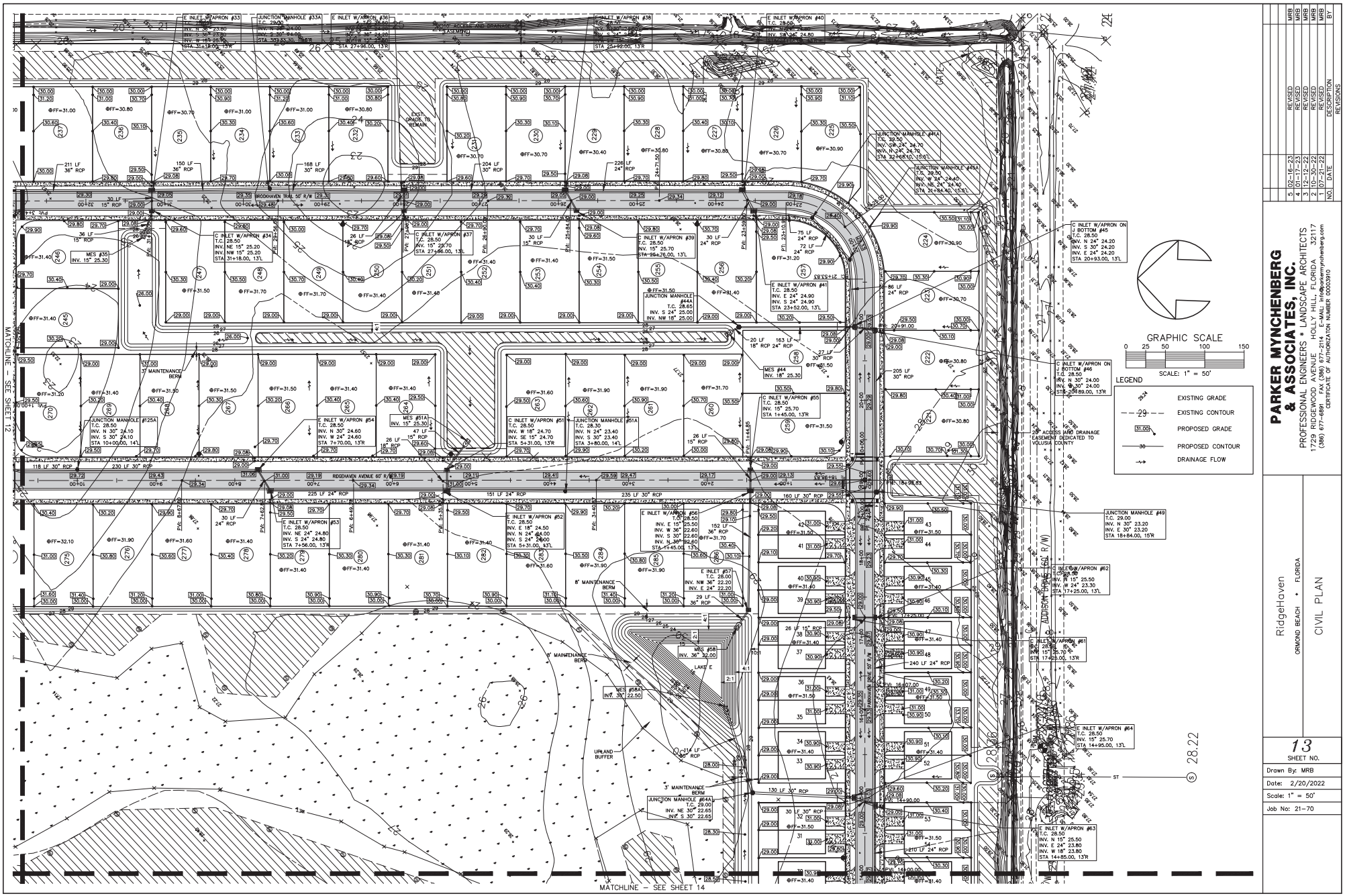
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

CIVIL PLAN

12
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-26-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

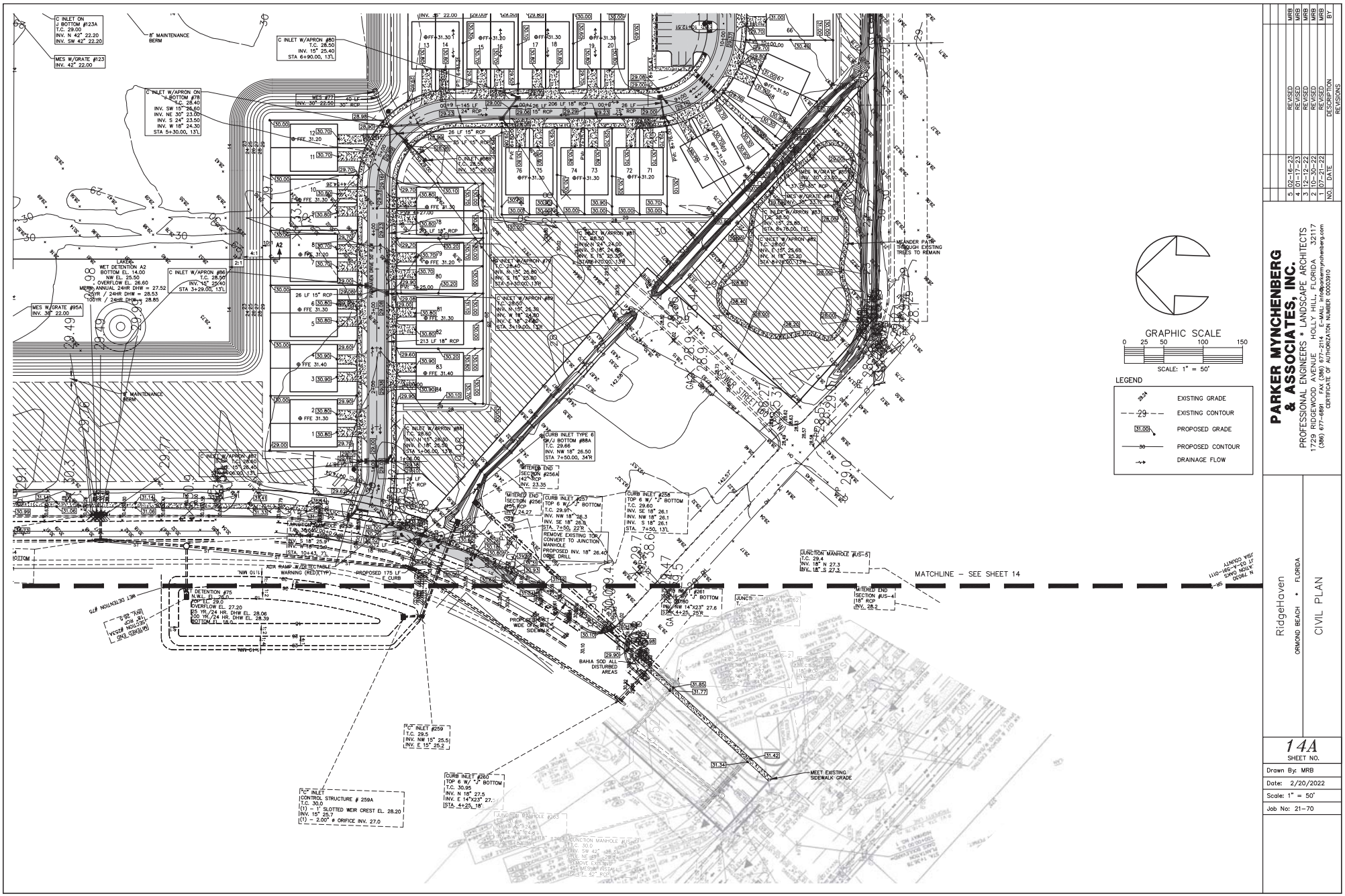
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

CIVIL PLAN

13
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

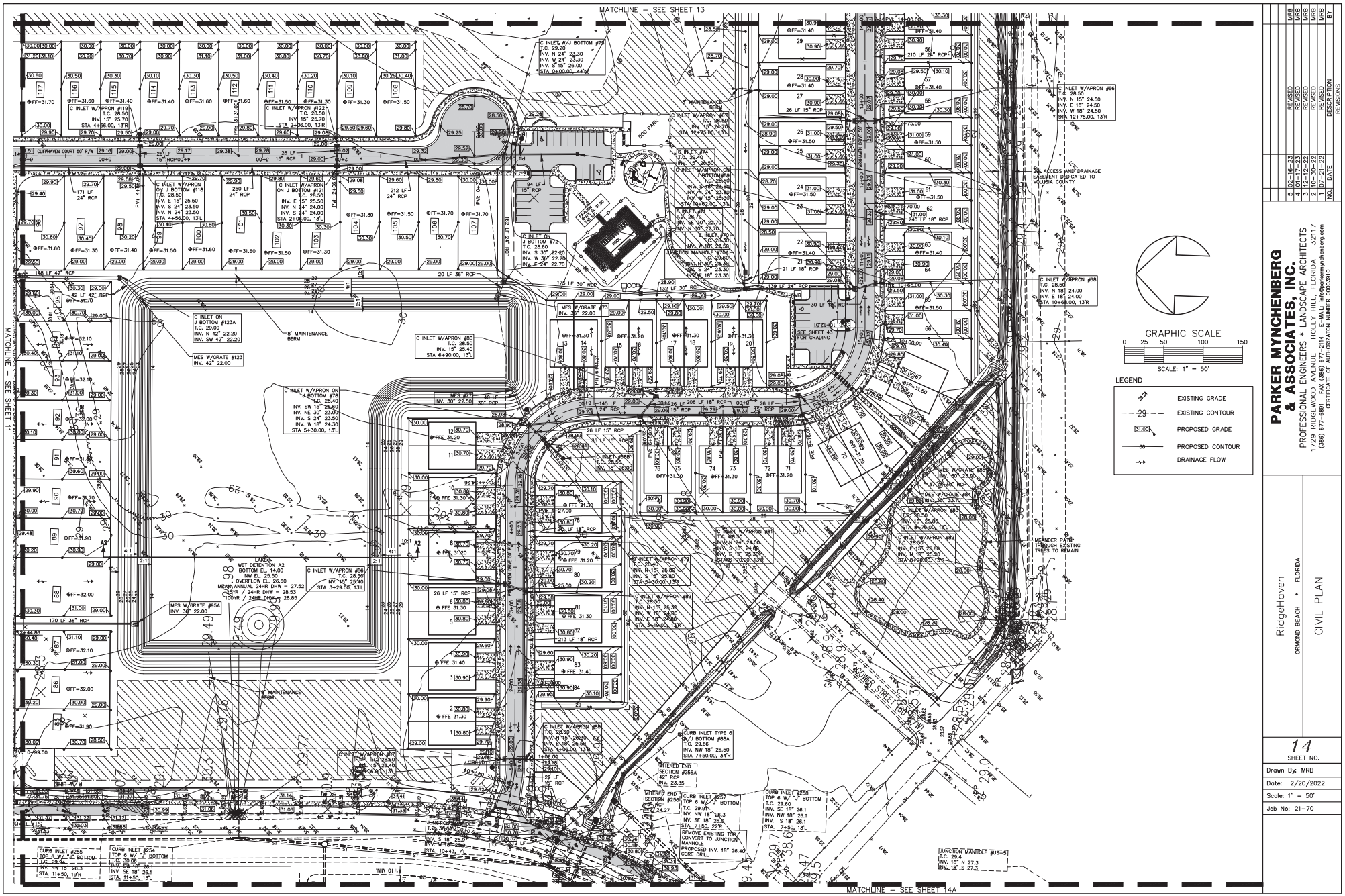
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

CIVIL PLAN

14A
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-13-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

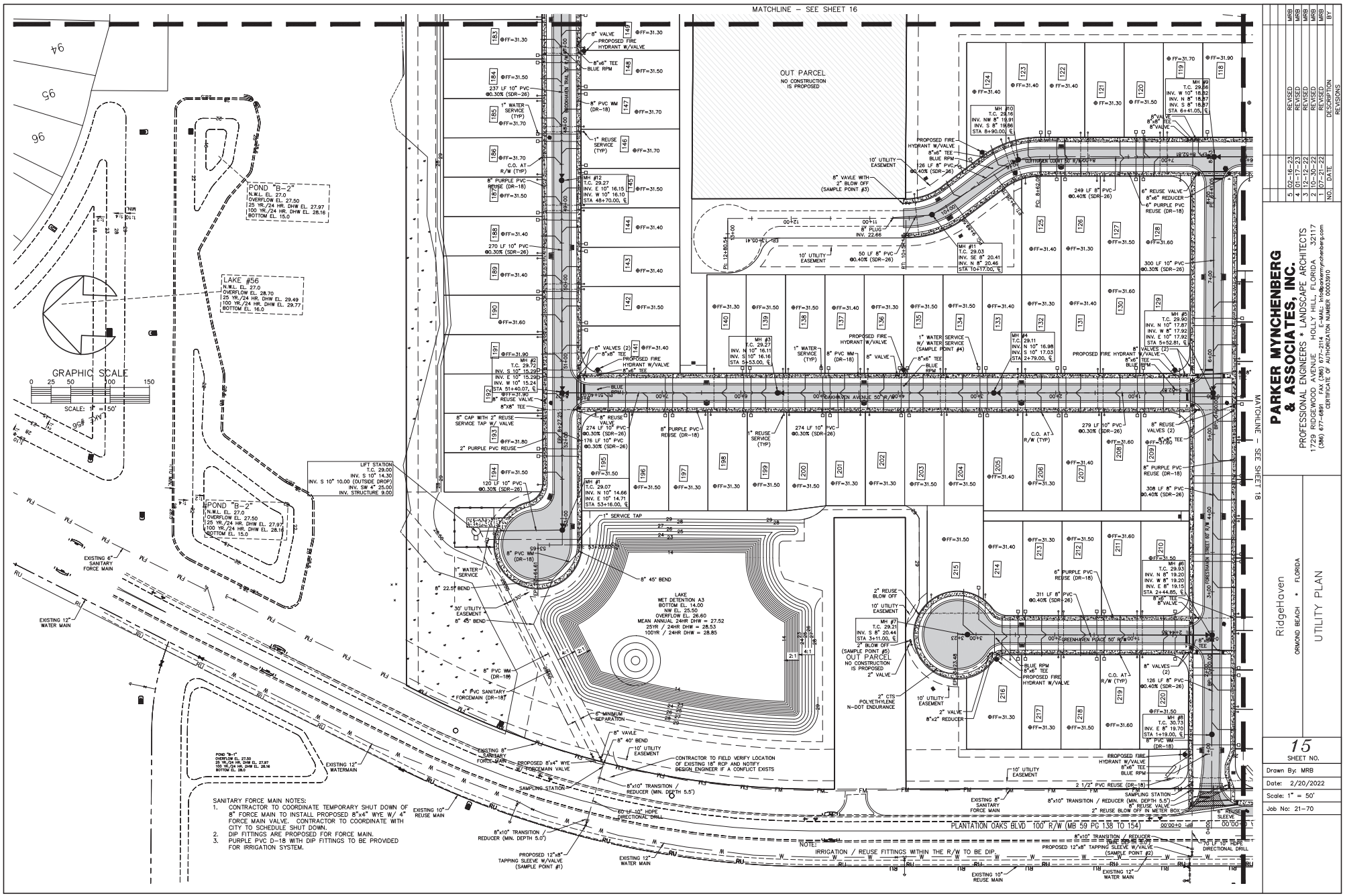
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

CIVIL PLAN

14
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
1	07-21-22	REVISIONS	MRB
2	10-30-22	REVISED	MRB
3	12-12-22	REVISED	MRB
4	01-16-23	REVISED	MRB
5	02-16-23	REVISED	MRB

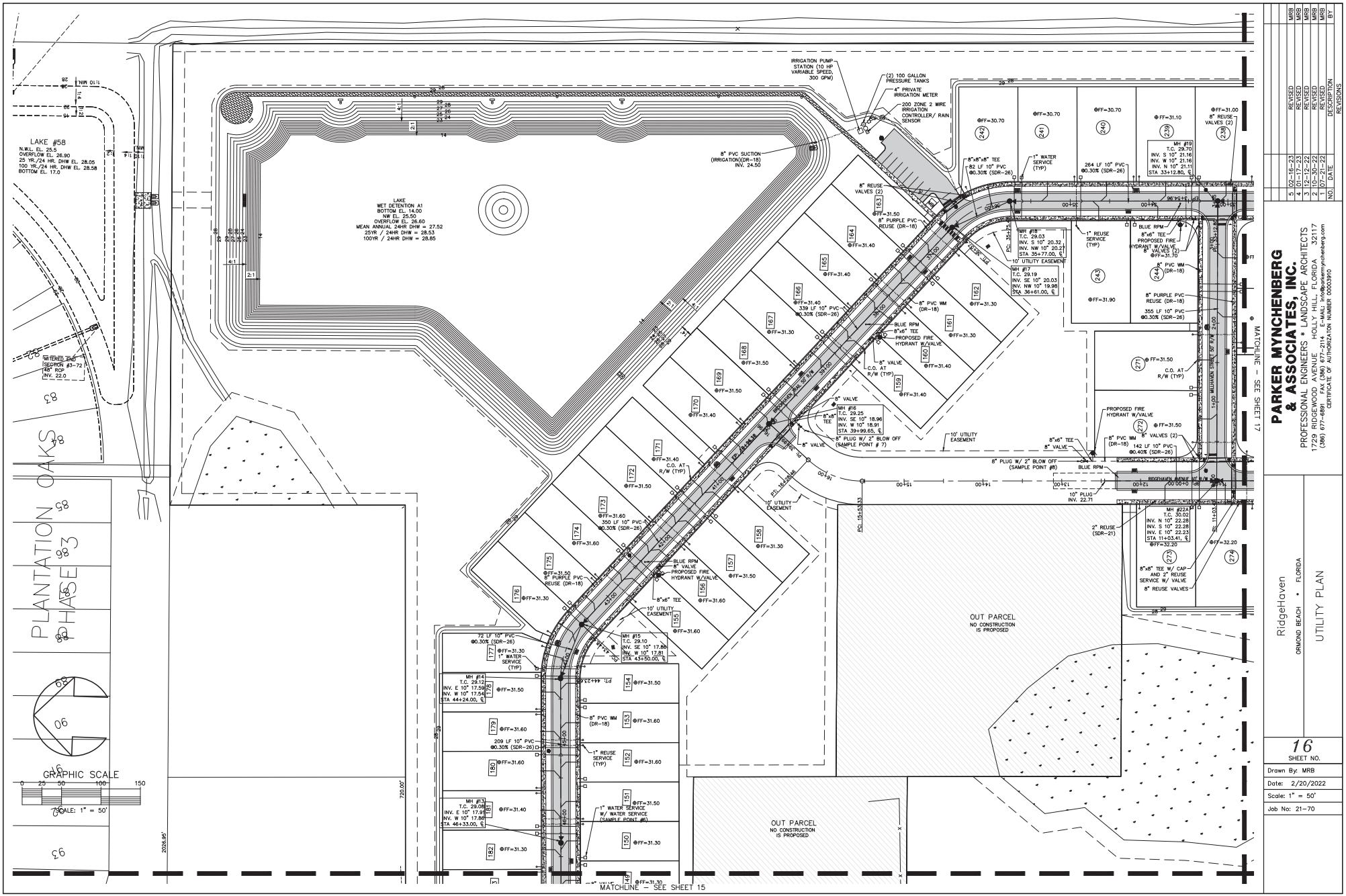
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

UTILITY PLAN

15
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

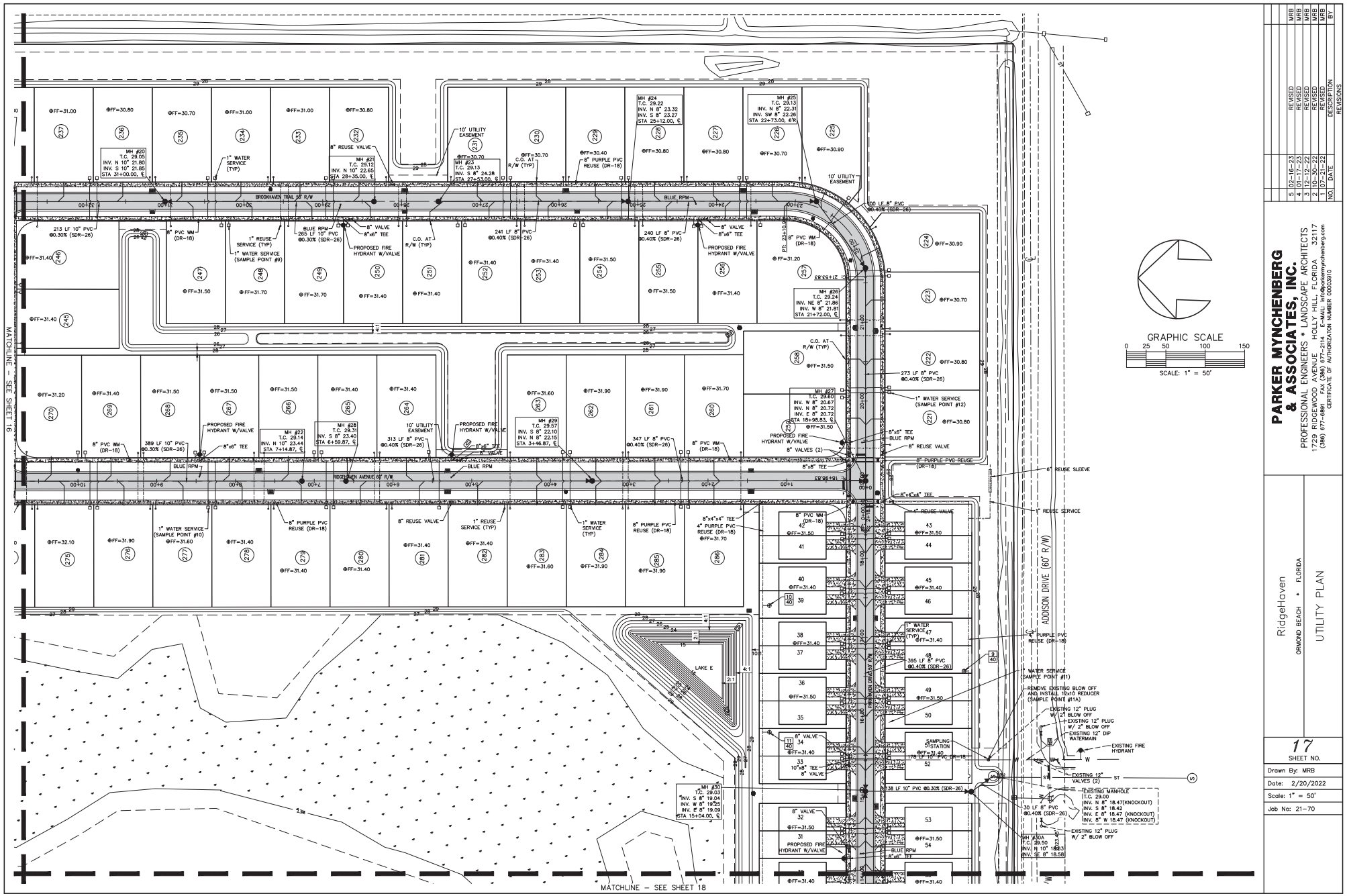
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH • FLORIDA

UTILITY PLAN

16
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-25-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

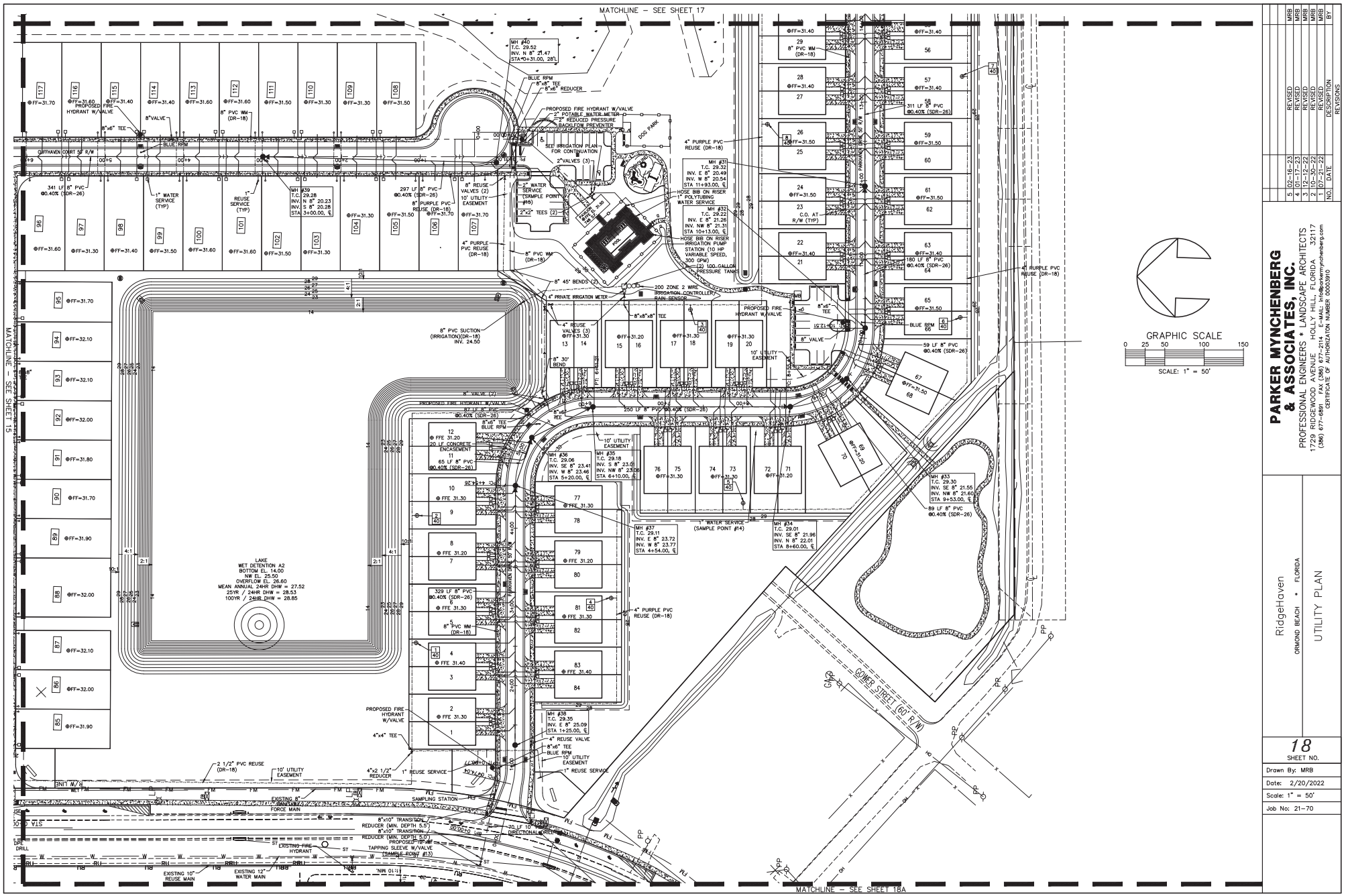
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 0000391

RidgeHaven
ORMOND BEACH * FLORIDA

UTILITY PLAN

17
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

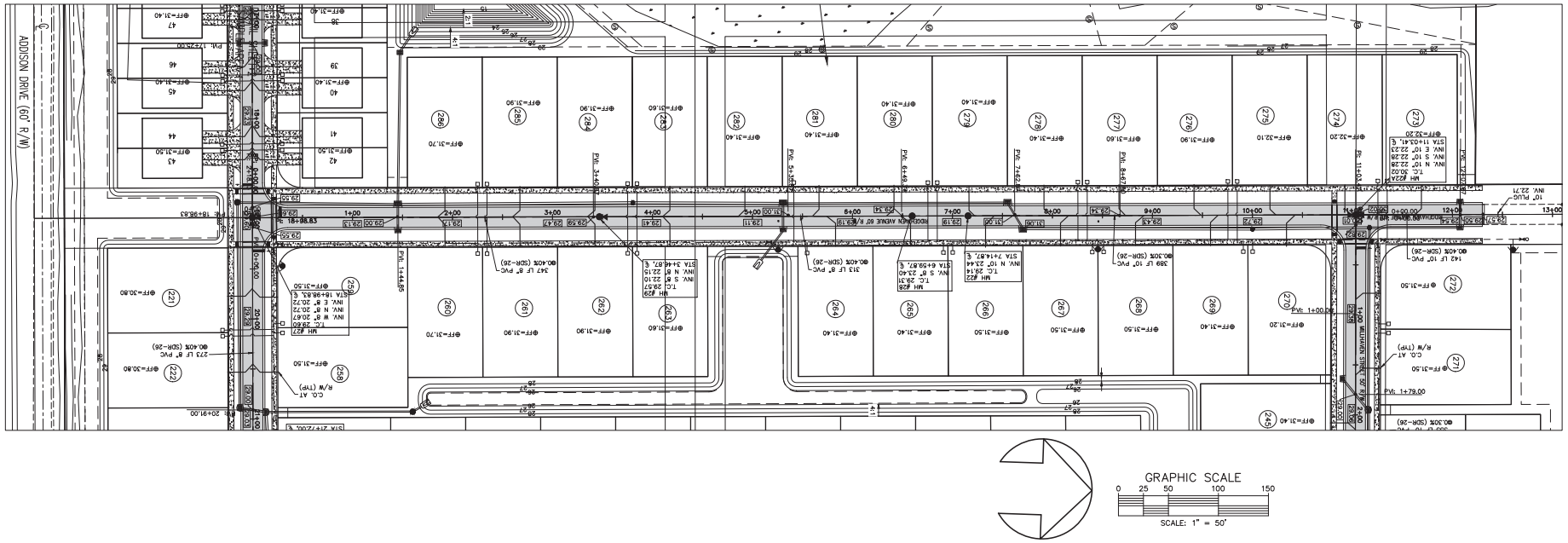
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS + LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

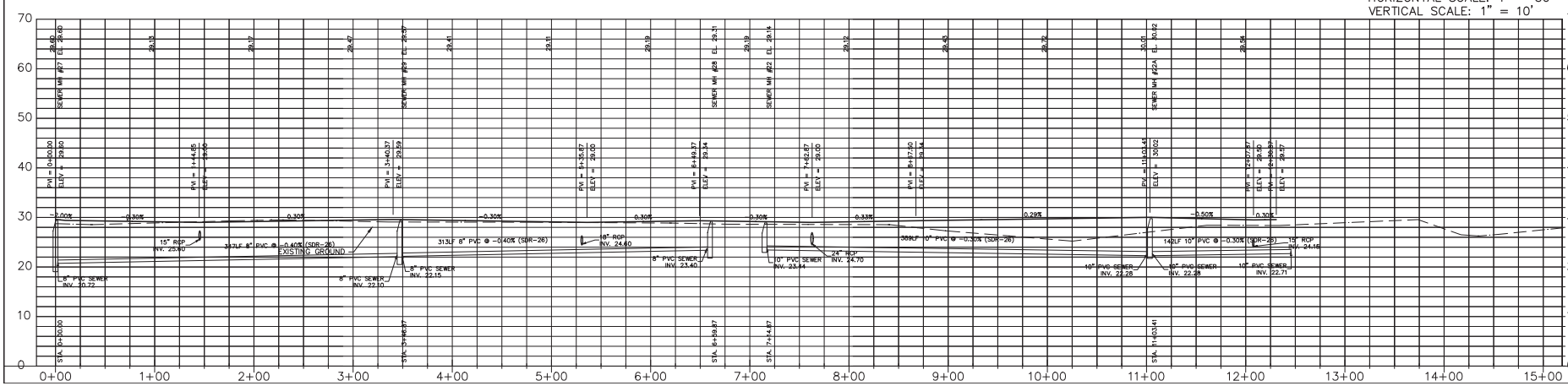
RidgeHaven
ORMOND BEACH * FLORIDA

UTILITY PLAN

18
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70





NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

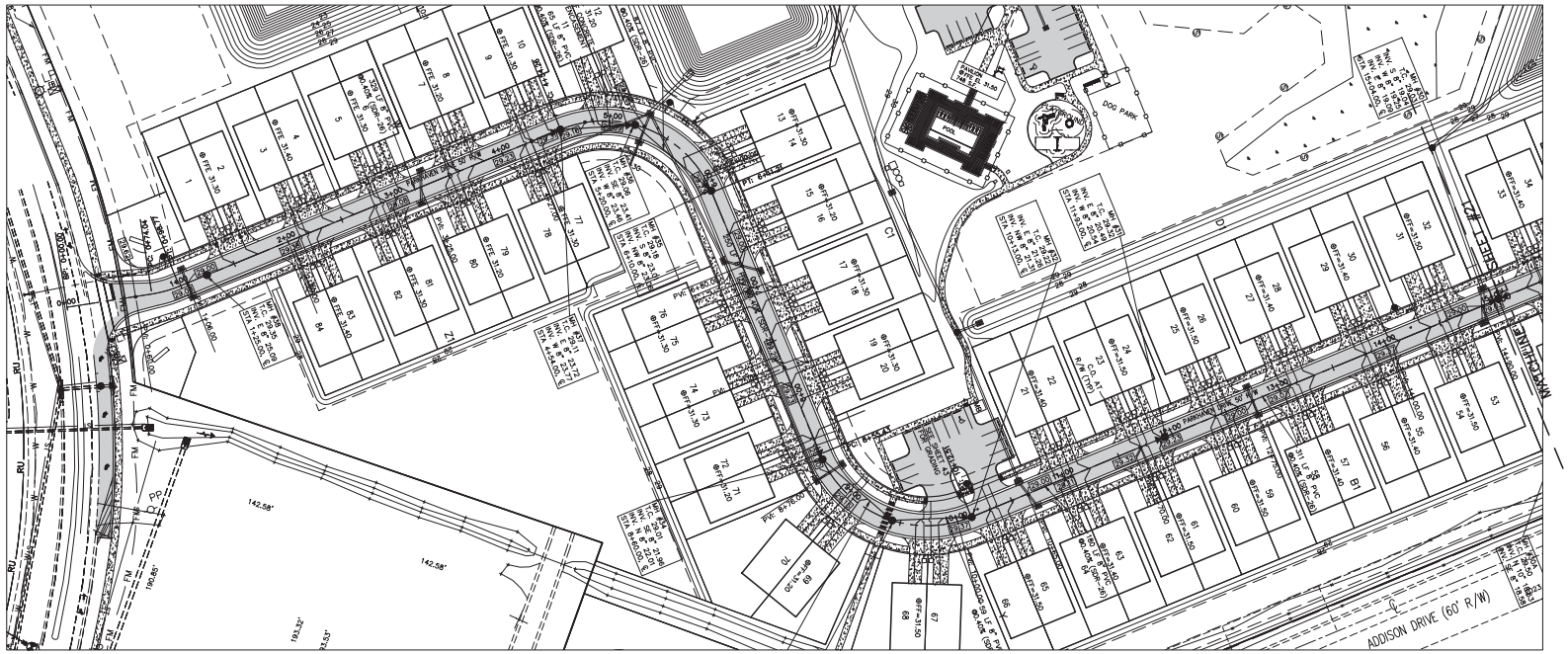
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

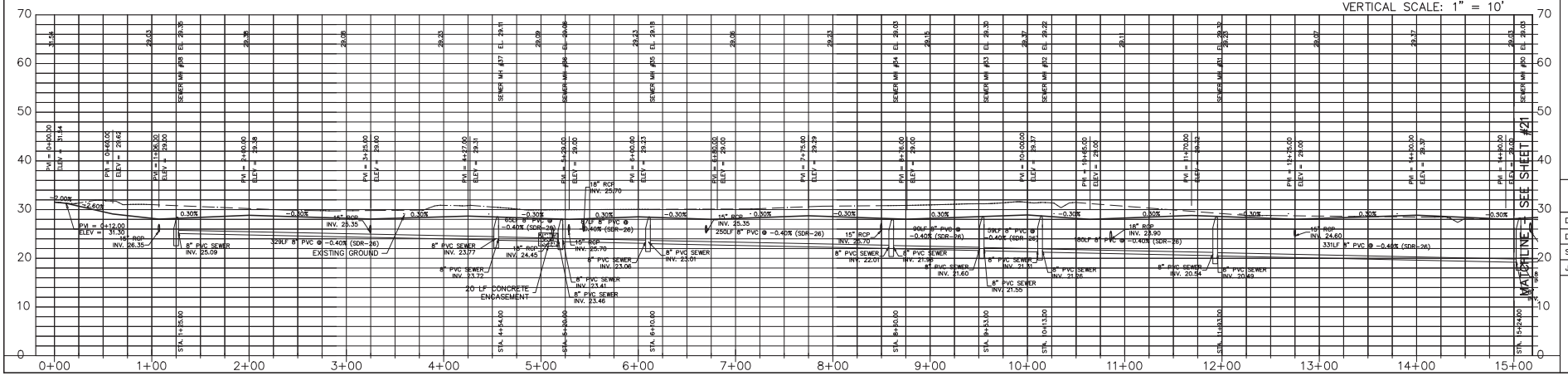
RIDGEHAVEN AVENUE
STA. 00+00.00 – STA. 15+00.00

19
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-19-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

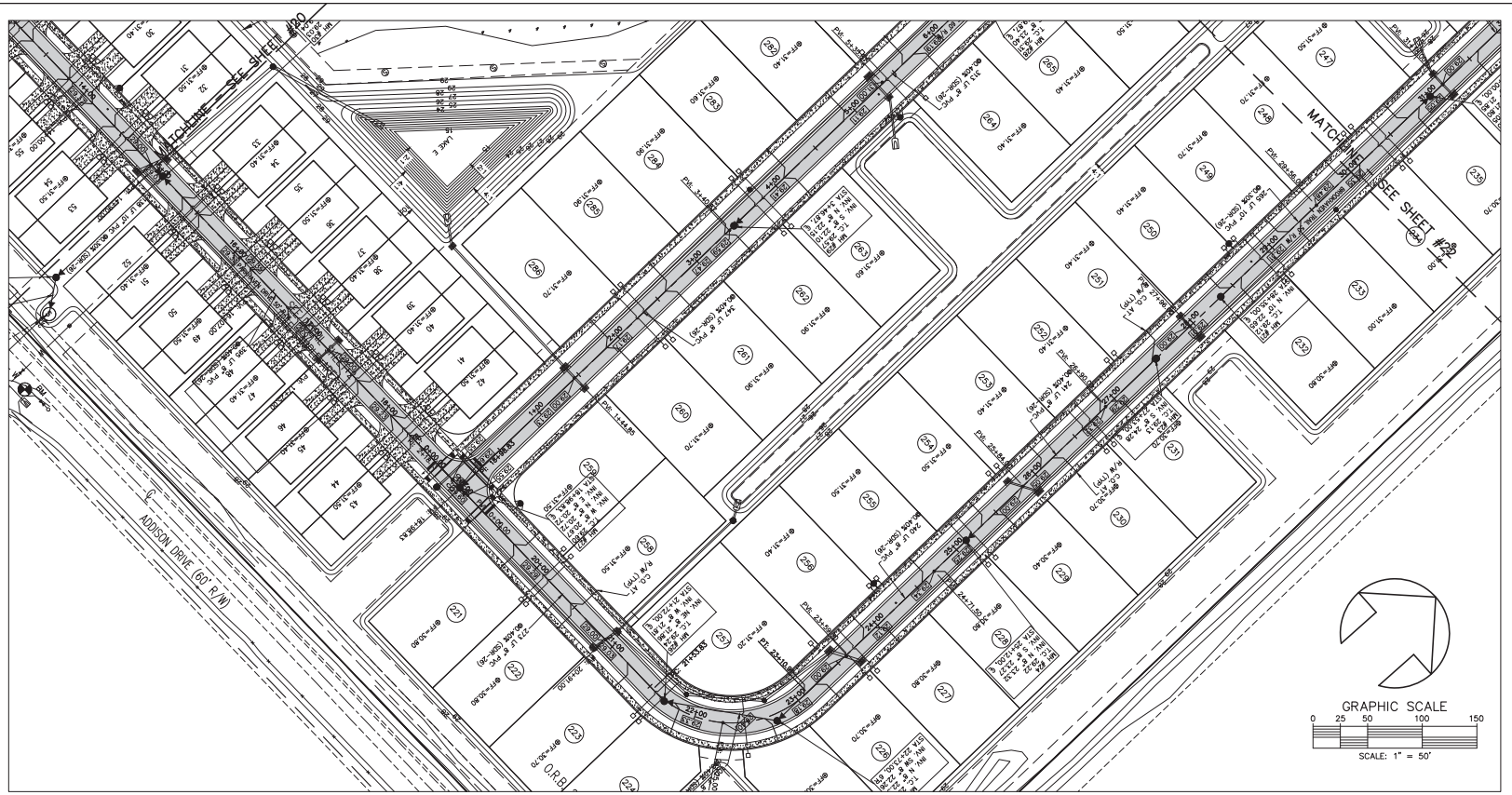
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

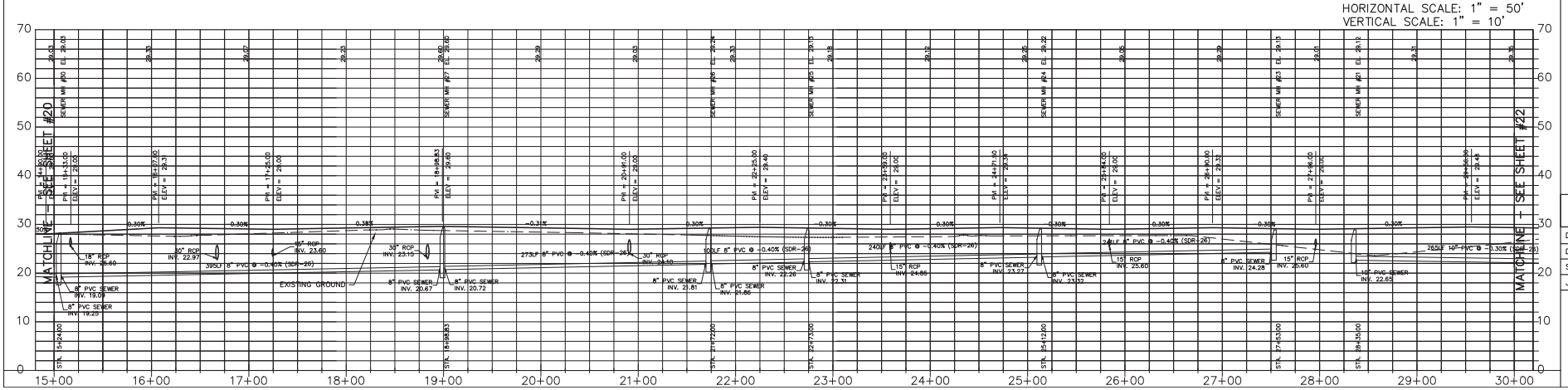
RidgeHaven
ORMOND BEACH * FLORIDA

PARKHAVEN DRIVE
STA. 0+00.00 – STA. 15+00.00

20
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70





NO.	DATE	DESCRIPTION
5	02-16-23	REVISED
4	01-13-23	REVISED
3	12-12-22	REVISED
2	10-30-22	REVISED
1	07-21-22	REVISED

REVISIONS BY: MRB MRB MRB MRB MRB

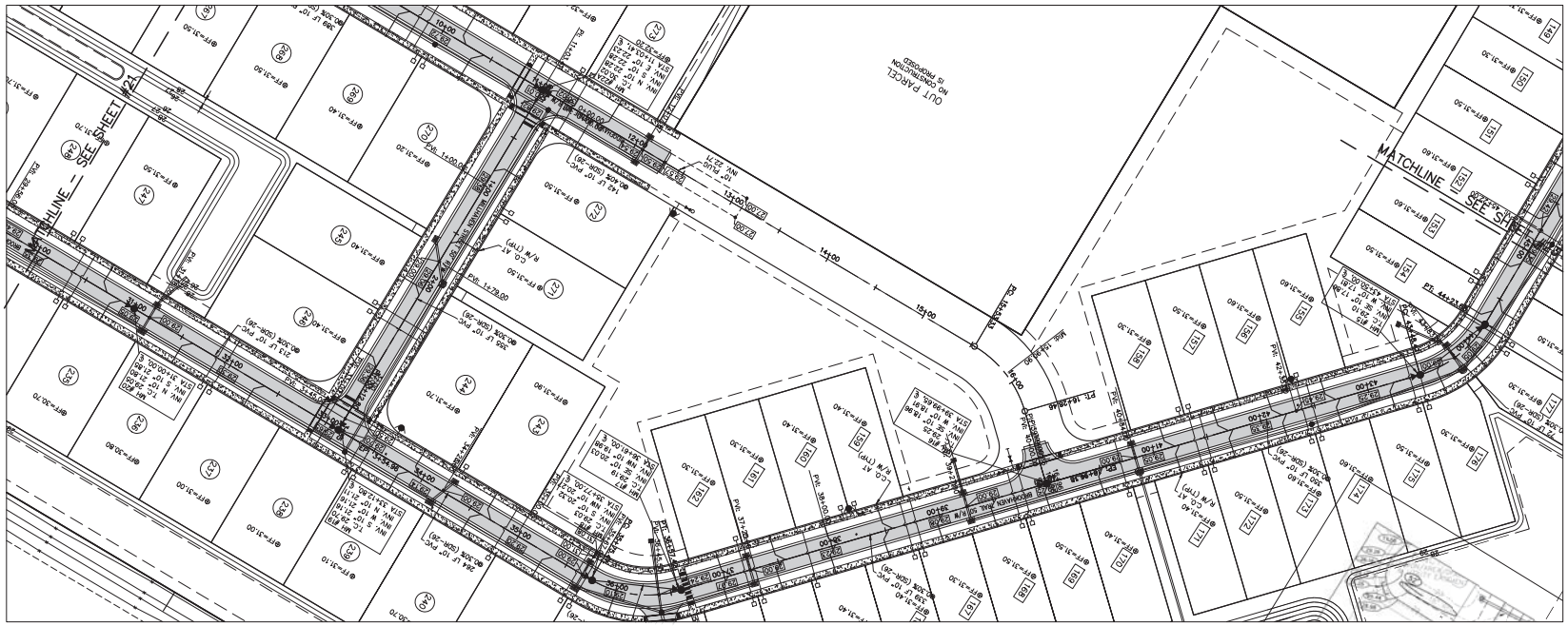
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

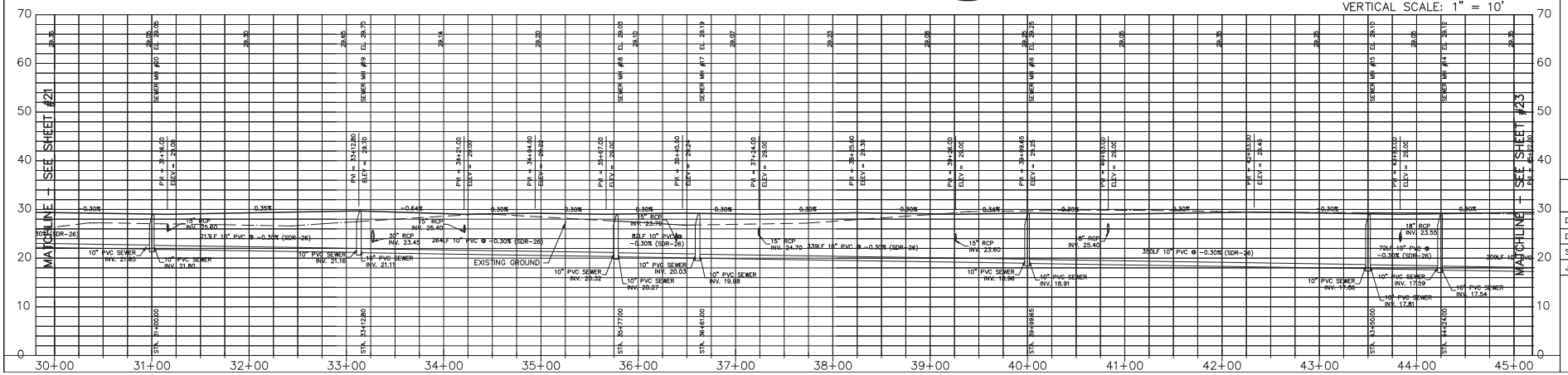
RidgeHaven
ORMOND BEACH * FLORIDA

PARKHAVEN DRIVE/BROOKHAVEN TRAIL
STA. 15+00.00 - STA. 30+00.00

21
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70





NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

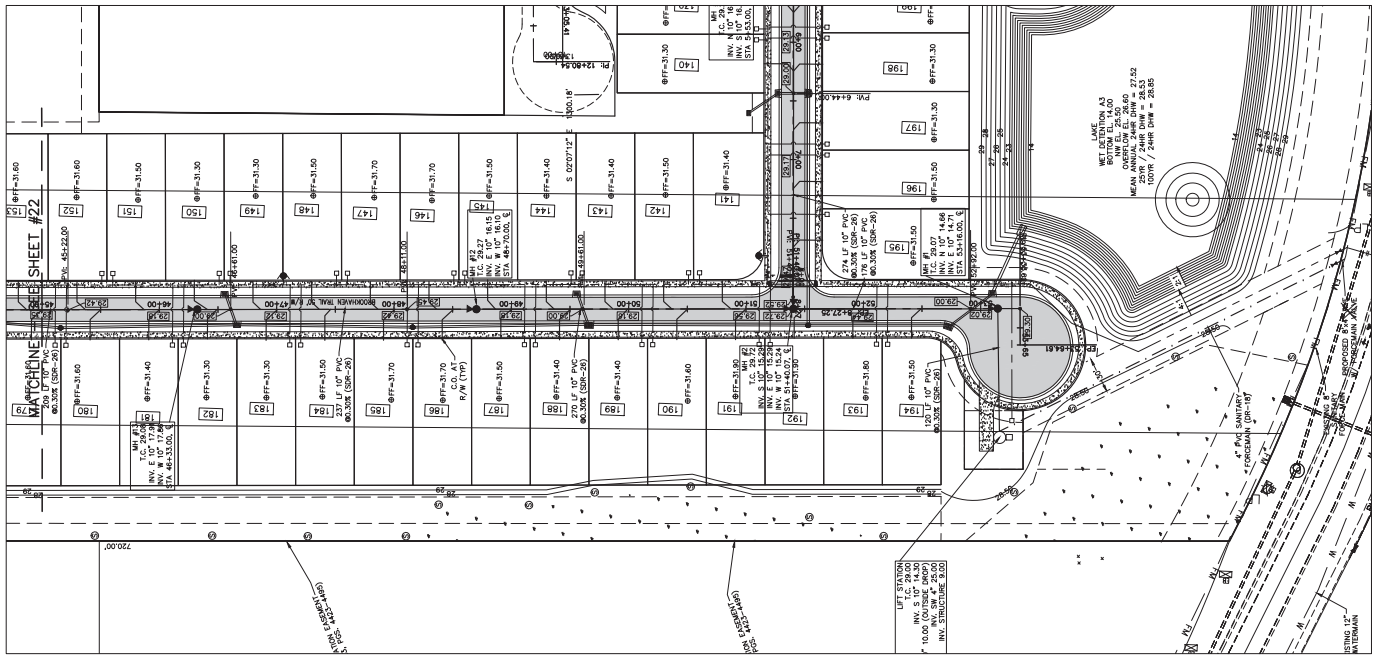
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH • FLORIDA

BROOKHAVEN TRAIL
STA. 30+00.00 – STA. 45+00.00

22
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



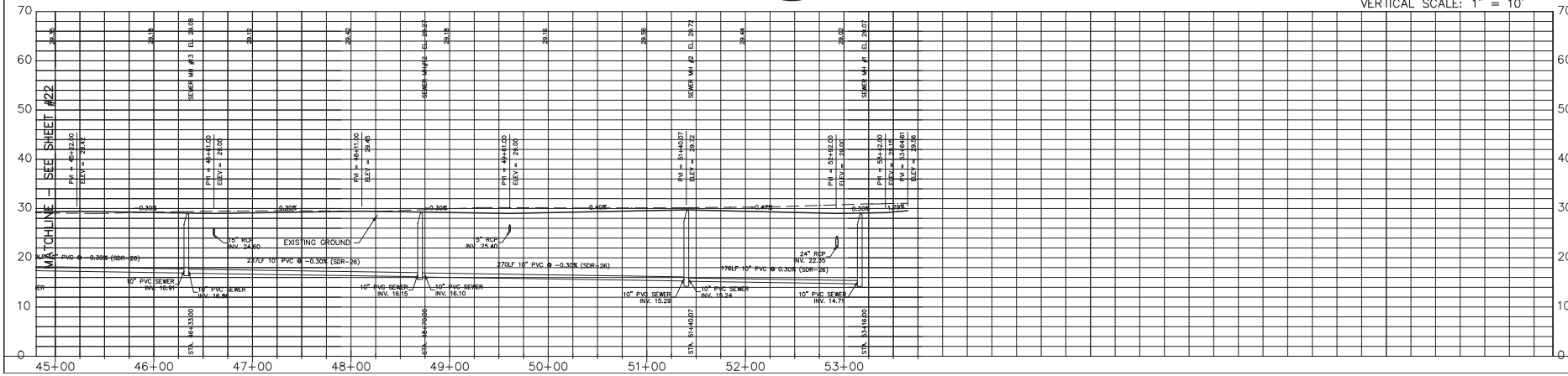


GRAPHIC SCALE

0 25 50 100 150

SCALE: 1" = 50'

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

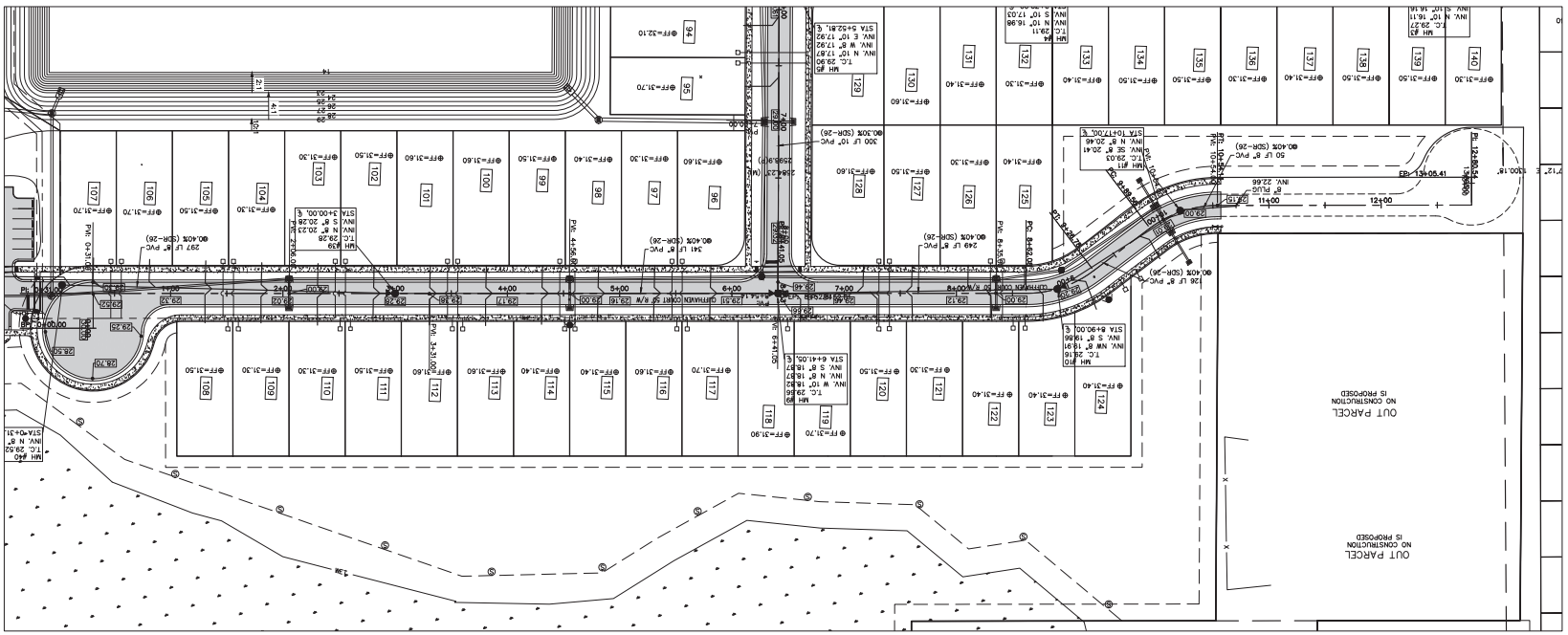
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
17229 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

BROOKHAVEN TRAIL
STA. 45+00.00 – STA. 53+64.61

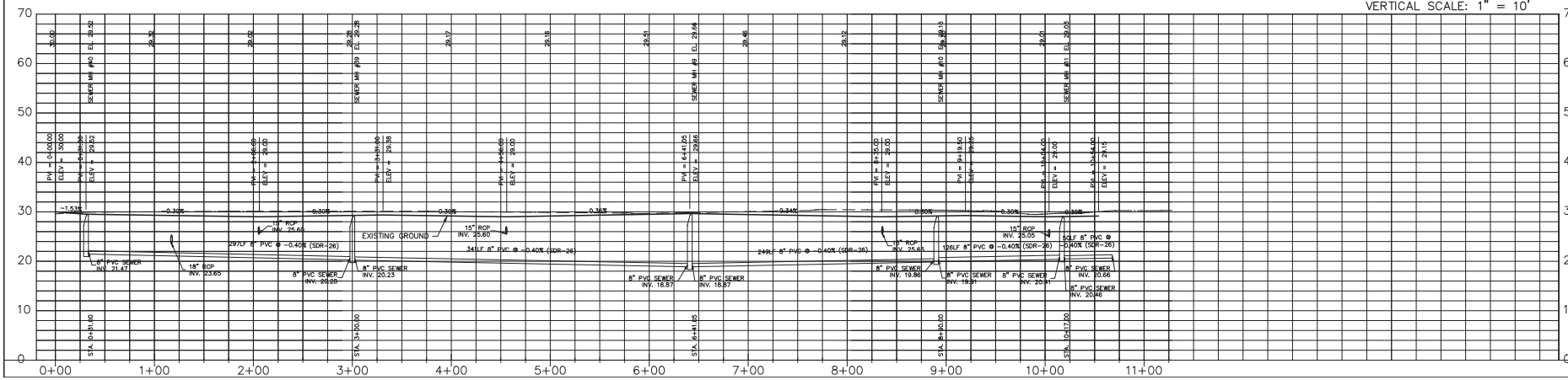
23
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1" = 50'

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

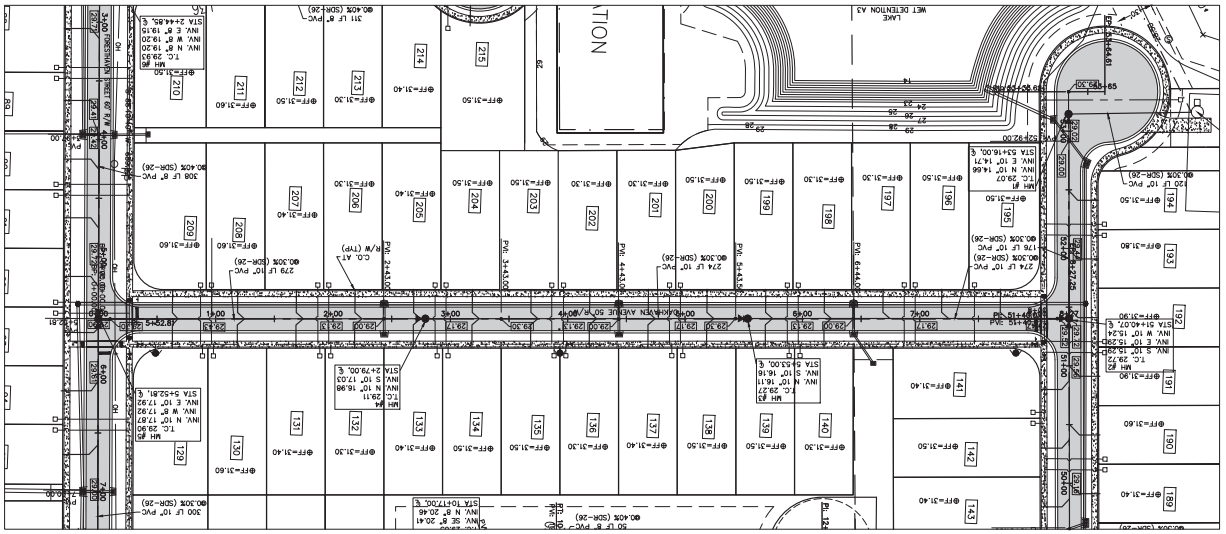
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

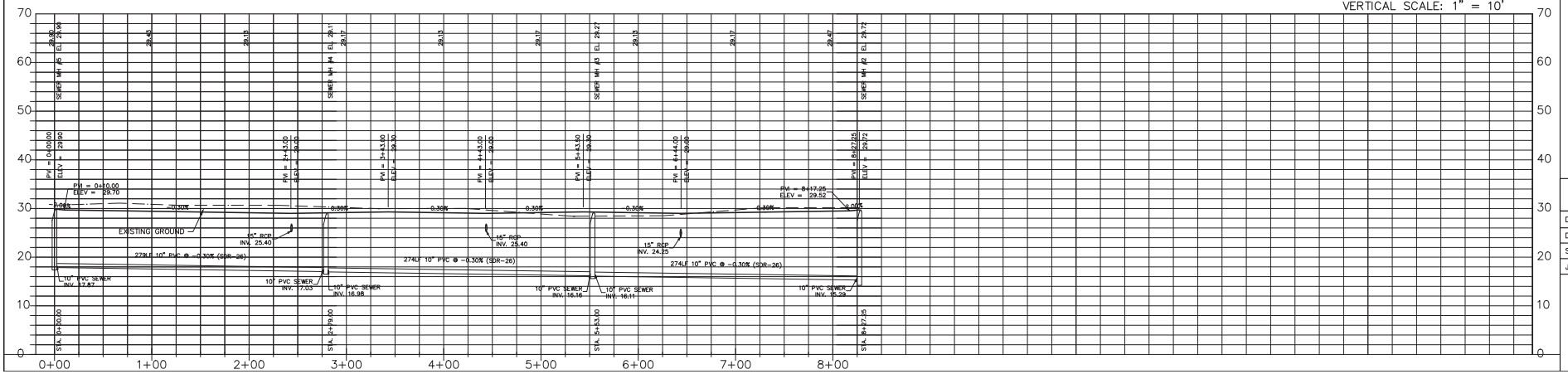
RidgeHaven
ORMOND BEACH * FLORIDA

CLIFFHAVEN COURT
STA. 0+00.00 – STA. 10+54.00

24
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70





NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

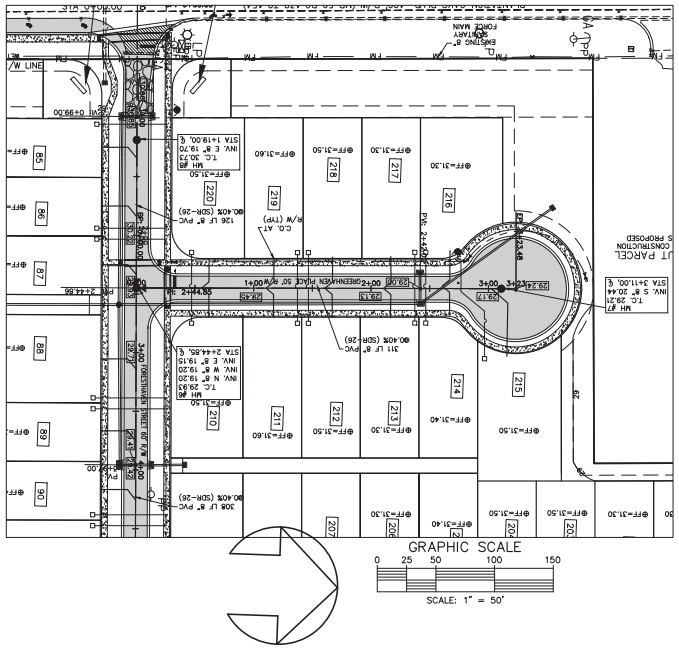
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

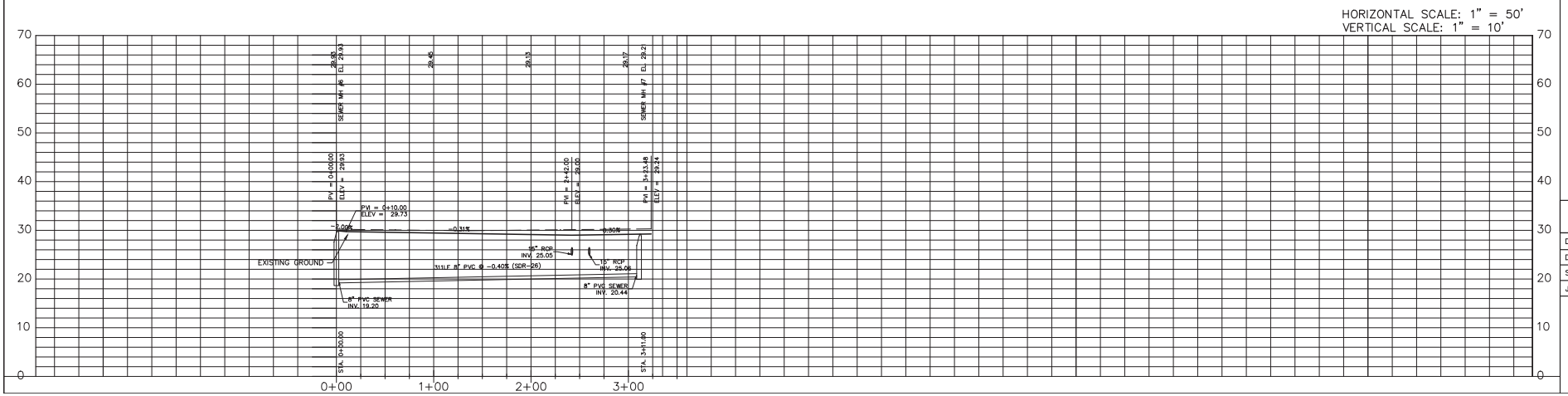
RidgeHaven
ORMOND BEACH * FLORIDA

OAKHAVEN AVENUE
STA. 0+00.00 – STA. 8+27.25

25
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70





NO.	DATE	DESCRIPTION	BY
1	07-21-22	REVISED	MRB
2	10-30-22	REVISED	MRB
3	12-12-22	REVISED	MRB
4	01-17-23	REVISED	MRB
5	02-16-23	REVISED	MRB

REVISIONS

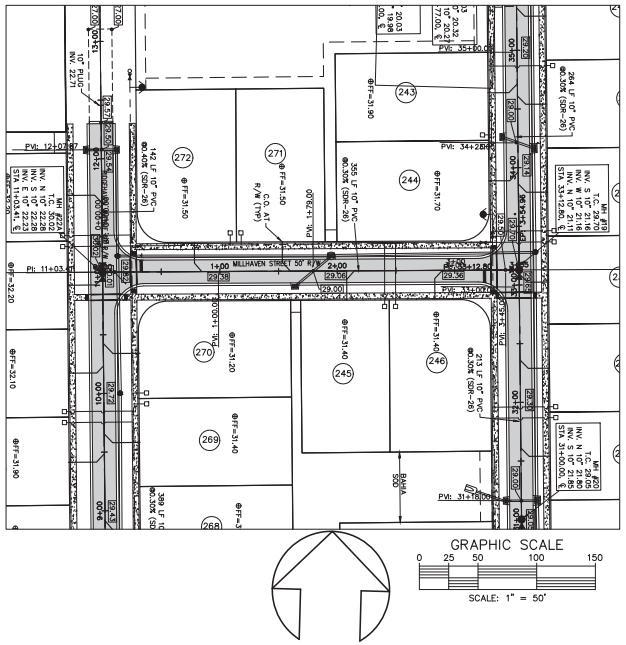
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
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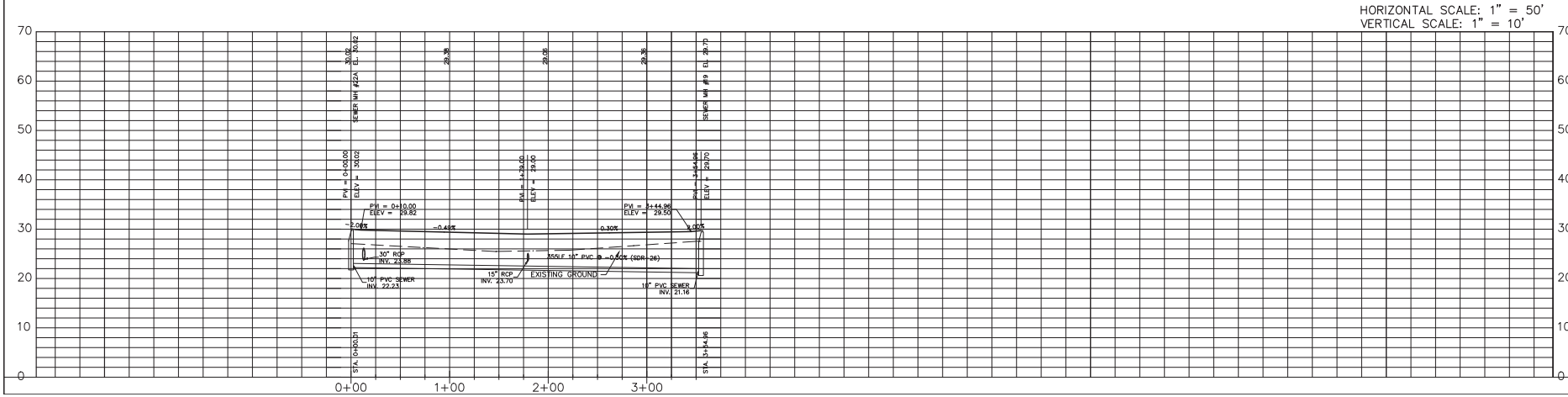
RidgeHaven
ORMOND BEACH * FLORIDA

GREENHAVEN PLACE
STA. 0+00.00 - STA. 3+23.48

26
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70





NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

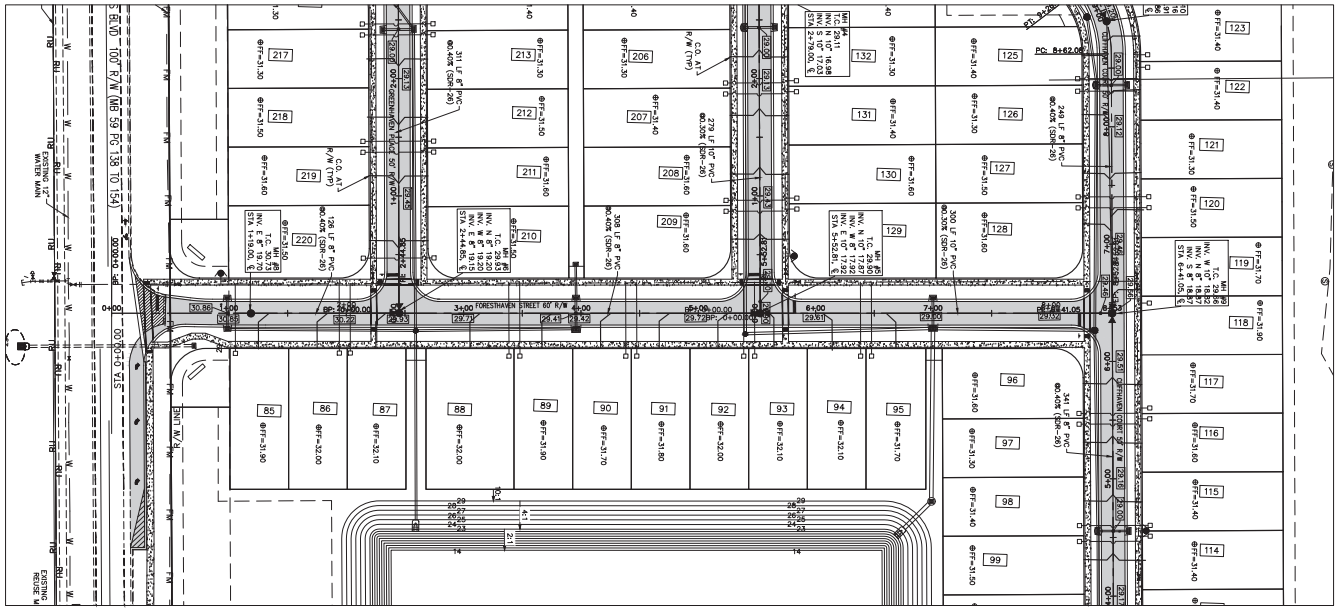
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

MILLHAVEN STREET
STA. 0+00.00 – STA. 3+54.96

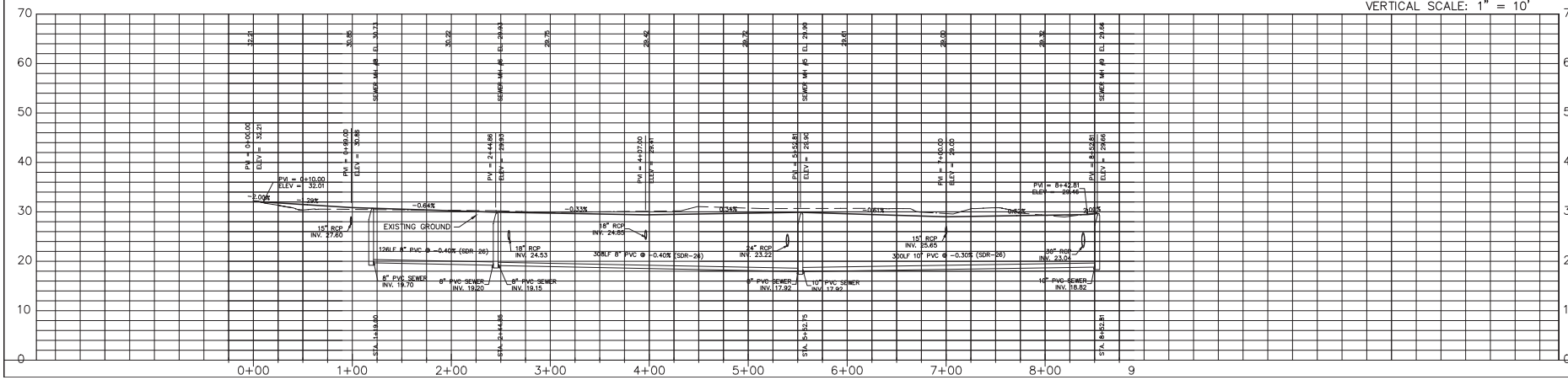
27
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1" = 50'

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

FORESTHAVEN STREET
STA. 0+00.00 – STA. 8+52.81

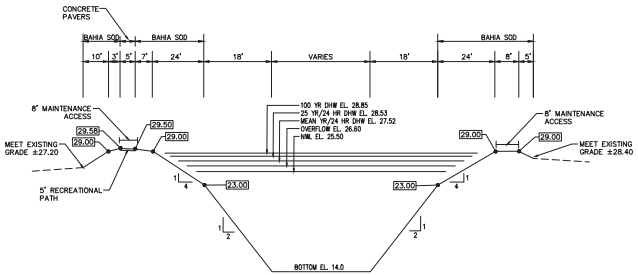
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SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 50'
Job No: 21-70

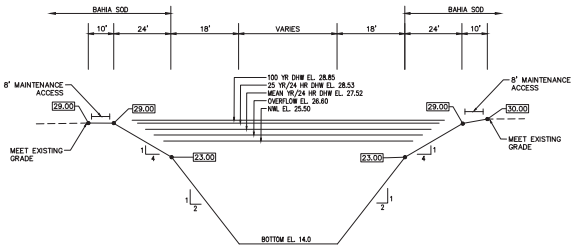


ENTRY SIGN DETAIL

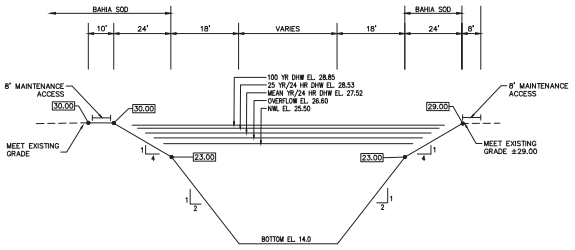
64 SF COPY AREA
ENTRY SIGN TO BE PERMITTED SEPARATELY



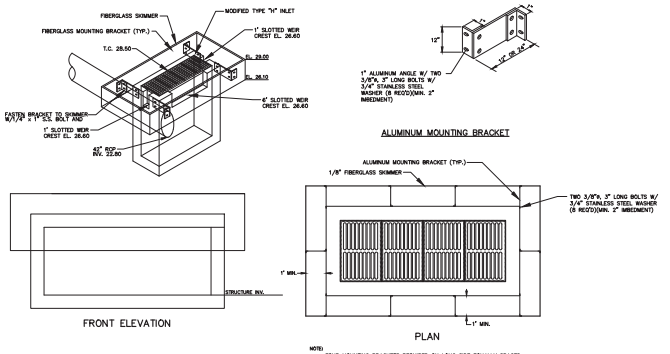
SECTION A1–A1



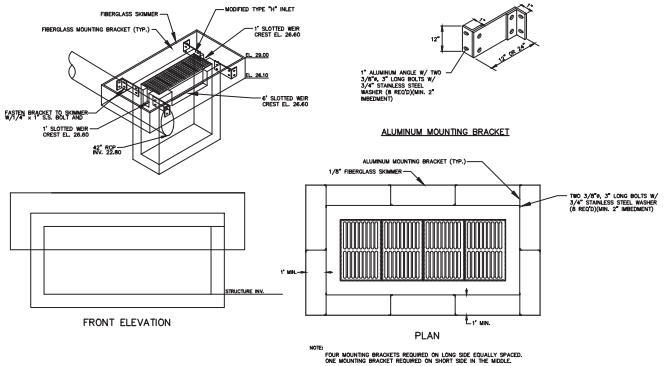
SECTION A2–A2



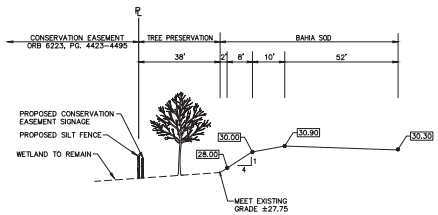
SECTION A3–A3



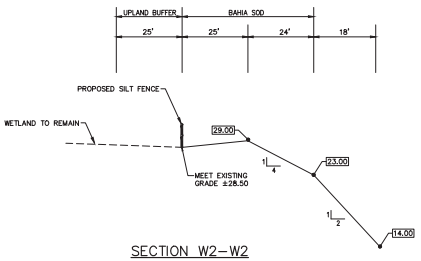
MODIFIED H INLET CONTROL STRUCTURE #A1



MODIFIED H INLET CONTROL STRUCTURE #A2



SECTION CE1–CE1



SECTION W2–W2

NO.	DATE	DESCRIPTION	BY
REVISIONS			
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

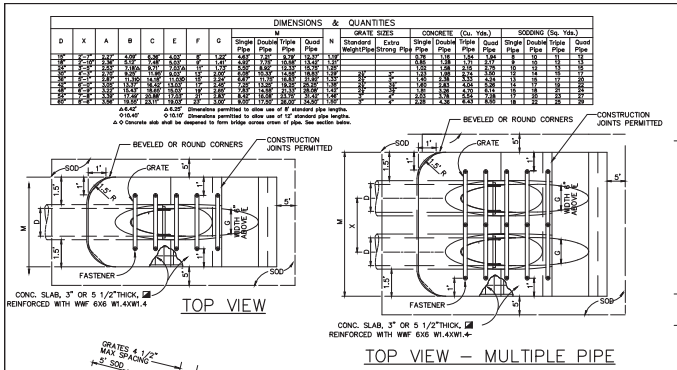
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
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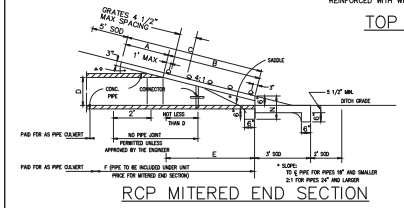
RidgeHaven
ORMOND BEACH * FLORIDA

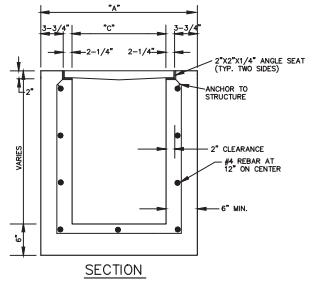
PAVING AND DRAINAGE DETAILS

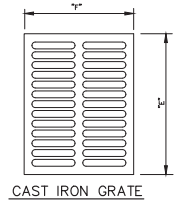
33A
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: NONE
Job No: 21-70



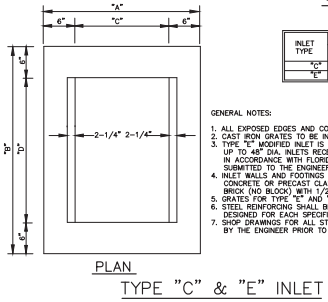


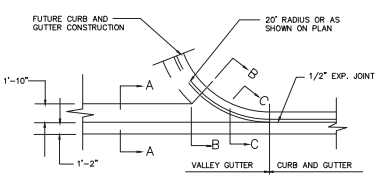


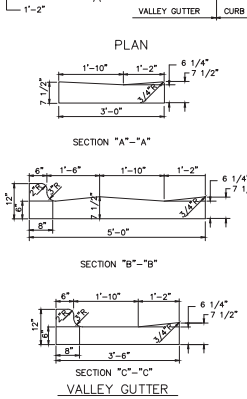


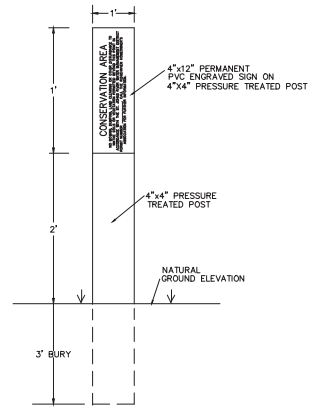
INLET TYPE	DIMENSIONS					
	A	B	C	D	E	F
"C"	3'-4"	4'-5"	2'-0"	3'-1"	3'-0"	2'-4"
"E"	4'-4"	5'-10"	3'-0"	4'-6"	4'-4"	3'-4"

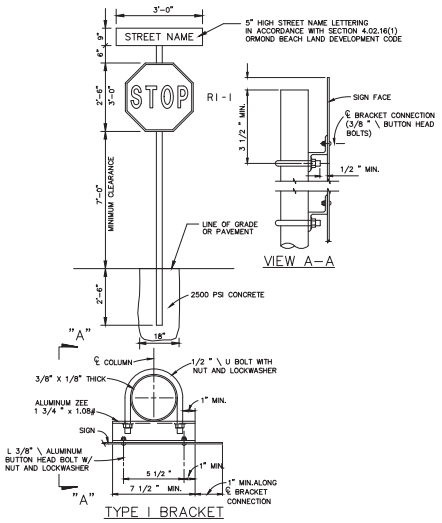
GENERAL NOTES:
1. ALL EXPOSED EDGES AND CORNERS TO BE CHAMFERED 3/4".
2. CAST IRON GRATES TO BE IN ACCORDANCE WITH FLORIDA D.O.T. SPECS.
3. TYPE "E" MODIFIED INLET IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P.'S UP TO 48" DIA. INLETS RECEIVING R.C.P.'S LARGER THAN 48" DIA. SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. STANDARDS, AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
4. INLET WALLS AND FOOTINGS MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE OR PRECAST CLASS "A" 3000 LB. CONCRETE OR STANDARD MANHOLE BRICK (NO BLOCK) WITH 1/2" PLASTER (NO LIME) W/ 8" PRECAST CAP.
5. GRATES FOR TYPE "E" AND "E" MOD. ARE TO BE CAST IN TWO SECTIONS.
6. STEEL REINFORCING SHALL BE DESIGNED BY A FLA. REG. P.E., AND BE DESIGNED FOR EACH SPECIFIC STRUCTURE.
7. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

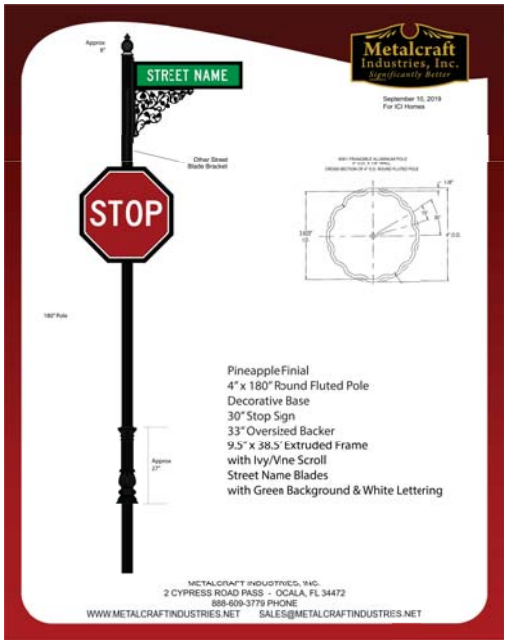


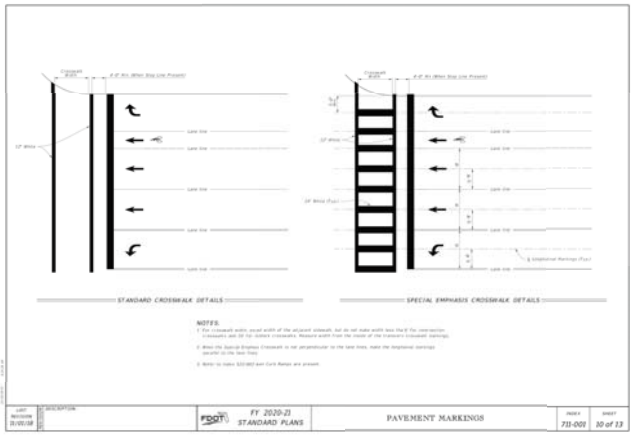












NO.	DATE	DESCRIPTION	BY
		REVISIONS	
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

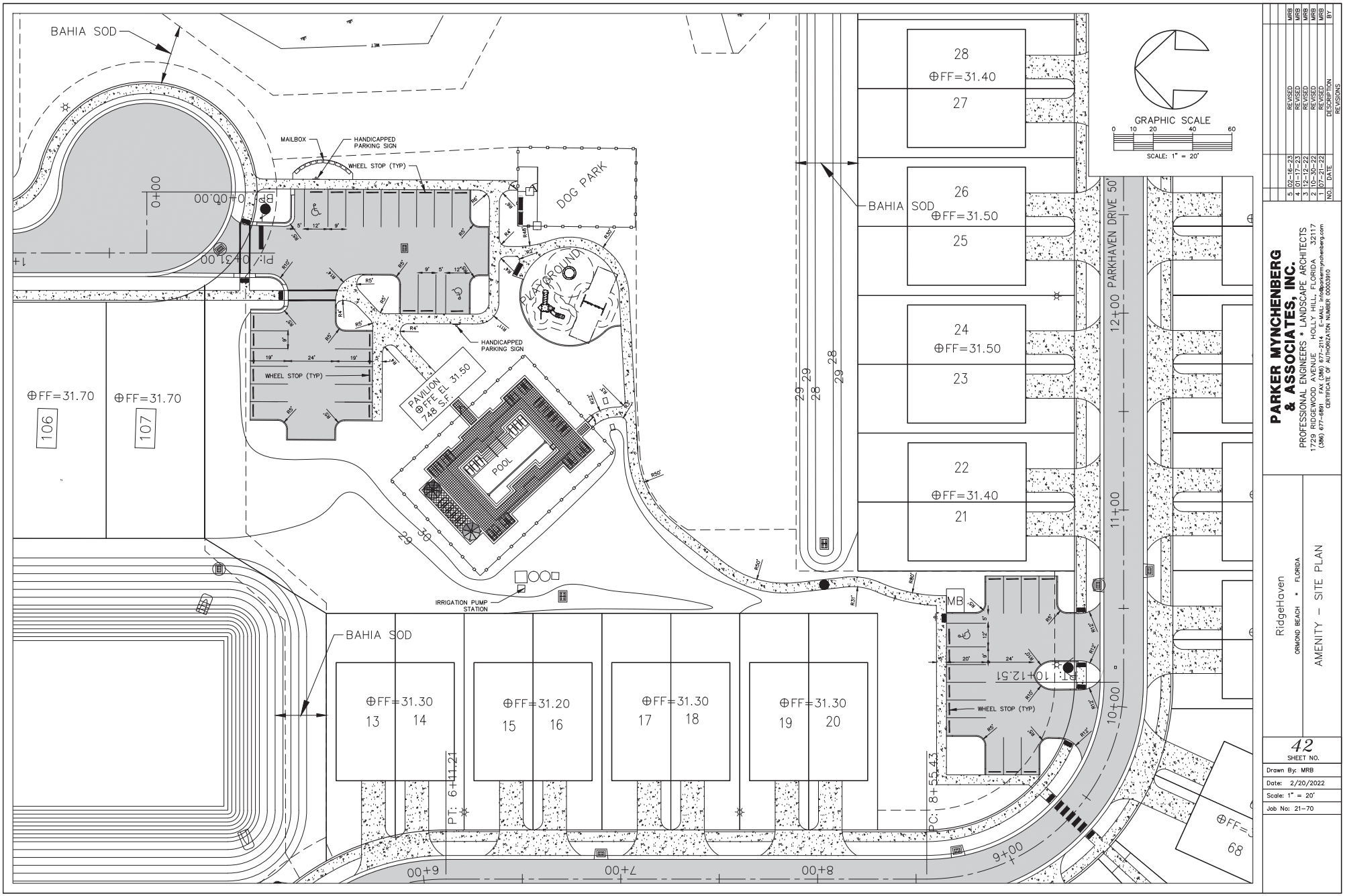
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

PAVING AND DRAINAGE DETAILS

33
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: NONE
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
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3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

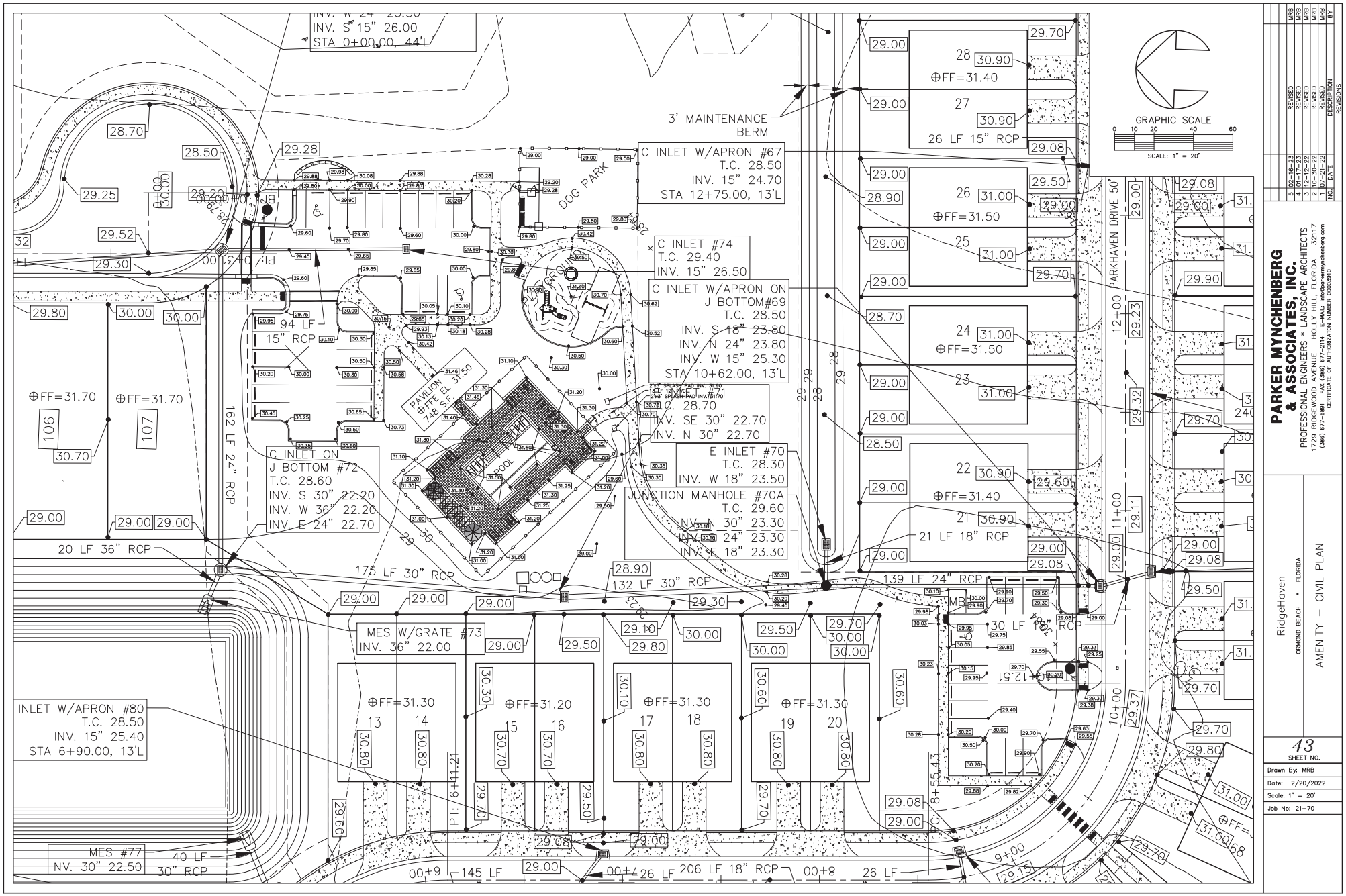
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

AMENITY - SITE PLAN

42
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 20'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

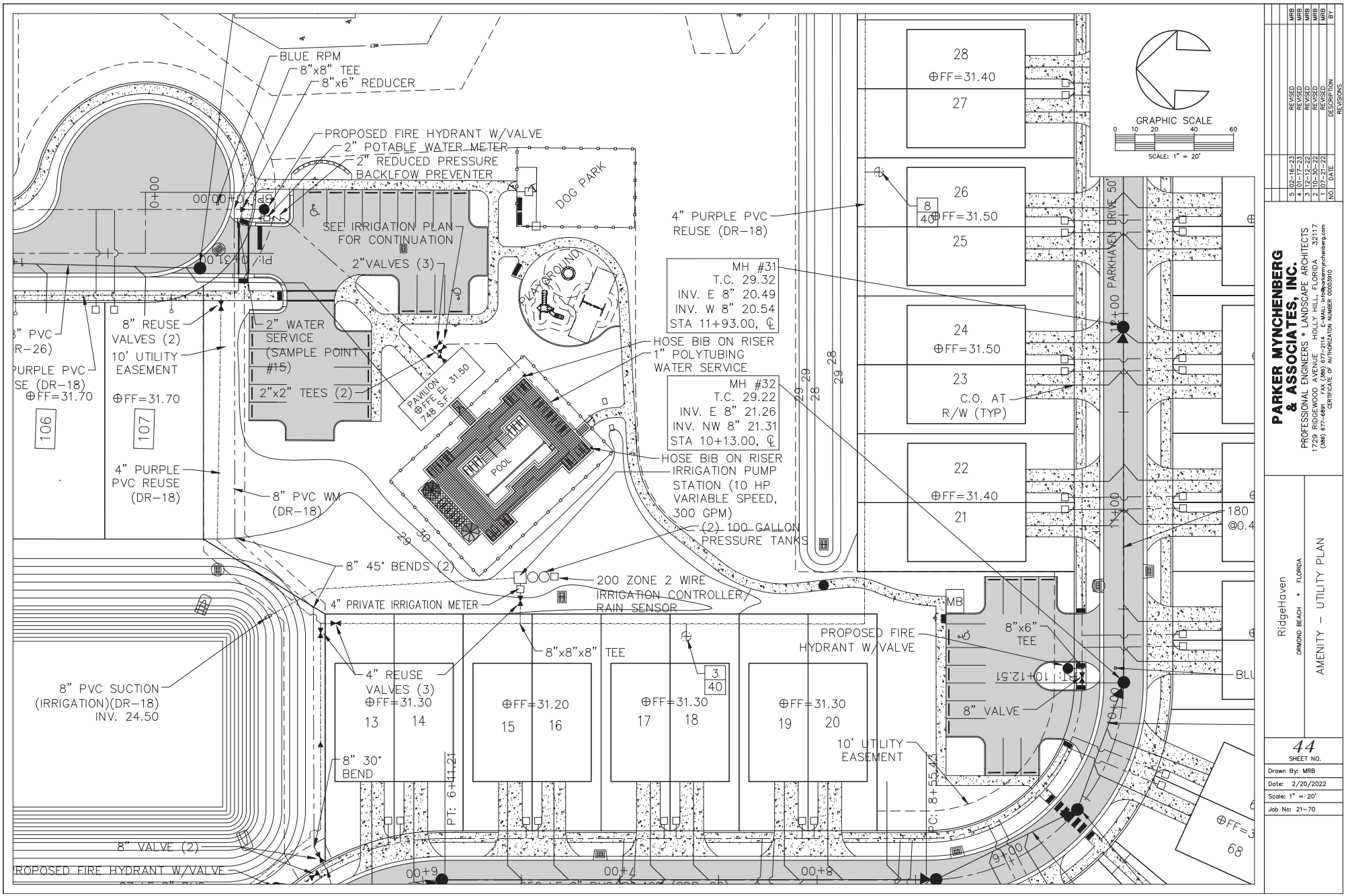
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

AMENITY – CIVIL PLAN

43
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 20'
Job No: 21-70



NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

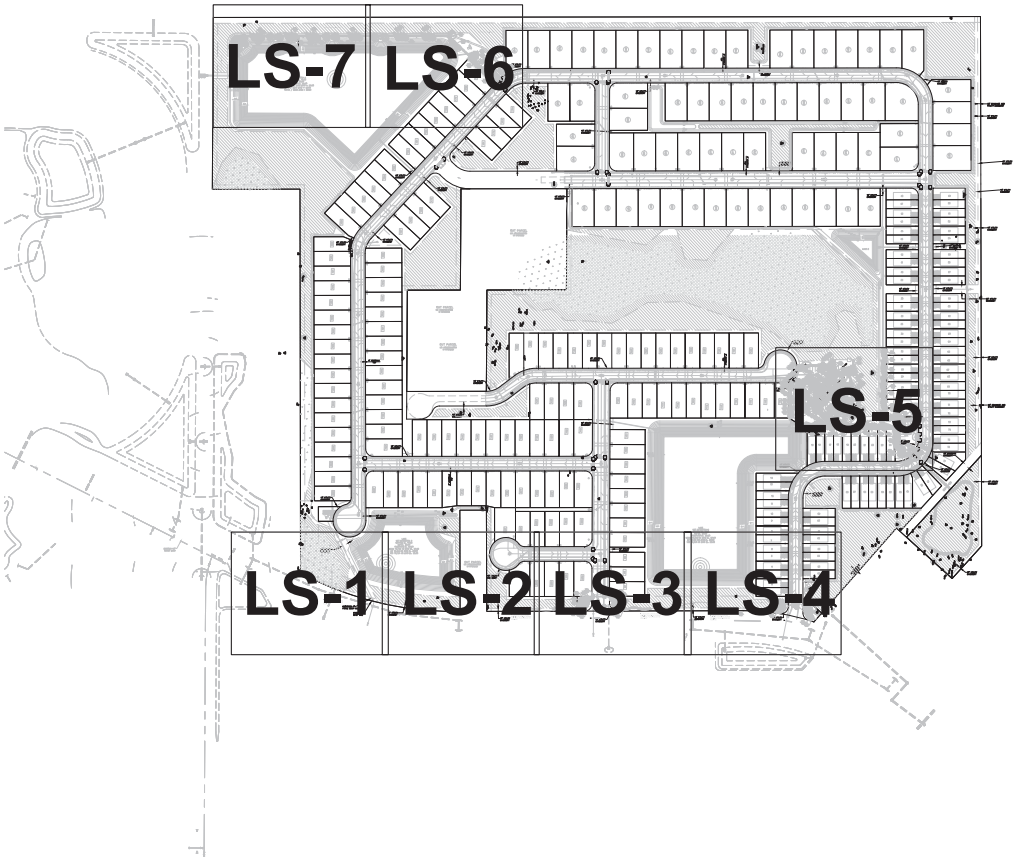
AMENITY - UTILITY PLAN

44
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 20'
Job No: 21-70

RIDGEHAVEN

LANDSCAPE ARCHITECTURE DOCUMENTS



INDEX PLAN

LANDSCAPE SHEET INDEX:

SHEET NO.:	DRAWING DESCRIPTION
LS-0	LANDSCAPE COVER SHEET
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN
LS-3	LANDSCAPE PLAN
LS-4	LANDSCAPE PLAN
LS-5	LANDSCAPE PLAN
LS-6	LANDSCAPE PLAN
LS-7	LANDSCAPE PLAN
LS-8	LANDSCAPE SPECIFICATIONS AND DETAILS
LS-9	LANDSCAPE DETAILS

AMENITY TREE CREDITS:

(71)	Proposed 2.5–3" caliper trees (1 tree credit) =	71 Trees
(22)	Proposed 3.5–4" caliper trees (2 tree credit) =	44 Trees
(25)	Proposed Multi-Trunk trees trees (2 tree credit) =	50 Trees
(6)	Proposed Phoenix Palms (1:1) =	6 Trees
(19)	Proposed Palms (3:1) =	6 Trees
	TOTAL TREES PROVIDED:	177 Trees

Karl-Gustav M Soderholm
cn=Karl-Gustav M Soderholm, c=US, o=ENGLAND THIMS AND MILLER INC., email=soderholmk@etminc.com
I attest to the accuracy and integrity of this document
2022.12.13 16:56:21 -05'00'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 6666736

REVISIONS:
08-05-2022 – REVISED PER CITY COMMENTS
09-09-2022 – REVISED PER CITY COMMENTS
11-02-2022 – – –
12-13-2022 – REVISED PER CITY COMMENTS

ETM NO. 22-051
DRAWN BY: KMS
DESIGNED BY: KMS
CHECKED BY: KMS
DATE: April 2022

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0000384 LC - 0000316

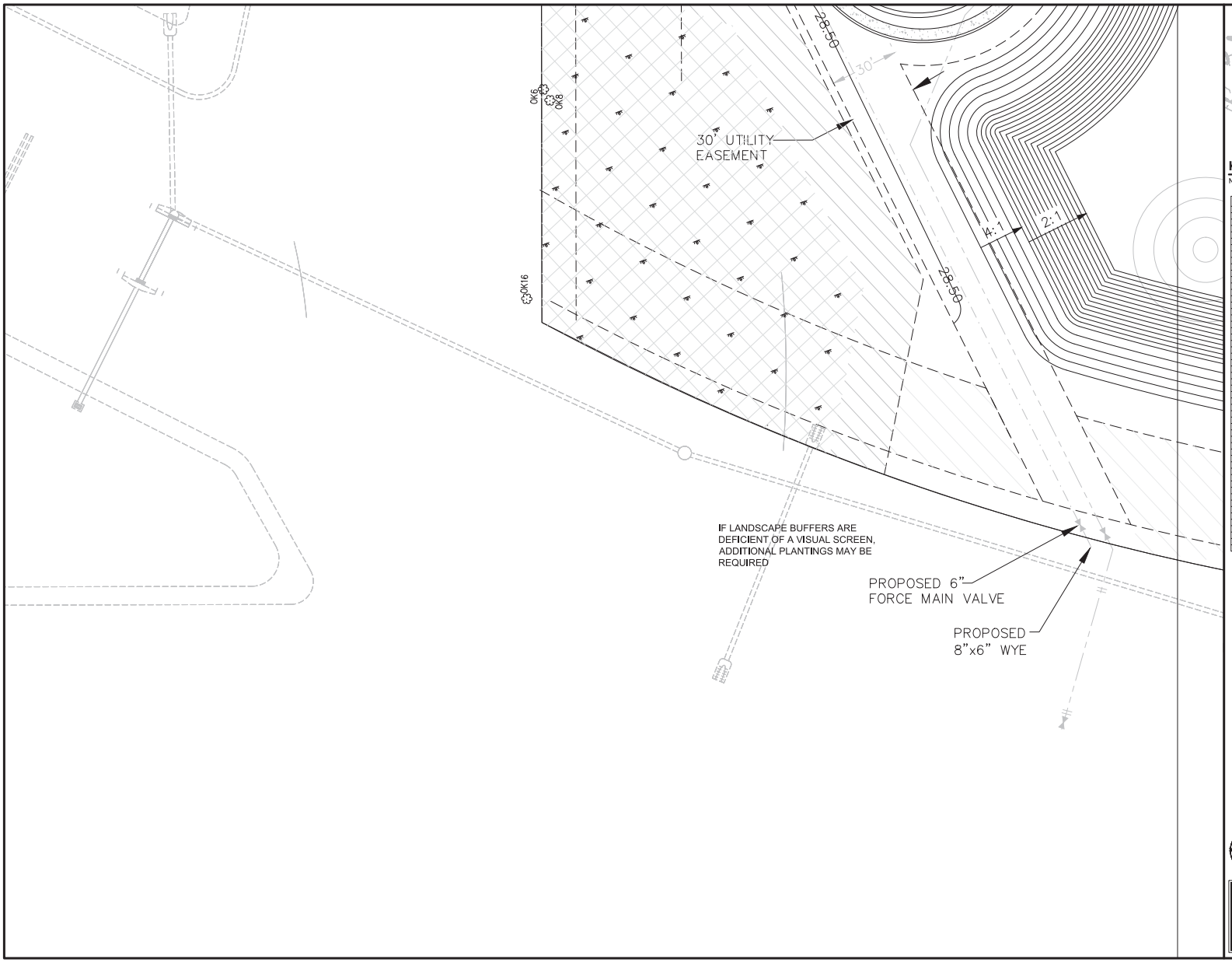
LANDSCAPE COVER

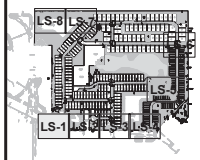
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC

DRAWING NUMBER
LS-0

PLOTTED: December 13, 2022 – 4:28 PM, BY: Karl Soderholm

T:\2022\22-051\Landscape\Plot\22-051_LS PLOT.dwg





KEY MAP

N.T.S.

PLANT SCHEDULE	
LARGE TREES	COMMON NAME
BNS	DURA-HEAT RIVER BIRCH
MGx	SOUTHERN MAGNOLIA
MGx	SOUTHERN MAGNOLIA
MGx	SOUTHERN MAGNOLIA
PEx	SLASH PINE
PO	AMERICAN SYCAMORE
QVx	SOUTHERN LIVE OAK
TDx	BALD CYPRESS
MEDIUM TREES	COMMON NAME
EO	JAPANESE BLUEBERRY TREE
IAE	EAST PALATKA HOLLY
SMALL TREES	COMMON NAME
LIM	LAVENDER CRAPE MYRTLE MULTI-TRUNK
LJT	JAPANESE PRIVET
PALM TREES	COMMON NAME
PS	MILD DATE PALM
SP	CABBAGE PALMETTO
SHRUBS	COMMON NAME
AE	ANISE
IVS	SCHILLINGS DWARF
MC	WAX MYRTLE
TM	JAPANESE YEW
VO	SWEET VIBURNUM
ACCENT PLANTS	COMMON NAME
PSS	LACY TREE PHILODENDRON
SHRUB AREAS	COMMON NAME
IVA	SCHILLINGS DWARF
MCA	PINK MUHLY
PXA	KANZOU
RA	APRICOT DRIFT ROSE
RIA	WHITE INDIAN HAWTHORN
RMA	SAND CORDGRASS
TTA	SWAMP FAKAHATCHEE GRASS
VDA	MRS.SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS	COMMON NAME
AA	BLUE LILY OF THE NILE
OTV	VARIEGATED FLAX LILY
JP	PARSONI JUNIPER
TA	ASIATIC JASMINE
MULCH	COMMON NAME
MULCH	PINE STRAW MULCH
SOD/SEED	COMMON NAME
SOD1	FLORITAM ST. AUGUSTINE SOD
SOD2	BAHIA GRASS

0' 10' 20' 40'
1"=20'-0"

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 0666736

REVISIONS:
05-05-2022 – REVISED PER CITY COMMENTS
09-29-2022 – REVISED PER CITY COMMENTS
12-13-2022 – REVISED PER CITY COMMENTS

ETM NO. 22-051
DRAWN BY: KMS
DESIGNED BY: KMS
CHECKED BY: KMS
DATE: April 2022

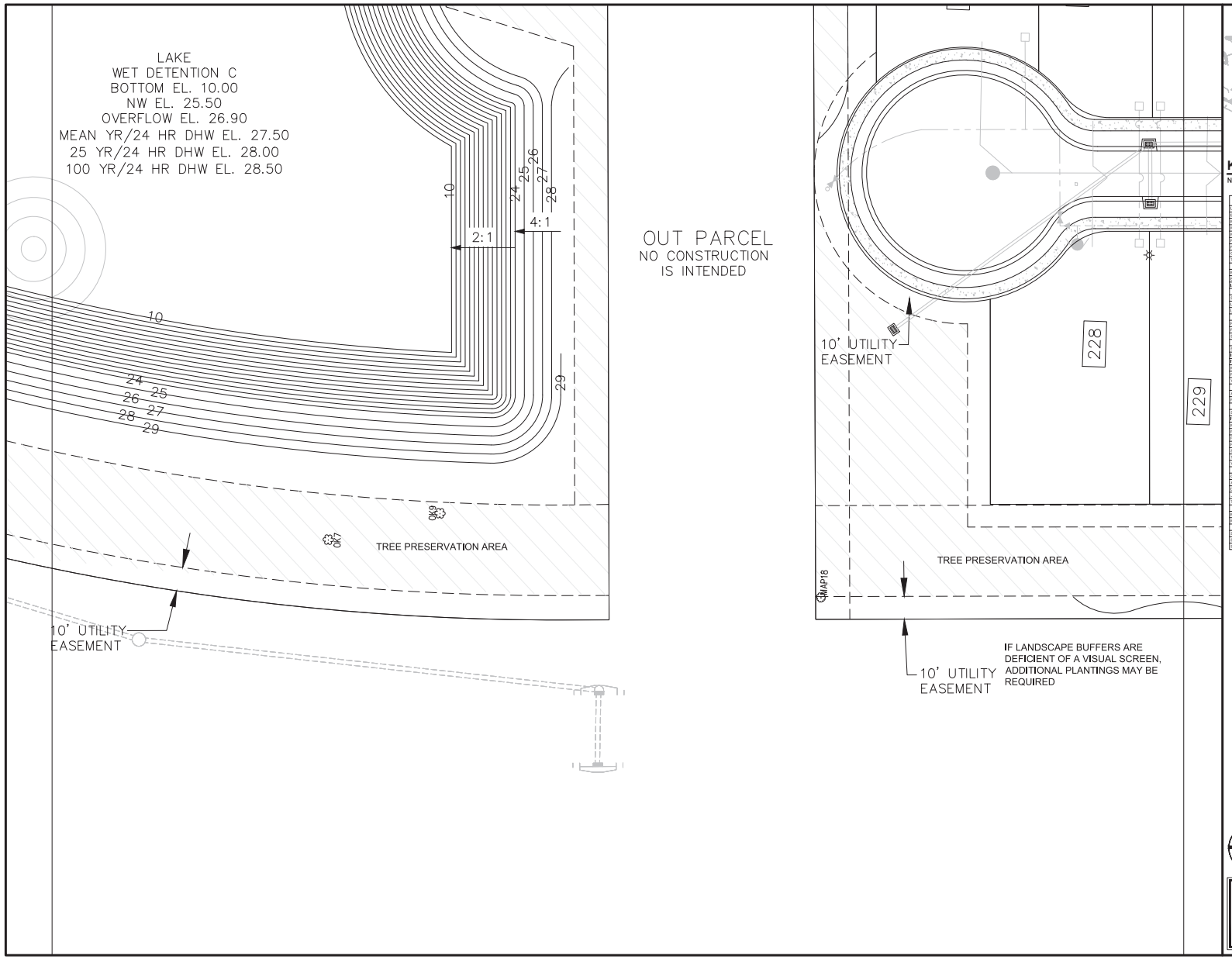
Environmental Trends & Methods, Inc.
9179 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 448-4455
CA - 0000284 LC - 0000316

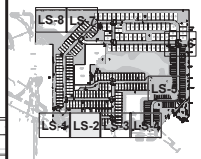
LANDSCAPE PLAN
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC

DRAWING NUMBER
LS-1

PLOTTED: December 13, 2022 – 4:28 PM, BY: Karl Soderholm

T:\2022\22-051\Landscape\Plan\V2.051_LS PLOT.dwg





KEY MAP
N.T.S.

PLANT SCHEDULE

LARGE TREES	COMMON NAME
BNB	DURA-HEAT RIVER BIRCH
MGG	SOUTHERN MAGNOLIA
MGG	SOUTHERN MAGNOLIA
PEM	SLASH PINE
PO	AMERICAN SYCAMORE
QVO	SOUTHERN LIVE OAK
TDM	BALD CYPRESS
MEDIUM TREES	COMMON NAME
EO	JAPANESE BLUEBERRY TREE
ME	EAST PALATKA HOLLY
SMALL TREES	COMMON NAME
LM	LAVENDER CRAPE MYRTLE MULTI-TRUNK
LIT	JAPANESE PRIVET
PALM TREES	COMMON NAME
PS	MILD DATE PALM
SP	CABBAGE PALMETTO
SHRUBS	COMMON NAME
IF	ARGE
IVS	SCHILLINGS DWARF
MC	WAX MYRTLE
PM	JAPANESE YEW
VO	SWEET VIBURNUM
ACCENT PLANTS	COMMON NAME
PSS	LACY TREE PHILODENDRON
SHRUB AREAS	COMMON NAME
IVA	SCHILLINGS DWARF
MCA	PINK MUHLY
PXA	KANZOU
RA	APRICOT DRIFT ROSE
RIA	WHITE INDIAN HAWTHORN
RMA	SAND CORDGRASS
TTA	SWAMP FAKAHATCHEE GRASS
VOA	MRS.SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS	COMMON NAME
AA	BLUE LILY OF THE NILE
DTV	VARIEGATED FLAX LILY
JP	PARSONI JUNIPER
TA	ASIATIC JASMINE
MULCH	COMMON NAME
MULCH	PINE STRAW MULCH
SOD/SEED	COMMON NAME
SOD1	FLORATAM ST. AUGUSTINE SOD
SOD2	BAHIA GRASS

0' 10' 20' 40'
1"=20'-0"

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 0666736

REVISIONS:
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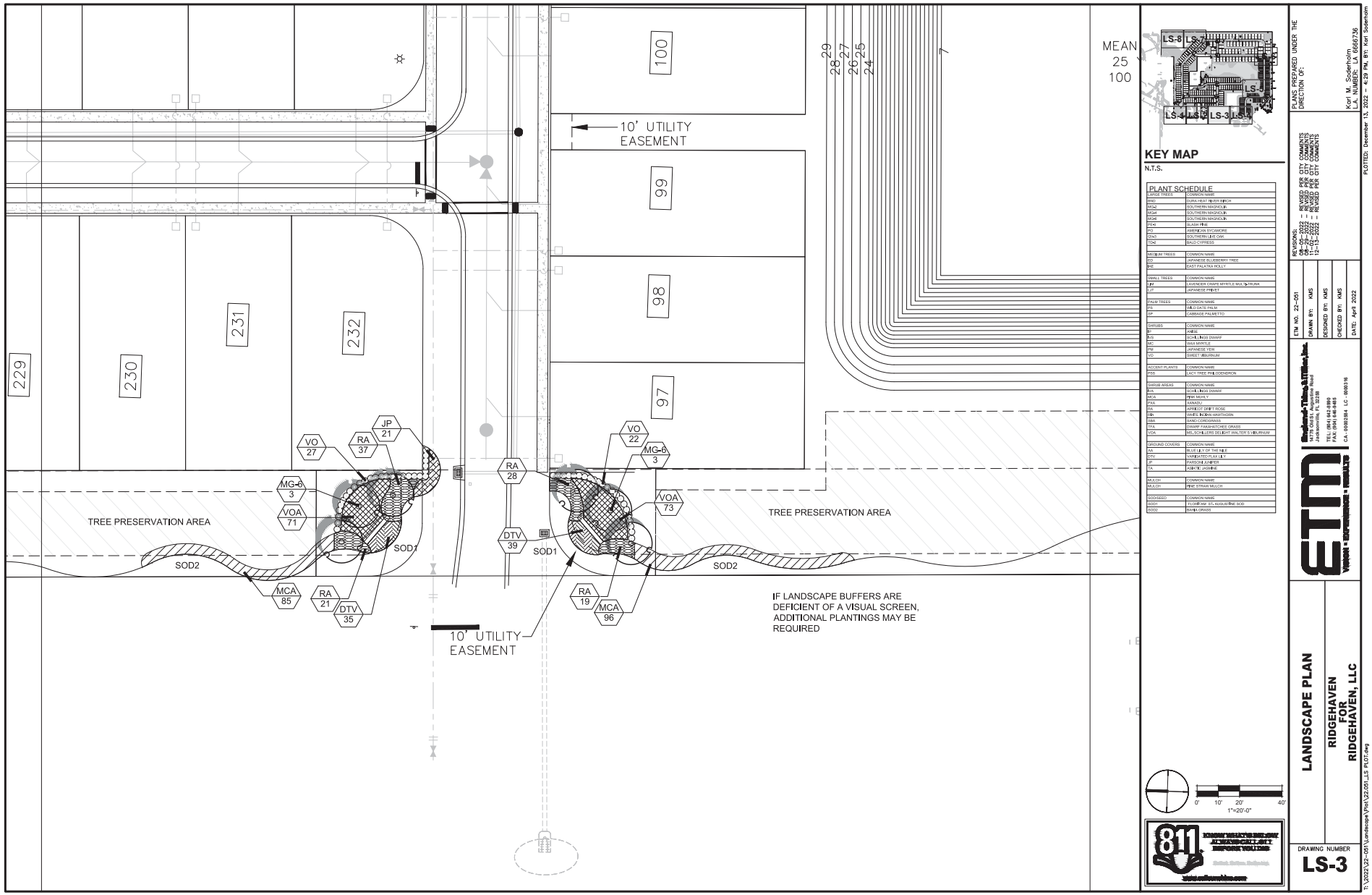
Environmental Technology & Management, Inc.
9775 Gate Pkwy. • Building Suite
Jacksonville, FL 32246
TEL: (904) 642-8990
FAX: (904) 448-4455
CA. #0002284 LC. #000316

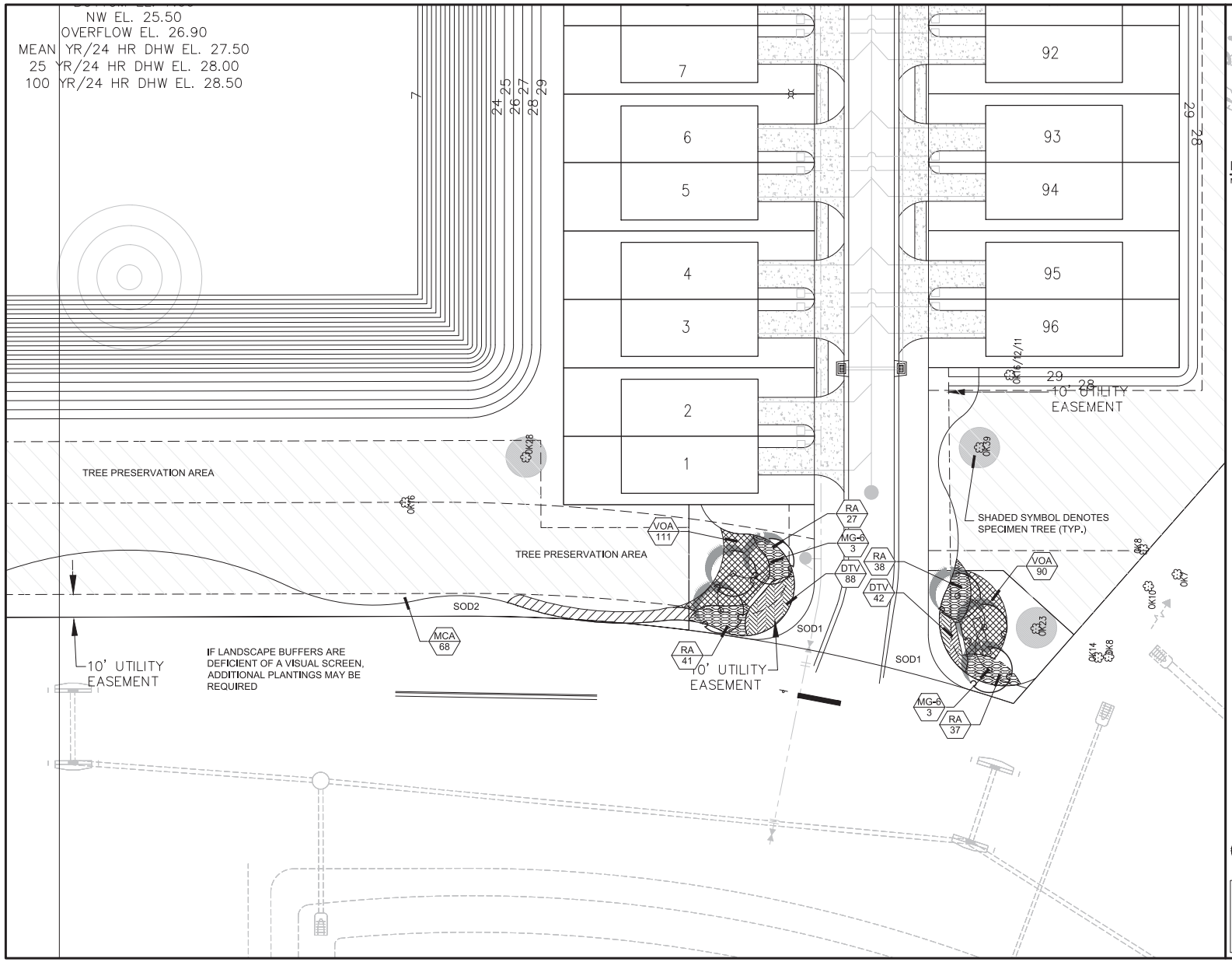
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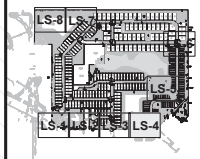
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LANDSCAPE PLAN
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC

DRAWING NUMBER
LS-2


100
99
98
97
229
230
231
232
10' UTILITY EASEMENT
TREE PRESERVATION AREA
TREE PRESERVATION AREA
SOD1
SOD2
SOD1
SOD2
JP 21
VO 27
RA 37
MG-6 3
VOA 71
MCA 85
RA 21
DTV 35
RA 28
DTV 39
VO 22
MG-6 3
VOA 73
RA 19
MCA 96
10' UTILITY EASEMENT
IF LANDSCAPE BUFFERS ARE DEFICIENT OF A VISUAL SCREEN, ADDITIONAL PLANTINGS MAY BE REQUIRED
MEAN 25 100
29 28 27 26 25 24
LS-8 LS-7 LS-6 LS-5 LS-4 LS-2 LS-3 LS-1
KEY MAP
N.T.S.
PLANT SCHEDULE
LARGE TREES COMMON NAME
BNB DURA-HEAT RIVER BIRCH
MG-6 SOUTHERN MAGNOLIA
MG-6 SOUTHERN MAGNOLIA
MG-6 SOUTHERN MAGNOLIA
PEA RUSH PINE
PO AMERICAN SYCAMORE
QVA SOUTHERN LIVE OAK
TDA BALD CYPRESS
MEDIUM TREES COMMON NAME
EG JAPANESE BLUEBERRY TREE
ME EAST PALATKA HOLLY
SMALL TREES COMMON NAME
LAV LAVENDER CRAPE MYRTLE MULTI-TRUNK
LJT JAPANESE PRIVET
PALM TREES COMMON NAME
PS MILD DATE PALM
SP CABBAGE PALMETTO
SHRUBS COMMON NAME
IV ANISE
IVS SCHILLINGS DWARF
MC WAX MYRTLE
YG JAPANESE YEW
VO SWEET VIBURNUM
ACCENT PLANTS COMMON NAME
PSS LACY TREE PHILODENDRON
SHRUB AREAS COMMON NAME
IVA SCHILLINGS DWARF
MCA PINK MUHLY
PXA KANZOU
RA APRICOT DRIFT ROSE
RIA WHITE INDIAN HAWTHORN
RMA BAND CORDGRASS
RTA SWAMP FAMANTCHIE GRASS
VOA MRS.SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS COMMON NAME
AA BLUE LILY OF THE NILE
DTV VARIGATED FLAX LILY
JP PARSON JUNIPER
TA ASIATIC JASMINE
MULCH COMMON NAME
MULCH PINE STRAW MULCH
SOD/SEED COMMON NAME
SOD1 FLORATAM ST. AUGUSTINE SOD
SOD2 BAHIA GRASS
0' 10' 20' 40'
1"=20'-0"
811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
REVISIONS:
09-05-2022 – REVISED PER CITY COMMENTS
09-29-2022 – REVISED PER CITY COMMENTS
12-13-2022 – REVISED PER CITY COMMENTS
ETM NO. 22-051
DRAWN BY: KMS
DESIGNED BY: KMS
CHECKED BY: KMS
DATE: April 2022
PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 0666736
PLOTTED: December 13, 2022 – 4:29 PM, BY: Karl Soderholm
ETM
Environmental Technology & Management, Inc.
9179 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 448-4455
CA - 8000284 LC - 0000316
LANDSCAPE PLAN
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC
DRAWING NUMBER
LS-3
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KEY MAP
N.T.S.

PLANT SCHEDULE

LARGE TREES	COMMON NAME
BNS	DURA-HEAT RIVER BIRCH
MGx2	SOUTHERN MAGNOLIA
MGx4	SOUTHERN MAGNOLIA
MGx6	SOUTHERN MAGNOLIA
PEx4	RUSH PINE
PO	AMERICAN SYCAMORE
QVx3	SOUTHERN LIVE OAK
TDx4	BALD CYPRESS
MEDIUM TREES	COMMON NAME
EO	JAPANESE BLUEBERRY TREE
ILE	EAST PALATKA HOLLY
SMALL TREES	COMMON NAME
LIM	LAVENDER CRAPE MYRTLE MULTI-TRUNK
LJT	JAPANESE PRIVET
PALM TREES	COMMON NAME
PS	MILD DATE PALM
SP	CABBAGE PALMETTO
SHRUBS	COMMON NAME
HI	HAGE
IVS	SCHILLINGS DWARF
MC	WAX MYRTLE
RE	JAPANESE YEW
VO	SWEET VIBURNUM
ACCENT PLANTS	COMMON NAME
PSS	LACY TREE PHILODENDRON
SHRUB AREAS	COMMON NAME
IVA	SCHILLINGS DWARF
MCA	PINK MUHLY
PXA	KANZOU
RA	APRICOT DRIFT ROSE
RIA	WHITE INDIAN HAWTHORN
RMA	BAND CORDGRASS
TTA	SWAMP FAKAHATCHEE GRASS
VOA	MRS.SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS	COMMON NAME
AA	BLUE LILY OF THE NILE
DTV	VARIEGATED FLAX LILY
JP	PARSONI JUNIPER
TA	ASIATIC JASMINE
MULCH	COMMON NAME
MULCH	PINE STRAW MULCH
SOD/SEED	COMMON NAME
SOD1	FLORATAM ST. AUGUSTINE SOD
SOD2	BAHIA GRASS

0' 10' 20' 40'
1"=20'-0"

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PLANS PREPARED UNDER THE DIRECTION OF:
Kori M. Soderholm
L.A. NUMBER: LA 0666736

REVISIONS:
- 08-05-2022 – REVISED PER CITY COMMENTS
- 09-29-2022 – REVISED PER CITY COMMENTS
- 12-13-2022 – REVISED PER CITY COMMENTS

ETM NO. 22-051
DRAWN BY: KMS
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DATE: April 2022

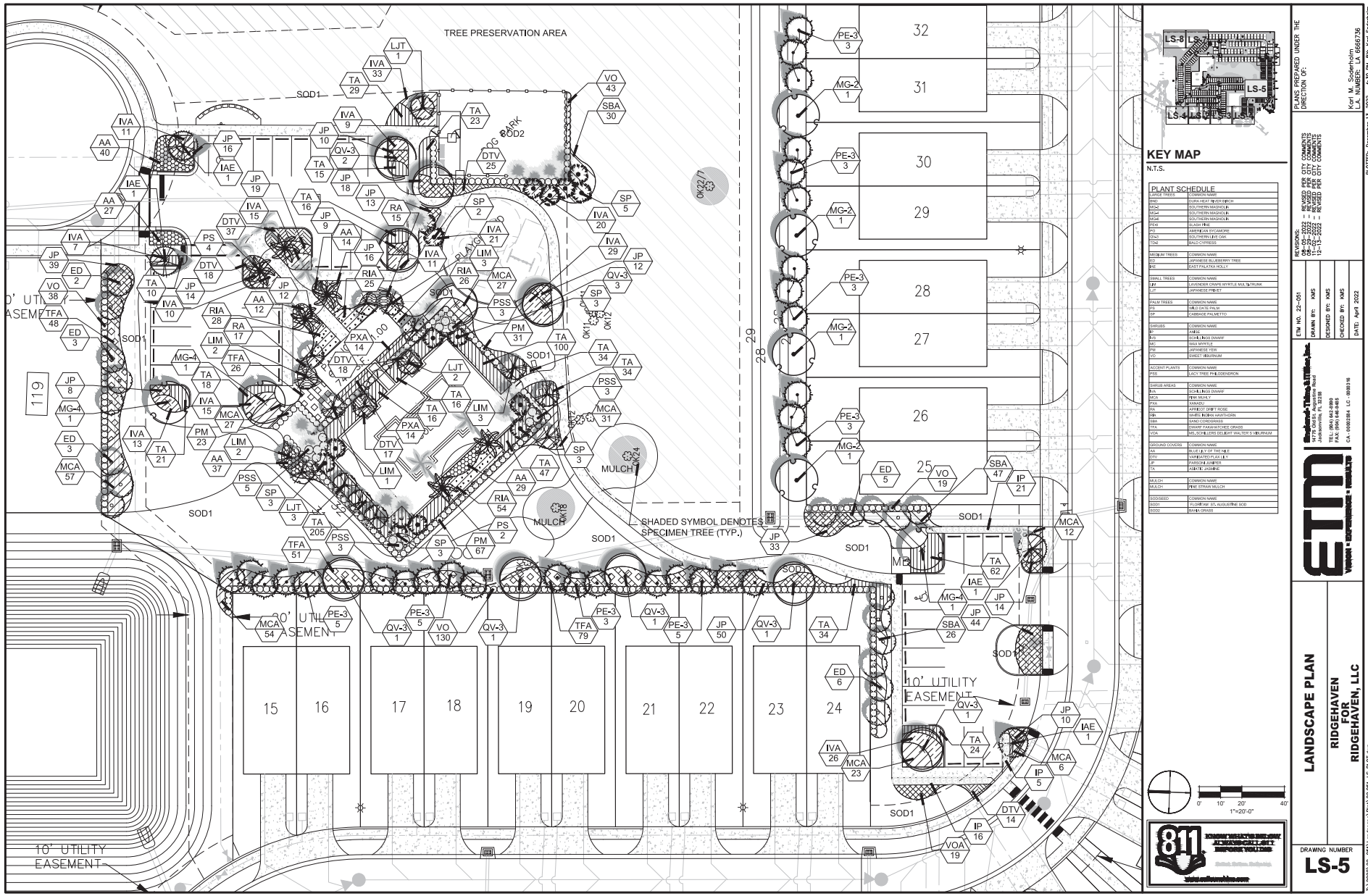
Environmental Technology & Management, Inc.
9179 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 448-4455
CA - 0000284 LC - 0000316

LANDSCAPE PLAN
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC

DRAWING NUMBER
LS-4

PLOTTED: December 13, 2022 – 4:29 PM, BY: Kori Soderholm

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TREE PRESERVATION AREA
SHADED SYMBOL DENOTES SPECIMEN TREE (TYP.)
10' UTILITY EASEMENT
MULCH
SOD1
SOD2
KEY MAP
N.T.S.
PLANT SCHEDULE
LANDSCAPE PLAN
RIDGEHAVEN FOR RIDGEHAVEN, LLC
DRAWING NUMBER
LS-5

KEY MAP
N.T.S.

PLANT SCHEDULE

LARGE TREES	COMMON NAME
BND	DURA-HEAT RIVER BIRCH
MGx2	SOUTHERN MAGNOLIA
MGx4	SOUTHERN MAGNOLIA
MGx6	SOUTHERN MAGNOLIA
PEx4	RUSH PINE
SO	AMERICAN SYCAMORE
QV-3	SOUTHERN LIVE OAK
TD-2	BALD CYPRESS
MEDIUM TREES	COMMON NAME
EO	JAPANESE BLUEBERRY TREE
ME	EAST PALATKA HOLLY
SMALL TREES	COMMON NAME
LIM	LAVENDER CRAPE MYRTLE MULTI-TRUNK
LP	JAPANESE PRIVET
PALM TREES	COMMON NAME
PS	MULDI DATE PALM
SP	CABBADE PALMETTO
SHRUBS	COMMON NAME
IP	INDIA
IVS	SCHILLINGS DWARF
MC	WAX MYRTLE
TO	JAPANESE TEA
VO	SWEET VIBURNUM
ACCENT PLANTS	COMMON NAME
PSS	LACY TREE PHILODENDRON
SHRUB AREAS	COMMON NAME
IVA	SCHILLINGS DWARF
MCA	PINK MUHLY
PXA	KANADU
RA	ATHEIOT DWFT ROSE
RIA	WHITE INDIAN HAWTHORN
RMA	SAND CORDGRASS
TFA	SWAMP FAKAHATCHEE GRASS
VOA	MR. SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS	COMMON NAME
AA	BLUE LILY OF THE NILE
DTV	VARIGATED FLAX LILY
JP	PARSONI JUNIPER
TA	ASIATIC JASMINE
MULCH	COMMON NAME
MULCH	PINE STRAW MULCH
SOD/SEED	COMMON NAME
SOD1	FLORATAM ST. AUGUSTINE SOD
SOD2	BAHIA GRASS

0' 10' 20' 40'
1"=20'-0"

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 0666736

REVISIONS:
05-05-2022 – REVISED PER CITY COMMENTS
09-29-2022 – REVISED PER CITY COMMENTS
12-13-2022 – REVISED PER CITY COMMENTS

ETM NO. 22-051
DRAWN BY: KMS
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DATE: April 2022

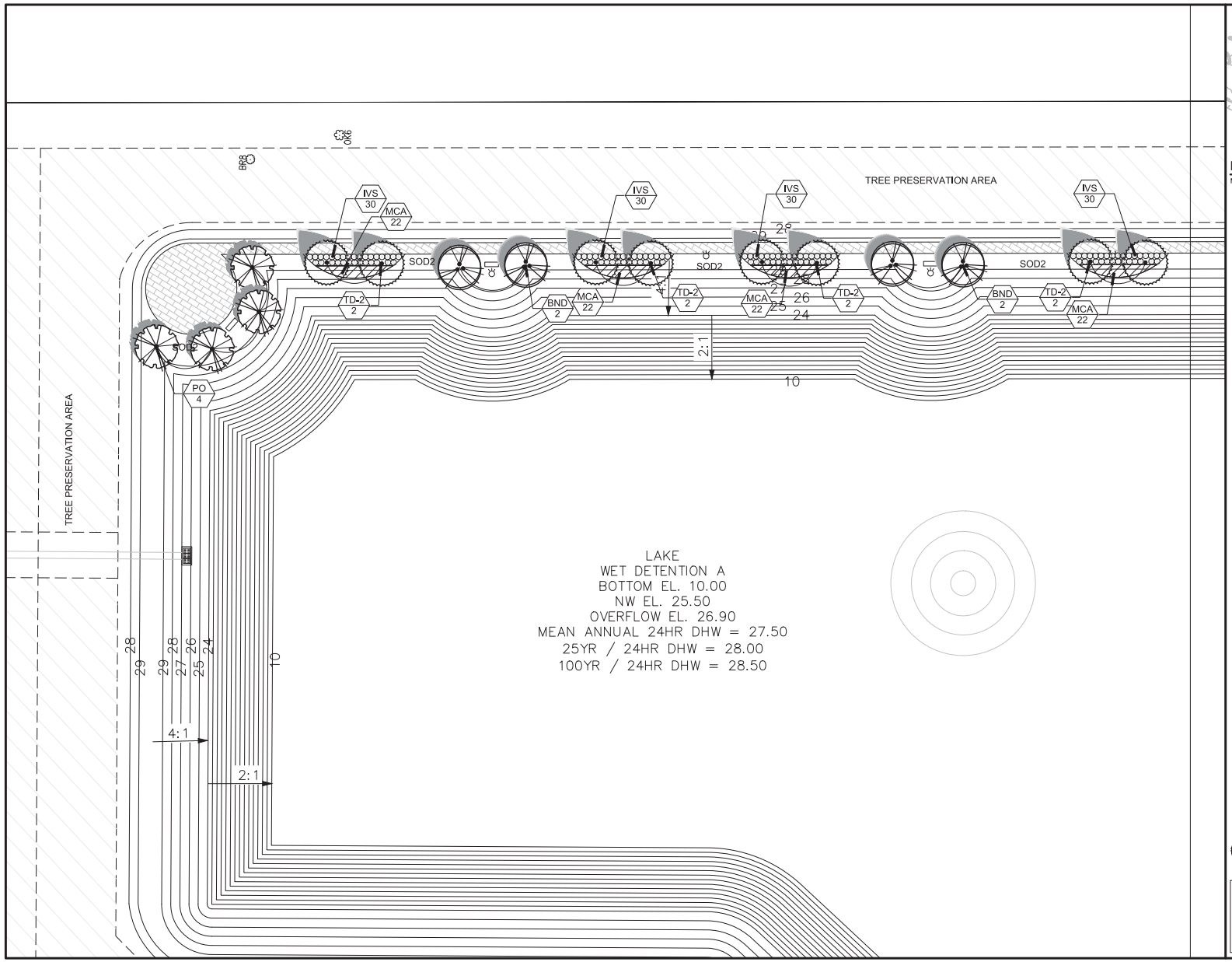
Environmental Tree & Timber, Inc.
9179 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 448-4455
CA - 0000284 LC - 0000316

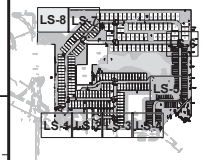
LANDSCAPE PLAN
RIDGEHAVEN FOR RIDGEHAVEN, LLC

DRAWING NUMBER
LS-6

PLOTTED: December 13, 2022 – 4:35 PM, BY: Karl Soderholm

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KEY MAP

N.T.S.

PLANT SCHEDULE

LARGE TREES	COMMON NAME
BNG	DURA-HEAT RIVER BIRCH
MGG	SOUTHERN MAGNOLIA
MGG	SOUTHERN MAGNOLIA
PEW	SLASH PINE
PO	AMERICAN SYCAMORE
QVO	SOUTHERN LIVE OAK
TDM	BALD CYPRESS
MEDIUM TREES	**COMMON NAME**
EO	JAPANESE BLUEBERRY TREE
ILE	EAST PALATKA HOLLY
SMALL TREES	**COMMON NAME**
LIM	LAVENDER CRAPE MYRTLE MULTI-TRUNK
LJT	JAPANESE PRIVET
PALM TREES	**COMMON NAME**
PS	MULDATE PALM
SP	CABBAGE PALMETTO
SHRUBS	**COMMON NAME**
IN	ANISE
IVS	SCHILLINGS DWARF
MC	WAX MYRTLE
YW	JAPANESE YEW
VO	SWEET VIBURNUM
ACCENT PLANTS	**COMMON NAME**
PSS	LACY TREE PHILODENDRON
SHRUB AREAS	**COMMON NAME**
IVA	SCHILLINGS DWARF
MCA	PINE MUHLY
PXA	KANZOU
RA	APRICOT DRIFT ROSE
RIA	WHITE INDIAN HAWTHORN
RMA	SAND CORDGRASS
TTA	SWAMP FAKAHATCHEE GRASS
VOA	MRS.SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS	**COMMON NAME**
AA	BLUE LILY OF THE NILE
DTV	VARIEGATED FLAX LILY
JP	PARSONI JUNIPER
TA	ASIATIC JASMINE
MULCH	**COMMON NAME**
MULCH	PINE STRAW MULCH
SOD/SEED	**COMMON NAME**
SOD1	FLORATAM ST. AUGUSTINE SOD
SOD2	BAHIA GRASS

0' 10' 20' 40'
1"=20'-0"

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PLANS PREPARED UNDER THE DIRECTION OF:
Karl M. Soderholm
L.A. NUMBER: LA 0666736

REVISIONS:
1 - REVISED PER CITY COMMENTS 09-29-2022
2 - REVISED PER CITY COMMENTS 11-15-2022
3 - REVISED PER CITY COMMENTS 12-13-2022

ETM NO. 22-051
DRAWN BY: KMS
DESIGNED BY: KMS
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DATE: April 2022

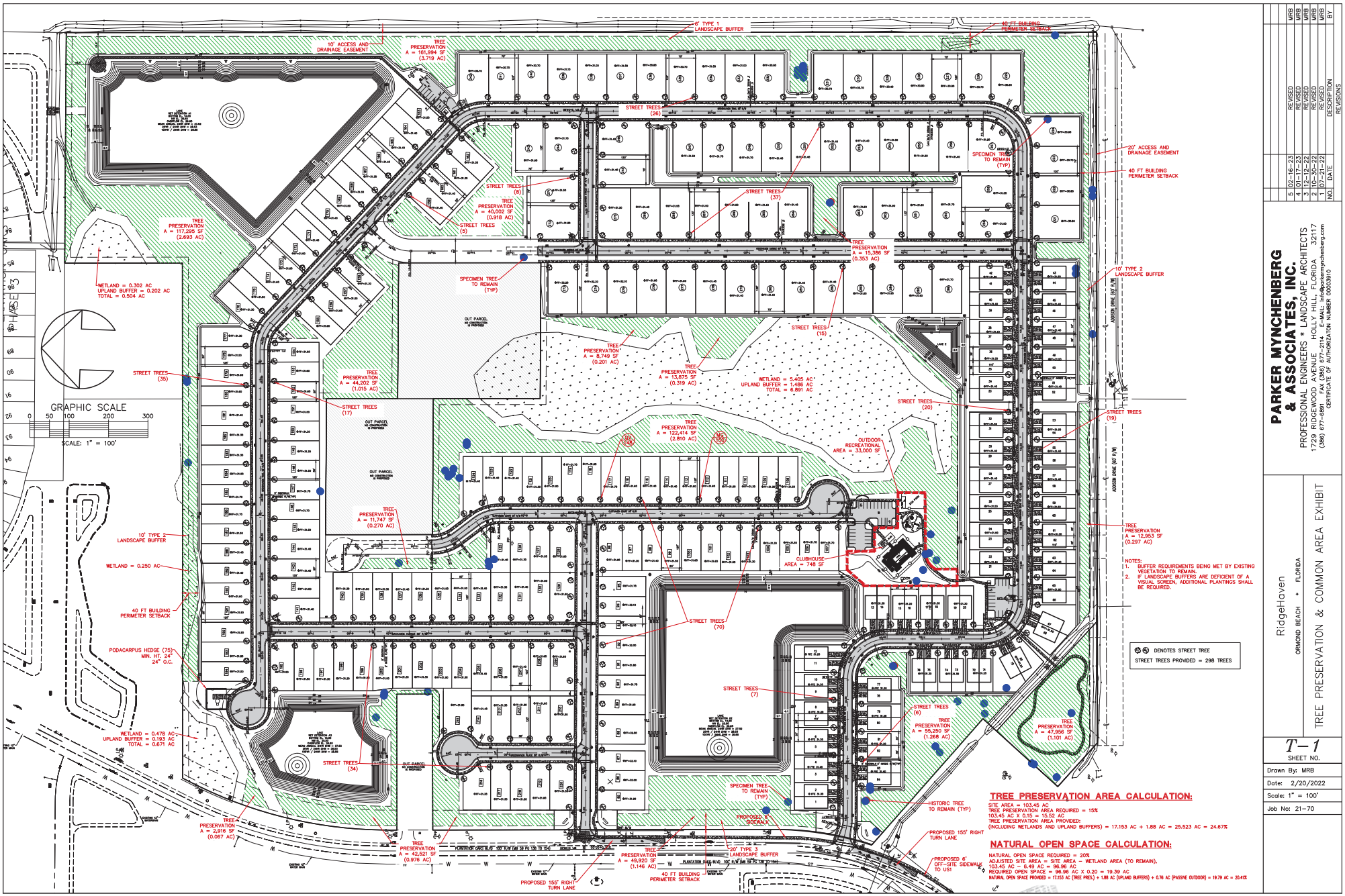
Environmental Technology & Management, Inc.
9775 Gate Pkwy. • Jacksonville Road
Jacksonville, FL 32246
TEL: (904) 642-8990
FAX: (904) 448-4455
CA - 0000284 LC - 0000316

LANDSCAPE PLAN
RIDGEHAVEN
FOR
RIDGEHAVEN, LLC

DRAWING NUMBER
LS7

PLOTTED: December 13, 2022 – 4:30 PM, BY: Karl Soderholm

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NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

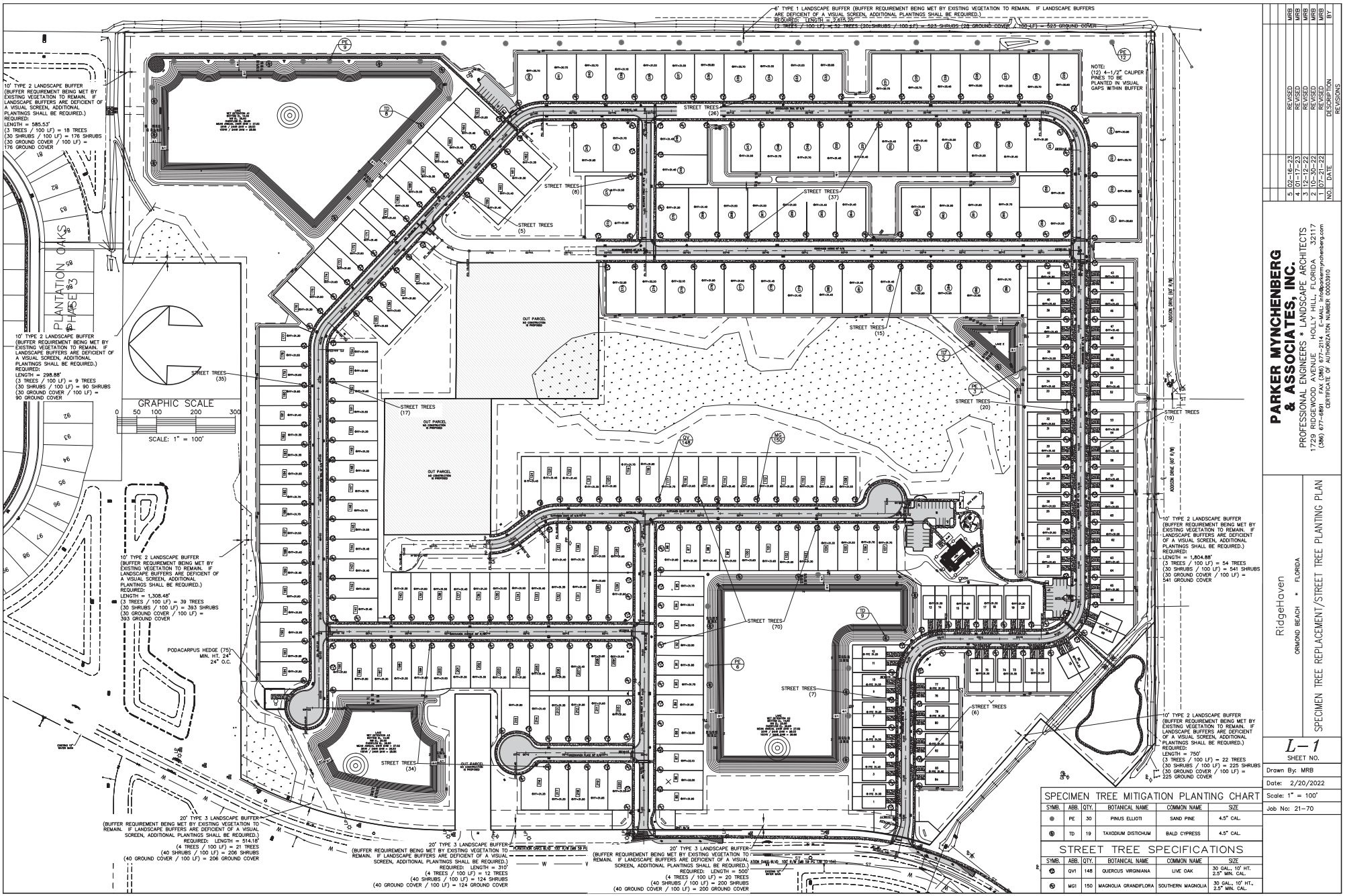
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: Info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

TREE PRESERVATION & COMMON AREA EXHIBIT

T-1
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 100'
Job No: 21-70



SPECIMEN TREE MITIGATION PLANTING CHART

SYMB.	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	PE	30	PINUS ELLIOTI	SAND PINE	4.5" CAL.
	TD	19	TAXODIUM DISTICHUM	BALD CYPRESS	4.5" CAL.

STREET TREE SPECIFICATIONS

SYMB.	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	QV1	148	QUERCUS VIRGINIANA	LIVE OAK	30 GAL., 10' HT., 2.5" MIN. CAL.
	MG1	150	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	30 GAL., 10' HT., 2.5" MIN. CAL.

NO.	DATE	DESCRIPTION	BY
5	02-16-23	REVISED	MRB
4	01-17-23	REVISED	MRB
3	12-12-22	REVISED	MRB
2	10-30-22	REVISED	MRB
1	07-21-22	REVISED	MRB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

RidgeHaven
ORMOND BEACH * FLORIDA

SPECIMEN TREE REPLACEMENT/STREET TREE PLANTING PLAN

L-1
SHEET NO.

Drawn By: MRB
Date: 2/20/2022
Scale: 1" = 100'
Job No: 21-70

RIDGEHAVEN DESCRIPTION:
ALL OF BLOCKS 1, 2, 23, 26, 27, 28, 29, 30, 31, 32, 33, 40, 41, 42, 43 AND 44, AND THOSE PORTIONS OF BLOCKS 3, 4, 5, 6, 22, 24, 25 AND 39 AND THE PUBLIC AND VACATED ROADS AND ALLEYS, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP OR PLAT BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S02°04'17"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2615.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ADDISON DRIVE; 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°52'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1804.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°49'07"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 149.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOWER STREET, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N40°10'53"E ALONG SAID EASTERLY RIGHT OF WAY, 256.33 FEET TO THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 39, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N50°41'00"W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 426.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY BROADWAY, 100.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; SAID NON TANGENT CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 763.96 FEET, A CENTRAL ANGLE OF 18° 21'39" AND A CHORD BEARING OF N07°02'04"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 244.82 FEET TO THE POINT OF TANGENCY; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 874.48 FEET TO THE MONUMENTED SOUTHERLY LINE OF LOT 3, BLOCK 22, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°48'07"E ALONG SAID SOUTHERLY LINE, 345.12 FEET TO THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 3; THENCE N02°07'59"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.47 FEET TO THE MONUMENTED NORTHEAST CORNER OF SAID LOT 3; THENCE S87°51'51"W ALONG THE MONUMENTED NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 345.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.19 FEET TO A BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 26°52'48" AND A CHORD BEARING N11°17'38"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 514.18 FEET TO THE POINT OF TANGENCY ; THENCE N24°44'02"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.37 FEET TO THE SOUTHERLY LINE OF TRACT "W", SAID PLANTATION OAKS OF ORMOND BEACH – UNIT 1, RECORDED ON MAP BOOK 59, PAGES 138–154; THENCE N87°55'16"E ALONG SAID SOUTHERLY LINE, 1308.48 FEET TO THE EASTERLY LINE OF SAID TRACT "W" AS NOW MONUMENTED; THENCE N02°05'34"W ALONG SAID MONUMENTED EASTERLY LINE, 298.88 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 36; THENCE N88°20'29"E ALONG SAID NORTHERLY LINE, 585.53 FEET TO THE POINT OF BEGINNING.

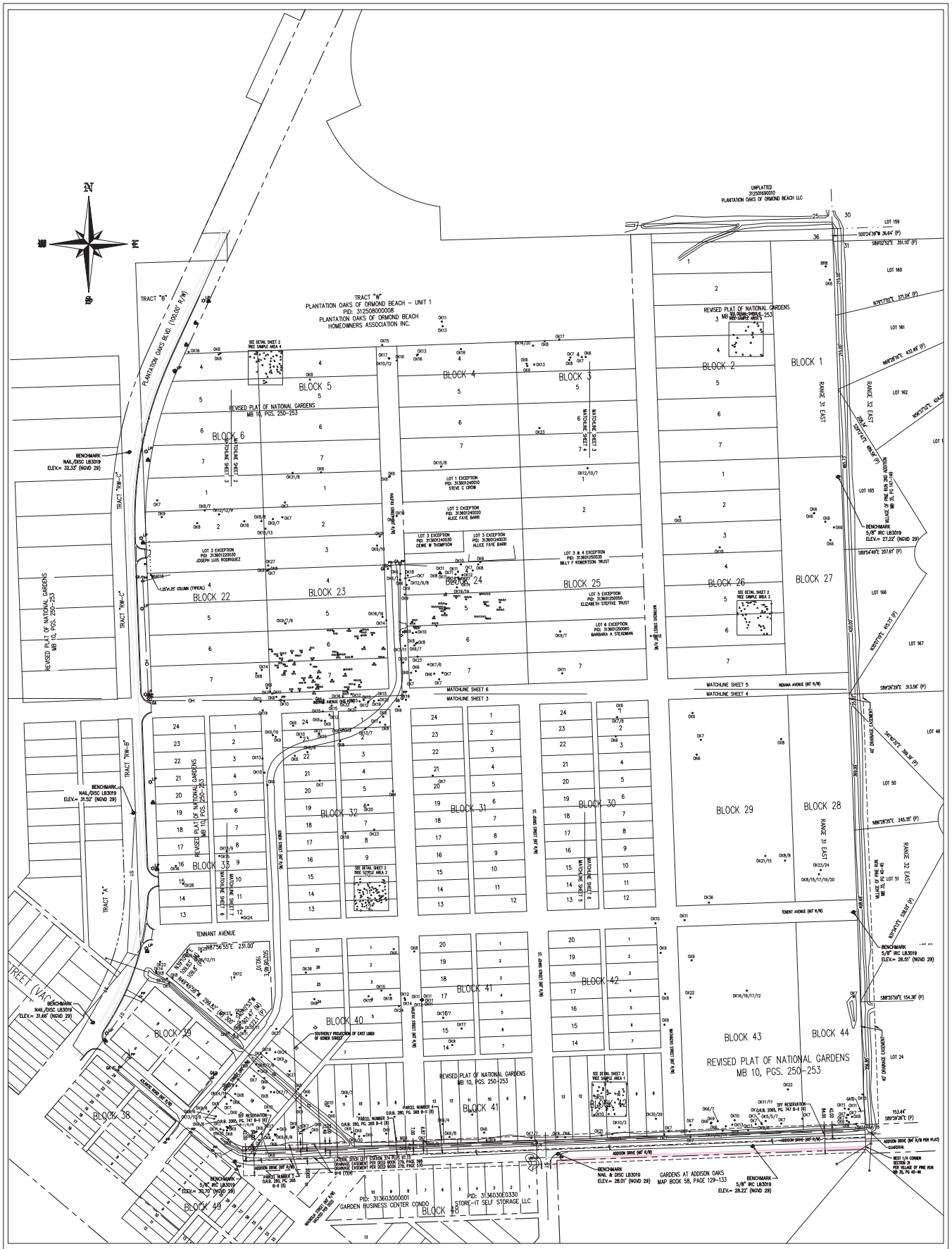
LESS AND EXCEPT LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 3, 4, 5 AND 6, BLOCK 25, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24; THENCE RUN N88°21'33"E, 345.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°06'23"E, 180.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 25; THENCE N88°19'26"E, 345.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°05'34"E, 361.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 25; THENCE S88°15'13"W, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°06'23"W, 271.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 25, BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 24; THENCE S88°18'23"W, 345.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°07'12"W, 271.46 FEET TO THE POINT OF BEGINNING.

THE NET AREA OF THE ABOVE DESCRIBED BEING 103.450 ACRES, MORE OR LESS.

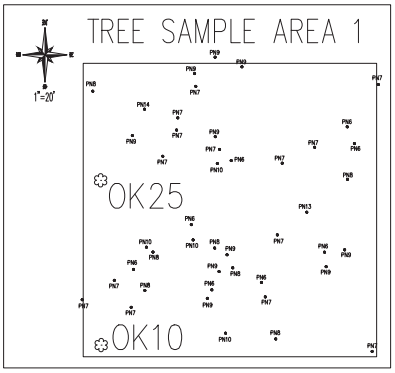
SURVEYORS NOTES

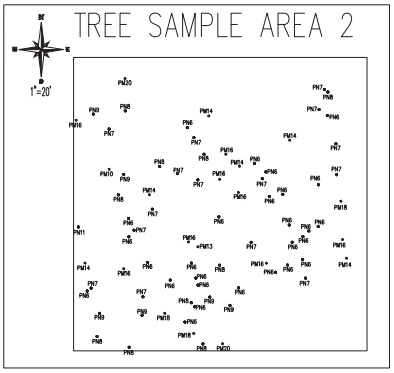
1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1016422; ISSUING OFFICE #3714601, FILE #2832–17 DATED FEBRUARY 10, 2021 AT 11:00 PM..
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°04'48E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.A.V.D. OF 1988, PER NGS MONUMENT DESIGNATION X–226 HAVING A PUBLISHED ELEVATION OF 29.48' NAVD 88. (NGVD 30.573 FEET)
6. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0203K. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
9. THE PORTION OF PENNSYLVANIA AVENUE SHOWN HEREON AS VACATED (PER ORB 5498, PAGE 1745)(VOLUSIA COUNTY RESOLUTION 2005–15) HAS BEEN INCLUDED IN THIS BOUNDARY SURVEY ALTHOUGH IT WAS NOT INCLUDED IN THE DESCRIPTION PROVIDED BY THE TITLE COMPANY IN THE COMMITMENT SHOWN IN NOTE #1 ABOVE.
10. THE VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC.

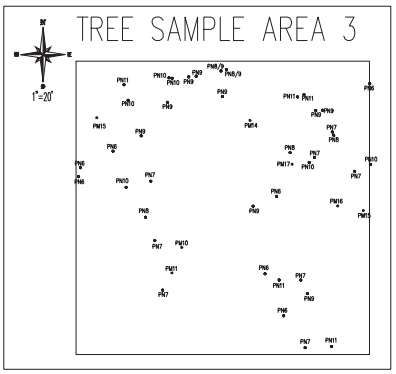

TOTAL GROSS LAND AREA:
3,092,627 SQUARE FEET OR
70.997 ACRES, MORE OR LESS
TRACT "W"
PLANTATION OAKS OF ORMOND BEACH – UNIT 1
PID: 3125080000008
PLANTATION OAKS OF ORMOND BEACH HOMEOWNERS ASSOCIATION INC.
TRACT W
PLAN OAKS
TRACT "B"
PLANTATION OAKS BLVD. (100.00' R/W)
SOUTH LINE, TRACT W
PLANTATION OAKS OF ORMOND BEACH
UNIT 1 MB 59 PG 138-154
S88°58'56"W 1307.40' (P)
N87°55'16"E 1308.48' (M)
NORTHERLY LINE, REVISED PLAT OF NATIONAL GARDENS MB10, PG's 250-253 AND NORTH LINE OF SECTION 36
N88°20'29"E 585.53' (M) 585' (P)
S02°24'28"W 36.64' (P)
S89°02'54"E 351.10' (P)
LOT 159
LOT 160
LOT 161
LOT 162
LOT 165
LOT 166
LOT 167
LOT 49
LOT 50
LOT 51
LOT 52
LOT 24
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 38
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42
BLOCK 43
BLOCK 44
BLOCK 48
BLOCK 49
INDIANA AVENUE
TENNANT AVENUE
ADDISON DRIVE (80' R/W PER PLAT)
GARDENS AT ADDISON OAKS
MAP BOOK 58, PAGE 129-133
GARDEN BUSINESS CENTER CONDO
STORE-IT SELF STORAGE, LLC
PID: 3136030000001
PID: 3136030E0330
S87°52'26"W 1804.88' (M)
NORTHERLY RIGHT OF WAY LINE, ADDISON DRIVE
60.00' RIGHT OF WAY PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
EASTERLY RIGHT OF WAY LINE, PLANTATION OAKS BOULEVARD, "FORMALLY BROADWAY 100.00 FOOT WIDE RIGHT OF WAY" PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
REVISED PLAT OF NATIONAL GARDENS MB 10, PGS. 250-253
NORTHERLY LINE, LOT 1, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S88°21'33"W 345.20'
LOT 2 EXCEPTION PID: 3136031440001 ALICE FAYE BARR
LOT 3 EXCEPTION PID: 3136031440001 ALICE FAYE BARR
LOT 3 EXCEPTION PID: 3136031440001 DENISE N THOMPSON
NORTHERLY LINE, LOT 3, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S88°19'26"W 345.16'
LOT 3 & 4 EXCEPTION PID: 3136012550010 BILLY F ROBERTSON TRUST
LOT 5 EXCEPTION PID: 3136012550050 ELIZABETH STREPPE TRUST
SOUTHERLY LINE, LOT 3, BLOCK 24 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S88°18'23"W 345.14'
SOUTHERLY LINE, LOT 6, BLOCK 25 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S88°15'13"W 345.07'
MONUMENTED NORTHERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
S87°51'51"W 345.14'
N87°48'07"E 345.12'
MONUMENTED SOUTHERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
MONUMENTED EASTERLY LINE, LOT 3, BLOCK 22 PER REVISED PLAT NATIONAL GARDENS MB10, PG's 250-253
N02°07'59"W 90.47'
BENCHMARK NAIL/DISC LB3019 ELEV.= 31.33' (NAVD 88)
BENCHMARK NAIL/DISC LB3019 ELEV.= 34.52' (NAVD 88)
BENCHMARK NAIL & DISC LB3019 ELEV.= 27.01' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 27.22' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 25.51' (NAVD 88)
BENCHMARK NAIL ELEV.= 30.68' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 26.22' (NAVD 88)
BENCHMARK 5/8" IRC LB3019 ELEV.= 29.70' (NAVD 88)
S88°59'59"E 154.38' (P)
S88°26'26"E 345.35' (P)
S88°26'29"E 313.56' (P)
S87°24'17"E 538.05' (P)
N88°26'26"W 345.35' (P)
N88°26'29"W 313.56' (P)
N87°24'17"W 538.05' (P)
S88°59'59"E 154.38' (P)
N02°07'59"E 90.47' (P)
N02°08'46"W 874.48' (P)
N02°08'46"W 20.19' (P)
N02°06'23"W 271.15' (P)
N02°05'34"W 298.88' (P)
N02°04'48"W 2615.20' (P)
N02°04'48"W 432.96' (P)
N02°04'48"W 434.70' (P)
N02°04'48"W 434.70' (P)
N02°04'48"W 432.96' (P)
N02°04'48"W 2615.20' (P)
S02°06'23"E 180.76' (P)
S02°05'34"E 361.11' (P)
S02°06'23"E 271.46' (P)
S02°07'12"E 271.46' (P)
S02°07'59"E 90.47' (P)
S02°08'46"E 874.48' (P)
S02°08'46"E 20.19' (P)
S02°07'59"E 90.47' (P)
S02°08'46"E 874.48' (P)
S02°08'46"E 20.19' (P)
S02°06'23"E 271.15' (P)
S02°05'34"E 298.88' (P)
S02°04'48"E 2615.20' (P)
S02°04'48"E 432.96' (P)
S02°04'48"E 434.70' (P)
S02°04'48"E 434.70' (P)
S02°04'48"E 432.96' (P)
S02°04'48"E 2615.20' (P)
S02°06'23"E 180.76' (P)
S02°05'34"E 361.11' (P)
S02°06'23"E 271.46' (P)
S02°07'12"E 271.46' (P)
(R) R=1096.00' L=514.18' CB=S11°17'38"E CH=509.48'
R=1096.00' L=514.18' CB=S11°17'38"E CH=509.48'
Δ=26°52'48" (M)
Δ=18°21'39"
R=763.96'
L=244.82'
CB=N07°02'04"E
CH=243.72'
FOUND 4x4 CM PRM 2429 NE CORNER SECTION 36, TWP-13-S R-31-E
FOUND 4x4 CM PRM NO ID LEANING ON LINE
FOUND 5/8" IRON ROD NO ID S87°55'43"W 0.229'
FOUND 5/8" IRON ROD NO ID S87°55'43"W 1.818'
FOUND 5/8" IRON ROD NO ID S87°55'43"W 0.084'
FOUND 5/8" IRON ROD & CAP LB 3019 S87°55'58"W 0.296'
FOUND 5/8" IRC NO ID S87°55'43"W 0.229'
FOUND 5/8" IRC ILLEGIBLE
FOUND 1" IP NO ID
FOUND 1/4" IP NO ID
SET 5/8" IRC LB 3019
RECOVERED 5/8" IRC LB 3019
RECOVERED 4x4 CM PRM LB 3019
RECOVERED 4x4 CM PRM NO ID LEANING ON LINE
RECOVERED 4x4 CM PRM LB 3019
RECOVERED 4x4 CM PRM NO ID
RECOVERED 4x4 CM PRM LB 3019
RECOVERED 4x4 CM PRM LB 3019
SET 5/8" IRC LB 3019 "NAIL"
SET 5/8" IRC LB 3019 "DATE"
SET 5/8" IRC LB 3019 "PK NAIL"
SET 5/8" IRC LB 3019 "NAIL"
SET 5/8" IRC LB 3019 "NAIL"
SET 5/8" IRC LB 3019 "

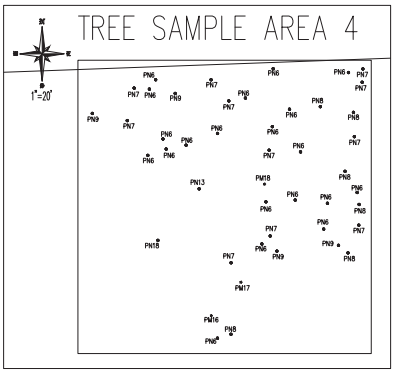

TRACT "B"
TRACT "M"
PLANTATION OAKS OF ORMOND BEACH – UNIT 1
PID: 312508000008
PLANTATION OAKS OF ORMOND BEACH HOMEOWNERS ASSOCIATION INC.
PLANTATION OAKS BLVD. (100.00' R/W)
UNPLATTED
3125016900010
PLANTATION OAKS OF ORMOND BEACH LLC
REVISED PLAT OF NATIONAL GARDENS
MB 10, PGS. 250-253
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 34
BLOCK 35
BLOCK 36
BLOCK 37
BLOCK 38
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42
BLOCK 43
BLOCK 44
BLOCK 45
BLOCK 46
BLOCK 47
BLOCK 48
RANGE 31 EAST
RANGE 32 EAST
TRACT "A"
TRACT "TRW-B"
TRACT "TRW-C"
TENNANT AVENUE
INDIANA AVENUE (80' R/W)
ADDISON DRIVE (80' R/W)
MATCHLINE SHEET 3
MATCHLINE SHEET 4
MATCHLINE SHEET 5
MATCHLINE SHEET 6
MATCHLINE SHEET 7
BENCHMARK
NAIL/DISC LB3019
ELEV.= 32.33' (NGVD 29)
BENCHMARK
NAIL/DISC LB3019
ELEV.= 31.52' (NGVD 29)
BENCHMARK
NAIL/DISC LB3019
ELEV.= 31.66' (NGVD 29)
BENCHMARK
5/8" IRC LB3019
ELEV.= 27.22' (NGVD 29)
BENCHMARK
5/8" IRC LB3019
ELEV.= 26.51' (NGVD 29)
BENCHMARK
NAIL & DISC LB3019
ELEV.= 28.01' (NGVD 29)
BENCHMARK
5/8" IRC LB3019
ELEV.= 26.22' (NGVD 29)
BENCHMARK
5/8" IRC LB3019
ELEV.= 26.30' (NGVD 29)
LOT 1 EXCEPTION
PID: 313601240010
STEVE C ORDIE
LOT 2 EXCEPTION
PID: 313601240020
ALICE FAYE BARR
LOT 3 EXCEPTION
PID: 313601240030
DEMIE W THOMPSON
LOT 3 EXCEPTION
PID: 313601240031
ALICE FAYE BARR
LOT 3 EXCEPTION
PID: 313601240320
JOSEPH LUIS RODRIGUEZ
LOT 3 & 4 EXCEPTION
PID: 313602250030
BILLY F ROBERTSON TRUST
LOT 5 EXCEPTION
PID: 313602250050
ELIZABETH STEFFIE TRUST
LOT 6 EXCEPTION
PID: 313601250060
BARBARA A STEADMAN
SEE DETAIL SHEET 2
TREE SAMPLE AREA 4
SEE DETAIL SHEET 2
TREE SAMPLE AREA 3
SEE DETAIL SHEET 2
TREE SAMPLE AREA 2
SEE DETAIL SHEET 2
TREE SAMPLE AREA 1
REVISED PLAT OF NATIONAL GARDENS
MB 10, PGS. 250-253
GARDENS AT ADDISON OAKS
MAP BOOK 58, PAGE 129-133
PID: 313603000001
GARDEN BUSINESS CENTER CONDO
PID: 313603060330
STORE-IT SELF STORAGE LLC
CONTINUOUS PROJECTION OF EAST LINE OF SOMER STREET
CONTINUOUS PROJECTION OF WEST LINE OF SOMER STREET
CONTINUOUS PROJECTION OF WEST LINE OF JAMES STREET
CONTINUOUS PROJECTION OF EAST LINE OF JAMES STREET
WEST 1/4 CORNER SECTION 31 PER VILLAGE OF PINE RUN MB 35, PG 40-46
O.R.B. 2065, PG. 747 B-II (E)
O.R.B. 2065, PG. 747 B-II (E)
O.R.B. 2065, PG. 747 B-II (E)
O.R.B. 390, PG. 388 B-II (E)
O.R.B. 390, PG. 388 B-II (E)
O.R.B. 393, PG. 308 B-II (E)
PARCEL NUMBER 2
PARCEL NUMBER 3
PARCEL NUMBER 4
PARCEL NUMBER 5
PARCEL NUMBER 6
PARCEL NUMBER 7
PARCEL NUMBER 8
PARCEL NUMBER 9
PARCEL NUMBER 10
PARCEL NUMBER 11
PARCEL NUMBER 12
PARCEL NUMBER 13
PARCEL NUMBER 14
PARCEL NUMBER 15
PARCEL NUMBER 16
PARCEL NUMBER 17
PARCEL NUMBER 18
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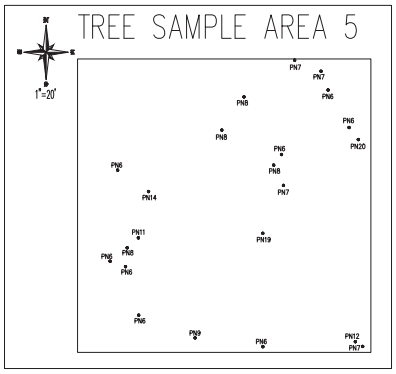
SEE SHEET 8 OF 9 FOR LOCATION OF DETAIL BLOCKS











SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITTMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1016422; ISSUING OFFICE #3714601, FILE #2832-17 DATED FEBRUARY 10, 2021 AT 11:00 PM..
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF SECTION 36 BEING S02°04'46E.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. ELEVATIONS REFER TO N.G.V.D. OF 1929, PER NGS MONUMENT DESIGNATION X-226 HAVING A PUBLISHED ELEVATION OF 30.573 FEET (29.48' NAVD 88).
6. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0203K. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"=500'.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
9. THE PORTION OF PENNSYLVANIA AVENUE SHOWN HEREON AS VACATED (PER ORB 5498, PAGE 1745)(VOLUSIA COUNTY RESOLUTION 2005-15) HAS BEEN INCLUDED IN THIS BOUNDARY SURVEY ALTHOUGH IT WAS NOT INCLUDED IN THE DESCRIPTION PROVIDED BY THE TITLE COMPANY IN THE COMMITTMENT SHOWN IN NOTE #1 ABOVE.
10. LOT 7, BLOCK 4 IS NOT MENTIONED IN TITLE COMMITMENT DESCRIPTION. PER THE VOLUSIA COUNTY TAX ASSESSOR, THE TITLE IS VESTED IN SHILLOC FAMILY LP NUMBER ONE AS A PORTION OF PARCEL 2 (TAX ID #313601010011 – LOTS 4 TO 7 INCLUSIVE, BLOCK 4) AND HAS BEEN INCLUDED IN THIS SURVEY PER CLIENT DIRECTION.
11. THE VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC.

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF
SECTION 24, T-16-S, R-31-E,
VOLUSIA COUNTY, FLORIDA

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	OPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— + —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE		CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

FOR: RIDGE DEVELOPMENT GROUP

SCALE: 1"=20' FIELD BOOK: 889 PAGE(S): 27-34 SHEET 9 OF 9

	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
TYPE OF SURVEY					
SPECIFIC PURPOSE :		–	–	–	–
BOUNDARY SURVEY :	X/XX/2011	– 11-XXXX	– J. MOLLER	– D HITCHCOCK	– J ZAPERT
TOPOGRAPHIC SURVEY :		–	–	–	–
FOUNDATION SURVEY :		–	–	–	–
FINAL SURVEY :		–	–	–	–
RECERTIFICATION SURVEY :		–	–	–	–

LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT
	TREE		PERMANENT REFERENCE MONUMENT
FH	FIRE HYDRANT		PERMANENT CONTROL POINT
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
	IRON ROD WITH CAP		EXISTING ELEVATION
	IRON PIPE	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

Z:\Active Projects\John Collins\SURVEY\SURVEY\11-15-21\2083LALTA.dwg 8/18/2022 10:38:10 AM EDWG To PDF.pc3

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Planning Board minutes from April 13, 2023

ITEM:

DO-2022-061(B)

RidgeHaven subdivision

Issuance of a Development Order

V. APPROVAL OF MINUTES

March 09, 2023

Mr. Scudiero moved to approve the March 09, 2023 Minutes. Mr. Railsback seconded the motion. Vote was called, and the motion was approved (6-0).

VI. PLANNING DIRECTOR'S REPORT

No report.

VII. PUBLIC HEARINGS

A. ZMA 2022-061(A), RidgeHaven subdivision, Zoning Map Amendment

Mr. Spraker explained that all three RidgeHaven agenda items will be shared together and suggested that the Board vote on one at a time.

Mr. Spraker, Planning Director, reviewed the first request from RidgeHaven, LLC., with authorization of the property owner, Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development, for 103.45 acres. Mr. Spraker continued that the proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and included the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.

Mr. Spraker stated that this property went through a Land Use Amendment where the majority of the property was in unincorporated Volusia County. There was a minimum of four residential units per acre (337 units) and allowed up to eight residential units per acre (674 units). He added that there were already 19.19 acres that were already in the city that allowed eight residential units per acre. The total residential units for the project was 827 units under previous land uses. Mr. Spraker continued that as the project moved on it had to be decided on whether to develop in unincorporated Volusia County and get utilities from the City of Ormond Beach or annex into the City of Ormond Beach for the entire subdivision process. It was decided to go through the City of Ormond Beach for the process and as part of the Land Use Amendment and the residential units were decreased to 298 residential units. Mr. Spraker noted that the existing land use today is "Low Density Residential" and "Medium Density Residential" is along Addison Drive. He explained that there are outparcels in which the RidgeHaven subdivision owners do not own, therefore they are not part of the zoning map amendment. They have designated zoning through the Interlocal Service Boundary Agreement (ISBA) process. Mr. Spraker stated that the zoning map does not approve any site plans, as it is the framework to allow the process for a development order.

Mr. Spraker concluded that the Site Plan Review Committee (SPRC) is recommending approval of the zoning map amendment and reviewed the tentative

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City Commission meeting dates May 16, 2023 for first reading and June 6, 2023 for second reading.

B. <u>DO 2022-061(B), RidgeHaven subdivision, Issuance of a Development Order</u>

Mr. Spraker, Planning Director, continued with an explanation of the next RidgeHaven request, the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. He expounded on the development order and how it is a zoning document, and expressed how unique RidgeHaven is as they have done both the zoning document and the preliminary plat together as well as provided detailed construction drawings. Mr. Spraker commented how the project started with the Site Plan Review Committee (SPRC), they had a neighborhood meeting in July 2022, it is now before the Planning Board, an advisory board appointed by the City Commission and then will go before the City Commission May 16, 2023 and June 6, 2023. He reviewed past applications that the project has gone through from the ISBA amendment, land use map amendment, and annexation.

Mr. Spraker stated that the gross density is 2.76 units per acre for the proposed subdivision. Taking out the wetlands, the net density is 2.95 units per acre. He added that the applicants have done an innovative design that has mixed housing types with duplex units along Addison Drive, consistent with the Gardens of Bella Vita, and they have done 136 interior lots of 50' wide, and 66 larger lots at 75' wide, along the Village of Pine Run. Mr. Spraker showed where the outparcels are and reiterated that they are not part of the overall plan. Outparcels will have platted access to their property. Mr. Spraker stated that the access points are along Plantation Oaks Boulevard. There is no access on Addison Drive. Mr. Spraker added that the project has provided school concurrency, a traffic analysis was provided, and a proportionate fair share agreement is required. He continued that stormwater was analyzed and the project will have less stormwater rate and volume post-development than in pre-development conditions. A St. Johns permit was issued for both the wetlands and the stormwater. The stormwater will be used for irrigation of the subdivision. A master irrigation will be done out of the stormwater with no individual wells. Mr. Spraker added that there is a ditch partially located along the interface of the Village of Pine Run that will be placed in the easement. It is 10' on the RidgeHaven property and then goes off onto the Village of Pine Run property.

Mr. Spraker continued that the three historic trees onsite are being preserved. The Village of Pine Run property interface has a 35' natural landscape buffer, and the LDC requires a 6' landscape buffer. The project design also exceeded the buffer requirements along Plantation Oaks Boulevard, Addison Drive and on the third phase of Plantation Oaks. Mr. Spraker stated that the project has proposed 24.67 percent of the site as natural preservation. The LDC requires only 15 percent under straight zoning and 20 percent under the Planned Development. He added that there are approximately 8 acres of wetlands of which they are impacting 1.75 acres. Sidewalks are being put in on both sides internally and also connecting to U.S. Highway 1. Mr. Spraker stated that the project has recreational improvements including a 33,000 square foot outdoor amenity area including a pool and pool deck, a dog park, playground and activity field. Walking trails are also part of the recreational improvements.

Mr. Spraker went over the development order waivers. One of them is for outdoor recreation in lieu of indoor recreation, which he explained is allowed in a Planned

Residential Development. A wet detention of the depth for the pond, to maintain the fill onsite for the stormwater irrigation. A 40' buffer building setback is also required. Mr. Spraker reviewed the development order benefits from the reduction in density, the innovative site design, natural preservation, landscape buffers, and additional recreation of amenities.

Mr. Spraker reviewed the two notices of concern; one from Mr. Lehman, 1135 Benton Street, who is not in support of the application; and a neighbor to the property, Mr. Rodriguez, who is interested in screening from the project.

Mr. Spraker concluded that the SPRC is recommending approval of this application. It is planned that the item will go before the City Commission for first reading on May 16, 2023 and second reading on June 6, 2023.

C. PP 2022-061(C), RidgeHaven subdivision, Preliminary Plat

Mr. Spraker, Planning Director, continued with the RidgeHaven request for a preliminary plat for 286 residential lots on 103.45 acres and associated site improvements. He explained that a preliminary plat is a document that subdivides land. The SPRC recommends approval of the preliminary plat.

Applicant's presentation

Mr. Glenn Storch, P.A., Storch Law Firm, 420 S. Nova Road, Daytona Beach, Representative, reviewed the history of other applications this project went through. The annexation of the project now allows reduction in permitted density, clustering, preservation of wetlands, municipal utilities and creative design. Mr. Storch explained that the applicant for the project stipulated for the Comprehensive Plan Amendment that was approved by the City and DEO. The limited number of units was limited to 298 for the entire parcel, no more than 3 units per acre. The PRD reduces the number now to 286 units. This reduced the density by 754 units and from 8 units per acre. Mr. Storch explained the diversity of the residential community further by detailing the plan for 84 duplex lots, 135 single-family 50' wide lots, and 66 single-family 75' wide estate lots.

Mr. Storch reviewed the environmental quality of life goal for the project stating that they will preserve a large wetland and upland buffer area in the center of the community, natural vegetation and tree preservation area, and explained how they are exceeding the required tree preservation. He added that most of the lots will have connections to natural vegetation in the community. Twenty-five percent of the land will remain untouched. Mr. Storch reiterated the inclusion of over 50,000 square feet of outdoor recreation area, in which the 33,000 square feet that was aforementioned is included..

Mr. Storch reviewed the effective water management part of the project with the minimization of water use. He covered that the irrigation will be from the use of the stormwater retention ponds, explained the aquifer recharge, and no groundwater wells or septic tanks, as the project will utilize the City of Ormond Beach potable water and sanitary sewer services. Mr. Storch stated that there will be no impact to the adjacent residential potable wells (Village of Pine Run) caused by a draw down or septic pollution of groundwater. He noted that the project is not within the 100-

year floodplain. In regards to protecting the adjoining neighbors, Mr. Storch mentioned that to the east of the project there will be a natural wooded buffer of at least 35', adjacent to the Village of Pine Run, and coupled with the existing canal, neighboring residents will be at least 100' to 150' away from new homes in RidgeHaven. He continued that to the south on Addison Drive, there is no access and only a vegetated buffer. To the north, there is a common area and wetlands and to the west is Plantation Oaks Boulevard. The entrances direct traffic towards the U.S. Highway 1 signal and away from existing residential.

Mr. Storch touched on some of the design of the community and displayed a landscaped entry sign and added that there will be ornamental streetlights and sign poles to provide an up-scale aesthetic. 298 street trees will be planted throughout the development along the streets, and in addition every lot will have trees planted, totaling 1,552 new trees in addition to the preserved trees. Mr. Storch added that the Homeowners' Association (HOA) will maintain and manage the natural areas and remove invasive species, and also added that there will be retention of more stormwater onsite than existing conditions – *more retention than required*. There will be less stormwater going off the site than what is on there presently.

Ms. Shull opened it up to the Board.

Board Questions

Mr. Railsback asked if the outparcels are vacant and if there are any improvements on them. Mr. Storch replied that there is a house on one of them and their access will be maintained and will provide them an easement. He added that they will have a paved road for the project portion and suggests that in the future it would be beneficial to them to annex into city water and sewer.

Mr. du Moulin expressed concern with guarantee of the HOA's responsibility with governing the irrigation system for the retention ponds. He referenced his experience with being part of an HOA and how they are mostly run by the members of the community. Mr. Storch replied that St. John's River Water Management District (SJRWMD) manages the permitting of the ponds and sets requirements through their permitting process. He commented that HOAs typically contract a company to maintain the ponds. He added that the ponds will be nice with fountains in them, which requires less maintenance. It was said that if the ponds are not maintained, the City, SJRWMD and homeowners have rights to take action. Mr. Storch stated that the invasive species are analyzed annually and taken care of. The HOA document is being drafted to address the matters and inform the home purchasers.

Mr. Railsback concurred with the comments and suggested that the responsibilities be clear in the covenants.

Mr. Jorczak questioned what the lot sizes are on the adjacent developments of Village of Pine Run and Plantation Oaks. Mr. Storch replied that Plantation Oaks are 50' by 100' which is consistent with what is being built. It was mentioned that there are smaller parcels and multi-family townhouses off of Addison Drive. There are also townhouses to the west of the development. Mr. Storch added that Village of Pine Run are approximately one acre and they have septic tanks and wells.

Mr. Scudiero inquired about the recreation areas planned for the development and why there is not more of a focus on indoor recreation area, like that of the outdoor recreation. Mr. Storch answered that the size of any recreation area is bases off of the number of units, therefore the indoor recreation area would have to be vast. He concluded that there would be no need for a fitness center with the amount of outdoor area, the pool and walking trails.

Mr. Scudiero asked if the natural areas on the map presented showed area that has been clear-cut. It was confirmed by Mr. Storch that the project was not clear-cutting due to clustering.

Mr. Jorczak inquired about the target-market price range of the homes. Mr. Storch replied that there will be a diverse market of approximately $300,000 for a duplex, and $400,000, $500,000, $600,000, and up to $700, 000 for the homes.

Ms. Shull asked if the property was out of flood zone X. Mr. Storch confirmed it is. Ms. Shull inquired about the rental restrictions for short-term rentals for the HOA. Mr. Storch will work on creating rental restrictions that reflect not allowing short-term rentals in the covenants and restrictions. There was discussion about rental communities and how it is not the goal for this project to be one.

Mr. du Moulin inquired about the stormwater. Mr. Storch stated that there will be less stormwater post-development and explained how the project will maintain more stormwater on the site than presently goes off of the property.

Mr. Storch addressed the earlier inquiry regarding a property on the cul-de-sac with a lighting concern, and requested a vinyl fence or hedge be installed and stated that the request will be adhered to.

Audience Comments

Mr. Luis Rodriguez, 1155 Plantation Oaks Boulevard, commented in regards to him being the individual who requested the fence. He stated that he prefers both the vinyl fence and vegetation (hedges). He stated that he worked at Sea Ray Boats and referenced a similar situation take place there where a parking lot was cleared out and at 5:00 a.m., the headlights came in. Mr. Rodriguez expressed concern with the pesticides being close to his home and family. He noted that he has a well. He requested that it not be possible for "drifters" and RVs to park close to him. He asked if the lot at the upside of the cul-de-sac can be eliminated, allowing the cul-de-sac to move back further for more safety and privacy. Mr. Luis explained that he hopes the water does not go his way in the event of a storm and hopes it is worked out in the .elevation planning. He concluded that he hopes that no one else can live on the cul-de-sac.

Mr. Charles Genter, 58 Indianhead Drive, Ormond Lakes, stated that he is a board member and Past President of the Ormond Lakes HOA. He noted that he wants to address the dilemma that Ormond Lakes faces with increasing amount of stormwater resulting from continuing land development and water shed. Mr. Genter continued that Ormond Lakes has no control over how much stormwater is being sent to them. Ormond Lakes is working diligently to optimize their stormwater system by spending $145,000 on a stormwater system since the storms in October and November 2022.

He added that the estuaries were back-washing that overwhelmed the Ormond Lakes storm distribution culverts. As a result, raw sewage was in the street due to lift station and street flooding. Several residents had water reach their garage. He continued that the Ormond Beach water shed is 5 square miles from the north and west and is expanding through development. Mr. Genter stated that there are six new developments and several more in the planning stage and each new project will send water downhill to the Ormond Lakes system using the open ditch system. Ormond Lakes is the last stop for stormwater before the estuaries. Mr. Genter emphasized that water runs downhill and a significant amount of stormwater enters their system. He asks how much water is coming and if a study has been done. He remarked that he asked that question in 2019 and 2020 and the answer is the same then as it is today, no one knows. He expressed frustration with the Planning Board, city engineers and City Commissioners for their misunderstanding of the problem stormwater management is. He pleaded for assistance from the City of Ormond Beach.

Mr. Tom Gaynor, 22 Rocky Bluff Drive, Ormond Lakes, concurred with Mr. Genter, commenting that Ormond Lakes has problems. He continued that each new development will affect the flooding as all of the surrounding areas to Ormond Lakes do. He added that during a 100 or 500-year storm the flood will become one, according to Mr. Gaynor. He stated that when North Beach Street floods, the water backs up to the Ormond Lakes exit. Last November the estuaries overran the exits and back flushed the area. Mr. Gaynor commented that when the engineers look at it, the data looks fine but when there is a big storm there is a problem. He inquired about the directional flow of the water and noted that they are at 8' above sea level, and that the ponds are at 29' above sea level. Mr. Gaynor stated that they need help from the City as they are out of money.

Ms. Shull asked Mr. Spraker if staff has met with the Ormond Lakes HOA before. Mr. Spraker replied that he and Mr. David Allen, Civil Engineer, met with them after the hurricane. He stated that there is a Stormwater Master Plan that has a study for the Ormond Lakes areas and that the Ormond Lakes complaints are not being ignored. The RidgeHaven subdivision is discharging less in the post development stage, in terms of rate and volume, then the pre-development condition. Mr. Spraker concluded that the applicant will give additional information on the matter and Mr. Allen will follow with his stormwater observations.

Mr. Parker Mynchenberg, Parker Mynchenberg & Associates, 1729 Ridgewood Avenue, stated that when the ponds are dug deeper, it does not create additional storage. It is when the area gets bigger that you get the additional storage. He explained that a wetland is being preserved in Plantation Oaks that abuts the site to the north. He further explained that when Plantation Oaks Boulevard was built, a new outfall was created that runs along the Village of Pine Run, easterly to 2,000 acres in the natural gardens that was sold to the state. There is a discharge easement to the park at 8' to 9' elevation. Mr. Mynchenberg remarked that he knows the area and drainage well, being that he designed Ormond Lakes, Halifax Plantation and Plantation Oaks. He added that he met with Mr. Allen regarding the RidgeHaven impacts to Ormond Lakes and Pine Run and did some research. There is a big ditch along Addison Boulevard and between the subject property and the Village of Pine Run. A ditch was built along the north property line on Plantation Oaks Boulevard. Mr. Mynchenberg stated that when it rains on the current site, it drains in all three directions. The initial design had outfalls to the lakes to the various ditches. It has

since been redesigned so that the runoff that leaves the site, goes into the outfall ditch on Plantation Oaks Boulevard, leaving 15 percent more storage than what is required. The 25-year and the 100-year storm event were analyzed and it demonstrated that the existing pre-development conditions are not exceeded. In a 500 year storm, the Tomoka Basin comes up to elevation 8.

Mr. Mychenberg added that the big lake in Ormond Lakes was preserved as well as wetlands. The wetlands hold water during the summer though and he mentioned that he has been working with Ormond Lakes for 20 years to resolve things for them. He concluded that the stormwater is directed to the east away from Ormond Lakes.

Mr. David Allen, Civil Engineer, City of Ormond Beach, remarked that upon receipt of the subject property project, they were already working with Ormond Lakes, their two ponds and entrance off of Pine Tree Drive. He commented that he was concerned about the water that makes its way to the two lakes and the canal off of Addison Drive, going north, and the swale behind the first row of houses on Addison Drive. He added that the predeveloped site has a significant number of depressions that hold water and that he found out through Mr. Mynchenberg's Stormwater Plan that the predeveloped rate that left the site was after the depressions were filled up. There is a small amount of storage volume in it predevelopment, therefore when starting with the design, Mr. Allen noted that he was looking at how the predeveloped storage was increased in the three ponds. He said that he discussed wetland concerns and changing how much flow goes directly toward Village of Pine Run with Mr. Mychenberg and found that as the design is now, after the area is filled, the back of the lots on Addison Drive will drain to the interior of the project. The water will be controlled in how it is ran through the three ponds, and the wetland, prior to going into the larger pond, and will go into the east-west ditch along the northern property line. Mr. Allen stated that staff has gone through significant review about the ditch and what the capacity of it is, as well as the ditch that runs north along the western edge of Village of Pine Run.

Mr. Allen added that when he met with Ormond Lakes, they referenced the ditch between Village of Pine Run and RidgeHaven flows to the south to the ditch behind the first interior of lots in Village of Pine Run, and as aforementioned the area that goes that way has been decreased. There are additional plans in review from Mr. Mynchenberg, received early this week on Monday to ensure that there is a blockage of the ditch at the corner so that no water will go south to Village of Pine Run unless there is a huge rain. Mr. Allen stated that engineers for the state have to design to certain standards. He referenced a storm event like that of what happened in Fort Lauderdale where they received 23" in 24 hours, in which no one can design for, but assured that they look at 100-year storm, 11.5" inches in a 24-hour period. Mr. Allen explained that they have attempted to force the water to go north, then along the northern edge of Village of Pine Run, into the wetland. He addressed the inquiry of when the Planning Board will address stormwater and take action, and answered that he informed Ormond Lakes that the master stormwater plan was approved in February 2023 with two studies for the northern U.S. 1 area and another for Ormond Lakes and the entrance at Pine Tree Drive. He further explained that in the stormwater master plan, they were scheduled for year two and was told that it recently changed and it is to be done in the first year.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Mr. du Moulin asked Mr. Allen who maintains the ditches and canals over time. Mr. Allen replied that the County maintains the ditch between Village of Pine Run and RidgeHaven, the Addison canal and once it gets to a certain point in Plantation Oaks, it will then be managed by Plantation Oaks HOA.

Mr. Storch addressed Mr. Rodriguez's request and replied that it will be noted as a stipulation for the arrangement of his fencing and hedges installation to be taken care of.

Mr. Galloway inquired about Mr. Rodriguez's desire to connect or not connect to city sewer and septic.

Mr. Mynchenberg stated that there is a 12" waterline that runs in the right-of-way (ROW). He added that Mr. Rodriguez has potable water that can be tapped into. Regarding gravity sewer, there is a proposed lift station as well as another lift station for the townhouse project across the street on Destiny Drive, where the sewer was stubbed. Mr. Mychenberg further explained that the duplexes work by gravity into the existing lift station that service that project. A new lift station is also by the cul-de-sac, and the project would have to be designed to provide gravity sewer to an outparcel. Mr. Mynchenberg concluded that Mr. Rodriguez could connect if he wanted to.

Mr. Jorczak asked about the trees being planted and inquired about trees that are lost. Mr. Storch answered that there are guarantees on the trees that they will live for a year, until being well-established. A provision can be included that specifies that the trees will be maintained.

Mr. Scudiero commented that he will support the unique project that it is not clear-cut. The project is consistent to the area in terms of greenery and the townhome portion. He noted the reduction in density to what can go in there. The County-version could have been almost 1,000 units, and under the City-standard could have been 515 units, and the proposed project is now down to 286 units.

Mr. Railsback concurred with Mr. Scudiero and commented that he appreciates the increase in effort from the developer to not further impact the stormwater issues in the area.

Mr. du Moulin noted that he appreciates the reduction of density but cannot support due to HOA concerns as well as other aspects.

Mr. Jorczak concurs that the project is unique and expressed that it is well thought-out. He noted that he also likes the clustering and reduction of density, as well as the different housing to provide a diverse environment. He added that the rental issues is also of concern to him as well. Mr. Jorczak urged when writing the covenants and restrictions to guarantee that the vegetation is not lost after three to four years. Mr. Storch replied that the City regulates it.

Mr. Jorczak commented that the developer and staff have done an admirable job redirecting the water away from Ormond Lakes as well as the work being done in the

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stormwater management plan. He concluded that he likes the project for the diversity and how it fits with the surrounding communities and will support.

Mr. Galloway expressed the importance of the input from the neighbors. He directed his compassionate comments at Mr. Genter and Mr. Gaynor regarding flooding and expressed satisfaction that staff is working on a stormwater master plan for the growing community. He referenced Mirror Lakes and Chelsea Place and ensured that the developer at that time corrected the problem. Mr. Galloway commented that he hopes that the redirection of the water now going north, uphill will resolve the issue. He concluded that he is in support of the project now after the third time, as everything that was asked for regarding improvements was done.

Ms. Shull agreed with Mr. Galloway and commented that the Board has to work with the developers and do the best that they can with it. People are moving to Florida by the thousands. She commended the developer for working with the Board and staff on the drainage and greenspace. She reiterated her concern regarding rentals and the HOA not allowing *short-term* rentals. Ms. Shull concluded that she is in support of the project. She asked Mr. Spraker to explain the three waivers.

Mr. Spraker reiterated that there is three separate items, the first being the zoning map. Waivers are a part of the issuance of a development order. One waiver is the outdoor recreation in lieu of the indoor recreation. A lot of outdoor recreation is being proposed in place of indoor recreation. The detention pond is to allow the fill to be onsite as to not import fill which will provide greater stormwater management for the property. He concluded that there are areas that will not meet the 40' buffer. Not every space will have the 40' buffer, therefore they are asking for a waiver of that requirement in return for providing the benefits that were listed in the staff report and provided earlier.

Mr. Jorczak motioned to approve ZMA 2022-061(A), RidgeHaven subdivision, Zoning Map Amendment. Mr. Railsback seconded it. Vote was called, and the motion was approved (5-1), with Mr. du Moulin against.

Board discussion ensued.

Mr. Storch added that regarding the next vote, that he will provide language that will include the vinyl fencing and landscaping for it at the end of the cul-de-sac.

There was Board-City Attorney discussion explaining the item B vote further.

Mr. Scudiero motioned to approve DO 2022-061(B), RidgeHaven subdivision, Issuance of a Development Order, including the three waivers and the additional provision for the fence and landscaping at the end of the cul-de-sac. Mr. Jorczak seconded it. Vote was called, and the motion was approved (5-1), with Mr. du Moulin against.

Mr. Railsback motioned to approve PP 2022-061(C), RidgeHaven subdivision, Preliminary Plat. Mr. Scudiero seconded it. Vote was called, and the motion was approved (5-1), with Mr. du Moulin against.

DRAFT

Board Comments

Mr. Galloway commented that he hopes that the applicant/developer go the extra mile to take care of any concerns aforementioned.

Mr. Railsback reflected on HOA responsibility with short-term rentals and his experience with his HOA and short-term/Airbnb rentals and its effect. There was no language in his HOA contract regarding any rentals and urged that this be addressed so that it does not happen with RidgeHaven. He added the provision about the tree and parking matters in the contract as well.

Mr. du Moulin commended Mr. Storch on his presentation and noted that the developer is exceeding what most developers do.

Attorney Hayes touched on the rental matter, and explained that the City of Ormond Beach generally does not allow rentals in residential areas, but that there has been a push in the Florida Legislature to allow short-term rentals in every jurisdiction, regardless of whether or not those jurisdictions have an ordinance that has been grandfathered in, that prohibits rentals. He urged not to be surprised if in a year, or two, or three if there is a law that preempts the ability to do so. Attorney Hayes stated that the request will be treated as a voluntary concession by the applicant and not an imposition by the City. In the document it will be reflected that it is not being required as a condition for approval, but that the applicant has voluntarily agreed to take care of it.

Mr. Railsback added that in the last few sessions, the Legislature has excluded deed-restricted communities from the aforementioned home-rule, the roll back of the grandfathering of rentals. He emphasized the importance of capturing the specifics in the deed-restrictions in the contract as it is binding and will not be bound to Legislature addressing something in a municipality area.

D. FLUM 2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment

Mr. Spraker, Planning Director, explained the request from Wayne's Solar, Inc. for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to "Light/Industrial/Utilities" for a 3.06 acre parcel located at 1755 North U.S. Highway 1. It is currently a vacant parcel of land. He reviewed the wide range of commercial uses that the land use allows. Mr. Spraker stated that the property owner has indicated a desire to construct a business warehouse. Mr. Spraker stated the use is consistent with the surrounding area and staff recommends approval.

Applicant's presentation

Mr. Richard Hardy, Representative, 975 S. Ponce de Leon Blvd., St. Augustine, stated that he is a builder and developer and explained that Wayne's Solar is desiring to move to the proposed location.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

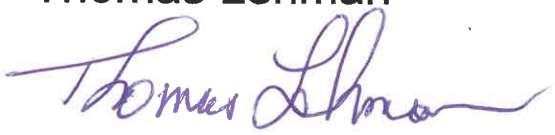
Mr. Galloway asked if this property would be the business site for Wayne's Solar and Mr. Hardy confirmed that is the plan.

Dear Steven Spraker, Planning Director

I will not be able to attend the zoning amendment hearing on Thursday, April 13, 2023 at 6:00PM. But I still want my position on this important issue be communicated and heard publicly and my vote counted if there is a vote tally for or against amending in the chambers. I am enclosing two copies of my letter presentation.

Sincerely Yours.

Thomas Lehman



Thomas Lehman

1135 Benton Street

Ormond Beach, Fl. 32174

Mr. Steven Spraker, Planning Director

Ormond City Hall

22 South Beach Street

Ormond Beach, Fl. 32174

Just before writing this letter presentation, I made a tour of my neighborhood as it stands today. I started by driving through the Lakes and Village of Pine Run communities and was impressed that even after decades of use they are fresh, clean, well maintained, where the mature coastal hammock and pine flatwood communities still exists within the developments. Individual lots are spacious, homes are quality built to hold up against seasonal strong winds, heavy rains, and flooding conditions. Volusia County got the zoning and development plans right for the area; the density is just right to create a living space that people enjoy living their lives out and raising families.

After making a tour of the new development areas behind me and to the North of my property I personally think all the qualities I just mentioned that appeal to me above do not exist within these new developmental areas and that the habits of development are destructive to the life support systems that remain here. Therefore, I do not endorse, and I would never approve a zoning change that would allow Ridge Haven to be built in a flood prone area.

I fail to see the ridge in Ridge Haven, since the development site is low flat Pine Flatwoods that floods six to eight months out of the year with an average height of 31 feet above sea level dotted by lower wetlands in the form of swamps and wet grassy marshes. So, I assume 80% of the site will be denuded and an artificial ridge will be created to make a hot, arid desert-like sand box for people to live in. The high density will produce large amounts of waste in various forms to mix with seasonal flood waters lowering the quality of life as the water has to be dumped somewhere in the nearby surroundings fouling the nest. Many issues concerning this development need to be addressed and I hope they are being discussed at this hearing that keep me from supporting this zoning change.

A better use of this 130-acre plot would be for all parties involved is to use the current Volusia County rural zoning and create a Village of Pine Run II extension. Building construction that harmonizes with what is already here and that has a lesser environmental impact and more human appeal. Or have Ormond Beach city hall authorize the design of another Central Park to create a natural barrier relief for storing flood waters and recharging the aquafer, while creating a recreational complex that buffers the area from the commercial to the residential use zones that transition here.

So, there you have my own personal response to this special exception zoning request, I see the Ridge Haven plans as undesirable urban sprawl in a flat, flood prone area not suitable for a sustainable community without special restrictions that are simply being omitted or not being addressed before any development order should be issued. What's the big hurry, push city hall? Let's talk and debate what is best for my neighborhood. Another way to state my position is to view the Volusia County Zoning Classification on the second page of the City of Ormond Beach mailing, no change is needed, no amending is required because this zoning is in the best interest for this locale. I would like to see the stewardship for this development turned back over to Volusia County so they can complete the good works they started over fifty years ago with less impact and more balance between neighboring communities.

Respectfully Yours.

Thomas Lehman



Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.F
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-27
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	1755 North U.S. Highway 1, Comprehensive Plan Future Land Use Map Amendment		
Budget Impact:	There is no budget impact as the result of this land use amendment.		
Summary:	This is a request from Wayne's Solar, Inc., property owner, for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities" for a 3.06-acre parcel located at 1755 North U.S. Highway 1. The Planning Board recommended approval of the application with a 6-0 vote.		
Recommended Action:	The Planning Board recommended the City Commission approve the Future Land Use Map amendment for approximately 3.06 acres located at 1755 North U.S. Highway 1 from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities".		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/1/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/8/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: 1755 North U.S. Highway 1, Comprehensive Plan Future Land Use Map Amendment

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request from Wayne's Solar, Inc., property owner, for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities" for a 3.06-acre parcel located at 1755 North U.S. Highway 1.

Background

The property has an existing city land use of "Low Intensity Commercial" and a city zoning designation of B-7, Highway Tourist Commercial. The subject property is within the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA). The North US 1 ISBA between the City of Ormond Beach and the County of Volusia established a municipal service area designed to:

- Encourage intergovernmental coordination in planning, service delivery, and boundary adjustments;
- Reduce intergovernmental conflicts and litigation between local governments;
- Promotes sensible boundaries that reduce the costs of local governments;
- Avoid duplicating local services;
- Increase political transparency and accountability; and
- Prevent inefficient service delivery and an insufficient tax base to support the delivery of those services.

The City Commission adopted the original North US 1 ISBA on August 19, 2014 per Ordinance No. 2014-27. Volusia County Council adopted the ISBA on August 21, 2014 by Volusia County Ordinance No. 2014-12. Ordinance 2015-05 established the land use amendments for the ISBA and was adopted on January 20, 2015. As part of the land use map amendment adoption, a map annotation that limits density to eight (8)

units per acre and a maximum floor area ratio (FAR) of 0.50 for retail uses and 0.55 for all other non-residential uses. Ordinance 2015-13 established the city zoning designations for properties within the ISBA and was approved on April 7, 2015.

The application seeks a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities". There is a separate item for review for the related Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial. The applicant has conducted a pre-application meeting with the Site Plan Review Committee and indicated a desire to construct a business warehouse.

Discussion

Existing Land Use:
The City of Ormond Beach Comprehensive Plan provides the directive text for the existing City land use of "Low Intensity Commercial" that states the following:

Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.
Density: Maximum 10 units per acre.
Maximum FAR: 0.6

Policy 9.1.4. of the Future Land Use Element of the Comprehensive Plan contains table 4 that provides land use map annotations as follows:

- Low Intensity Commercial (LIC): Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.
- Light Industrial/Utilities (LI/U): Maximum FAR shall not exceed 0.60.

Proposed Land Use
City of Ormond Beach Comprehensive Plan provides the directive text for the proposed City land use of "Light Industrial/Utilities" (LI/U) that states the following:

Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.
Density: Not permitted.
Maximum FAR: 0.8

Policy 9.1.4. of the Future Land Use Element of the Comprehensive Plan contains table 4 that provides land use map annotations that would be applicable and impose a Floor Area Ratio limitation of 0.60.

Industrial land use designations exist to the north and across North U.S. Highway 1. The proposed use of a business warehouse is consistent with the North U.S. Highway 1 corridor. Land development regulations require a 36' landscape area along North U.S. Highway 1 and the building frontage along the roadway to be architecturally treated.

Planning Board
The Planning Board reviewed the amendment at the April 13, 2023 meeting and recommended approval with a 6-0 vote. There were no individuals who spoke for or against the amendment. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this land use amendment.

Citizen Impact

No citizen impact is expected as the result of this request. The ISBA area contains both commercial and industrial areas. The change to an industrial use is consistent with the city's Comprehensive Plan.

Recommendation

The Planning Board recommended the City Commission approve the Future Land Use Map amendment for approximately 3.06 acres located at 1755 North U.S. Highway 1 from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities".

Attachments:

1. 23-27 1755 North U.S. Highway 1 FLUM Amendment (P23-0080G)
2. Exhibit A, legal description, 1755 N US HWY 1, V2
3. Exhibit B, PB_1755_AMEND_FLU
4. 04.13.2023, Land Use Amendment, 1755 North U.S. Highway 1, PB Staff Report
5. Draft PB Minutes, 1755 North U.S. Highway 1, Land Use Amendment

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 01, 2023

Claire Whitley, Assistant City Manager — Date: May 08, 2023



Date: May 10, 2023

Joyce Shanahan, City Manager

ORDINANCE NO. 2023-27

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 3.06± ACRES LOCATED AT 1755 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3126-00-00-0150) FROM "LOW INTENSITY COMMERCIAL" TO "LIGHT INDUSTRIAL/UTILITIES"; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Wayne's Solar, Inc., a Florida For Profit Corporation ("Applicant/Property Owner") is the fee simple owner of certain real property consisting of approximately 3.06 acres located at 1755 North U.S. Highway 1 (Volusia County parcel number: 3126-00-00-0150), which is legally described and depicted in Exhibit "A" ("Property") attached hereto and incorporated herein, and

WHEREAS, the Applicant/Property Owner has submitted an application to amend the City's Comprehensive Land Use Plan *("Comprehensive Plan"*) by changing the Future Land Use Map designation for the Property described and depicted in Exhibit "A", from "Low Intensity Commercial" to "Light Industrial/Utilities" for approximately 3.06 acres, as depicted in Exhibit "B" attached hereto and incorporated herein, and

WHEREAS, the Applicant has requested the proposed small-scale land use *Comprehensive Plan* amendment be reviewed and acted upon concurrently with the accompanying zoning map amendment application (Ordinance No. 2023-28) pursuant to Section 163.3184(12), *Florida Statutes*, and

WHEREAS, under the statute, the change in zoning is contingent upon the proposed *Comprehensive Plan* amendment becoming effective, and

WHEREAS, the City Commission has approved Ordinance No. 90-36, as subsequently amended, adopting a *Comprehensive Plan* in accordance with Part II, Chapter 163, *Florida Statutes*, and

WHEREAS, the proposed *Comprehensive Plan* amendment involves a use of fifty (50) acres or less, and

WHEREAS, the proposed *Comprehensive Plan* amendment does not involve a text change to the goals, policies, and objectives of the City's *Comprehensive Plan*, but only proposes a land use change to the Future Land Use Map for small scale development activity, and

WHEREAS, the proposed *Comprehensive Plan* amendment is not located within an area of critical state concern, and

WHEREAS, the Planning Board, as the City's local planning agency, duly held a public hearing, with due public notice, and recommends approval of the proposed *Comprehensive Plan* amendment, and

WHEREAS, the City Commission has conducted public hearings on the proposed *Comprehensive Plan* amendment, as described in §163.3184(11), *Florida Statutes*, and

WHEREAS, the City Commission finds that approval of the proposed *Comprehensive Plan* amendment will preserve the internal consistency of the City's *Comprehensive Plan* pursuant to §163.3177, *Florida Statutes*, and

WHEREAS, the proposed *Comprehensive Plan* amendment shall be submitted to the Volusia Growth Management Commission for a determination of consistency in accordance with Section 202.3 of the Charter of Volusia County, Florida, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein by reference as the legislative findings of the Ormond Beach City Commission.

SECTION TWO. The Future Land Use designation of one parcel of real property totaling 3.06± acres located at 1755 North U.S. Highway 1, Ormond Beach, Florida (Volusia County parcel number: 3126-00-00-0150), as legally described and depicted in Exhibit "A" and the Future Land Use Map of the City of Ormond Beach *Comprehensive Plan* attached hereto, is changed from "Low Intensity Commercial" to "Light Industrial/Utilities" for approximately 3.06 acres, as described and depicted in Exhibit "B".

SECTION THREE. In order to make the City of Ormond Beach Comprehensive Plan, as hereby amended, available to the public, a certified copy of the enacting Ordinance, as well as certified copies of the City of Ormond Beach Comprehensive Plan and the amendments thereto, shall be located in the Planning Department of the City of Ormond Beach. The Planning Director shall also make copies available to the public for a reasonable reproduction charge.

SECTION FOUR. The Planning Director is hereby authorized and directed to transmit copies of this Ordinance, and the public hearing notice within ten (10) business days of the date of approval hereof, to the Volusia County Growth Management Commission in

accordance with Section 202.3 of the Charter of Volusia County, Florida; and to the Florida Department of Economic Opportunity, and to any other person or entity requesting a copy.

SECTION FIVE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SIX. Pursuant to §163.3187(5)(c), *Florida Statutes*, the effective date of this *Comprehensive Plan* amendment shall be 31 days after the adoption of this ordinance (July 7, 2023); provided, however, that if challenged within 30 days after adoption (July 6, 2023), this *Comprehensive Plan* amendment shall not become effective until the Department of Economic Opportunity or the Administration Commission, if applicable, issues a final order determining that the adopted small scale development amendment is in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act; and pursuant to Section 202.3 of the Charter of Volusia County, Florida will become final upon a certification of consistency from the Volusia Growth Management Commission.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

BILL PARTINGTON
Mayor

ATTEST:

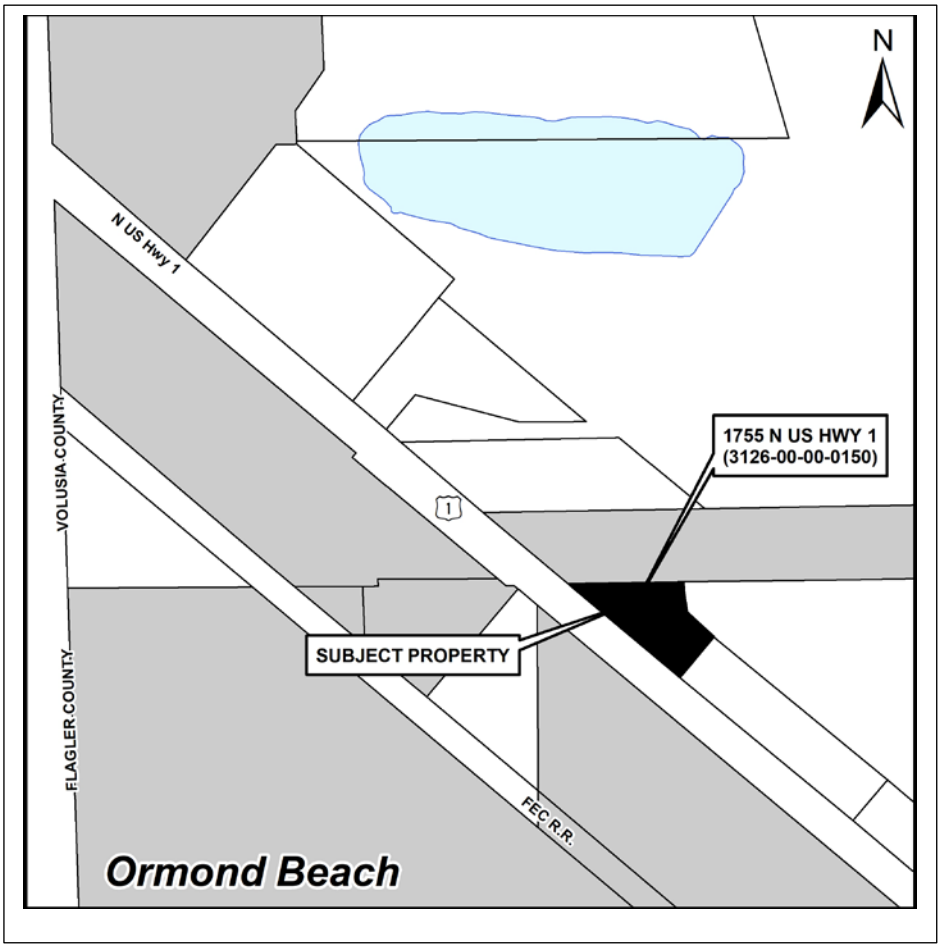
SUSAN CARROLL DAUDERIS
City Clerk

Legal Description
from Book 8101, Page 299

THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3836 AT PAGE 3526 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:
THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 26, AS IS SITUATED NORTHEASTERLY OF U.S. HIGHWAY 1, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTERLINE OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT BEING LOCATED A DISTANCE OF 2651.18 FT. S 01°10'30" E, FROM THE QUARTER-CORNER ON THE NORTH LINE OF SAID SECTION 26; RUN THENCE N 89°40' E, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 26, A DISTANCE OF 86.39 FT. TO A POINT THEREIN; THENCE S 1°10'30" E. PARALLEL TO THE SAID CENTER-LINE OF SECTION 26, A DISTANCE OF 110.12 FT. TO A POINT ; THENCE S 49°55' E. AND PARALLEL TO THE 160 FT. RIGHT-OF-WAY OF U.S. HIGHWAY #1, AS THE SAME IS NOW OCCUPIED AND RECOGNIZED, A DISTANCE OF 176.45 FT. TO A POINT; THENCE S 40°05' W, A DISTANCE OF 238 FT. TO A POINT IN THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY #1; THENCE N 49°55' W, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 626.31 FT. TO A POINT BEING AT THE INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 26; THENCE N 89°40' E, ALONG SAID NORTH LINE, A DISTANCE OF 408.79 FT. TO THE POINT OF BEGINNING THE DESCRIBED TRACT.

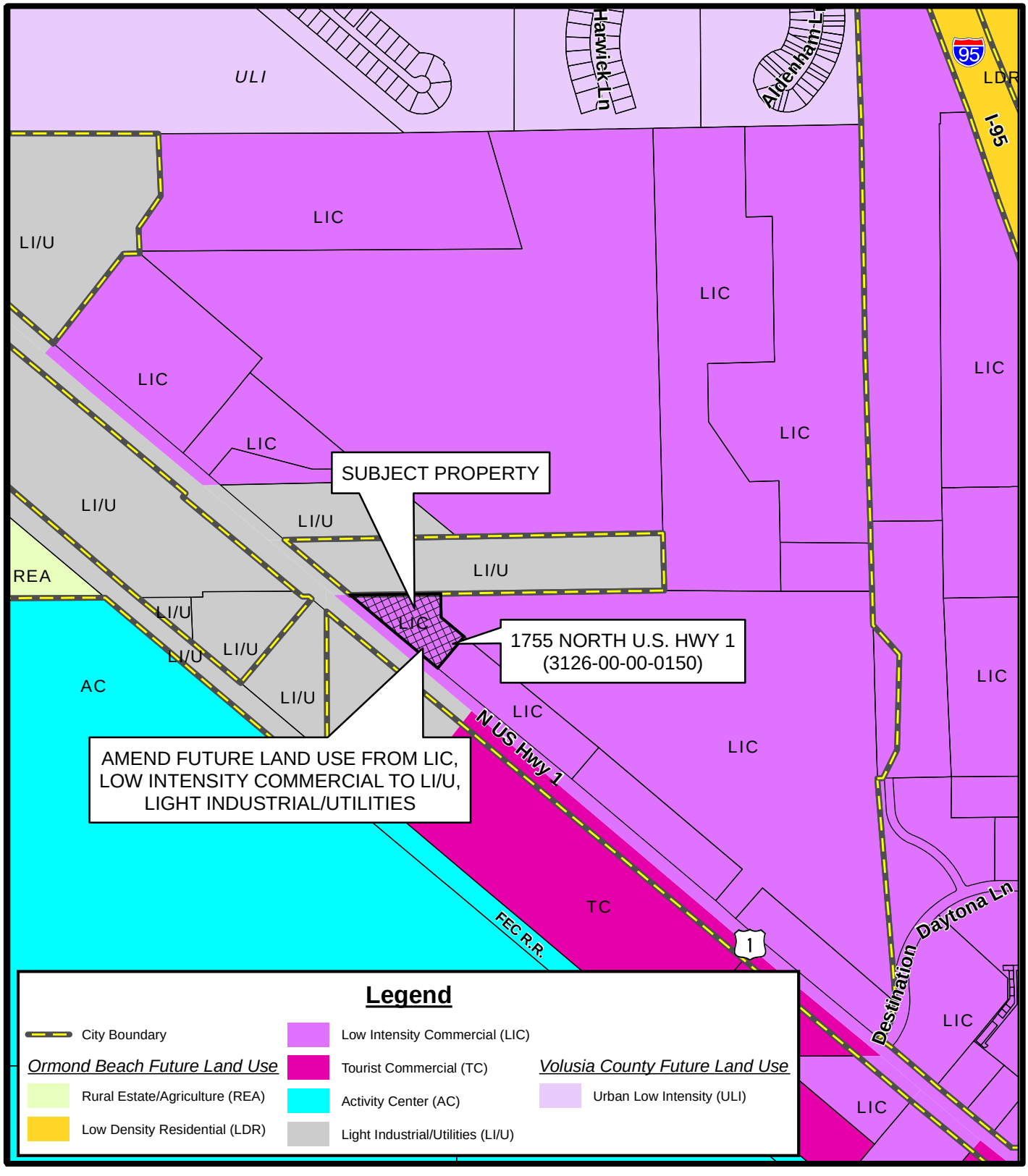
LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3974, PAGE 2773, OF THE PUBLIC RECORDS OF SAID VOLUSIA COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST. SAID POINT BEING THE INTERSECTION OF SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY # 1, A 125 FOOT WIDE RIGHT OF WAY AS NOW LAID OUT, HAVING 75 FEET OF SAID RIGHT OF WAY ON THE EASTERLY SIDE OF THE CENTERLINE OF SAID HIGHWAY PAVING; THENCE N40'05'E, A DISTANCE OF 273 FEET TO THE CENTERLINE OF AN IRRIGATION DITCH, SAID DITCH BEING APPROXIMATELY 15 FEET IN WIDTH; THENCE S49°55'E ALONG THE CENTERLINE OF AFORESAID DITCH, A DISTANCE OF 1000 FEET; THENCE S40°05'W A DISTANCE OF 273 FEET TO A POINT IN EASTERLY RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY #1; THENCE N49°55'W A DISTANCE OF 1000 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE WESTERLY 35 FEET THEREOF, USED TO WIDEN U.S. HIGHWAY #1.

Location map



APPLICANT: Wayne's Solar, Inc.
OWNER: Wayne's Solar, Inc.
ADDRESS: 1755 North U.S. Highway 1
PARCEL ID# 3126-00-00-0150

EXHIBIT "B"



FUTURE LAND USE MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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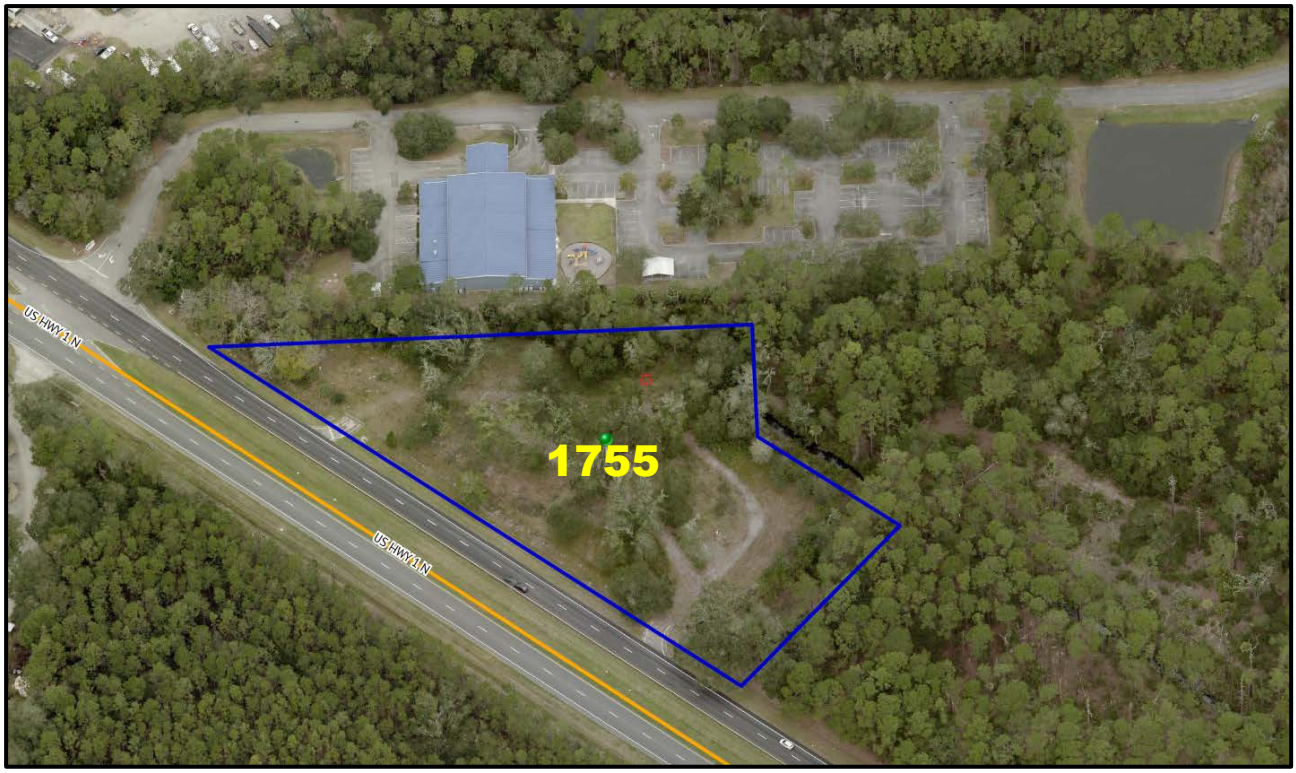
STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE:	April 13, 2023
SUBJECT:	1755 North U.S. Highway 1, Small-Scale Land Use Map Amendment
APPLICANT:	Wayne's Solar, Inc., property owner
NUMBER:	LUPA 2023-032
PROJECT PLANNER:	Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request from Wayne's Solar, Inc., property owner, for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities" for a 3.06-acre parcel located at 1755 North U.S. Highway 1. The subject property is shown in Exhibit 1:

EXHIBIT 1: Subject property, 1755 North U.S. Highway 1:



BACKGROUND: The property has an existing city land use of "Low Intensity Commercial" and a city zoning designation of B-7, Highway Tourist Commercial. The subject property is within the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA). The North US 1 Interlocal Service Boundary Agreement between the City of Ormond Beach and the County of Volusia established a municipal service area designed to:

- Encourage intergovernmental coordination in planning, service delivery, and boundary adjustments;
- Reduce intergovernmental conflicts and litigation between local governments;
- Promotes sensible boundaries that reduce the costs of local governments;
- Avoid duplicating local services;
- Increase political transparency and accountability; and
- Prevent inefficient service delivery and an insufficient tax base to support the delivery of those services.

The City Commission adopted the original North US 1 Interlocal Service Boundary Agreement (ISBA) on August 19, 2014 per Ordinance No. 2014-27. Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance No. 2014-12. Ordinance 2015-05 established the land use amendments for the ISBA and was adopted on January 20, 2015. As part of the land use map amendment adoption, a map annotation that limits density to eight (8) units per acre and a maximum floor area ratio of 0.50 for retail uses and 0.55 for all other non-residential uses. Ordinance 2015-13 established the city zoning designations for properties within the ISBA and was approved on April 7, 2015.

The application seeks a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities". There is a separate item for review for the related Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial. The applicant has conducted a pre-application meeting with the Site Plan Review Committee and indicated a desire to construct a business warehouse.

Existing Land Use:

The City of Ormond Beach Comprehensive Plan provides the directive text for the existing City land use of "Low Intensity Commercial" that states the following:

> Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.
>
> Density: Maximum 10 units per acre.
>
> Maximum FAR: 0.6

Policy 9.1.4. of the Future Land Use Element of the Comprehensive Plan contains table 4 that provides land use map annotations as follows:

- Low Intensity Commercial (LIC): Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.
- Light Industrial/Utilities (LI/U): Maximum Floor Area Ratio shall not exceed 0.60.

Proposed Land Use

City of Ormond Beach Comprehensive Plan provides the directive text for the proposed City land use of "Light Industrial/Utilities" (LI/U) that states the following:

> Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.
>
> Density: Not permitted.
>
> Maximum FAR: 0.8

Policy 9.1.4. of the Future Land Use Element of the Comprehensive Plan contains table 4 that provides land use map annotations that would be applicable and impose a Floor Area Ratio limitation of 0.60.

Application process: The proposed land use amendment schedule of the subject property is as follows:

EXHIBIT 2: Tentative land use map amendment schedule:

Action	Date
Planning Board	April 18, 2023
City Commission, 1st Reading	May 16, 2023
City Commission, 2nd Reading	June 6, 2023

The applicant has submitted a letter (ATTACHMENT 3) requesting that the land use and zoning applications be heard together at the City Commission per Section 163.3184(12), *Florida Statues*. The zoning map amendment would not be effective until the final approval of the land use amendment.

The following public notices have or are required to occur:

EXHIBIT 3: Public Notice:

Public Notice	Date	Notes
Planning Board	March 27, 2023	300' radius
Newspaper advertisement for Planning Board	March 31, 2023	
Abutter letters for City Commission meetings	April 1, 2023	300' radius
Newspaper advertisement for City Commission, 2nd reading	May 26, 2023	

The project information has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/247/Development-Projects and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

ANALYSIS:

The application seeks an amendment from a commercial land use designation to an industrial land use designation with the goal of constructing a business warehouse use.

Policy 2.5.2. of the Future Land Use Element of the Comprehensive Plan provides the criteria listed below to review land use amendments:

1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.

The Interlocal Service Boundary Agreement area contains both commercial and industrial areas. The change to an industrial use is consistent with the city's Comprehensive Plan. The amendment is consistent with the goal, objective, and policies of the Future land Use Element as shown below:

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

2. Whether the proposed plan amendment meets the criteria established in the Florida Statutes.

In accordance with Chapter 163.3187(1), Florida Statutes, any local government Comprehensive Plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local Comprehensive Plan. A small-scale development amendment may be adopted only under the following conditions:

a. The proposed amendment involves a use of 50 acres or fewer.

The subject property is 3.06± acres (less than 50 acres).

b. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's Comprehensive Plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small-scale future land use map amendment shall be permissible under this section.

The proposed amendment is solely for the Future Land Use Map and does not propose any text amendments to the City's Comprehensive Plan.

c. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1).

This criterion is not applicable as the site location is not located within an area of state critical concern.

3: Whether the land use is an appropriate use of the land.

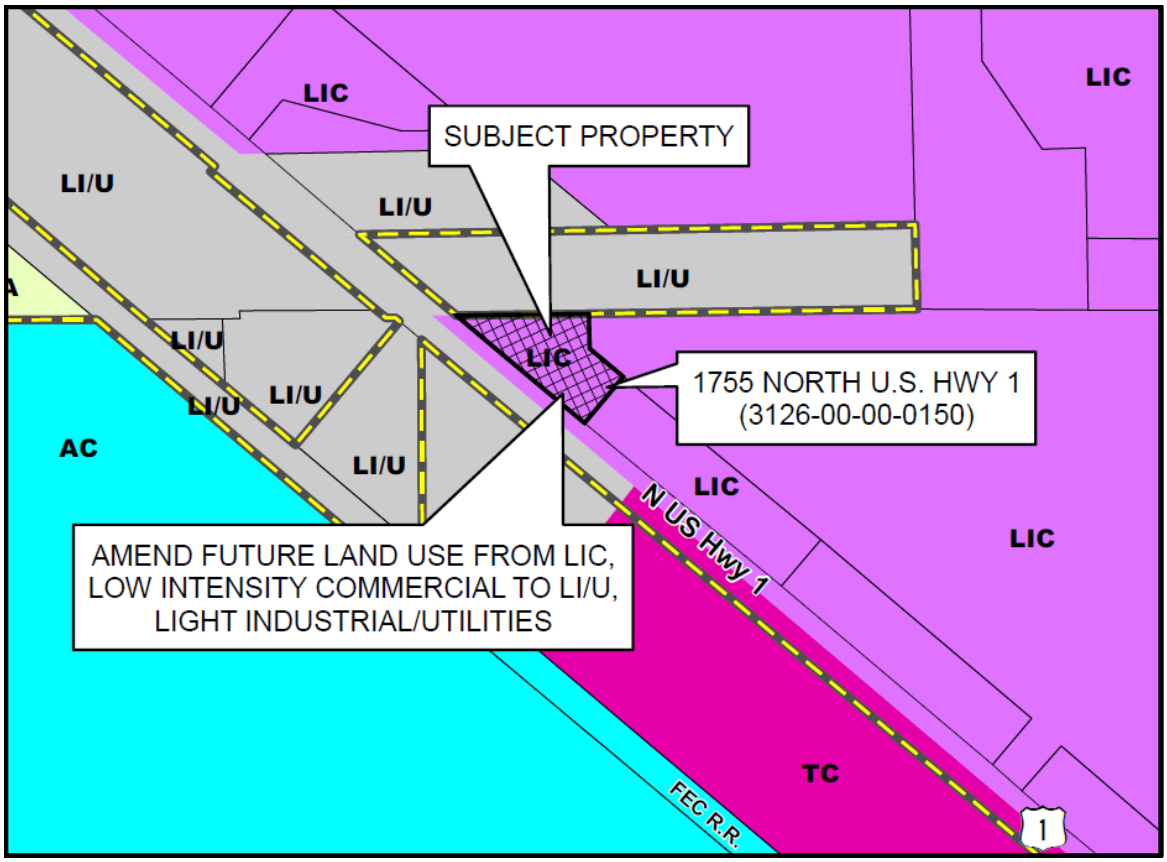
Industrial land use designations exist to the north and across North U.S. Highway 1. The proposed use of a business warehouse is consistent with the North U.S. Highway 1 corridor. Land development regulations require a 36' landscape area along North U.S. Highway 1 and the building frontage along the roadway to be architecturally treated.

The adjacent land use designations and zoning classifications are shown in Exhibit 4 and the Existing Future Land Use designations are shown in Exhibit 5 below:

EXHIBIT 4: Land use and zoning designations:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Existing Future Land Use Designation**	**Existing Zoning Classifications**
North	House of Worship	"Light Industrial/Utilities"	I-1, Light Industrial
South	Vacant & RV resort	"Low Intensity Commercial"	B-7, Highway Tourist Commercial
West	Vacant and industrial	"Light Industrial/Utilities"	I-1, Light Industrial
East	House of Worship & RV resort	"Low Intensity Commercial"	B-7, Highway Tourist Commercial

EXHIBIT 5: Existing Future Land Use map for the area:



4. Whether there is adequate infrastructure to serve the proposed land use.

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. The impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. The analysis is based on 3.06 acres with the existing land use of "Low Intensity Commercial" and the proposed land use of "Light Industrial/Utility" (LI/U)

EXHIBIT 6: Impact analysis:

Property acreage = 3.06 acres		
Allowed entitlements	**Existing LIC land use**	**Proposed LI/U land use**
Maximum density (residential) units per acre*	8	0
Maximum density (residential)	24 units	0
Maximum floor area ratio*	0.50	0.60
Maximum building square footage (SF)	66,647 SF	79,976 SF

*Based upon map annotations in the Interlocal Service Boundary Agreement area

The existing land use of "Low Intensity Commercial" would allow a maximum of 24 residential units and a maximum building of 66,647 square feet. The proposed land use does not allow residential units and the maximum building size is 79,976 square feet.

EXHIBIT 7: Water and Sewer impact analysis:

Existing		
Land Use	**Water (gallons per day)**	**Sewer (gallons per day)**
"Low Intensity Commercial"	9,997	8,498
Proposed		
Land Use	**Water (gallons per day)**	**Sewer (gallons per day)**
"Light Industrial/Utilities"	11,997	10,198
INCREASE	**+2,000**	**+1,700**

Notes:

- Commercial/Industrial water = (square feet/100) X 15 gallons of water per day
- Commercial/Industrial sewer = Water gallons per day X 85%

The existing wastewater treatment plant is currently permitted for a rated capacity of 8 million Gallons per Day (MGD) for wastewater influent flow from the sanitary sewer collection system. The most recent annual period average daily flow to the facility is 4.98 MGD. The most recent annual period average daily treated effluent flow for reuse customers is 3.30 MGD. Approved development projects proposed, 0.58 MGD for wastewater treatment added with current wastewater plant flow is estimated at 5.56 MGD at build out. The plant capacity remaining is 2.44 MGD if all approved projects are built out. The LOS for sanitary sewer continues to be met.

The City operates a single water treatment plant having a permitted and rated capacity remaining at 12 million Gallons per Day (MGD). The existing demand for water use during the most recent annual period is 5.50 MGD. When the proposed projects of 0.55 for the city's service area are added to the existing demand, the total is 6.05 MGD. There is a remaining capacity of 5.95 MGD if all approved projects are built out. The LOS for potable water service continues to be met.

Traffic:

The proposed land use amendment would reduce the theoretical maximum development by 1,843 average daily trips.

EXHIBIT 8: Traffic impact analysis:

Existing		
Land Use	**ITE land use category**	**Trip Generation**
"Low Intensity Commercial"	#820, Shopping Center	36
Total existing land use average daily trips		2,400
Proposed		
Land Use	**ITE land use category**	**Trip Generation**
""Light Industrial/Utilities"	#110, Light Industrial	6.97
Total proposed land use average daily trips		557
	NET REDUCTION	**1,843**

Stormwater Management: The site development of each land development area has designed a stormwater management system.

Solid Waste: Solid waste provision would be addressed at the time of site development.

Schools: The proposed amendment reduces the allowed residential use from 24 residential units to zero which decreases the need for school facilities.

Recreation: Ormond Beach has approximately 602 acres of parkland and facilities and the proposed amendment would have no impact on the city recreation level of service. Based on a city population of 44,671 acres and a required 13 acres of parkland per 1,000 residents, 580.72 acres of parkland is required. The city is in the process of acquiring 901 Airport Road to add an additional 18.60 acres of parkland.

Other Services: City police and fire protection services serve this area. The parcel is located within an approximate 4-5-minute response time from emergency facilities. There is no impact to other city services.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The proposed land use amendment is not expected to impact surrounding jurisdictions.

RECOMMENDATION:

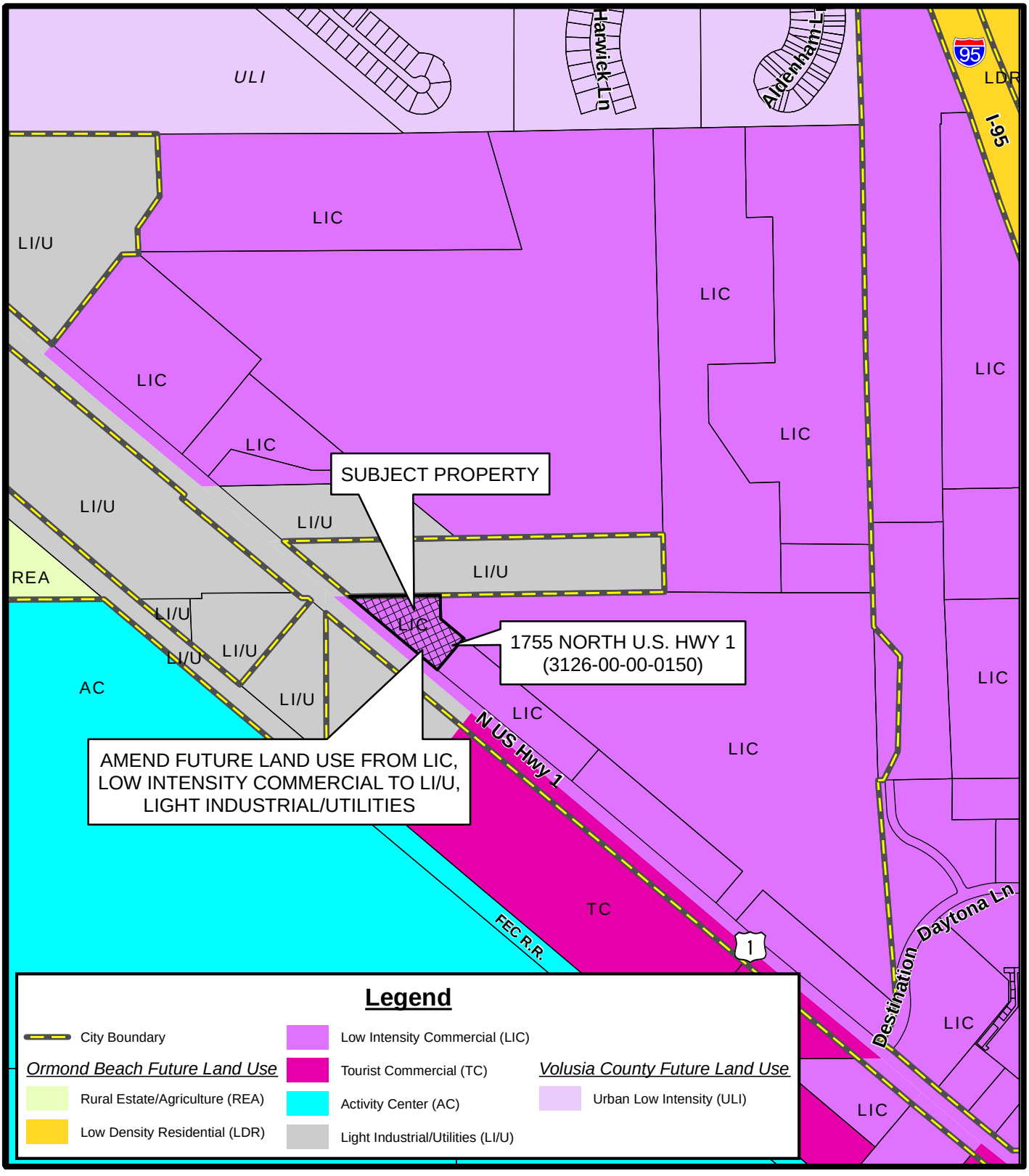
Staff recommends that the Planning Board recommend **APPROVAL** for a Small-Scale Comprehensive Plan Land Use Map amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities". The tentative City Commission dates are May 16, 2023 and June 6, 2023.

Attachments:

Attachment 1: Proposed land use map
Attachment 2: Sketch and legal description of subject property
Attachment 3: Zoning, location, aerial maps and applicant letter

ATTACHMENT 1

Proposed land use map



FUTURE LAND USE MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

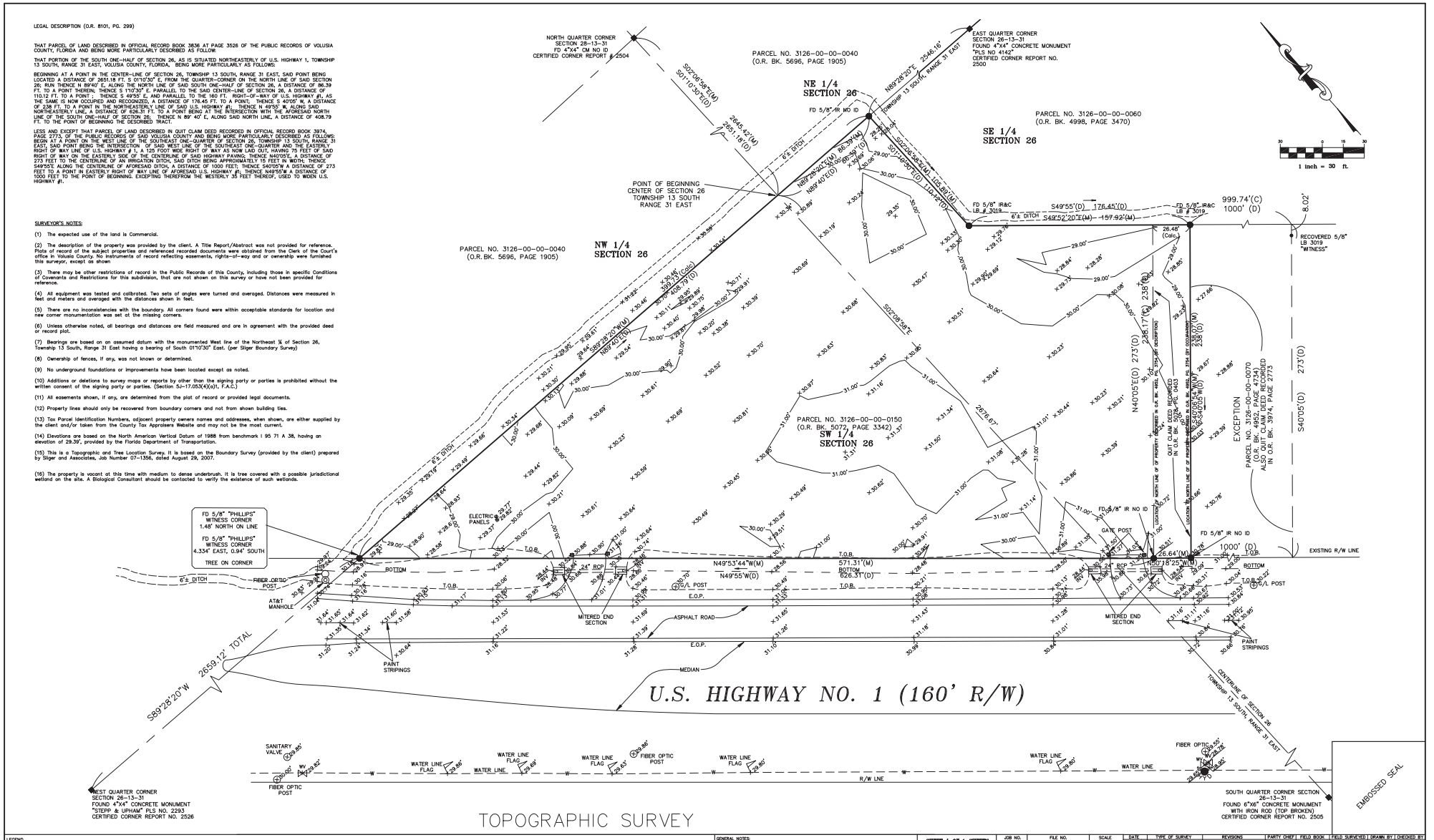
Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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ATTACHMENT 2

Survey and legal description of subject property



LEGEND

' = DEGREES, ' = MINUTES, " = SECONDS: WHEN USED IN A BEARING
" = FEET, " = INCHES: WHEN USED IN A DISTANCE
℄ = CENTERLINE
Δ = DELTA = CENTRAL ANGLE
-x- = FENCE
✧ = FIRE HYDRANT
☆ = LIGHT POLE
± = MORE OR LESS
-o- = UTILITY POLE
□ = WOOD POWER POLE
Ⓦ = WATER METER
⋈ = WATER VALVE
SET 5/8" IR&C (#3020) UNLESS OTHERWISE NOTED
⊕ = WATER VALVE
A/C = AIR CONDITIONER
AC = ACRES
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BM = BENCHMARK
= TREE SYMBOL
OH-E = OVERHEAD ELECTRIC
OH-T = OVERHEAD TELEPHONE
OHU = OVERHEAD UTILITY
CBG = CURB & GUTTER
CH = CHORD DISTANCE
CH BR = CHORD BEARING
CLF = CHAIN-LINK FENCE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
C.O. = CLEAN OUT
CONC = CONCRETE
(D) = DEED CALL
(C) = CALCULATED
CATV = CABLE TV
D.U.P. = DUCTILE IRON PIPE
E/P = EDGE OF PAVEMENT
E = EAST
EL = ELEVATION
ELM = ELEC. METER
ESMT = EASEMENT
(F) = FIELD MEASUREMENT
FD. = FOUND
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FP&L = FLORIDA POWER & LIGHT
FH = FIRE HYDRANT
INV. = INVERT
IR&C = IRON ROD & CAP
IP = IRON PIPE
L = ARC LENGTH
(M) = FIELD MEASURED
MAS = MASONRY
MB = MAP BOOK
MH = MANHOLE
N = NORTH
N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM
N&C = NAIL & CAP
N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM
NO ID. = NO IDENTIFICATION
(NR) = NON-RADIAL LINE
N&T = NAIL & TAB
OR = OFFICIAL RECORDS BOOK & PAGE
(P) = PLAT
P.C. = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PHE = PERPETUAL HARMONIZING EASEMENT PER F.D.O.T.
POB = POINT OF BEGINNING
P.O.R. = POINT OF REFERENCE
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CONDUIT
(R) = RADIAL LINE
R = RADIUS
R&C = RE-ROD & CAP
RCP = REINFORCED CONCRETE PIPE
RES = RESIDENCE
RGE = RANGE
ROD = REINFORCING ROD
RR SPK = RAILROAD SPIKE
R/W = RIGHT-OF-WAY
S = SOUTH
S/W = SIDEWALK
SBT&T = SOUTHERN BELL
SEC = SECTION
STY = STORY
T = TANGENT
TWP = TOWNSHIP
= LIFT STATION & SATELLITE RECREATION AREA
W = WEST
WF = WOOD FENCE
WM = WATER METER
= TELEPHONE BOX
= FIBER OPTIC CABLE BOX
= CATV BOX
= ELECTRIC SERVICE
= FP&L TRANSFORMER ON CONCRETE PAD

GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDREDTHS THEREOF.
THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR THE ACTIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON OR ENTITY THE SURVEYOR, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON. ANY REUSE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION, ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

SHEET 1 OF 1 SHEETS	JOB NO. 21-7567	FILE NO. 21-7567	SCALE 1"=30'

PREPARED BY: © 2023
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175
(386) 676-9056
Andrew A Wilbert Jr. Digitally signed by Andrew A Wilbert Jr. Date: 2023.03.14 14:49:30 -04'00'
F.L.S. # 3020 L.B. # 4267 VALID ONLY WITH EMBOSSED SEAL
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
09/20/23	TOPOGRAPHIC AND TREES		PARRIN	117/106-160,LRC	9/20/22	CDJ	AAW
03/14/23	TOPOGRAPHIC	RENUMBERED SHEETS				CDJ	AAW

THIS PLAT IS HEREBY CERTIFIED TO:
1.) WAYNE'S SOLAR, INC.
2.)
3.)
4.)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

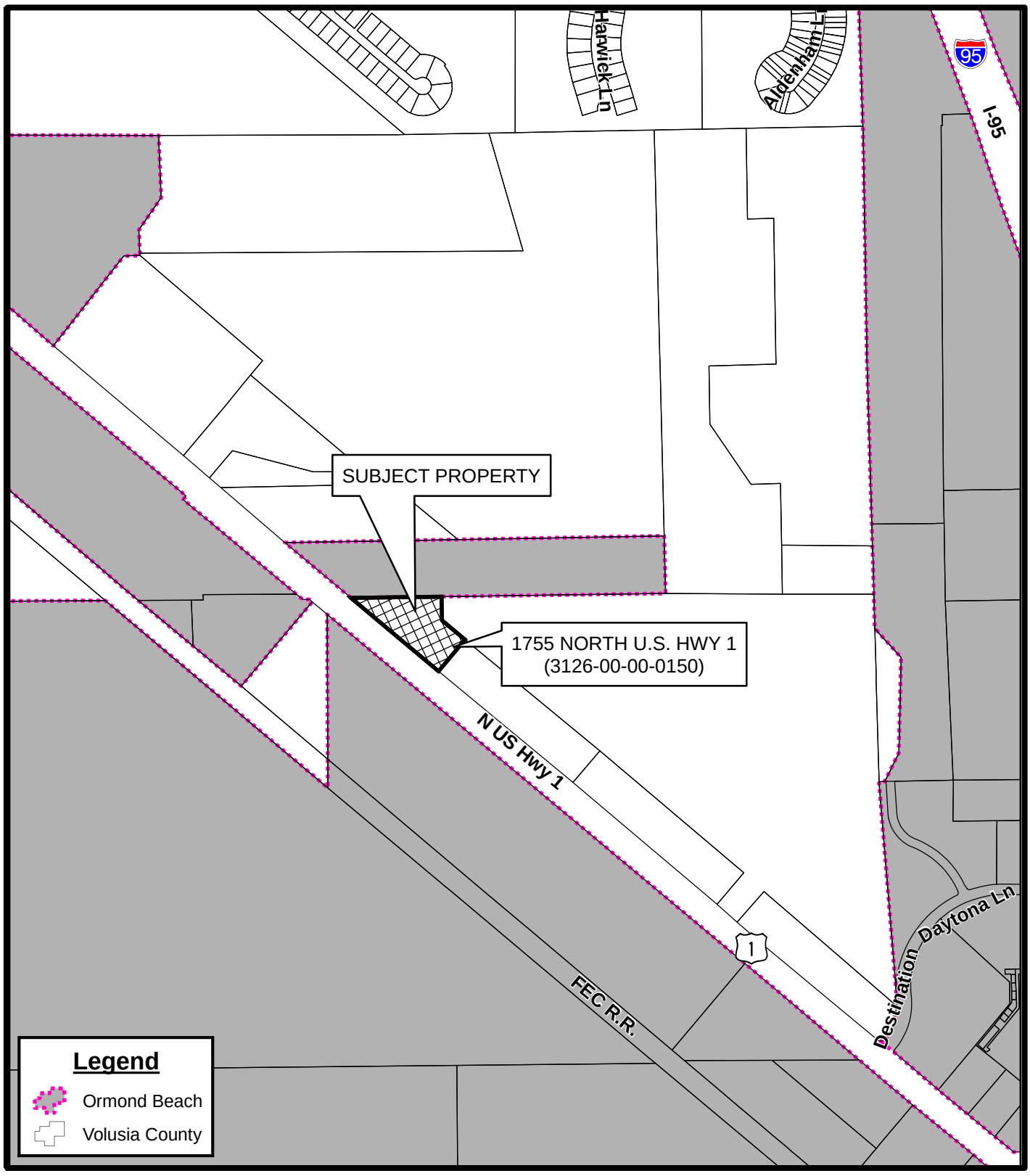
C-415

EMBOSSED SEAL

21-7567_2004.DWG 03/14/2023 8:00 am

ATTACHMENT 3

Zoning, location, aerial maps and applicant letter



LOCATION MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

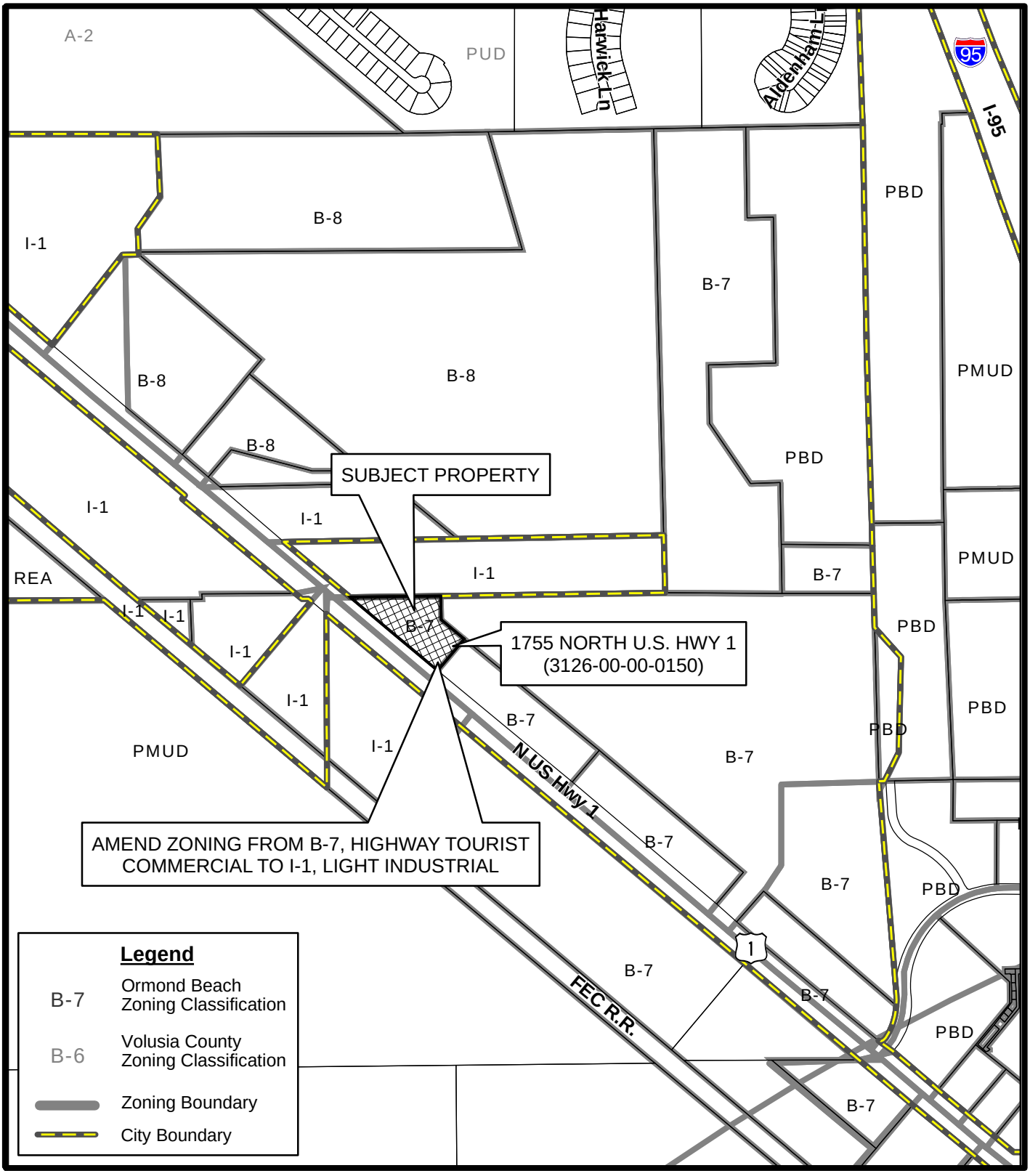
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AERIAL MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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ZONING MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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THE HARDY GROUP
BUILDING DESIGN & CONSTRUCTION
...for Design, Construction, Maintenance & Operations

March 28, 2023

Via Email-Steven.Spraker@ormondbeach.org

Mr. Steven Spraker
Planning Director
City of Ormond Beach
22 S. Beach St
Ormond Beach, FL 32174

RE: Concurrent Review Request of the Annexation, Comprehensive Plan Amendment & Zoning Amendments for:
1755 US 1 North, Ormond Beach
Waynes Solar, Inc.

Mr. Steven Spraker

Thank you for the opportunity to work with you on the above referenced project. The purpose of this letter is to request that the City of Ormond Beach [City] consider the application for the Small-Scale Land Use Map Amendment concurrently with the accompanying rezoning application for the purpose of the City Commission hearings & decision making, in accordance with FL Stat.

If there is any other information we can provide to assist in review of this request, please do not hesitate to reach out.

Richard L. Hardy
as President of The Hardy Group, Inc.
rlhardy@thehardygroup.com

975 S. Ponce de Leon Blvd. * St. Augustine, FL 32084

Phone: (904)471-5800 * Fax: (904)471-5820 * License No. (CGC017881/CUC037232) * www.thehardygroup.com

3/30/2023

Stephen Spraker
Planning Director
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL 32174

Introductory Letter for Land use & Zoning Changes

Dear Steven,

Wayne Phillips has been an active licensed solar contractor in Ormand Beach for more than 25 years. His company, Wayne's Solar, Inc. has been based in various locations in Ormond area the entire time. The companies continued growth has necessitated acquiring a larger property to expand into. The company plans on running the day-to-day solar operations from this location once a building is completed.

If there is any other information I can provide you to assist this request, please do not hesitate to reach out. Thank you for your consideration.

Sincerely,

Skip Wooden
General manager

DRAFT

Planning Board minutes from April 13, 2023

ITEM:

LUPA 2023-032

1755 North U.S. Highway 1, Small-Scale Land Use Map Amendment

Board Comments

Mr. Galloway commented that he hopes that the applicant/developer go the extra mile to take care of any concerns aforementioned.

Mr. Railsback reflected on HOA responsibility with short-term rentals and his experience with his HOA and short-term/Airbnb rentals and its effect. There was no language in his HOA contract regarding any rentals and urged that this be addressed so that it does not happen with RidgeHaven. He added the provision about the tree and parking matters in the contract as well.

Mr. du Moulin commended Mr. Storch on his presentation and noted that the developer is exceeding what most developers do.

Attorney Hayes touched on the rental matter, and explained that the City of Ormond Beach generally does not allow rentals in residential areas, but that there has been a push in the Florida Legislature to allow short-term rentals in every jurisdiction, regardless of whether or not those jurisdictions have an ordinance that has been grandfathered in, that prohibits rentals. He urged not to be surprised if in a year, or two, or three if there is a law that preempts the ability to do so. Attorney Hayes stated that the request will be treated as a voluntary concession by the applicant and not an imposition by the City. In the document it will be reflected that it is not being required as a condition for approval, but that the applicant has voluntarily agreed to take care of it.

Mr. Railsback added that in the last few sessions, the Legislature has excluded deed-restricted communities from the aforementioned home-rule, the roll back of the grandfathering of rentals. He emphasized the importance of capturing the specifics in the deed-restrictions in the contract as it is binding and will not be bound to Legislature addressing something in a municipality area.

D. FLUM 2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment

Mr. Spraker, Planning Director, explained the request from Wayne's Solar, Inc. for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to "Light/Industrial/Utilities" for a 3.06 acre parcel located at 1755 North U.S. Highway 1. It is currently a vacant parcel of land. He reviewed the wide range of commercial uses that the land use allows. Mr. Spraker stated that the property owner has indicated a desire to construct a business warehouse. Mr. Spraker stated the use is consistent with the surrounding area and staff recommends approval.

Applicant's presentation

Mr. Richard Hardy, Representative, 975 S. Ponce de Leon Blvd., St. Augustine, stated that he is a builder and developer and explained that Wayne's Solar is desiring to move to the proposed location.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Mr. Galloway asked if this property would be the business site for Wayne's Solar and Mr. Hardy confirmed that is the plan.

Ms. Shull inquired about what was presented regarding the existing land use being 10 maximum units per acre, and the proposed reflecting that the density is not permitted. Mr. Spraker explained that the "Light/Industrial" land use does not allow residential uses.

Mr. Scudiero motioned to approve FLUM 2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment. Mr. Galloway seconded it. Vote was called, and the motion was approved (6-0).

E. ZMA 2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment

Mr. Spraker, Planning Director, stated that this request from Wayne's Solar, Inc. is for a Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06 acre parcel located at 1755 North U.S. Highway 1. Mr. Spraker continued that the zoning designation needs to be consistent with the land use. Mr. Spraker remarked that staff recommends approval.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Mr. Jorczak motioned to approve ZMA 2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment. Mr. du Moulin seconded it. Vote was called, and the motion was approved (6-0).

F. LDC 2023-043, Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards

Mr. Spraker, Planning Director, explained the administrative request to amend Chapter 2, District and General Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code (LDC) to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. Mr. Spraker commented that this standard existed in 2015 and a LDC amendment took it out is because it was believed that there was no existing manufactured or mobile home communities that had the T-2 zoning. Mr. Spraker detailed that there is a property with a T-2 zoning designation that needs the special standards to allow the replacement of existing mobile homes. Mr. Spraker concluded that staff recommends approval.

Board Questions

Mr. Galloway asked if this amendment was specifically for one property. Mr. Spraker confirmed that it was for the Ridgecrest Mobile Home park on North Yonge Street which has a T-2 zoning designation.

Mr. Railsback questioned if the amendment would seek additional areas of the city zoned T-2. He stated his understanding was that it was for existing properties zoned T-2. Mr. Spraker confirmed that the amendment was only for existing T-2 zoned properties.

DRAFT

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.G
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-28
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	1755 North U.S. Highway 1, Zoning Map Amendment		
Budget Impact:	There is no budget impact as the result of this zoning map amendment.		
Summary:	This is a request from Wayne's Solar, Inc., property owner, for a zoning map amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06-acre parcel located at 1755 North U.S. Highway 1. The Planning Board recommended approval of this application with a 6-0 vote.		
Recommended Action:	The Planning Board recommended the City Commission approve a zoning map amendment for a 3.06-acre parcel located at 1755 North U.S. Highway 1 from B-7, Highway Tourist Commercial to I-1, Light Industrial. The zoning map amendment would not be approved until the land use map amendment for the property is effective, typically 31 days after the second City Commission meeting.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/1/2023	
Claire Whitley, Assistant City Manager	5/8/2023	
Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: 1755 North U.S. Highway 1, Zoning Map Amendment

Commission Goal: Transportation & Community Development - Other

Introduction

This is a request from Wayne's Solar, Inc., property owner, for a zoning map amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06-acre parcel located at 1755 North U.S. Highway 1.

Background

The property has a land use designation of "Low Intensity Commercial" and a city zoning designation of B-7, Highway Tourist Commercial. The subject property is within the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA). The North US 1 Interlocal Service Boundary Agreement between the City of Ormond Beach and the County of Volusia established a municipal service area designed to:

- Encourage intergovernmental coordination in planning, service delivery, and boundary adjustments;
- Reduce intergovernmental conflicts and litigation between local governments;
- Promotes sensible boundaries that reduce the costs of local governments;
- Avoid duplicating local services;
- Increase political transparency and accountability; and
- Prevent inefficient service delivery and an insufficient tax base to support the delivery of those services.

The City Commission adopted the original North US 1 ISBA on August 19, 2014 per Ordinance No. 2014-27. Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance No. 2014-12. Ordinance 2015-05 established the land use amendments for the ISBA and was adopted on January 20, 2015. As part of the land use map amendment adoption, a map annotation that limits density to eight (8) units per acre and a maximum floor area

ratio of 0.50 for retail uses and 0.55 for all other non-residential uses. Ordinance 2015-13 established the city zoning designations for properties within the ISBA and was approved on April 7, 2015.
There is a companion land use map amendment to this zoning map amendment that seeks to amend the subject property from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities". **The purpose of this application is to assign a zoning designation consistent with proposed the LI/U, "Light/Industrial/Utilities" land use.** The applicant has requested, as allowed by state statute, that the land use amendment and zoning map amendment be heard by the City Commission at the same hearings. The zoning map amendment would not be approved until the land use map amendment for the property is effective, typically 31 days after the second City Commission meeting. The applicant has conducted a pre-application meeting with the Site Plan Review Committee and indicated a desire to construct a business warehouse.

Discussion

The purpose of the zoning map amendment is to make the subject property of 3.06 acres consistent with the LI/U, "Light/Industrial/Utilities" land use. The existing zoning designation is B-7, Highway Tourist Commercial and allows a broad range of commercial uses including, retail sales, multi-family, restaurants, personal services, and transient lodging. The proposed zoning designation is I-1, Light Industrial which allows industrial use such as warehouse and business warehouses.
Chapter 1, Article II, Section 1-18(e)(3) of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services be less as a result of the requested zoning map amendment from the existing zoning district designation from B-7, Highway Tourist Commercial to I-1, Light Industrial; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Plan Map designation of LI/U, "Light/Industrial/Utilities".

Planning Board
The Planning Board reviewed the amendment at the April 13, 2023 meeting and recommended approval with a 6-0 vote. There were no individuals who spoke for or against this application. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this zoning map amendment.

Citizen Impact

No citizen impact is expected as the result of this request. The ISBA area contains both

commercial and industrial areas. The change to an industrial use is consistent with the city's Comprehensive Plan and the proposed zoning designation is consistent with the land use of LI/U, "Light/Industrial/Utilities".

Recommendation

The Planning Board recommended the City Commission approve a zoning map amendment for a 3.06-acre parcel located at 1755 North U.S. Highway 1 from B-7, Highway Tourist Commercial to I-1, Light Industrial. The zoning map amendment would not be approved until the land use map amendment for the property is effective, typically 31 days after the second City Commission meeting.

Attachments:

1. 23-28 1755 North U.S. Highway 1 ZMA (P23-0081G)
2. Exhibit A, legal description, 1755 N US HWY 1, V2
3. Exhibit B, 1755_AMEND_ZONING
4. 04.13.2023, Zoning Map Amendment, 1755 North U.S. Highway 1, PB Staff Report
5. Draft PB Minutes, 1755 North U.S. Highway 1, ZMA

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 01, 2023

Claire Whitley, Assistant City Manager — Date: May 08, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

ORDINANCE NO. 2023-28

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE*, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE ONE PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 3.06 ACRES LOCATED AT 1755 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3126-00-00-0150), FROM B-7, HIGHWAY TOURIST COMMERCIAL, TO I-1, LIGHT INDUSTRIAL; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Wayne's Solar, Inc., a Florida For Profit Corporation ("Applicant/Property Owner") is the fee simple owner of certain real property consisting of approximately 3.06 acres located at 1755 North U.S. Highway 1 (Volusia County parcel number: 3126-00-00-0150), which is legally described and depicted in Exhibit "A" ("Property") attached hereto and incorporated herein, and

WHEREAS, the Applicant/Property Owner has submitted an application to the city to re-zone the Property from B-7, Highway Tourist Commercial, to I-1, Light Industrial, and

WHEREAS, the Property to be re-zoned is less than ten contiguous acres, consisting of approximately 3.06 contiguous acres, and

WHEREAS, the Applicant has requested the proposed zoning map amendment be reviewed and acted upon concurrently with the accompanying small-scale land use *Comprehensive Plan* amendment pursuant to Section 163.3184(12), *Florida Statutes*, and

WHEREAS, the proposed rezoning shall be contingent upon the proposed *Comprehensive Plan* amendment becoming effective, and

WHEREAS, the Planning Board held a public hearing regarding this matter as required by Chapter 1, Article II, Section 1-15(d)(3), of the *Land Development Code*, and

WHEREAS, the City Commission held a public hearing regarding this matter as required by Section 166.041(3)(c)(1), *Florida Statutes*, and

WHEREAS, all applicable legal notice requirements have been complied with, and

WHEREAS, the City Commission finds the proposed rezoning to be consistent with the Future Land Use Element, and the Future Land Use Map, of the City's adopted *Comprehensive Plan*, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. Paragraph C, Official Zoning Map, of Section 2-01, Established, of Article I, Establishment of Zoning Districts and Official Zoning Map, of Chapter 2, District and General Regulations, of the *Land Development Code* of the City of Ormond Beach, Florida is hereby amended by amending the Official Zoning Map, to change the zoning designation of one parcel of property located at 1755 North U.S. Highway 1 (Volusia County parcel number: 3126-00-00-0150), as more particularly described and depicted in Exhibit "A" from B-7, Highway Tourist Commercial, to I-1, Light Industrial, as shown and depicted in Exhibit "B".

SECTION THREE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR. Based upon the Applicant's request, the application for zoning changes is being concurrently reviewed and acted upon with the *Comprehensive Plan* land use amendment as authorized by Section 163.3184(12), *Florida Statutes*. The change in zoning is contingent, and shall become effective, upon the proposed *Comprehensive Plan* amendment (Ordinance 2023-27) becoming effective.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

BILL PARTINGTON
Mayor

ATTEST:

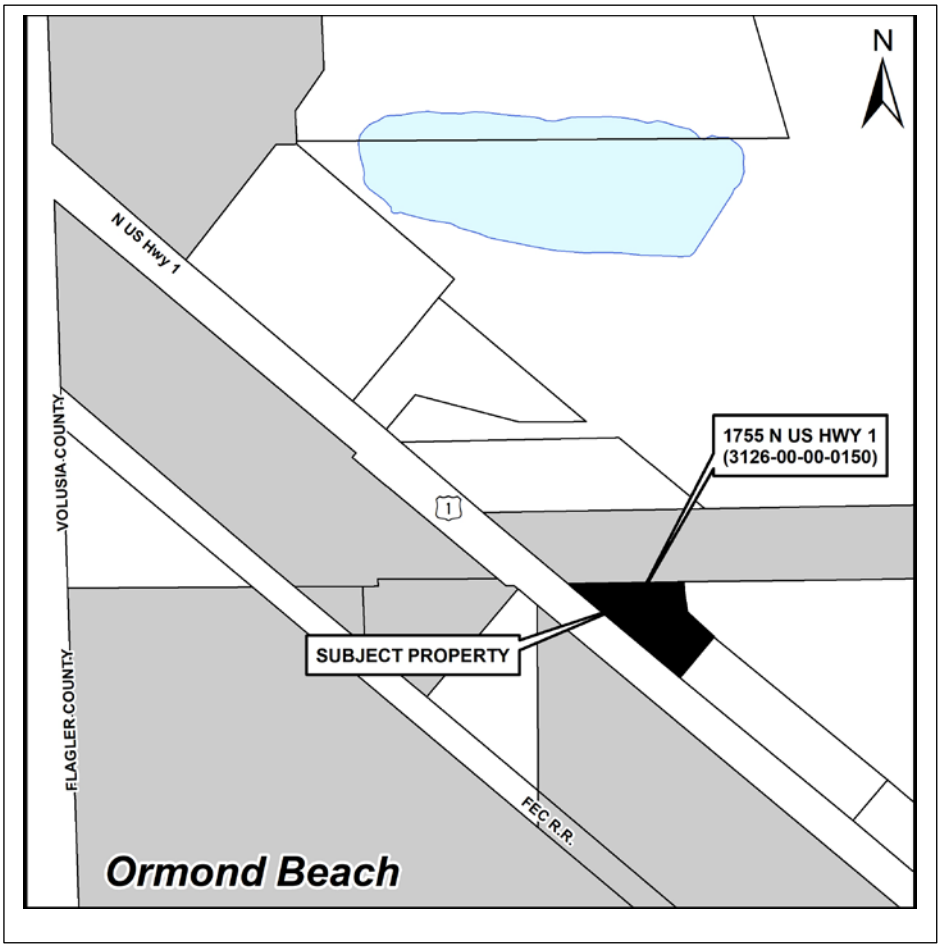
SUSAN CARROLL DAUDERIS
City Clerk

Legal Description
from Book 8101, Page 299

THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3836 AT PAGE 3526 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:
THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 26, AS IS SITUATED NORTHEASTERLY OF U.S. HIGHWAY 1, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTERLINE OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT BEING LOCATED A DISTANCE OF 2651.18 FT. S 01°10'30" E, FROM THE QUARTER-CORNER ON THE NORTH LINE OF SAID SECTION 26; RUN THENCE N 89°40' E, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 26, A DISTANCE OF 86.39 FT. TO A POINT THEREIN; THENCE S 1°10'30" E. PARALLEL TO THE SAID CENTER-LINE OF SECTION 26, A DISTANCE OF 110.12 FT. TO A POINT ; THENCE S 49°55' E. AND PARALLEL TO THE 160 FT. RIGHT-OF-WAY OF U.S. HIGHWAY #1, AS THE SAME IS NOW OCCUPIED AND RECOGNIZED, A DISTANCE OF 176.45 FT. TO A POINT; THENCE S 40°05' W, A DISTANCE OF 238 FT. TO A POINT IN THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY #1; THENCE N 49°55' W, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 626.31 FT. TO A POINT BEING AT THE INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 26; THENCE N 89°40' E, ALONG SAID NORTH LINE, A DISTANCE OF 408.79 FT. TO THE POINT OF BEGINNING THE DESCRIBED TRACT.

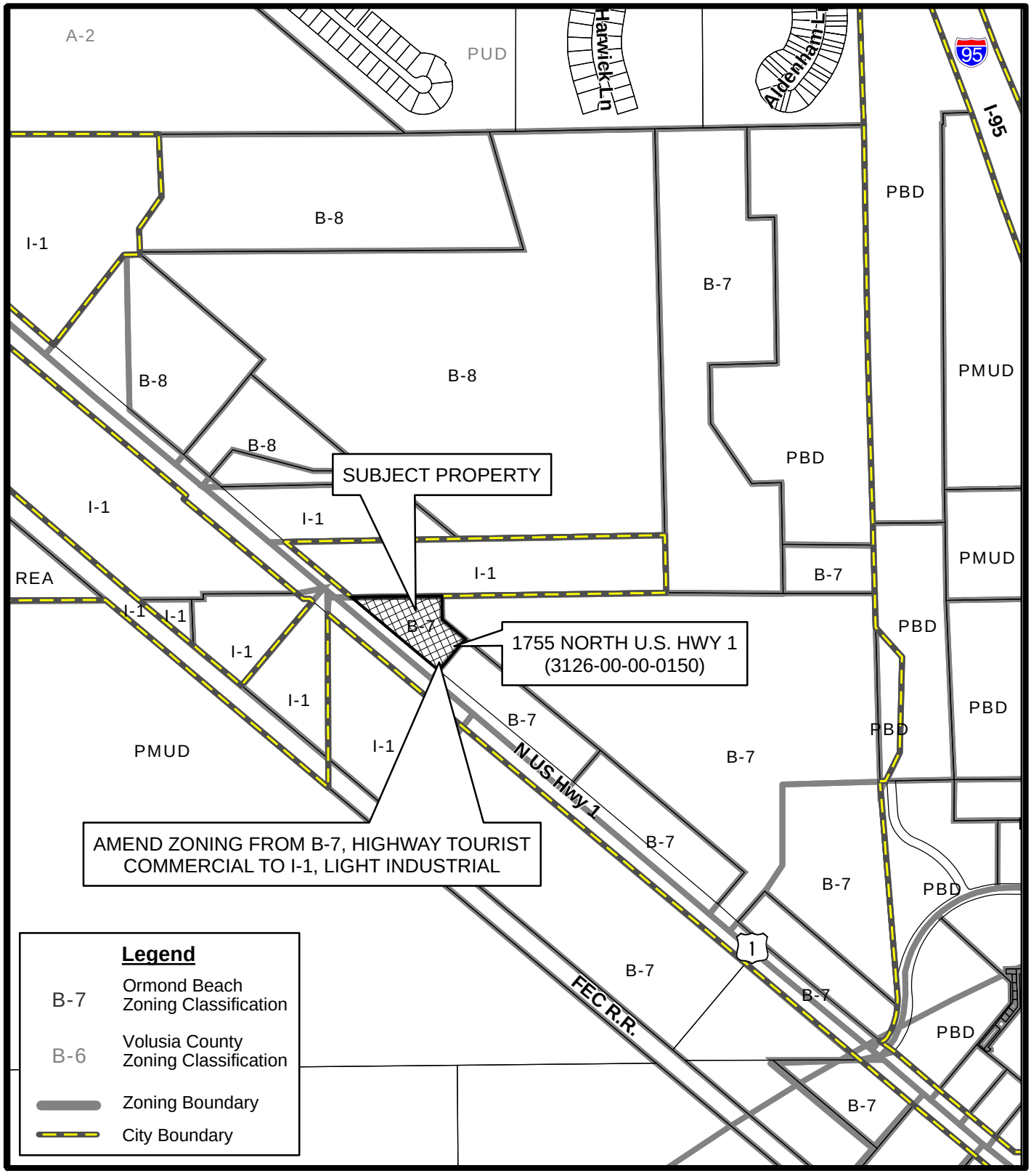
LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3974, PAGE 2773, OF THE PUBLIC RECORDS OF SAID VOLUSIA COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST. SAID POINT BEING THE INTERSECTION OF SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY # 1, A 125 FOOT WIDE RIGHT OF WAY AS NOW LAID OUT, HAVING 75 FEET OF SAID RIGHT OF WAY ON THE EASTERLY SIDE OF THE CENTERLINE OF SAID HIGHWAY PAVING; THENCE N40'05'E, A DISTANCE OF 273 FEET TO THE CENTERLINE OF AN IRRIGATION DITCH, SAID DITCH BEING APPROXIMATELY 15 FEET IN WIDTH; THENCE S49°55'E ALONG THE CENTERLINE OF AFORESAID DITCH, A DISTANCE OF 1000 FEET; THENCE S40°05'W A DISTANCE OF 273 FEET TO A POINT IN EASTERLY RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY #1; THENCE N49°55'W A DISTANCE OF 1000 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE WESTERLY 35 FEET THEREOF, USED TO WIDEN U.S. HIGHWAY #1.

Location map



APPLICANT: Wayne's Solar, Inc.
OWNER: Wayne's Solar, Inc.
ADDRESS: 1755 North U.S. Highway 1
PARCEL ID# 3126-00-00-0150

EXHIBIT "B"



ZONING MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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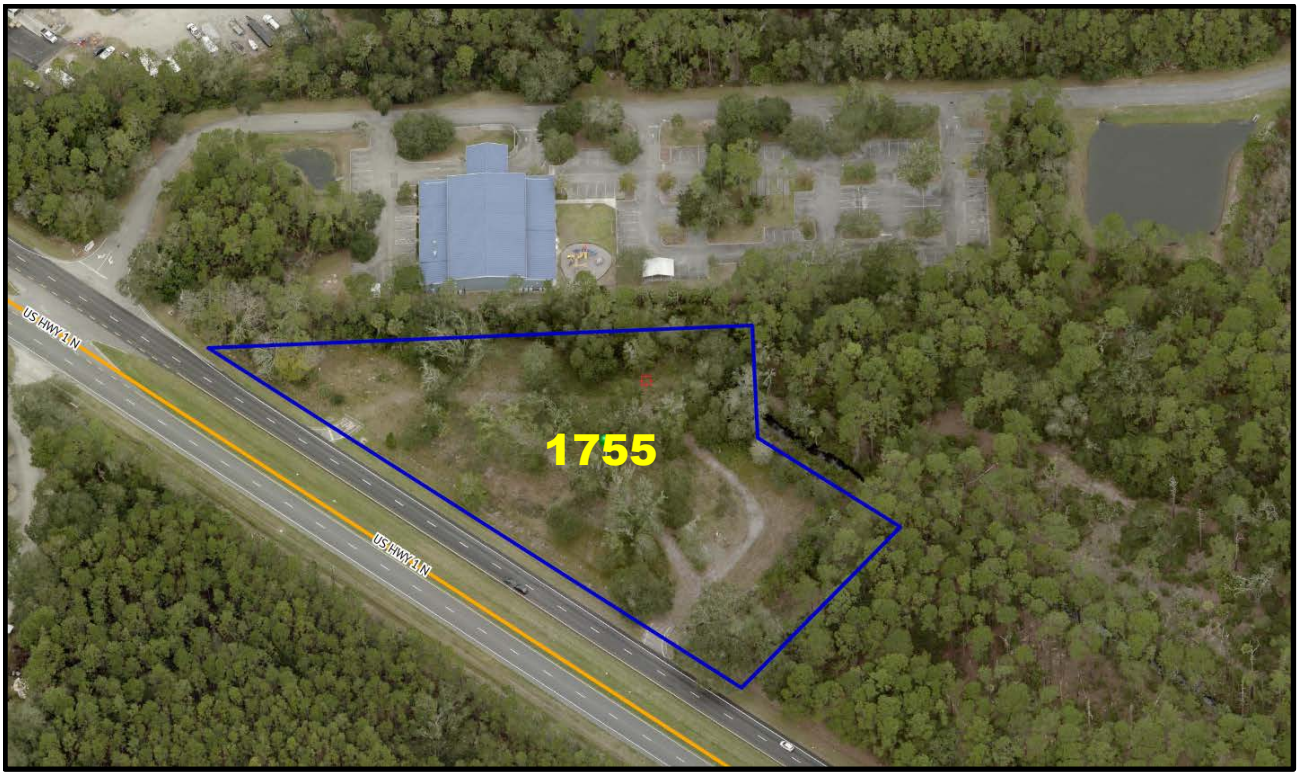
STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: April 13, 2023
SUBJECT: 1755 North U.S. Highway 1, Zoning Map Amendment
APPLICANT: Wayne's Solar, Inc., property owner
NUMBER: LUPA 2023-033
PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request from Wayne's Solar, Inc., property owner, for a zoning map amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06-acre parcel located at 1755 North U.S. Highway 1. The subject property is shown in Exhibit 1:

EXHIBIT 1: Subject property, 1755 North U.S. Highway 1:



BACKGROUND: The property has a land use designation of "Low Intensity Commercial" and a city zoning designation of B-7, Highway Tourist Commercial. The subject property is within the North U.S. Highway 1 Interlocal Service Boundary Agreement (ISBA). The North US 1 Interlocal Service Boundary Agreement between the City of Ormond Beach and the County of Volusia established a municipal service area designed to:

- Encourage intergovernmental coordination in planning, service delivery, and boundary adjustments;
- Reduce intergovernmental conflicts and litigation between local governments;
- Promotes sensible boundaries that reduce the costs of local governments;
- Avoid duplicating local services;
- Increase political transparency and accountability; and
- Prevent inefficient service delivery and an insufficient tax base to support the delivery of those services.

The City Commission adopted the original North US 1 Interlocal Service Boundary Agreement (ISBA) on August 19, 2014 per Ordinance No. 2014-27. Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance No. 2014-12. Ordinance 2015-05 established the land use amendments for the ISBA and was adopted on January 20, 2015. As part of the land use map amendment adoption, a map annotation that limits density to eight (8) units per acre and a maximum floor area ratio of 0.50 for retail uses and 0.55 for all other non-residential uses. Ordinance 2015-13 established the city zoning designations for properties within the ISBA and was approved on April 7, 2015.

There is a companion land use map amendment to this zoning map amendment that seeks to amend the subject property from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities". **The purpose of this application is to assign a zoning designation consistent with proposed the LI/U, "Light/Industrial/Utilities" land use.** The applicant has conducted a pre-application meeting with the Site Plan Review Committee and indicated a desire to construct a business warehouse.

Application process: The proposed zoning map amendment schedule of the subject property is as follows:

EXHIBIT 2: Tentative zoning map amendment schedule:

Action	Date
Planning Board	April 18, 2023
City Commission, 1st Reading	May 16, 2023
City Commission, 2nd Reading	June 6, 2023

The applicant has submitted a letter (ATTACHMENT 3) requesting that the land use and zoning applications be heard together at the City Commission per Section 163.3184(12), *Florida Statues*. The zoning map amendment would not be effective until the final approval of the land use amendment.

The following public notices have or are required to occur:

EXHIBIT 3: Public Notice:

Public Notice	Date	Notes
Planning Board	March 27, 2023	300' radius
Newspaper advertisement for Planning Board	March 31, 2023	
Abutter letters for City Commission meetings	April 1, 2023	300' radius
Newspaper advertisement for City Commission, 2nd reading	May 26, 2023	

The project information has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/247/Development-Projects and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

CONCLUSION/CRITERIA FOR APPROVAL:

Section 1-15(D)(3) of the Land Development Code states that the Planning Board shall review non-planned development rezonings based on the Development Order criteria in Section 1-15(E) (1-10) of the Land Development Code which are analyzed below:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare, or quality of life.**

   The purpose of the zoning map amendment is to make the subject property of 3.06 acres consistent with the LI/U, "Light/Industrial/Utilities" land use. The existing zoning designation is B-7, Highway Tourist Commercial and allows a broad range of commercial uses including, retail sales, multi-family, restaurants, personal services, and transient lodging. The proposed zoning designation is I-1, Light Industrial which allows industrial use such as warehouse and business warehouses.

   The Future Land Use Map designation is undergoing an amendment to LI/U, "Light/Industrial/Utilities". Section 2-02 of the Land Development Code, Future land use map designations and zoning districts, provides the following compatible zoning districts with the "Residential, Office, Retail":

   EXHIBIT 4: Section 2-02 of the Land Development Code, compatible land use designation and zoning districts:

Industrial/Utilities	I-1, Light Industrial
	I-2, Reserved
	PID, Planned Industrial Development

The I-2 zoning district is reserved and the PID, Planned Industrial Development requires a minimum of ten (10) acres. The I-1, Light Industrial is the sole zoning district consistent with the LI/U, "Light/Industrial/Utilities" land use.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The zoning map amendment is consistent with the goal, objective, and policies of the Comprehensive Plan. There is the same LI/U, "Light/Industrial/Utilities" land use and I-1, Light Industrial zoning designation abutting the property and across US1. A business warehouse use would be an appropriate use at the subject property.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   Site development applications are required to provide analysis of environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells. The zoning map amendment does not approve a specific development plan and this criterion would be reviewed as part of a development application.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties**.

   The proposed zoning map amendment is consistent with the property's proposed future land use designation and staff does not believe the project would depreciate the value of surrounding vacant property. There is the same LI/U, "Light/Industrial/Utilities" land use and I-1, Light Industrial zoning designation abutting the property and across US1. The project does not abut any residential uses. The project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   Adequate public facilities to serve the proposed development, including roads, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds would be reviewed at the submission of a site plan. The zoning map amendment does not approve a specific development plan and this criterion would be reviewed as part of a development application reviewed by the Site Plan Review Committee.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where**

available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.

The zoning map amendment does not approve a specific development plan and this criterion would be reviewed as part of a development application reviewed by the Site Plan Review Committee. The analysis with the land use amendment determined that the land use and zoning map amendments reduce the maximum traffic impacts allowed.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   There is no development proposed so the criterion is not applicable.

8. **The proposed development provides for the safety of occupants and visitors**.

   There is no development proposed so the criterion is not applicable.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   There is no development proposed so the criterion is not applicable.

10. **The testimony provided at public hearings**.

    There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Chapter 1, Article II, Section 1-18(e)(3) of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services be less as a result of the requested zoning map amendment from the existing zoning district designation from B-7, Highway Tourist Commercial to I-1, Light Industrial; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Plan Map designation of LI/U, “Light/Industrial/Utilities”.

RECOMMENDATION:

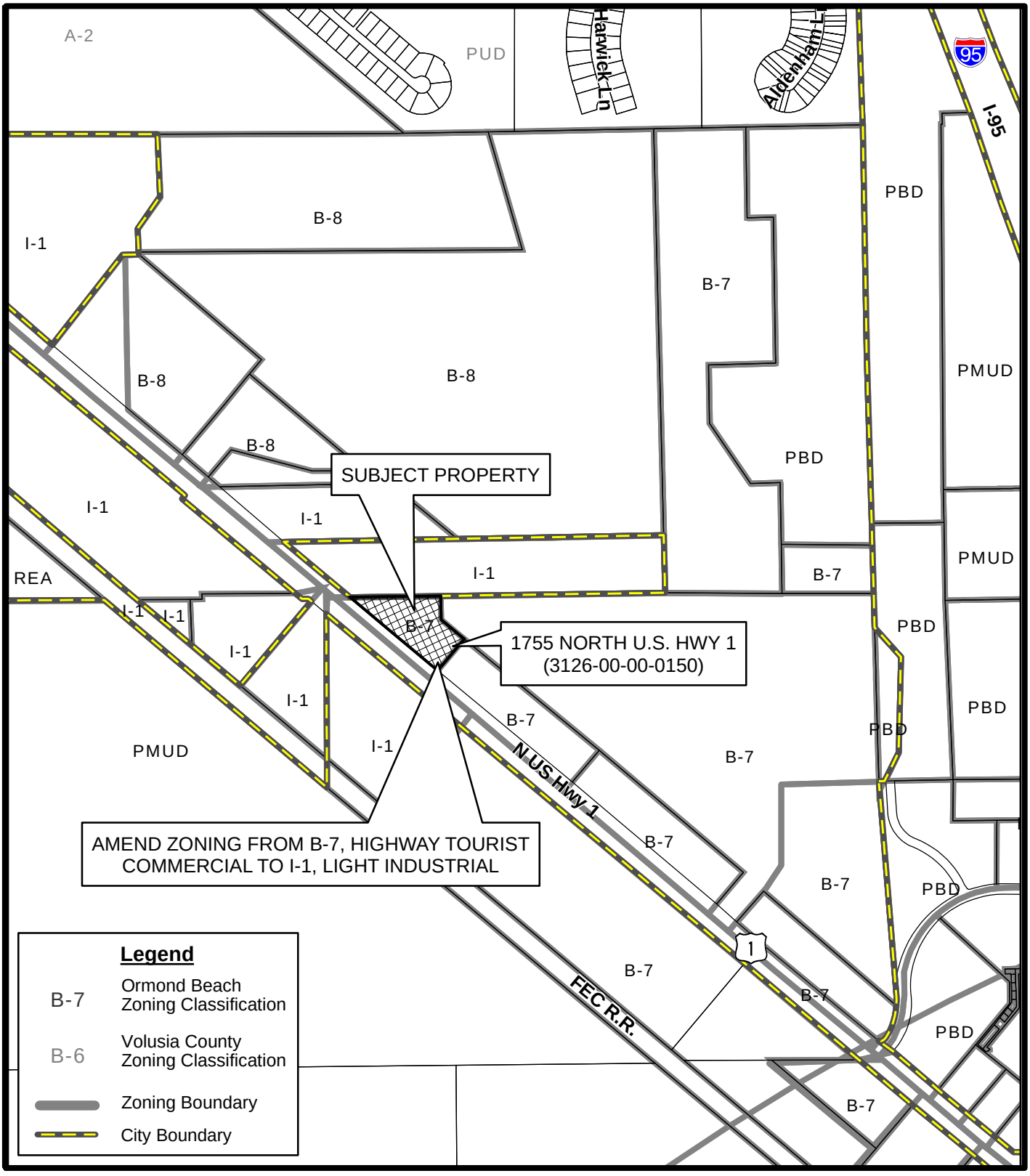
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission for a zoning map amendment for a 3.06-acre parcel located at 1755 North U.S. Highway 1 from B-7, Highway Tourist Commercial to I-1, Light Industrial.

Attachments:

Attachment 1: Proposed zoning map
Attachment 2: Sketch and legal description of subject property
Attachment 3: Land Use, location, aerial maps and applicant letter
Attachment 4: Section 2-32, I-1, Light Industrial zoning district

ATTACHMENT 1

Proposed zoning map



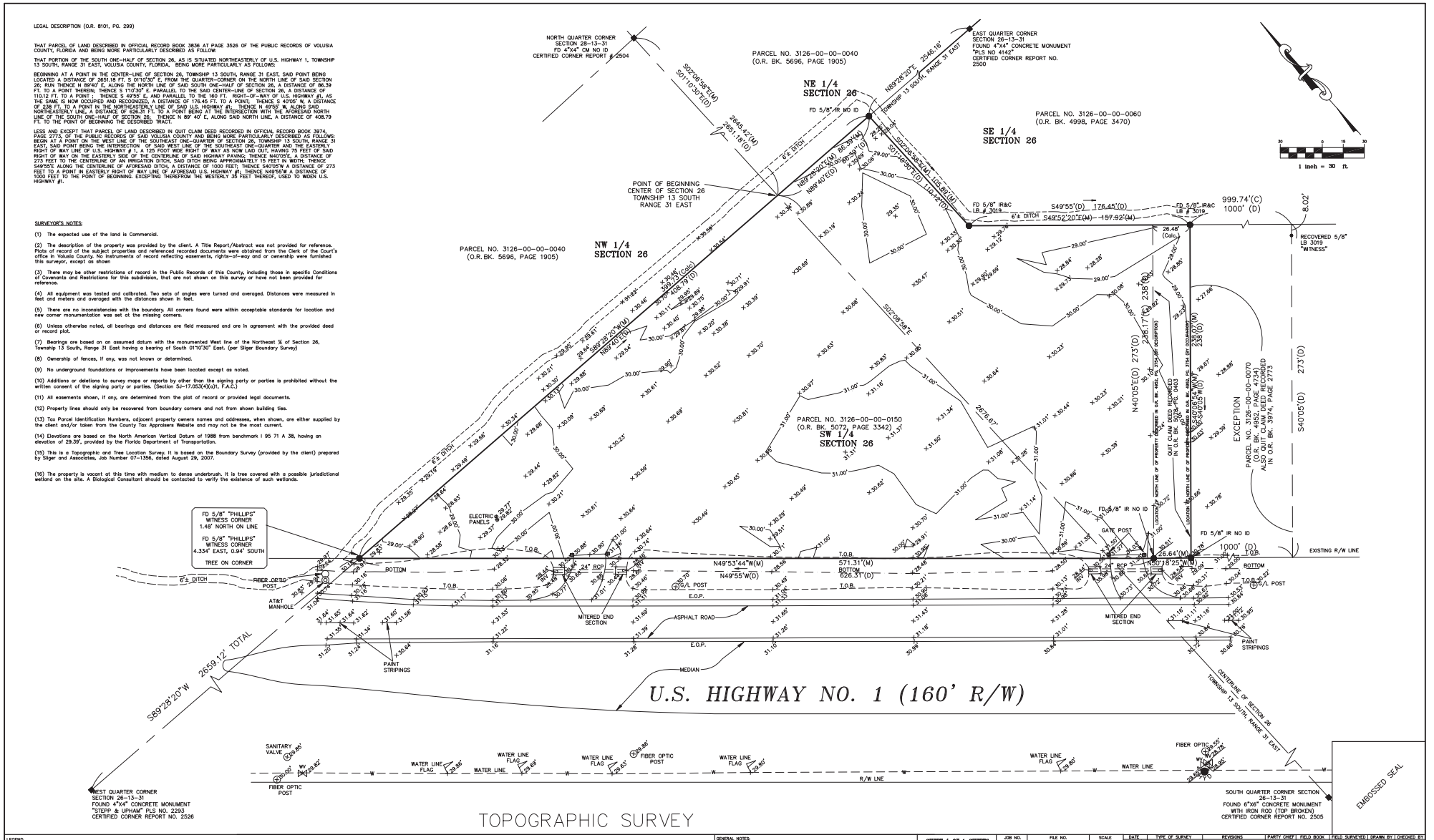
ZONING MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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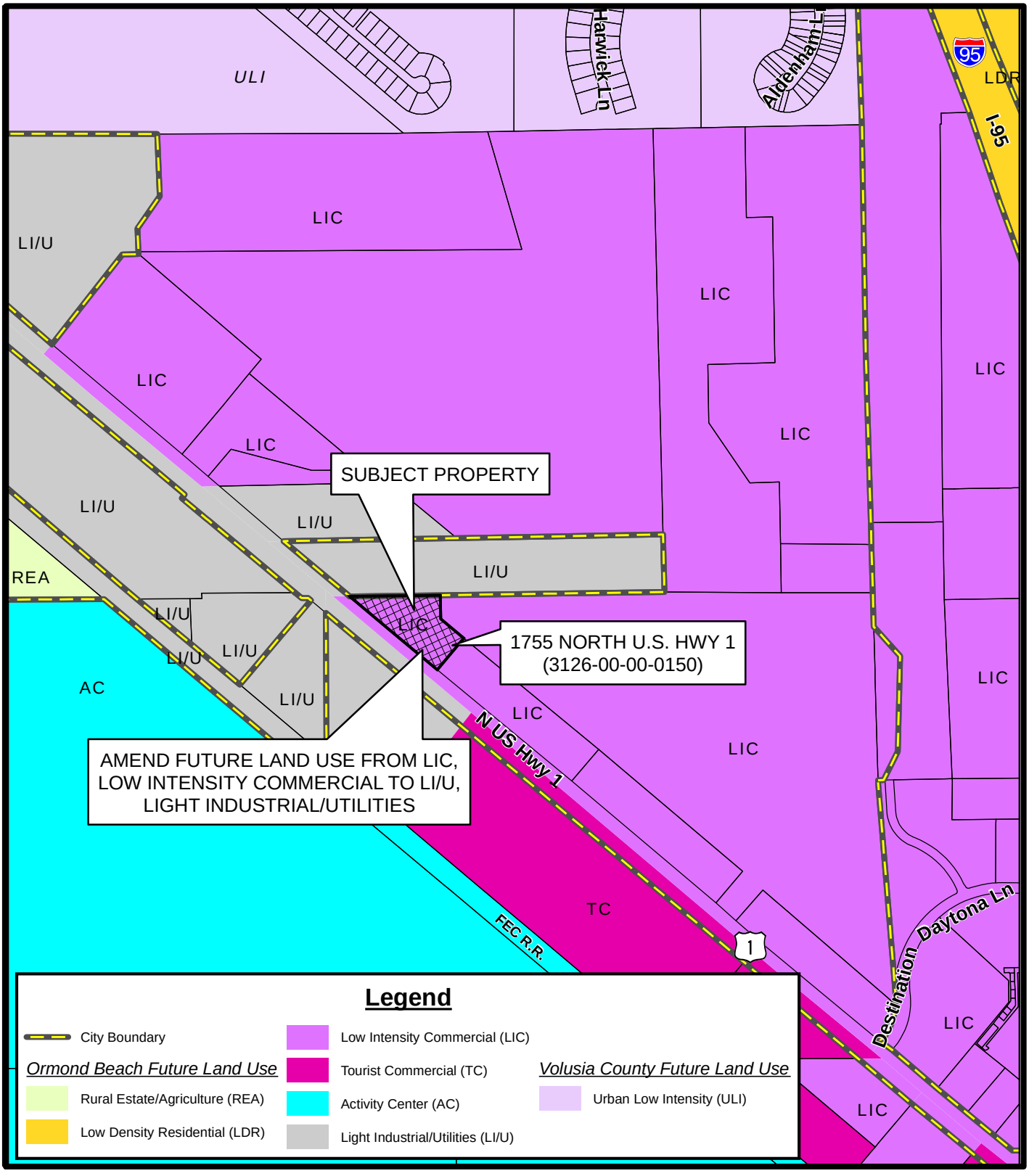
ATTACHMENT 2

Survey and legal description of subject property


LEGAL DESCRIPTION (O.R. 8101, PG. 299)
THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3836 AT PAGE 3526 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:
THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 26, AS IS SITUATED NORTHEASTERLY OF U.S. HIGHWAY 1, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER-LINE OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT BEING LOCATED A DISTANCE OF 2651.18 FT. S 01°10'30" E, FROM THE QUARTER-CORNER ON THE NORTH LINE OF SAID SECTION 26; RUN THENCE N 89°40' E, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 26, A DISTANCE OF 86.39 FT. TO A POINT THEREIN; THENCE S 1°10'30" E, PARALLEL TO THE SAID CENTER-LINE OF SECTION 26, A DISTANCE OF 110.12 FT. TO A POINT ; THENCE S 49°55' E, AND PARALLEL TO THE 160 FT. RIGHT-OF-WAY OF U.S. HIGHWAY #1, AS THE SAME IS NOW OCCUPIED AND RECOGNIZED, A DISTANCE OF 176.45 FT. TO A POINT, THENCE S 40°05' W, A DISTANCE OF 238 FT. TO A POINT IN THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY #1; THENCE N 49°55' W, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 626.31 FT. TO A POINT BEING AT THE INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 26; THENCE N 89° 40' E, ALONG SAID NORTH LINE, A DISTANCE OF 408.79 FT. TO THE POINT OF BEGINNING THE DESCRIBED TRACT.
LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3974, PAGE 2773, OF THE PUBLIC RECORDS OF SAID VOLUSIA COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT BEING THE INTERSECTION OF SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY # 1, A 125 FOOT WIDE RIGHT OF WAY AS NOW LAID OUT, HAVING 75 FEET OF SAID RIGHT OF WAY ON THE EASTERLY SIDE OF THE CENTERLINE OF SAID HIGHWAY PAVING; THENCE N40°05'E, A DISTANCE OF 273 FEET TO THE CENTERLINE OF AN IRRIGATION DITCH, SAID DITCH BEING APPROXIMATELY 15 FEET IN WIDTH; THENCE S49°55'E ALONG THE CENTERLINE OF AFORESAID DITCH, A DISTANCE OF 1000 FEET; THENCE S40°05'W A DISTANCE OF 273 FEET TO A POINT IN EASTERLY RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY #1; THENCE N49°55'W A DISTANCE OF 1000 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE WESTERLY 30 FEET THEREOF, USED TO WIDEN U.S. HIGHWAY #1.
SURVEYOR'S NOTES:
(1) The expected use of the land is Commercial.
(2) The description of the property was provided by the client. A Title Report/Abstract was not provided for reference. Plats of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor, except as shown
(3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.
(4) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.
(5) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.
(6) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.
(7) Bearings are based on an assumed datum with the monumented West line of the Northeast ¼ of Section 26, Township 13 South, Range 31 East having a bearing of South 01°10'30" East. (per Sliger Boundary Survey)
(8) Ownership of fences, if any, was not known or determined.
(9) No underground foundations or improvements have been located except as noted.
(10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.053(4)(a)1, F.A.C.)
(11) All easements shown, if any, are determined from the plat of record or provided legal documents.
(12) Property lines should only be recovered from boundary corners and not from shown building ties.
(13) Tax Parcel Identification Numbers, adjacent property owners names and addresses, when shown, are either supplied by the client and/or taken from the County Tax Appraisers Website and may not be the most current.
(14) Elevations are based on the North American Vertical Datum of 1988 from benchmark I 95 71 A 38, having an elevation of 29.39', provided by the Florida Department of Transportation.
(15) This is a Topographic and Tree Location Survey. It is based on the Boundary Survey (provided by the client) prepared by Sliger and Associates, Job Number 07-1356, dated August 29, 2007.
(16) The property is vacant at this time with medium to dense underbrush. It is tree covered with a possible jurisdictional wetland on the site. A Biological Consultant should be contacted to verify the existence of such wetlands.
NORTH QUARTER CORNER SECTION 26-13-31 FD 4"X4" CM NO ID CERTIFIED CORNER REPORT # 2504
PARCEL NO. 3126-00-00-0040 (O.R. BK. 5696, PAGE 1905)
EAST QUARTER CORNER SECTION 26-13-31 FOUND 4"X4" CONCRETE MONUMENT "PLS NO. 4142" CERTIFIED CORNER REPORT NO. 2500
PARCEL NO. 3126-00-00-0060 (O.R. BK. 4998, PAGE 3470)
NE 1/4 SECTION 26
SE 1/4 SECTION 26
NW 1/4 SECTION 26
SW 1/4 SECTION 26
POINT OF BEGINNING CENTER OF SECTION 26 TOWNSHIP 13 SOUTH RANGE 31 EAST
PARCEL NO. 3126-00-00-0150 (O.R. BK. 5072, PAGE 3342)
EXCEPTION PARCEL NO. 3126-00-00-0070 AS PER QUIT CLAIM DEED RECORDED IN O.R. BK. 3974, PAGE 2773
QUIT CLAIM DEED RECORDED IN O.R. BK. 5696, PAGE 1905
FD 5/8" "PHILLIPS" WITNESS CORNER 1.48' NORTH ON LINE
FD 5/8" "PHILLIPS" WITNESS CORNER 4.334' EAST, 0.94' SOUTH
TREE ON CORNER
RECOVERED 5/8" LB 3019 "WITNESS"
EXISTING R/W LINE
6'± DITCH
FIBER OPTIC POST
AT&T MANHOLE
24" RCP
C/L POST
GATE POST
MITERED END SECTION
ASPHALT ROAD
E.O.P.
PAINT STRIPINGS
MEDIAN
U.S. HIGHWAY NO. 1 (160' R/W)
CENTERLINE OF SECTION 26 TOWNSHIP 13 SOUTH RANGE 31 EAST
SANITARY VALVE
WATER LINE
FLAG
FIBER OPTIC POST
R/W LINE
WEST QUARTER CORNER SECTION 26-13-31 FOUND 4"X4" CONCRETE MONUMENT "STEPP & UPHAM" PLS NO. 2293 CERTIFIED CORNER REPORT NO. 2526
SOUTH QUARTER CORNER SECTION 26-13-31 FOUND 6"X6" CONCRETE MONUMENT WITH IRON ROD (TOP BROKEN) CERTIFIED CORNER REPORT NO. 2505
EMBOSSED SEAL
1 inch = 30 ft.
TOPOGRAPHIC SURVEY
LEGEND
SURVEYOR'S NOTES:
SHEET 1 OF 1 SHEETS
JOB NO. 21-7567
FILE NO. 21-7567
SCALE 1"=30'
PREPARED BY: © 2023
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175 (386) 676-9056
Andrew A Wilbert Jr.
Digitally signed by Andrew A Wilbert Jr.
Date: 2023.03.14 14:49:30 -04'00'
P.L.S. # 3620 L.B. # 4267 VALID ONLY WITH EMBOSSED SEAL
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID
DATE | TYPE OF SURVEY | REVISIONS | PARTY CHIEF | FIELD BOOK | FIELD SURVEYED | DRAWN BY | CHECKED BY
09/20/22 | TOPOGRAPHIC AND TREES | | PARRIN | 117/106-108,126 | 9/20/22 | CDJ | AAW
03/14/23 | TOPOGRAPHIC | RENUMBERED SHEETS | | | | CDJ | AAW
THIS PLAT IS HEREBY CERTIFIED TO:
1.) WAYNE'S SOLAR, INC.
2.)
3.)
4.)
THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
C-415
21-7567_2004.DWG 03/14/2023 8:00 am

ATTACHMENT 3

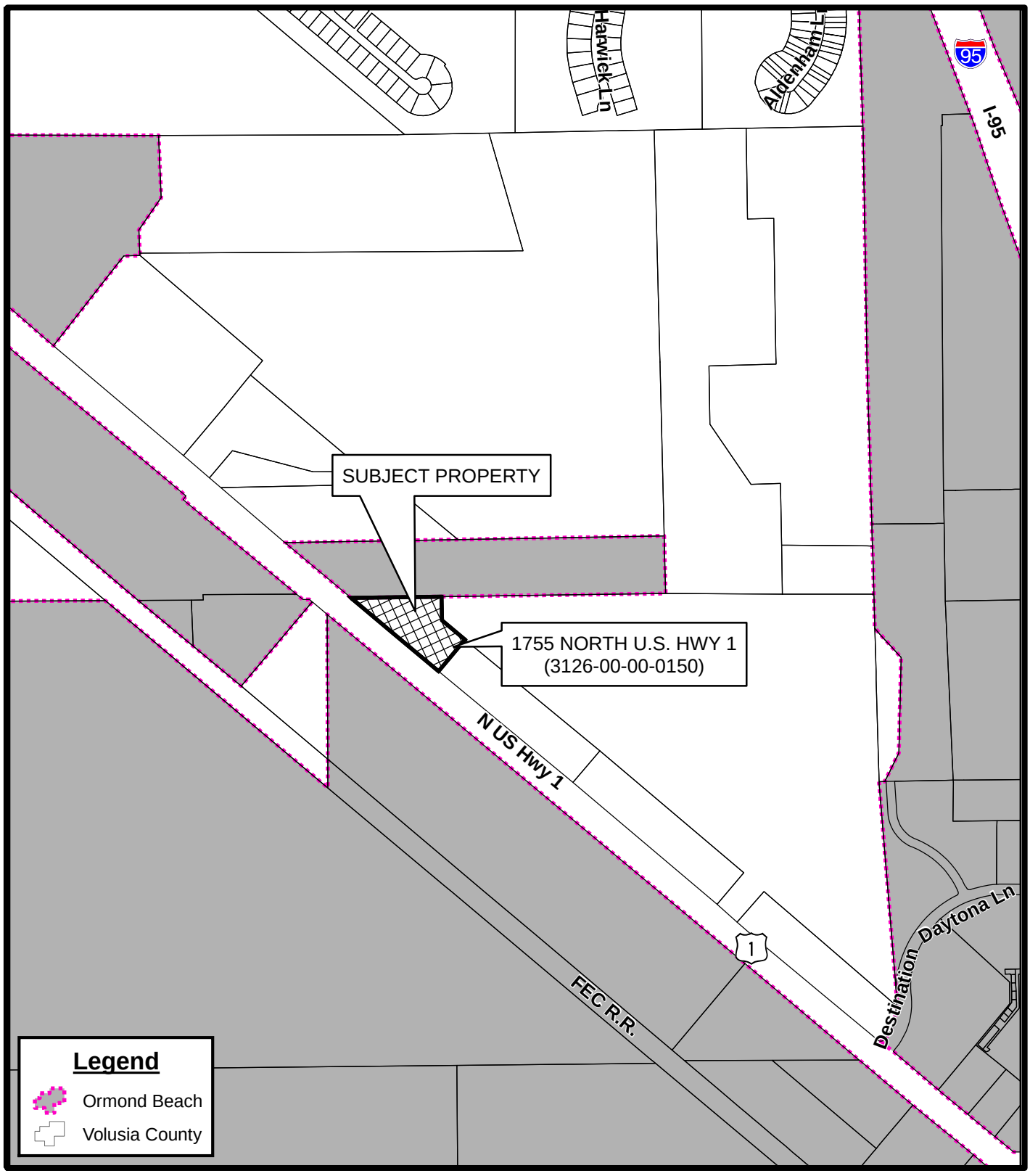
Land use, location, aerial maps and applicant letter



FUTURE LAND USE MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

N
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N.T.S.



LOCATION MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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AERIAL MAP
1755 NORTH U.S. HWY 1
(3126-00-00-0150)

Prepared By: The City of Ormond Beach
G.I.S. Department - March 15, 2023

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THE HARDY GROUP
BUILDING DESIGN & CONSTRUCTION
...for Design, Construction, Maintenance & Operations

March 28, 2023

Via Email-Steven.Spraker@ormondbeach.org

Mr. Steven Spraker
Planning Director
City of Ormond Beach
22 S. Beach St
Ormond Beach, FL 32174

RE: Concurrent Review Request of the Annexation, Comprehensive Plan Amendment & Zoning Amendments for:
1755 US 1 North, Ormond Beach
Waynes Solar, Inc.

Mr. Steven Spraker

Thank you for the opportunity to work with you on the above referenced project. The purpose of this letter is to request that the City of Ormond Beach [City] consider the application for the Small-Scale Land Use Map Amendment concurrently with the accompanying rezoning application for the purpose of the City Commission hearings & decision making, in accordance with FL Stat.

If there is any other information we can provide to assist in review of this request, please do not hesitate to reach out.

Richard L. Hardy
as President of The Hardy Group, Inc.
rlhardy@thehardygroup.com

3/30/2023

Stephen Spraker
Planning Director
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL 32174

Introductory Letter for Land use & Zoning Changes

Dear Steven,

Wayne Phillips has been an active licensed solar contractor in Ormand Beach for more than 25 years. His company, Wayne's Solar, Inc. has been based in various locations in Ormond area the entire time. The companies continued growth has necessitated acquiring a larger property to expand into. The company plans on running the day-to-day solar operations from this location once a building is completed.

If there is any other information I can provide you to assist this request, please do not hesitate to reach out. Thank you for your consideration.

Sincerely,

Skip Wooden
General manager

ATTACHMENT 4

Section 2-32, I-1, Light Industrial zoning district

Sec. 2-32. I-1, Light Industrial Zoning District.

A. PURPOSE:	The purpose of the I-1, Light Industrial Zoning District is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the city's wastewater treatment system; or result in hazardous environments for workers or visitors. Consistent with the city's comprehensive plan, the I-1 zoning district is intended to implement comprehensive plan policies for managing light industrial land uses. This district is not intended to accommodate heavy industrial activities such as those identified herein as prohibited, nor is it intended to accommodate other heavy industrial uses.

B. DIMENSIONAL STANDARDS

1	2	3	4	5.	6.	7.	8.	9.				
Type	**Density**	**Maximum Building Height**	**Maximum Building Coverage**	**Maximum Impervious Lot Coverage**	**Minimum Lot Size**	**Minimum Lot Width**	**Minimum Lot Depth**	**Setbacks**				
								a. Front	**b. Rear**	**c. Side**	**d. Street Side/Corner**	**e. Waterfront**
Nonresidential Uses	>—	45'	None	80%	20,000 SF	100'	—	15'	20'; 50' if abutting residential district	10'; 30' if abutting single-family residential district; 25 feet, if abutting multifamily residential district	15'	30'

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS
1. Airport 2. Business Services 3. Construction and Home Improvement 4. Industrial Uses, Light 5. Instructional Physical Activity 6. Research Activities 7. Vehicle Repair, Type A 8. Warehouse, Business 9. Warehouse, Storage	1. Auction Business 2. Business/Professional Offices 3. Clubs and Fraternal Organization 4. Dry Cleaning Plant and Systems 5. Flea Markets 6. Garden Centers and Nursery 7. Golf Course and Country Club 8. House of Worship 9. Malted Beverage Producer 10. Non-Emergency Medical Transport Services 11. Outdoor Storage 12. Parks and Recreation Facilities, Private 13. Parks and Recreation Facilities, Public 14. Public Facilities 15. Public Utilities 16. Recreational Facilities, Indoor	1. Child Care Facilities 2. Outdoor Activity 3. Outdoor Storage 4. Silviculture 5. Telecommunication Tower 6. Terminal, Truck	All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Landscaping and buffering: if the parcel abuts a designated greenbelt corridor, the standards of chapter 3, article II shall apply with regard to buffering and landscape requirements. 3. See conditional and special exception regulations (chapter 2, article IV).

	17. Recreational Facilities, Outdoor 18. Restaurant, Type A 19. Restaurant, Type B 20. Retail Sales and Service, Showroom 21. RV or Boat Storage 22. Telecommunications Towers, Camouflaged 23. Vehicle Repair, Type B 24. Vehicle Washing and Detailing 25. Warehouse, Mini-Rental 26. Wind Energy System		
G. PERMITTED ACCESSORY USE: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.			

(Ord. No. 2013-51, § 2, 9-3-2013; Ord. No. 2015-11, § 8, 4-7-2015)

DRAFT

Planning Board minutes from

April 13, 2023

ITEM:

LUPA 2023-033
1755 North U.S. Highway 1,
Zoning Map Amendment

Ms. Shull inquired about what was presented regarding the existing land use being 10 maximum units per acre, and the proposed reflecting that the density is not permitted. Mr. Spraker explained that the "Light/Industrial" land use does not allow residential uses.

Mr. Scudiero motioned to approve FLUM 2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment. Mr. Galloway seconded it. Vote was called, and the motion was approved (6-0).

E. ZMA 2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment

Mr. Spraker, Planning Director, stated that this request from Wayne's Solar, Inc. is for a Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06 acre parcel located at 1755 North U.S. Highway 1. Mr. Spraker continued that the zoning designation needs to be consistent with the land use. Mr. Spraker remarked that staff recommends approval.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Mr. Jorczak motioned to approve ZMA 2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment. Mr. du Moulin seconded it. Vote was called, and the motion was approved (6-0).

F. LDC 2023-043, Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards

Mr. Spraker, Planning Director, explained the administrative request to amend Chapter 2, District and General Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code (LDC) to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. Mr. Spraker commented that this standard existed in 2015 and a LDC amendment took it out is because it was believed that there was no existing manufactured or mobile home communities that had the T-2 zoning. Mr. Spraker detailed that there is a property with a T-2 zoning designation that needs the special standards to allow the replacement of existing mobile homes. Mr. Spraker concluded that staff recommends approval.

Board Questions

Mr. Galloway asked if this amendment was specifically for one property. Mr. Spraker confirmed that it was for the Ridgecrest Mobile Home park on North Yonge Street which has a T-2 zoning designation.

Mr. Railsback questioned if the amendment would seek additional areas of the city zoned T-2. He stated his understanding was that it was for existing properties zoned T-2. Mr. Spraker confirmed that the amendment was only for existing T-2 zoned properties.

DRAFT

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.H
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-29
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	Land Development Code Amendment, T-2 Zoning District, Special Standards		
Budget Impact:	There is no budget impact as the result of this Land Development Code amendment.		
Summary:	This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code, to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. The purpose of the amendment is to permit replacement of manufactured/mobile homes, located within established manufactured/mobile home parks, with new manufactured/mobile homes as needed. The Planning Board recommended approval with a 6-0 vote.		
Recommended Action:	The Planning Board recommended the City Commission approve an amendment to Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/1/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/8/2023	

Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: Land Development Code Amendment, T-2 Zoning District, Special Standards

Commission Goal: Transportation & Community Development - Other

Introduction

This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code, to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. The purpose of the amendment is to permit replacement of manufactured/mobile homes, located within established manufactured/mobile home parks, with new manufactured/mobile homes as needed.

Background

Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code previously contained language that allowed replacement of existing mobile home in conformance with Uniform Fire Safety Standards for mobile home parks and recreational vehicle parks, Rule 69A-42-001. The regulation was designed to allow the replacement of existing mobile homes in mobile home parks that may not meet the existing zoning district standards. One benefit of this regulation is that older mobile homes are able to be replaced as needed.

There was a 2015 Land Development Code amendment that deleted the section that is now proposed to be added back into the Land Development Code. Staff's review of the issue and the 2015 Land Development Code amendment resulted in the following conclusions:

1. The 2015 amendment did not realize or identify the existing T-2, Manufactured Home zoning of the Ridgecrest Mobile Home at 170 North Yonge Street.
2. One solution would be to amend the zoning from T-2, Manufactured Home to T-1, Manufactured/Mobile Home.

3. Another solution would be to amend the Land Development Code to place back the special standards language that was deleted in 2015 for the T-2, Manufactured Home zoning district.

Staff has elected to amend the Land Development Code to re-establish the language under the special standards section.

Discussion

The proposed amendment seeks to add the special standards back to the T-2, Manufactured Home zoning district prior to Ordinance 2015-23. The goals of this amendment are to:

1. Re-establish the Special Standards to the T-2, Manufactured Home zoning district. The addition of special standards for previously existing mobile home parks will ensure that replacement of mobile homes in mobile home communities will be able to replace their homes with new mobile homes without creating dimensional non-conformities;
2. Maintain the provisions of the Uniform Fire Safety Standards for mobile home parks. At a minimum, mobile homes must maintain a certain distance between each home as specified in the Uniform Fire Safety Standards for Mobile Home Parks;
3. To re-establish that existing mobile home parks with the T-2, Manufactured Home designation can maintain the existing number of mobile homes and to allow the change out of individual units with new units as necessary; and
4. It is not the intent of this amendment to expand the use of the T-2, Manufactured Home zoning district to vacant land, but instead to allow previously existing mobile home parks to replace existing units with new units without creating dimensional non-conformities.

Planning Board

The Planning Board reviewed the Land Development Code amendment at the April 13, 2023 meeting and recommended approval with a 6-0 vote. There were no individuals who spoke for or against the Land Development Code amendment. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this Land Development Code amendment.

Citizen Impact

No citizen impact is expected as the result of this request.

Recommendation

The Planning Board recommended the City Commission approve an amendment to

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes.

Attachments:

1. 23-29 T-2 Special Standards (P22-0078G)
2. 04.13.2023, LDC Amendment, Section 2-21, re-establish special standards
3. Draft PB Minutes, T-2, Special Standards, amendments

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 01, 2023

Claire Whitley, Assistant City Manager — Date: May 08, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

ORDINANCE NO. 2023-29

AN ORDINANCE AMENDING CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE II, DISTRICT REGULATIONS, SECTION 2-21, T-2, MANUFACTURED HOME ZONING DISTRICT, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY CREATING SPECIAL STANDARDS FOR PREVIOUSLY EXISTING MANUFACTURED/MOBILE HOME PARKS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, this is a request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home Zoning District, of the City of Ormond Beach *Land Development Code* to re-establish the special standards to allow the replacement of manufactured/mobile homes located within previously established mobile home parks, with new manufactured/mobile homes, and

WHEREAS, the local planning agency, being the Planning Board of the City of Ormond Beach, has conducted a public hearing on April 13, 2023, on the requested amendments and has made recommendations thereon to the City Commission, and

WHEREAS, all applicable notice requirements of Section 166.041(3)(a), *Florida Statutes*, have been complied with, and

WHEREAS, the City Commission finds the amendment to be consistent with the provisions of the *Comprehensive Plan* of the City of Ormond Beach, and in the overall best interest of the public health, safety and welfare, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 2-21, T-2, Manufactured Home Zoning District, of Article II, District Regulations, of Chapter 2, District and General Regulations, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 2-21. T-2, Manufactured Home Zoning District.

A. PURPOSE ****No change to existing text****

B. DIMENSIONAL STANDARDS ****No change to existing text****

C. PERMITTED USES ****No change to existing text****

D. CONDITIONAL USES ****No change to existing text****

E. SPECIAL EXCEPTION USES ****No change to existing text****

F. OTHER STANDARDS ****No change to existing text****

G. PERMITTED ACCESSORY USES: ****No change to existing text****

H. SPECIAL STANDARDS:

Previously Existing Manufactured/Mobile Home Parks. The provisions of this section notwithstanding, individual units within manufactured home parks which were in operation on July 1, 1984, and which have continued in operation without abandonment or closure for 6 months, and which manufactured home parks do not comply with one or more of the dimensional requirements set forth in subsection (b) of this section, may be replaced with new units provided there is no greater nonconformity than existed with prior unit and provided that the Uniform Fire Safety Standards for Mobile Home Parks, as set forth in F.A.C. 69A-42.0041, as the same may be amended from time to time, are fully complied with.

The following dimensions shall apply to lots of record in existence on November 6, 1996, that are located within the T-2 Manufactured Home zoning district, when such lots are used for a mobile home, a single-family modular dwelling unit or a single-family dwelling unit:

a. Lot Width: 50'.
b. Lot Area: 5,500 square feet.

SECTION TWO. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION THREE. In the event any word, phrase, clause, sentence, paragraph, term, or provision of this Ordinance shall be held to be invalid by a court of competent jurisdiction, such judicial determination shall not affect any other word, clause, phrase, sentence, paragraph, term or provision, of this Ordinance, and the remainder of this Ordinance shall remain in full force and effect.

SECTION FOUR. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: April 13, 2023

SUBJECT: Land Development Code Amendment: Section 2-21, T-2, Manufactured Home zoning district – re-establishing special standards for previously existing manufactured/mobile home parks

APPLICANT: Administrative

NUMBER: LDC 2023-43

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION:

This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code, to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. The purpose of the amendment is to permit replacement of manufactured/mobile homes, located within established manufactured/mobile home parks, with new manufactured/mobile homes as needed.

SECTION 2, BACKGROUND:

Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code previously contained language that allowed replacement of existing mobile home in conformance with Uniform Fire Safety Standards for mobile home parks and recreational vehicle parks, Rule 69A-42-001. The regulation was designed to allow the replacement of existing mobile homes in mobile home parks that may not meet the existing zoning district standards. One benefit of this regulation is that as older mobile homes are able to be replaced as needed.

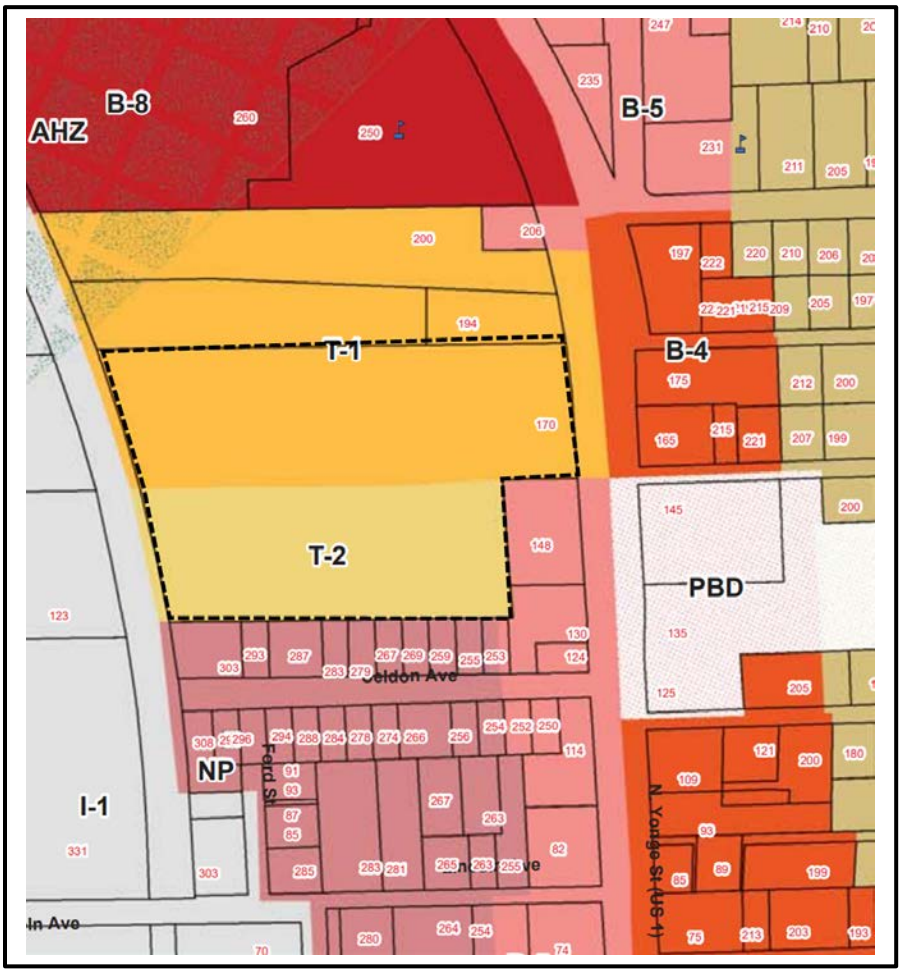
On June 2, 2015, the City Commission adopted Ordinance 2015-23 that:

1. Amended Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code **to delete** the special standards to allow replacement of manufactured homes, located within previously established Manufactured Home Parks, with new manufactured homes.

2. Amended Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-20, T-1, Manufactured/Mobile Home Zoning District of the Land Development Code **to add** special standards to allow replacement of manufactured/mobile homes, located within previously established Manufactured/Mobile Home Parks, with new manufactured/mobile homes.

The analysis of the 2015 report stated: “Since the City of Ormond Beach only permits manufactured/mobile home parks under the T-1 Zoning District, the special standards that are proposed for elimination under the T-2 Zoning District should be added to the T-1 Zoning District.”

The 2015 report was correct in that manufactured/mobile parks are only allowed in the T-1, Manufactured/Mobile Home zoning district. The T-2, Manufactured Home zoning district is designed to allowed manufactured or mobile homes on fee simple lots (where the property owners own both the land and manufactured or mobile home). An issue has arisen with the Ridgecrest Mobile Home Park that has a split zoning designation of T-1, Manufactured/Mobile Home and T-2, Manufactured Home. The zoning map of 170 North Yonge Street is shown below:



There is concern regarding the ability of the Ridgecrest Mobile Home Park replacing and updating existing mobile homes based upon the removal the special standards. Staff’s review of the issue and the 2015 Land Development Code amendment resulted in the following conclusions:

1. The 2015 amendment did not realize or identify the existing T-2, Manufactured Home zoning of the Ridgecrest Mobile Home at 170 North Yonge Street.

2. One solution would be to amend the zoning from T-2, Manufactured Home to T-1, Manufactured/Mobile Home.
3. Another solution would be to amend the Land Development Code to place back the special standards language that was deleted in 2015 for the T-2, Manufactured Home zoning district.

Staff has elected to amend the Land Development Code to re-establish the language under the special standards section.

SECTION 3, ANALYSIS:

The proposed amendment seeks to add the special standards back to the T-2, Manufactured Home zoning district prior to Ordinance 2015-23. The goals of this amendment are to:

a. Re-establish the Special Standards to the T-2, Manufactured Home zoning district. The addition of special standards for previously existing mobile home parks will ensure that replacement of mobile homes in mobile home communities will be able to replace their homes with new mobile homes without creating dimensional non-conformities;
b. Maintain the provisions of the Uniform Fire Safety Standards for mobile home parks. At a minimum, mobile homes must maintain a certain distance between each home as specified in the Uniform Fire Safety Standards for Mobile Home Parks;
c. To re-establish that existing mobile home parks with the T-2, Manufactured Home designation can maintain the existing number of mobile homes and to allow the change out of individual units with new units as necessary; and
d. It is not the intent of this amendment to expand the use of the T-2, Manufactured Home zoning district to vacant land, but instead to allow previously existing mobile home parks to replace existing units with new units without creating dimensional non-conformities.

The amendment proposes the same text that was deleted with Ordinance 2015-23 and exists within the T-1 Manufactured/Mobile Home zoning district, as shown below:

H. SPECIAL STANDARDS:

Previously Existing Manufactured/Mobile Home Parks. The provisions of this section notwithstanding, individual units within manufactured home parks which were in operation on July 1, 1984, and which have continued in operation without abandonment or closure for 6 months, and which manufactured home parks do not comply with one or more of the dimensional requirements set forth in subsection (b) of this section, may be replaced with new units provided there is no greater nonconformity than existed with prior units and provided that the Uniform Fire Safety Standards for Mobile Home Parks, as set forth in F.A.C. 69A-42.0041, as the same may be amended from time to time, are fully complied with.

The following dimensions shall apply to lots of record in existence on November 6, 1996, that are located within the T-1 Manufactured/Mobile Home zoning district,

when such lots are used for a mobile home, a single-family modular dwelling unit or a single-family dwelling unit:

a. Lot Width: 50'.
b. Lot Area: 5,500 square feet.

SECTION 4, CONCLUSION:

There are certain criteria that must be evaluated before adoption of an amendment. According to the Land Development Code, the Planning Board must consider the following criteria when making their recommendation.

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   The proposed Land Development Code amendment will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life. The purpose of the amendment is to re-establish the text that was existing prior to Ordinance 2015-23. The Land Development Code amendment will allow replacement of old units with new units under the T-2, Manufactured Home zoning district without creating dimensional non-conformities. In cases where existing units do not meet the T-2, Manufactured Home zoning district dimensional standards, an old unit will be allowed to be replaced with a new unit provided the standards of the Uniform Fire Safety Standards for Mobile Home Park can be met.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The proposed Land Development Code amendment is consistent with the Comprehensive Plan. Objective 2.1 of the Future Land Use Element of the Comprehensive Plan discussed the need to update Land Development Code regulations. The amendment is a matter of housekeeping to include special standards for previously existing manufactured/mobile home parks.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The proposed Land Development Code amendments will not have an adverse impact on environmentally sensitive lands.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The proposed Land Development Code amendments will have no adverse effect on surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare or visual impacts on adjoining properties.

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

The proposed Land Development Code amendments are not applicable to public facilities.

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.

The proposed Land Development Code amendments will not result in a hazardous situation for adjoining property owners.

7. The proposed development is functional in the use of space and aesthetically acceptable.

There is no development proposed for this amendment. The application pertains to a Land Development Code amendment.

8. The proposed development provides for the safety of occupants and visitors.

There is no development proposed for this amendment. The application pertains to a Land Development Code amendment.

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

There is no development proposed for this amendment. The application pertains to a Land Development Code amendment.

10. The testimony provided at public hearings.

The comments from the Planning Board meeting will be incorporated into the City Commission packet.

SECTION 5, RECOMMENDATION:

It is recommended that the Planning Board **APPROVE** an amendment to Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. The tentative City Commission public hearing dates are May 16, 2023 and June 6, 2023.

Attachments:
Attachment 1: Proposed Land Development Code amendment
Attachment 2: T-2, Manufactured Home zoning district map

Article II, District Regulations, Chapter 2, District and General Regulations, Section 2-21, T-2, Manufactured Home zoning district

Sec. 2-21. T-2, Manufactured Home Zoning District.

A. PURPOSE ****No change to existing text****

B. DIMENSIONAL STANDARDS ****No change to existing text****

C. PERMITTED USES ****No change to existing text****

D. CONDITIONAL USES ****No change to existing text****

E. SPECIAL EXCEPTION USES ****No change to existing text****

F. OTHER STANDARDS ****No change to existing text****

G. PERMITTED ACCESSORY USES ****No change to existing text****

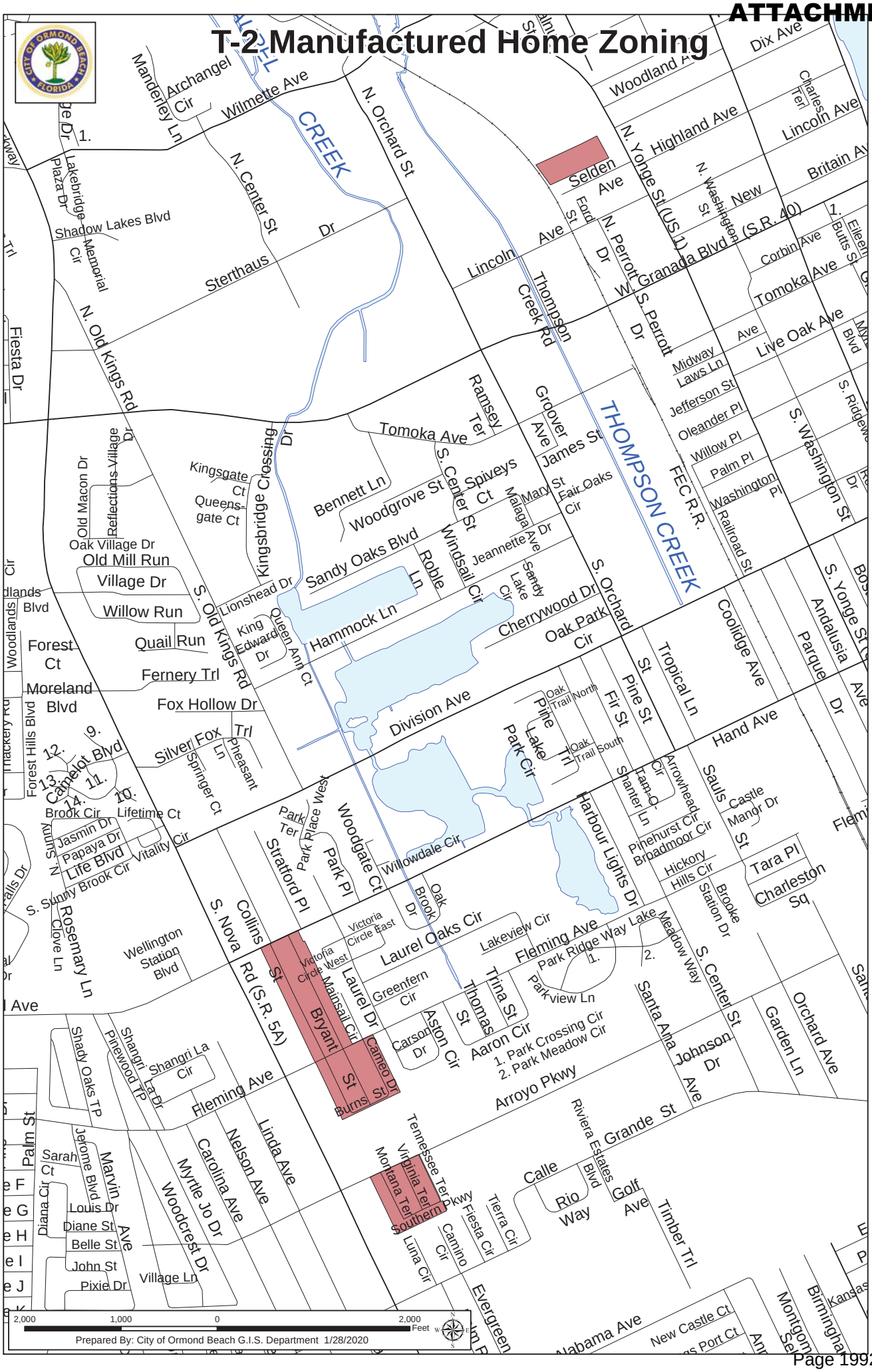
H. SPECIAL STANDARDS:

Previously Existing Manufactured/Mobile Home Parks. The provisions of this section notwithstanding, individual units within manufactured home parks which were in operation on July 1, 1984, and which have continued in operation without abandonment or closure for 6 months, and which manufactured home parks do not comply with one or more of the dimensional requirements set forth in subsection (b) of this section, may be replaced with new units provided there is no greater nonconformity than existed with prior unit and provided that the Uniform Fire Safety Standards for Mobile Home Parks, as set forth in F.A.C. 69A-42.0041, as the same may be amended from time to time, are fully complied with.

The following dimensions shall apply to lots of record in existence on November 6, 1996, that are located within the T-2 Manufactured Home zoning district, when such lots are used for a mobile home, a single-family modular dwelling unit or a single-family dwelling unit:

a. Lot Width: 50'.
b. Lot Area: 5,500 square feet.

T-2 Manufactured Home Zoning



DRAFT

Planning Board minutes from

April 13, 2023

ITEM:

LDC 2023-43

Land Development Code Amendment: Section 2-21, T-2, Manufactured Home zoning district – re-establishing special standards for previously existing manufactured/mobile home parks

Ms. Shull inquired about what was presented regarding the existing land use being 10 maximum units per acre, and the proposed reflecting that the density is not permitted. Mr. Spraker explained that the "Light/Industrial" land use does not allow residential uses.

Mr. Scudiero motioned to approve FLUM 2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment. Mr. Galloway seconded it. Vote was called, and the motion was approved (6-0).

E. ZMA 2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment

Mr. Spraker, Planning Director, stated that this request from Wayne's Solar, Inc. is for a Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06 acre parcel located at 1755 North U.S. Highway 1. Mr. Spraker continued that the zoning designation needs to be consistent with the land use. Mr. Spraker remarked that staff recommends approval.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Mr. Jorczak motioned to approve ZMA 2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment. Mr. du Moulin seconded it. Vote was called, and the motion was approved (6-0).

F. LDC 2023-043, Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards

Mr. Spraker, Planning Director, explained the administrative request to amend Chapter 2, District and General Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code (LDC) to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes. Mr. Spraker commented that this standard existed in 2015 and a LDC amendment took it out is because it was believed that there was no existing manufactured or mobile home communities that had the T-2 zoning. Mr. Spraker detailed that there is a property with a T-2 zoning designation that needs the special standards to allow the replacement of existing mobile homes. Mr. Spraker concluded that staff recommends approval.

Board Questions

Mr. Galloway asked if this amendment was specifically for one property. Mr. Spraker confirmed that it was for the Ridgecrest Mobile Home park on North Yonge Street which has a T-2 zoning designation.

Mr. Railsback questioned if the amendment would seek additional areas of the city zoned T-2. He stated his understanding was that it was for existing properties zoned T-2. Mr. Spraker confirmed that the amendment was only for existing T-2 zoned properties.

DRAFT

Mr. Jorczak asked if existing building codes would impact replacement mobile homes. Mr. Spraker stated that the amendment was solely related to setbacks and all building code requirements would be applicable.

Mr. Galloway asked if this would apply to the mobile home park along U.S. Highway 1, north of Granada Boulevard. Mr. Spraker stated that this property was zoned as B-4, Central Business, and this amendment would not be applicable to that property.

Ms. Shull ensured that no one from the public was present to speak on the subject, then opened it up to the Board for discussion and entertained a motion.

Mr. Scudiero motioned to approve LDC 2023-043, Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards. Mr. du Moulin seconded it. Vote was called, and the motion was approved (6-0).

G. LDC 2021-019, Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee Amendments

Mr. Spraker, Planning Director, explained the administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update. Mr. Spraker recalled this item was discussed at the March Planning Board meeting. Mr. Spraker displayed a PowerPoint of the proposed amendments that included the following key points:

1. Water and sewer: Changed terminology from impact fees to connection fees.
2. Water: Connection fee amended from $2,902 to $2,333 for an equivalent living unit (one single-family house).
3. Sewer: Connection fee amended from $2,829 to $3,577 for an equivalent living unit.
4. Stormwater: Delete stormwater impact fee and rely on stormwater connection fee.
5. Park & Recreation: Amended parks & recreation impact fee from $1,312.24 to $2,500 for a single family residential unit.
6. Discussed the mobility fee and there may be a desire to reduce the selected option because it assesses the maximum fee that can be justified.
7. Updated the local road impact fee based on use categories.
8. Created police and fire impact fees.

Mr. Spraker reviewed the total changes which were primarily the local road and park and recreation impact fee for a single-family house. Mr. Spraker detailed the project scheduled and stated that there is a 90-day effective period for the implementation of the impact fees. Mr. Spraker concluded that staff recommends approval.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Board Questions

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.I
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-30
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	Land Development Code Amendment, Connection, Mobility and Impact Fees		
Budget Impact:	Impact fees are an important component of the city's comprehensive planning process and a necessary tool to ensure that new growth pays its fair share of capital improvement costs. The update of the connection, mobility, and impact fees provide the most recent data and analysis to assess development related fees. In general, the connection, mobility, and impact fees are proposed to increase based on level of service standards and increase in construction costs.		
Summary:	These are administrative amendments to the LDC to update connection, mobility, and impact fees.		
Recommended Action:	The Planning Board recommended the City Commission approve the administrative amendments to the Land Development Code to update connection, mobility, and impact fees based on (1) "Water and Wastewater Utility System Connection Fee Study", (2) "Municipal Impact Fee Study" and (3) "Police and Fire Impact Fee Study" as perfomed by Raftelis consultants. If approved, the amendments would be effective on September 4, 2023.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/3/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/9/2023	

Joyce Shanahan, City Manager	5/10/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: Land Development Code Amendment, Connection, Mobility and Impact Fees

Commission Goal: Transportation & Community Development - Other

Introduction

This is an administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update, by amending **(1)** Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to implement the water and wastewater utility system connection fee study by creating the water and wastewater connection fee section, **(2)** Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to amend the person trip mobility fee per the municipal impact fee study, **(3)** Section 1-27, Impact fees, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to delete the stormwater impact fee, amend the local road impact fee, and create police and fire impact fee per the municipal impact fee study and police and fire impact fee study, **(4)** Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency Management, of Chapter 1, General Administration, **(5)** Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(6)** Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(7)** Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(8)** Section 3-61, Utility line extension, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(9)** Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, and **(10)** Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.

Background

Impact fees are collected from builders or developers for new construction to help pay for increased infrastructure demands created by the new growth. The City of Ormond Beach has assessed impact fees for water and sewer since 1974. An impact fee for recreational facilities was added in 1987 and a comprehensive impact fee ordinance was adopted in 1990. The 1990 ordinance included impact fees for the full range of capital facilities (administrative facilities, conservation land, cultural facilities, fire protection, law enforcement, local roads, solid waste, road/drainage maintenance and stormwater).

Impact fees are an important component of the city's comprehensive planning process and a necessary tool to ensure that new growth pays its fair share of capital improvement costs. The Comprehensive Plan identifies the future growth that is projected to occur, the capital facilities required to serve that growth, and a minimum level-of-service (LOS) standard that will be provided for new development. The city has adopted LOS standards for potable water, sanitary sewer, solid waste, drainage, parks, roads and firefighting, but only collects impact fees for some of these services. The city has adjusted water and sewer impact fees annually based upon increases to the Engineering News Record Construction Cost Index (ENR CCI).

In 1996, the city reviewed its impact fee ordinance and determined that the projected capital improvement needs for the following five years did not warrant collection of certain fees. The city eliminated impact fees for administrative facilities, conservation land, fire protection, law enforcement, solid waste and road/drainage maintenance. The cultural facilities impact fee was not eliminated, but reduced to $0 because of potential conflicts with the adopted Comprehensive Plan.

In 2009, the City of Ormond Beach was designated as a Dense Urban Land Area requiring the city to adopt a financially feasible multimodal strategy. The city adopted the Mobility Strategy and 2025 Comprehensive Plan amendments in 2010. The mobility fee replaced concurrency and the imposition of city road impact fees on certain state roads in Transportation Concurrency Exception Areas (TCEA). For new development on any road facility outside the TCEA, the city's road impact fee applies. An amendment to Section 1-27 of the Land Development Code was adopted per Ordinance No. 2015-44 to allow the City Commission to approve impact fee credit agreements that prevent credits from declining ten (10%) percent yearly over ten (10) years after the final inspection date of the demolition for land with building improvements.

On May 18, 2021, the City Commission authorized Resolution 2021-86 to accept a bid proposal from Raftelis for an impact fee study update to review and amend the water, sewer, park & recreation, stormwater, local road and mobility fees. The scope-of-work also provided a task for a feasibility analysis to add fire and police impact fees and make a recommendation if these fees should be pursued with a separate work authorization. The total fee for the impact fee study is $99,445. On October 5, 2022, the City Commission authorized Resolution 2022-121 that authorized $31,555 for the development of Police and Fire impact fees by Raftelis.

Impact fees and connection fees for residential uses are measured based on residential units. Water and sewer connection fees for non-residential uses are based on the number of fixtures (sinks, toilets, hose bibs). The road impact fee and mobility fee are based upon the use. Park and Recreation impact fees are assessed only for residential uses.

The impact fee update has been discussed at the following meetings:

Date	Group	Meeting Type
September 7, 2022	City Commission	Discussion item
February 21, 2023	City Commission	Discussion item
March 9, 2023	Planning Board	Discussion item
March 22, 2023	Public meeting	Extraordinary circumstance
March 27, 2023	Public meeting	Extraordinary circumstances
April 13, 2023	Planning Board	Land Development Code amendment

Documents regarding the impact fee update have been available on the city webpage: https://www.ormondbeach.org/1028/Impact-Fees.

Raftelis has performed three (3) studies that serve as the data and analysis for the Land Development Code amendments, which include:

- Water and wastewater utility system connection fee study;
- Municipal impact fee study; and
- Police and fire impact fee study.

Separate of the Land Development Code amendments, there is a need to amend the Code of Ordinances to implement the impact fee study updates. Amendments to the Code of Ordinances require only the City Commission review and action.

Discussion

Key details of the amendments include:

1. Water and sewer: Changed terminology from impact fees to connection fees.
2. Water: Connection fee amended from $2,902 to $2,333 for an equivalent living unit (one single-family house).
3. Sewer: Connection fee amended from $2,829 to $3,577 for an equivalent living unit.
4. Stormwater: Deleted stormwater impact fee and rely on stormwater connection fee.
5. Park & Recreation: Amended parks & recreation impact fee from $1,312.24 to

$2500 for a single family residential unit.
6. Updated the local road impact fee based on use categories.
7. Created police and fire impact fees.

One area that City Commission may need to review is the mobility fee. In 2009, the Legislature passed SB 360ER. This bill designated dense urban land areas (DULAs) and one of the definitions of DULA was an area having over 1000 people per square mile. Pursuant to that bill, the Florida Legislative Office of Economic and Demographic Research transmitted to the Department of Community Affairs on July 1, 2009, a list of counties and municipalities including the City of Ormond Beach, as qualifying for DULA status. Ormond Beach as a DULA is automatically designated a Transportation Concurrency Exception Area (TCEA). A designation of a citywide TCEA means that state concurrency no longer applies to development provided the city has a multimodal strategy approved and adopted in its Comprehensive Plan within two years of the bill's passage. However, Ormond Beach elected through its home rule powers to be more stringent and to restrict the creation of TCEAs on roadway corridors which are environmentally or politically constrained.

The city adopted Multi-Modal Strategies which was approved by Ordinance 10-48A on December 7, 2010 as part of a Remedial Amendment and Stipulated Settlement Agreement with the Florida Department of Community Affairs (DCA) and included mobility fees with TCEA. The City's Comprehensive Plan and multimodal strategy was approved by the DCA on January 18, 2011. The multi-modal strategy, including mobility fees, was prepared as a balance between all roadway capacity improvements and all vehicle reduction strategies. The roadways where the mobility fees are assessed include State Road SR 40 (SR A1A to Williamson Boulevard), U.S. Highway 1 (Wilmette Avenue to the southern City limit) and SR A1A (SR 40 to the southern City limit) and are along Votran's eastside route network. In these areas, proportionate fair share contributions are replaced with a mobility fee based on a per trip basis. The city developed and adopted a multi-modal strategy for these corridors and applies the mobility fee instead of local road impact fee. Section 1-27 of the Land Development Code contains the mobility fee calculation and it includes a fee based on per person trips. The original analysis in the adoption calculated a per person trip fee of $77.82. The per person trip rate fee in 2011 was reduced to $16.00 in response to economic conditions to allow redevelopment in these corridors.

On February 21, 2023, several options were presented to the City Commission. The option selected was the full per person trip fee of $85.67. The chart below shows that the per person trip fee of $85.67 is generally higher than the proposed local road impact fee. For example, the mobility fee at a per person trip fee of $85.67 would be $1,285.05 for a single-family house versus the local road impact fee of $864.59. The comparison table is provided below:

Type of Fee	Single Family Dwelling Unit	Multi-Family Dwelling Unit	Medical office, Per 1,000 SF	Retail, Per 1,000 SF	Industrial, Per 1,000 SF	Restaurant, Per 1,000 SF

Ormond Beach Local Road (proposed)	$864.59	$548.32	$3,434.79	$3,736.72	$450.23	$5,559.09
Ormond Beach Mobility Fee (current)	$240.00	$130.56	$751.68	$628.64	$107.14	$1,507.70
Option 1 - Proposed full mobility fee (**$85.67**)	$1,285.05	$699.07	$4,024.78	$3,365.98	$573.65	$8,072.79
Option 2 - Proposed mobility fee (**$59.00**) - 69%	$870.00	$481.44	$2,771.82	$2,318.12	$395.06	$5,559.64
Option 3 - Proposed mobility fee (**$42.84**) - 50%	$642.60	$349.57	$2,012.62	$1,683.19	$286.86	$4,036.86
Option 4 - Proposed mobility fee (**$32.00**) - 37%	$480.00	$261.12	$1,503.56	$1,257.28	$214.27	$3,015.40
Option 5 - Proposed mobility fee (**$24.00**) - 28%	$360.00	$195.84	$1,127.52	$942.96	$160.70	$2,261.55

The mobility fee selected (option 1) is the full fee that is allowed to be charged and in most land uses exceeds the local road impact fee. The City Commission may want to consider option two, which is closer to the local road impact fee rate. If there is a desire to encourage development and redevelopment in the Transportation Concurrency

Exception Areas, then option 3 should be considered. The current mobility per person trip is $16.00.

Planning Board
The Planning Board reviewed the Land Development Code amendment as a discussion item at the March 9, 2003 meeting. At the April 13, 2023 meeting, the Planning Board reviewed the Land Development Code amendment and recommended approval with a 6-0 vote. There were no individuals who spoke for or against the Land Development Code amendment. The Planning Board minutes are attached to this item.

Budget Impact

Impact fees are an important component of the city's comprehensive planning process and a necessary tool to ensure that new growth pays its fair share of capital improvement costs. The update of the connection, mobility, and impact fees provide the most recent data and analysis to assess development related fees. In general, the connection, mobility, and impact fees are proposed to increase based on level of service standards and increase in construction costs.

Citizen Impact

The purpose of connection, mobility, and impact fees are to assess new development or connections to infrastructure to pay a portion of the cost to provide municipal infrastructure. Without appropriate impact fees, the existing residents would be responsible for a greater percentage of new municipal infrastructure.

Recommendation

The Planning Board recommended the City Commission approve the administrative amendments to the Land Development Code to update connection, mobility, and impact fees based on (1) "Water and Wastewater Utility System Connection Fee Study", (2) "Municipal Impact Fee Study" and (3) "Police and Fire Impact Fee Study" as perfomed by Raftelis consultants. If approved, the amendments would be effective on September 4, 2023.

Attachments:

1. 23-30 LDC amendments, impact fee study (P23-0083G)
2. 04.13.2023, Connection, Mobility, and Impact Fee LDC amendments (8.5X11)
3. Combined City Commission and Planning Board minutes

Approvals:

Kelly A. McGuire

Date: May 03, 2023

Kelly McGuire, Finance Director



Claire Whitley, Assistant City Manager

Date: May 09, 2023



Joyce Shanahan, City Manager

Date: May 10, 2023

ORDINANCE NO. 2023-30

AN ORDINANCE AMENDING SECTION 1-25, RESERVED, OF ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, OF CHAPTER 1, GENERAL ADMINISTRATION, TO IMPLEMENT THE WATER AND WASTEWATER UTILITY SYSTEM CONNECTION FEE STUDY BY CREATING THE WATER AND WASTEWATER CONNECTION FEE SECTION; AMENDING SECTION 1-26, MOBILITY FEE, OF ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, OF CHAPTER 1, GENERAL ADMINISTRATION, TO AMEND THE PERSON TRIP MOBILITY FEE PER THE MUNICIPAL IMPACT FEE STUDY; AMENDING SECTION 1-27, IMPACT FEES, OF ARTICLE IV, SCHEDULE OF DEVELOPMENT REVIEW AND IMPACT FEES, OF CHAPTER 1, GENERAL ADMINISTRATION, TO DELETE STORMWATER IMPACT FEES, AMEND LOCAL ROAD IMPACT FEES, AND CREATE POLICE AND FIRE IMPACT FEES PER THE MUNICIPAL IMPACT FEE STUDY AND POLICE AND FIRE IMPACT FEE STUDY; AMENDING SECTION 1-30, CERTIFICATE OF CONCURRENCY REQUIRED, OF ARTICLE V, CONCURRENCY MANAGEMENT, OF CHAPTER 1, GENERAL ADMINISTRATION; AMENDING SECTION 3-57, POTABLE WATER SYSTEM, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-59, SANITARY SEWER SYSTEMS, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-60 RECLAIMED WATER SYSTEMS, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-61, UTILITY LINE EXTENSIONS, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; AMENDING SECTION 3-62, WHOLESALE SALE OF POTABLE WATER, SEWAGE TREATMENT OR RECLAIMED WATER, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE

STANDARDS; AMENDING SECTION 3-65, INTERIM PACKAGE-TYPE WASTEWATER TREATMENT FACILITIES, OF ARTICLE V, UTILITY AND INFRASTRUCTURE DESIGN STANDARDS, OF CHAPTER 3, PERFORMANCE STANDARDS; OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, TO IMPLEMENT THE RECOMMENDATIONS OF THE WATER AND WASTEWATER UTILITY SYSTEM CONNECTION FEE STUDY, MUNICIPAL IMPACT FEE STUDY, AND POLICE & FIRE IMPACT FEE STUDY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City solicited proposals (RFP No. 2021-08R) for professional services to conduct an Impact Fee Study Update ("the Study") in accordance with Section 2-300(b), *Code of Ordinances,* and in accordance with the requirements of the Florida Impact Fee Act, Section 163.31801, *Florida Statutes*, and

WHEREAS, by Resolution 2021-86 the City Commission accepted the proposal from Raftelis Financial Consultants, Inc., ("Raftelis") and executed an agreement on May 18, 2021 for the Study, and

WHEREAS, Resolution 2022-121 approved on October 5, 2022 by the City Commission accepted an amendment to the existing agreement for the development and implementation of police and fire impact fees, and

WHEREAS, Raftelis has reviewed the existing city impact fees and made recommendations in three study areas: "Water and Wastewater Utility System Connection Fee Study", "Municipal Impact Fee Study", and the "Police and Fire Impact Fee Study", and

WHEREAS, the Florida Impact Fee Act establishes criteria and procedures for adopting impact fees and impact fee increases, and

WHEREAS, the impact fee update study is designed to ensure that new growth and development, changes of uses, and expansions pay a fair share of the capital public facility costs through the payment of connection, mobility, and impact fees, and

WHEREAS, connection, mobility, and impact fees for new development and expansion of existing development are required to provide capital facilities that are required to accommodate growth as detailed in the Capital Improvement Plan and Capital Improvement Element of the Comprehensive Plan, and

WHEREAS, the following publicly noticed meetings were held to review the connection, mobility, and impact fee updates: (1) City Commission discussion item on September 7, 2022, (2) City Commission discussion item on February 21, 2023, (3) Planning Board discussion item on March 9, 2023, (4) and public meetings to discuss and consider extraordinary circumstances on March 22, 2023 and March 27, 2023, and

WHEREAS, at the public meetings to consider extraordinary circumstances, Raftelis detailed the conditions for the Parks and Recreation and Local Road impact fees that included population growth, additional needed land area for recreation purposes, and the cost per lane mile for local road construction, and

WHEREAS, the Parks and Recreation and Local Road impact fees require approval by the affirmative vote of at least two-thirds of the City Commission, and

WHEREAS, public notice in accordance with the Impact Fee Act has been provided 90 days in advance of establishing the new or amended connection, mobility, parks and recreation, local road, police and fire impact fees, which fees are necessitated by the growth and development in the city, and

WHEREAS, the city's Planning Board, which is the city's local planning agency, has conducted a public hearing on April 13, 2023, regarding the proposed fees and proposed amendments to the city's *Land Development Code*, and has made recommendations thereon to the City Commission, and

WHEREAS, all applicable notice requirements of Section 166.041(3), *Florida Statutes*, and the Impact Fee Act have been met, and

WHEREAS, the City Commission makes the following determinations:

(1) The impact fees established in this Ordinance are based on the most recent and localized data,

(2) The impact fees are proportional and reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by new residential or commercial construction,

(3) The data and information regarding extraordinary circumstances are approved and affirmed,

(4) All requirements of the Impact Fee Act have been met,

(5) The impact fees are established in accordance with powers conferred upon the City Commission by the Florida Constitution; Municipal Home Rule Power Act, Chapter 166, *Florida Statutes*; and the Florida Impact Fee Act, Section 163.31801, *Florida Statutes*, and

WHEREAS, the City Commission finds the amendments to be consistent with the provisions of the *Comprehensive Plan* of the City of Ormond Beach, and in the overall best interest of the public health, safety and welfare, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

ARTICLE IV. SCHEDULE OF ~~DEVELOPMENT REVIEW AND IMPACT~~ CONNECTION, MOBILITY, AND IMPACT FEES

Sec. 1-25. ~~Reserved.~~ Water and Wastewater Connection Fees.

(1) *Purpose and Authority.*

a. The purpose of the water and wastewater connection fees is to assign growth related capital costs to new development that is responsible for such costs.

b. This section is designed to ensure that new growth and development, changes of uses, and expansions pay a fair share of the capital public facility costs for water and wastewater systems.

c. The water and wastewater connection fees are levied in order to provide an adequate funding source for the capital improvements identified in the city's comprehensive plan, the need for which is generated by new development to facilitate the orderly expansion.

d. The Level of Service for water and wastewater services are established in the Capital Improvement Element of the Comprehensive Plan.

e. The Florida Impact Fee Act, Section 163.31801 of the Florida Statutes, does not apply to water and wastewater connection fees.

(2) *Adoption of the technical study as the basis of water and wastewater connection fees.* The city hereby adopts and incorporates by reference, the "Water and Wasterwater Utility System Connection Fee Study" prepared by Raftelis Financial Consultants, Inc. dated March 29, 2023.

(3) *Connection fees imposed.* The following types of connection fees are hereby imposed: water and wastewater. These utility connection fees apply within the city limits and the utility service area, including the West Ormond Water and Sewer District, Hunter's Ridge-Flagler County DRI, and North Peninsula Water District.

(4) *Connection fee obligation.* Any new development or expansion generating utility demand shall be obligated to pay water and wastewater connection fees as required by this section. The obligation to pay the water and wastewater connection fees runs with the land.

a. Exemptions. The following development or expansion activity shall be exempt from paying water and wastewater connection fees:

1. Reconstruction, expansion, or replacement of a previously existing residential structure that does not change the use from residential to commercial use and does not increase the number of dwelling units.

2. Accessory Dwelling Units shall be considered part of the single-family residential dwelling unit and are exempt from payment of water and wastewater connection fees.

3. Reconstruction, expansion, or replacement of a previously existing non-residential structure with a new non-residential structure where there is no increase in fixture units. Any increase in fixture units shall require payment of water and wastewater connection fees based on the net increase of new fixture units.

4. Public fire protection service which includes public fire hydrants and other devices used to supply potable water or reclaimed water to meet general fire-fighting requirements.

b. Expansions. For development activity which will increase the number of units or plumbing unit fixture count, the water and wastewater connection fees shall be assessed on the difference between the existing and new number of units or plumbing unit fixtures.

c. Connection Fee Credits. Land with building improvements, either past or present, shall have water and wastewater connection fee credits.

1. Connection fees shall be vested with connection fee credits and these credits shall not expire over time.

2. Connection fee credits shall run with the land/property where the credits existed and are not transferrable to other off-site property.

3. It shall be the responsibility of the property owner to provide documents demonstrating previous buildings on a property seeking connection fee credits.

4. Property owners of non-residential buildings that are proposed to be demolished shall provide the following information to the Chief Building Official for connection fee credits:

   a. Square footage and use of the building.

   b. An inventory of existing plumbing fixture units on the adopted Equivalent Living Unit (ELU) form. Non-residential buildings without an inventory of plumbing fixture units shall be provided water and wastewater connection fee credits based upon typical fixture counts for the use.

5. Residential connection fee credits shall be based upon the dwelling unit or units on the property. Property owners shall provide the Chief Building Official the number of dwelling units, type of use, and building square footage for connection fee credits.

d. Renovations. Water and wastewater connection fees shall be charged on the basis of the difference between current and future impacts for renovation projects and for sites redeveloped within five (5) years from the last date of occupancy as determined by the plumbing fixture units.

e. Properties outside city limits. Water and wastewater connection fees for services to be provided shall be paid prior to the connection to the system.

(5) *Payment of water and wastewater connection fees.* Water and wastewater connection fees shall be paid at the time of development permitting (building, utility connection, irrigation meter installation or site engineering permits). If the city identifies an impact-generating development for which the water and wastewater connection fees required by this section were not paid when due, regardless of whether a permit was issued for such development, the city shall notify the property owner that utility connection fees are due in accordance with this article. The property owner shall pay the water and wastewater connection fees due within 30 days of such notice.

(6) *Connection fee classifications.* The following classifications shall be used to determine the water and wastewater connection fee to be assessed:

a. Residential

1. Single-Family. This classification shall include where water and/or wastewater service is provided to a single-family dwelling unit, including but not limited to, single-family homes, townhouses, or duplexes located on a single lot of record.

2. Multi-Family. This classification shall include where water and/or wastewater service is provided to two (2) or more residential units, such as an apartment complex or condominium.

3. Manufactured/Mobile Home. This classification shall include where water and/or wastewater service is provided to a manufactured or mobile home on a leased area or on a platted lot.

b. Non-Residential. This classification shall include where water and/or wastewater service is provided to uses that is not residential including but is not limited to commercial, industrial, office, and institutional uses.

c. Irrigation. Potable water service that is used exclusively for outdoor irrigation purposes or watering of land for landscaping purposes. Irrigation connection fees shall include both a separate tap to a water line or a "T" off an existing meter.

(7) *Calculation of water connection fees.*

a. Residential:

1. Single-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed one (1) ELU: $2,333.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed one (1) ELU: $2,333.00.

(iii) North Peninsula Water District: shall be assessed one (1) ELU: $2,333.00.

(iv) All other water utility connections: shall be assessed one (1) ELU: $2,333.00.

2. Multi-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed 0.80 ELU: $1,866.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.80 ELU: $1,866.00.

(iii) North Peninsula Water District. shall be assessed 0.80 ELU: $1,866.00.

(iv) All other water utility connections. shall be assessed 0.80 ELU: $1,866.00.

3. Manufactured/Mobile Home.

(i) West Ormond Water and Sewer District: shall be assessed 0.90 ELU: $2,099.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.90 ELU: $2,099.00.

(iii) North Peninsula Water District: shall be assessed 0.90 ELU: $2,099.00.

(iv) All other water utility connections: shall be assessed 0.90 ELU: $2,099.00.

b. Non-Residential: For the West Ormond Water and Sewer District, Hunter's Ridge-Flagler County DRI Service Area, North Peninsula Water District, and all other water utility connections:

1. The number of ELUs shall be computed by the chief building official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one (1) ELU for every sixty (60) fixture unit valves or fraction thereof, computed to one (1) decimal place.

2. One (1) ELU shall be assessed at $2,333.00.

3. Except that in accordance with Section 5.2 of the City-Flagler County Interlocal Agreement (recorded at Book 6421, Page 2821 of the Public Records of Volusia County, Florida) connection fees shall not be charged for any Flagler County facility.

c. Irrigation.

1. West Ormond Water and Sewer District: shall be assessed one (1) ELU: $2,333.00.

2. Hunter's Ridge-Flagler County DRI Service Area: Irrigation meters not permitted.

3. North Peninsula Water District: shall be assessed one (1) ELU: $2,333.00.

4. All other irrigation utility connections: shall be assessed one (1) ELU: $2,333.00.

(8) *Calculation of wastewater connection fees.*

a. Residential:

1. Single-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed one (1) ELU: $3,577.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed one (1) ELU: $3,577.00.

(iii) North Peninsula Water District. shall be assessed one (1) ELU: $3,577.00.

(iv) All other wastewater utility connections: shall be assessed one (1) ELU: $3,577.00.

2. Multi-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed 0.80 ELU: $2,861.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.80 ELU: $2,861.00.

(iii) North Peninsula Water District: shall be assessed 0.80 ELU: $2,861.00.

(iv) All other wastewater utility connections: shall be assessed 0.80 ELU: $2,861.00.

3. Manufactured/Mobile Home.

(i) West Ormond Water and Sewer District: shall be assessed 0.90 ELU: $3,219.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.90 ELU: $3,219.00.

(iii) North Peninsula Water District: shall be assessed 0.90 ELU: $3,219.00.

(iv) All other wastewater utility connections: shall be assessed 0.90 ELU: $3,219.00.

b. Non-Residential: For the West Ormond Water and Sewer District, Hunter's Ridge-Flagler County DRI Service Area, North Peninsula Water District, and all other wastewater utility connections:

1. The number of ELUs shall be computed by the Chief Building Official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one (1) ELU

for every sixty (60) fixture unit valves or fraction thereof, computed to one (1) decimal place.

2. One (1) ELU shall be assessed at $3,577.00.

3. Except that in accordance with Section 5.2 of the City-Flagler County Interlocal Agreement (recorded at Book 6421, Page 2821 of the Public Records of Volusia County, Florida) connection fees shall not be charged for any Flagler County facility.

(9) *Alternative independent connection analysis.*

a. At the option of a property owner, water and wastewater connection fees may be computed by the use of an alternate independent connection analysis if there is a belief that the cost to mitigate the impact of the development is less than the fee established in this section. The property owner shall be responsible for preparation of a proposed alternate independent connection analysis.

b. A pre-application meeting with the Planning Director shall be required prior to the submittal of an alternate independent connection analysis. The pre-application meeting shall establish the data, information, assumptions, formulae and methodology for the independent connection analysis.

c. The property owner shall be responsible for payment of the utility connection fee calculation analysis fee established in section 8-10 of the Code of Ordinances.

d. The property owner shall submit the alternate independent connection fees analysis from an individual or firm with the qualifications to prepare an independent analysis.

e. Within thirty (30) days of the submittal of a complete independent connection analysis, the Planning Director shall accept or reject the alternate independent connection analysis based on whether the proposed water and wastewater connection fee is proportional and reasonably connected to, or has a rational nexus with, the planned utility facilities improvements and the increased impact generated by the new residential or commercial development.

f. If the property owner desires the building permit to be issued before the alternative independent connection analysis has been completed and reviewed, the property owner shall pay the following:

1. An estimate of the water and wastewater connection fees, calculated pursuant to the applicable water and wastewater connection fee schedule in this section; and

2. A non-refundable utility connection fee calculation analysis fee established in section 8-10 of the Code of Ordinances.

3. If the approved alternative impact analysis establishes the development will have less of an impact and warrants a reduction in the water and wastewater connection fees, the city shall refund the difference between the estimate paid and the amount to be paid based on the independent connection analysis.

g. A determination by the Planning Director that the alternative connection fee calculation does not satisfy the requirements of this section may be appealed to the City Commission per section 1-19 of this code.

(10) *Administration of water and wastewater connection fees.*

a. City Administration

1. Fees collected pursuant to this article shall be deposited into a separate accounting fund for the purposes paid as hereinbefore enumerated.

2. The funds in the separate accounting fund shall be used only for capital improvements and the purposes hereinbefore enumerated and necessitated by new growth and included in the capital improvement program and the capital improvements element of the comprehensive plan.

3. If any fees collected during any fiscal year are not expended or encumbered within the ten (10) fiscal years immediately following the fiscal year of payment, the city manager shall publish one (1) time in a newspaper of general circulation in the city, a notice advising those persons having paid such fees that they are entitled to a refund thereof. Any person so entitled shall have one (1) calendar year from the date of publication of the notice within which to apply to the finance director for a refund of the fees paid. Each application shall consist of:

(i) The name and address of the applicant; and

(ii) A copy of the receipt issued by the city for the fee paid, or a sworn statement that the applicant paid the fee, and the date and amount of the payment.

All refunds made will be for the full amount paid, together with the simple interest thereon of four percent (4%) per annum from the date of payment to the date of refund. If no timely application for refund is made, the funds eligible therefor shall remain in the separate accounting fund that they were paid into.

b. Refunds

1. If a permit that includes water and wastewater connection fees expires and no construction has been commenced, then the fee payer shall be entitled to a refund of the utility connection fee paid as a condition of its issuance, except that the city shall retain three percent (3%) of the funds as an administrative fee to offset the costs of collection and refund. Where no request for refund is made, the water and wastewater connection fees may be applied to any future project on a unit basis. Any request for a refund or future project credit shall be required to be made in writing to the chief building official within twelve (12) months of the permit expiration.

(11) *Connection Fee Reimbursement Agreement.*

a. Procedure for utility capital project reimbursement agreement policy.

1. In the event that any person is required by the city or desires to extend/construct water, sewer or reclaimed waterlines or improvements, including utility lines that are larger than the minimum line size required to serve a parcel or development in order to provide for anticipated future development or extensions, that person or developer may request reimbursement agreement for the cost of such extension or improvement, in accordance with the following procedures:

(i) Engineering drawings, including therewith design calculations, shall be submitted to the Site Plan Review Committee indicating:

1. The size and location of the proposed lines or the appurtenances thereto; and

2. Preliminary cost estimates showing the cost difference for construction of the proposed oversize main verses the cost for the minimum size main that would be required to serve the parcel or development in accordance with the city's minimum design standards.

(ii) Preliminary cost estimates showing the cost difference for construction of the proposed oversize main verses the cost for the minimum size main that would be required to serve the parcel or development in accordance with the city's minimum design standards.

(iii) The city may enter into an agreement for reimbursement with the person making the submittal, based on a finding that the trunk lines and appurtenances or proposed improvement thereto comply with city standards, are appropriately sized and located, and that there is adequate water and sewer treatment plant capacity for the area

anticipated to be served or a public benefit of the proposed utility improvement.

(iv) All utility connection fee reimbursement agreements require approval by the City Commission prior to the issuance of any construction permit.

b. Reimbursement.

1. Reimbursement shall be made in annual payments on January 1 of each year, up to a maximum of ten (10) years, following acceptance of the improvements by the city, and shall be limited to the amount of utility connection fees received from any development which connects to the lines or appurtenances identified in the agreement.

2. Total reimbursement shall not exceed the estimated cost difference between the installation of the oversized line and the cost to install the minimum line size that would have been required to serve the development. Cost reimbursement shall be based on construction costs only.

3. If there is more than one (1) agreement applicable to the same lines or appurtenances or extensions thereof, reimbursement shall be proportional to the impact fees collected from projects of the submitter over the preceding calendar year.

c. Construction.

1. Following the execution of a line extension reimbursement agreement, detailed construction drawings prepared by an engineer licensed by the state shall be submitted for review and approval by the City Engineer and Utilities Manager. All necessary permits and approvals shall then be obtained by the person desiring to perform the work.

2. Prior to beginning any construction activities, the contractor to perform the work, shall attend a preconstruction conference with the City Engineer or his designee and shall post a performance bond in an amount equal to one hundred ten percent (110%) of the total approved project cost in a form to be approved by the city attorney.

3. Prior to the city accepting the lines and appurtenances thereto:

(i) The lines shall meet all applicable governmental standards, have all required approvals and be ready for service to the public;

(ii) There shall be provided to the utilities manager a complete set of as-built record drawings certified by the engineer of record;

(iii) There shall be posted a one (1) year maintenance bond in an amount equal to twenty-five percent (25%) of the amount of the performance bond in a form to be approved by the city attorney; and

(iv) Except for sewer laterals, reuse service lines and potable water service lines on the customer service side of an individual or master water meter, all water, sewer and reclaimed waterlines and appurtenances thereto which are constructed by the developer or property owner shall be dedicated to the city along with an easement therefor, and thereafter maintained by the city. At the time of dedication, the developer or property owner shall provide the Finance Director with full documentation as to the actual cost of the project.

(12) *Five-year review*. At least once every five years, the Planning Director shall recommend to the City Commission whether any amendments should be made to the water and wastewater connection fee schedule as contained in this section to reflect changes in the factors that affect the fee schedule or application to the water and wastewater connection fee classifications.

SECTION THREE. Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Purpose. Pursuant to Ordinance No. 10-48A, a mobility fee is hereby established to implement the city's multimodal strategy. The mobility fee is mode neutral and when used effectively in combination with infill land use development densities and intensities that are transit supportive, total vehicle miles travelled and greenhouse gas emissions shall be reduced while providing enhanced mobility options.

(1) *Mobility fee components. ***No change to existing text****

(2) *Applicability. ***No change to existing text****

(3) *TCEA. ***No change to existing text****

(4) *Calculation of mobility fee.* Calculating the mobility fee is derived by multiplying the density or intensity to be developed by the assigned trip generation rate (TGR) from the latest ITE Trip Generation Manual. The net TGR (minus pass-by trips) multiplied by the average vehicle occupancy (AVO) factor of 1.502 equals the number of person trips (PT). PT is multiplied by the established mobility fee.

Formula:	Density or Intensity × TGR - Passerby × AVO × PT × the applicable mobility fee.
Where:	TGR is Trip Generation Rate.
	AVO is Average Vehicle Occupancy.
	PT is Person Trip.

Example:

Land Use	S.F.	TGR	Pass-By	AVO	PT	Mobility Fee Per PT	Total
Commercial	1000	845	75%	1.502	318	~~$16.00~~ $85.67	~~$5,079.52~~ $27,243.06

(5) *Mobility fee.* Table 2 depicts the mobility fee based on the projected costs to provide transit and non-motorized improvements identified in the multimodal strategy. The road component represents the conversion of the city's local road impact fee from an ELU to TGR and PT. The road fee is based upon the improvements specified in the city's capital improvements program. Payment of funds at building permit issuance shall be deposited by the city into each component's account according to the prescribed percentage.

Table 2. Mobility Fee

Modal Component	Cost Per PT	Mode Allocation %
Roads	~~$1.76~~ $9.42	11%
Transit	~~8.00~~ $42.84	50%
Bike/Pedestrian	~~6.24~~ $33.41	39%
Total	~~16.00~~ $85.67	100%

(6) *Applicability of Volusia County impact fees. ***No change to existing text****

(7) *Applicability of Volusia County traffic impact assessment guidelines. ***No change to existing text****

SECTION FOUR. Section 1-27, Impact fees, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 1-27. Impact Fees.

~~The purpose of this section is to ensure that new development does not impose a financial burden on existing residents by establishing comprehensive impact fees to be paid prior to the issuance of a building permit (unless otherwise provided by the Code of Ordinances), change in occupancy permit which may affect the fee schedule, or site development permit for nonstructural uses within the types of developments hereinafter specified. The said fees are levied in order to provide an adequate funding source for the capital improvements identified in the city's comprehensive plan, the need for which is generated by new development; to facilitate the orderly expansion of the city's roadway system, drainage system, water supply system, wastewater treatment system, the establishment and expansion of the reclaimed water system; and to provide for adequate park and recreation facilities, public safety and general city services.~~

~~(1) *Fees imposed*. The following types of impact fees are hereby imposed: cultural facilities, local roads, parks and recreation, stormwater, and water, sewer and reclaimed water. These fees shall be charged upon the specific types of development noted in subsections (1)a and (1)b of this section, when constructed in the city.~~

~~a. *Distribution factors for impact fees by type of use*. The amount of the fees imposed in this section shall be established by ordinance annually on the basis of a 1.0 factor assigned to single-family detached homes (also identified herein as an ELU or equivalent living unit). Fees shall be calculated based on the distribution chart in this subsection. The fees shall be charged on a per-unit basis for all dwelling units and hotel/motel uses, and the basis of one thousand (1,000) square feet of gross floor area for all other uses as being equal to one (1) ELU, except that for potable water, wastewater and reclaimed water, the fee shall be computed using the fixture unit count. For mixed use developments, the predominant use shall prevail except that categories of use exceeding twenty percent (20%) of the total floor area shall be computed under that category.~~

~~Equivalent Living Unit by Type of Use and Impact Fee Category~~

~~Type of Construction~~	~~Cultural Facilities~~	~~Local Roads~~	~~Parks and Recreation~~	~~Stormwater~~
~~Single-family~~	~~0.0~~	~~1.0~~	~~1.0~~	~~1.0~~
~~Multifamily~~	~~0.0~~	~~1.0~~	~~0.8~~	~~0.3~~
~~Mobile/manufactured home~~	~~0.0~~	~~1.0~~	~~0.6~~	~~0.4~~
~~Hotel/motel~~	~~0.0~~	~~0.7~~	~~0.0~~	~~0.1~~
~~Office/professional~~				

General/government office	0.0	1.4	0.0	0.9
Medical office		6.2		
Banks with drive-through		8.3		
Banks with no drive-through		5.4		
Warehouse				
Warehouse	0.0	0.6	0.0	0.7
Mini-warehouse		0.6		
Industrial	0.0	0.6	0.0	1.0
Retail				
0 – 99,000 sq. ft.	0.0	5.1	0.0	1.1
100,000 – 199,000 sq. ft.		4.9		
200,000 – 299,999 sq. ft.		3.7		
CBD sandwich shop type B		3.8		
Restaurant type A/C/D		5.4		
Convenience store		8.3		
Institutional				
Hospital*	0.0	1.3	0.0	1.0
Nursing home*		0.4		
Churches/education		0.9		
Day care		2.25		
Recreation				
General recreation**		0.35		
Local park		0.35		
*Per bed				
**Per parking space				

Type of construction	*Potable water*	*Reclaimed* Wastewater*	*Water*
Single-family	1.0	1.0	1.0
Multifamily	0.5	0.5	0.2 per 1,000 sq. ft. of irrigated area
Mobile/manufactured home	0.6	0.6	0.2 per 1,000 sq. ft. of irrigated area
All other uses, 60 plumbing unit fixture counts = one ELU for potable water and wastewater, and 0.2 ELU per 1,000 sq. ft. of area to be irrigated for reclaimed water.*West Ormond utility service area only			

b. *Distribution factors for water, sewer, reclaimed water.*

1. For the purposes of applying water and sewer and reclaimed water impact fees, ELUs shall be defined and computed as follows:

(i) *Residential.* Each single-family residence served by the city through a single sewer service or water meter shall be considered one (1) equivalent living unit. An irrigation meter shall be considered an ELU and shall be assessed a fee equivalent to a single-family home.

(ii) *Rooms, combination of rooms, etc*. Each residential room, combination of rooms, apartment or prepared manufactured home space that includes connection points for sewer or water service that is owner occupied, offered separately for rent as a rental unit or vacant, shall be considered one (1) equivalent living unit.

(iii)*Nonresidential, commercial and industrial*. For nonresidential uses not specifically defined elsewhere in this section, the number of ELUs shall be computed by the chief building official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one (1) ELU for every sixty (60) fixture unit valves or fraction thereof, computed to one (1) decimal place.

2. Combination accounts. Accounts that contain both residential and commercial facilities served through a common meter may be treated as either residential or nonresidential, whichever method of computation results in the largest number of ELUs.

c. *Expansion of an existing connection*. Except for residential units charged on a per-unit basis, if a building permit is issued for an existing connection which will increase the number of units or plumbing unit fixture count, the total number of ELUs for the old and new parts of the facility shall be computed as outlined in subsections (1)b1(i) through (iii) of this section. The number of new ELUs shall be determined by subtracting the old ELUs from the total number of ELUs in the entire facility. An additional impact fee will then be assessed on the difference between number of existing and new ELUs. As an example, if an existing building contained one hundred fifty (150) fixture units and it was expanded to three hundred (300) fixture units, the impact fee would equal five (5) ELUs minus two and one-half (2½) ELUs, or two and one-half (2½) ELUs. Impact fees will be computed on the basis of the additional floor area only.

d. *Bond credits.* Credits shall be awarded to those uses which will also be paying off bonded indebtedness resulting from programs designed to meet past or existing deficiencies. The credit amount shall be determined annually and subtracted from the gross fee to calculate the net impact fee.

e. *Renovation/redevelopment projects.*

1. Impact fees shall be charged on the basis of the difference between current and future impacts for renovation projects and for sites redeveloped within five (5) years from the last date of occupancy. Cost differences shall reflect changes in occupancy or use, floor area, number of units or any other measurement used in the calculation of impact fees.
2. Land with building improvements shall be vested with impact fee credit. Such fee credit shall be reduced by ten percent (10%) each year beginning one (1) year from the date a permitted demolition occurs. Preservation of full impact fee credit may continue as an incentive to abate blighted structures beyond the date of demolition provided the city commission approves such credit through a development agreement or other acceptable legal instrument to the city.

f. *Cost-of-living adjustment.* Impact fees charges shall be in accordance with the rate schedule in the city's Code of Ordinances, which shall be adjusted annually on October 1 to reflect any change in the cost-of-living over the prior year. The amount of change shall be determined by comparing the cost-of-living index (consumer price index), all items, as published by the U.S. Department of Labor as of April 1 of each year, with the same index for the same date in the previous year. Should the city not amend the schedule on October 1, the prevailing fees shall remain in effect until such time as they are amended.

g. *Payment of fees outside city limits.* Impact fees for water, sewer or other services to be provided shall be paid prior to the connection to the system, if the property is outside the city limits.

h. *Annexations.* Developed properties annexed into the city are presumed to have paid all impact fees to the jurisdiction having issued the building permit and are further presumed to have impacted all city systems other than potable water, wastewater service and reclaimed water which are provided directly to the site. Impact fees for these uses are required to be paid along with all appropriate installation fees prior to the delivery of such services.

(2) *Administration of impact fee funds.*

a. Fees collected pursuant to this article shall be deposited into separate trust funds for the purposes paid as hereinbefore enumerated.

b. The funds in each said trust fund shall be used only to acquire lands and equipment and/or to construct new facilities for the purposes hereinbefore enumerated and necessitated by new growth and included in the capital improvements element of the comprehensive plan.

c. If a building permit expires and no construction has been commenced, then the fee payer shall be entitled to a refund of the impact fee paid as a

condition of its issuance, except that the city shall retain three percent (3%) of the funds as an administrative fee to offset the costs of collection and refund. Where no request for refund is made, the impact fee may be applied to any future project on a unit basis.

d. If any fees collected during any fiscal year are not expended or encumbered within the ten (10) fiscal years immediately following the fiscal year of payment, the city manager shall publish one (1) time in a newspaper of general circulation in the city, a notice advising those persons having paid such fees that they are entitled to a refund thereof. Any person so entitled shall have one (1) calendar year from the date of publication of the notice within which to apply to the finance director for a refund of the fees paid. Each application shall consist of:

   1. The name and address of the applicant; and
   2. A copy of the receipt issued by the city for the fee paid, or a sworn statement that the applicant paid the fee, and the date and amount of the payment.

e. All refunds made will be for the full amount paid, together with the simple interest thereon of four percent (4%) per annum from the date of payment to the date of refund.

f. If no timely application for refund is made, the funds eligible therefor shall be transferred to the general fund for infrastructure improvements citywide.

(3) *Dedications or construction of facilities in lieu of parks and recreation fee.*

a. *Public facilities.* Any person who dedicates land/facilities to the city for public parks and/or recreational use shall receive a credit against such fee in the amount hereafter specified, if the city commission finds the following conditions to be met:

   1. The land/facilities dedicated are consistent with the comprehensive plan.

   2. The land/facilities are visible and readily accessible to the general public.

   3. The land/facilities, based upon topography, soil type, elevation, size, shape and natural vegetation, are suited to the type of use proposed.

   b. *Private facilities.* Any person who dedicates active recreation facilities for the perpetual use of residents of a given development shall receive a credit against such fee in the amount hereafter specified, if the city commission finds the following conditions to be met:

   1. The facilities are not located within any required yard or setback area.

2. The common and continued ownership and recreational use of the facilities are provided for by recorded deed restrictions (which may not be amended or released absent city commission approval), or by a prospectus on file with the state, department of business and professional regulation, division of land sales, condominiums and mobile homes.
3. The facilities are appropriate for such use, will result in a lessening of demand on city recreation facilities, and will adequately serve the population for which they are designed.

c. *Procedure to obtain credit*. Any person who dedicates land and/or facilities meeting the requirements of subsection (3)a or b of this section, may apply for the credit hereby allowed on an application form available from the director of planning. The completed form shall be submitted to the city manager, who will make a recommendation to the city commission as to whether or not the credit should be granted and the amount thereof. The city commission shall determine whether or not the credit shall be granted, based on the standards set forth in subsection (3)a or b of this section, and shall approve the amount of credit. The decision of the city commission shall be final. Any appeal from this decision shall be to the circuit court, by writ of certiorari, filed within thirty (30) days of the date of the decision of the city commission.

d. *Amount of credit.*

1. *Public facilities.* Any person who dedicates land and/or recreation facilities to the city for use as a public recreation facility shall receive a credit equal to the lesser of: The total of the fair market value of the land at the time dedication occurs, as determined by an MAI appraiser selected by, and paid for, by the dedicator, plus the estimated cost of constructing the proposed facilities, which cost estimate shall be submitted to and approved by the city engineer, with a maximum amount not to exceed the total amount of recreational impact fees anticipated to be generated by the specific development; or The total amount of recreational impact fees anticipated to be generated by the development; provided, however, that if the total amount determined by this subsection is the greater amount and the city commission determines, based upon staff recommendations, that the land/facilities to which the excess is attributable are necessary for access to and full enjoyment of the overall land/facilities, then the dedicator/installer shall receive full payment for such excess. This payment shall, however, be subject to an agreement with the developer which shall include a reimbursement schedule. The city commission shall determine whether

~~to incorporate the same into the next fiscal year budget or to direct payment from the recreational impact fee fund.~~

~~2. *Private facilities.* Any person who develops active recreation facilities to be installed, which facilities are to be dedicated to the perpetual use of residents of a given development, shall receive a credit equal to the lesser of:~~

~~(i) Fifty percent (50%) of the cost of constructing active recreation facilities thereon, which cost estimate shall be submitted to and approved by the chief building official;~~

~~(ii) Fifty percent (50%) of the recreational impact fee in effect at the time of building permit issuance.~~

~~e. *Method of paying credit.* If the party dedicating the land/facilities is the party who pays for a building permit within the development, the fee hereby imposed shall be waived and applied to the total credit allowed until the full amount of the credit has been recovered. If the party dedicating the land/facilities is not the party who pays for a building permit within the development, the city shall reimburse the dedicator or his assignee, semiannually, the recreational impact fees collected from the development, until the full amount of the credit has been paid.~~

~~f. *Time limits.* Reimbursements to dedicators shall only be made from recreational impact fees collected by the city within the ten (10) years immediately following the date of the final development order.~~

~~g. *Assignment of credit.* Any person entitled to a credit hereunder may assign his credit by filing with the finance director a copy of the document making the assignment. Thereafter, all refunds/waivers shall be made to the benefit of the assignee.~~

The purpose of this section is to ensure that new development does not impose a financial burden on existing residents by establishing comprehensive impact fees. The impact fees are levied in order to provide an adequate funding source for the capital improvements identified in the city's Comprehensive Plan, the need for which is generated by new development to facilitate the orderly expansion.

(1) *Authority*. In the establishment of impact fees, the City Commission is exercising its Charter home rule powers and its local authority, including police powers, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, as amended; and section 163.3161 et seq., Florida Statutes, as amended. The aforementioned provisions authorize and require the City to provide and finance public improvements; to provide for the health, safety, and general welfare of the city; to coordinate the provision of adequate public facilities with land

development; and to implement its Comprehensive Plan. Furthermore, the Local Government Comprehensive Planning and Land Development Regulation Act, section 163.3202, Florida Statutes, encourage the use of innovative land development regulations, including impact fees.

(2) Legislative findings, reliance on the Municipal Fees Study and Police and Fire Impact Fee Study

a. This section is intended to impose fees in an amount based upon the new costs attributable to new development and the cost of providing needed capital facilities to serve new development.

b. The city hereby adopts and incorporates by reference, the "Municipal Impact Fee Study" and "Police and Fire Impact Fee Study" prepared by Raftelis Financial Consultants, Inc. dated March 29, 2023.

c. The impact fees established herein are documented in and supported by the March 29, 2023 Municipal Impact Fee Study, have further been documented and supported by public meetings for extraordinary circumstances on March 22, 2023, and on March 27, 2023, which public meeting records are hereby incorporated by reference, and are found to comply with the Florida Impact Fee Act, Florida Statutes §163.31801.

d. This section is intended to implement and further the Goals, Objectives and Policies of the Ormond Beach Comprehensive Plan.

e. The purpose of this section is to require payment of impact fees for new development and expansion of existing development to provide capital facilities that are required to accommodate growth as detailed in the Capital Improvement Plan and Capital Improvement Element of the Comprehensive Plan.

f. Implementation of impact fees is needed to maintain Level of Service standards established by the Capital Improvement Element of the Comprehensive Plan.

(3) Impact fees imposed. The following types of impact fees are hereby imposed:

a. Parks & Recreation.

b. Local Road.

c. Police.

d. Fire.

(4) Impact Fee obligation. Any new development, change of use or expansion of uses or square footage shall be obligated to pay impact fees as required by this Section. The obligation to pay the impact fees runs with the land.

a. Exemptions. The following development or expansion activity shall be exempt from paying impact fees:

1. Reconstruction, expansion, or replacement of a previously existing residential structure that does not change the use from residential to commercial use and does not increase the number of dwelling units.

2. Accessory Dwelling Units shall be considered part of the single-family residential dwelling unit and are exempt from payment of impact fees.

3. Reconstruction, expansion, or replacement of a previously existing non-residential structure with a new non-residential structure where there is no increase in square footage or a more intensive use.

4. Public fire protection service which includes public fire hydrants and other devices used to supply potable water or reclaimed water to meet general fire-fighting requirements.

b. Expansions. For development activity which will increase the number of units or building square footage, the impact fees shall be assessed on the difference between the existing and new units or square footage.

c. Impact Fee Credits. Land with building improvements, either past or present, shall have impact fee credits as follows:

1. Impact fees shall be vested with impact fee credits and these credits shall not expire over time.

2. It shall be the responsibility of the property owner to provide documents demonstrating previous buildings on a property seeking impact fee credits.

3. Property owners of non-residential buildings that are proposed to be demolished shall provide the following information to the Chief Building Official for impact fee credits:

a. Square footage and use of the building.

4. Residential impact fee credits shall be based upon the dwelling unit or units on the property. Property owners shall provide the Chief Building Official the number of dwelling units, type of use, and building square footage for impact fee credits.

d. Renovations. Impact fees shall be charged on the basis of the difference between current and future impacts for renovation projects and for sites redeveloped within five (5) years from the last date of occupancy. Cost differences shall reflect changes in occupancy or use, floor area, number of units or any other measurement used in the calculation of impact fees.

(5) Payment of impact fees. Impact fees shall be paid at the time a building permit is issued. If the city identifies an impact-generating development for which the impact fees required by this section were not paid when due, regardless of whether a permit was issued for such development, the city shall notify the owner that impact fees are due in accordance with this article. The property owner shall pay the impact fees due within 30 days of such notice.

(6) Impact fee classifications. The following classifications shall be used to determine the impact fee to be assessed:

a. Residential

1. Single-Family Residential. This classification shall include single-family dwelling units, including but not limited to, single-family homes, townhouses, or duplexes located on a single lot of record.

2. Multi-Family Residential. This classification shall include two (2) or more residential units, such as an apartment complex or condominium.

3. Manufactured/Mobile Home. This classification shall include manufactured or mobile homes on a leased area or on a platted lot.

b. Non-Residential. This classification shall include all uses that are not residential as listed in subsection seven (7) including but not limited to commercial, industrial, office, and institutional uses.

(7) Impact fee schedules.

a. Park and Recreation Impact Fee:

1. Single-Family Residential: $2,500.00 per dwelling unit.

2. Multi-Family Residential: $2,021.00 per dwelling unit.

3. Manufactured/Mobile Home: $1,658.00 per dwelling unit.

4. Non-Residential: Not assessed.

b. Local Road Impact Fee:

1. Single-Family Residential: $864.59 per dwelling unit.

2. Multi-Family Residential: $548.32 per dwelling unit

3. Manufactured/Mobile Home: $740.33 per dwelling unit.

4. Non-Residential:

#	Land Use	Unit	Impact Fee
a.	Bank	Per 1,000 square feet	$6,782.33
b.	Church/House of Worship	Per 1,000 square feet	$790.25

c.	Day Care/child care	Per 1,000 square feet	$4,951.51
d.	General Commercial (less than 40,000 square feet)	Per 1,000 square feet	$3,736.72
e.	General Commercial (40,000 square feet to 150,000 square feet)	Per 1,000 square feet	$5,559.09
f.	General Commercial (over 150,000 square feet)	Per 1,000 square feet	$2,539.87
g.	General/Government Office	Per 1,000 square feet	$1,709.28
h.	General Recreation	Per 1,000 square feet	$2,996.69
i.	Hospital	Per 1,000 square feet	$1,114.66
j.	Hotel/Motel (Transient Lodging)	Per Room	$355.87
k.	Industrial	Per 1,000 square feet	$450.23
l.	Medical Office	Per 1,000 square feet	$3,434.79
m.	Nursing Home (Assisted Living Facility	Per Bed	$268.79
n.	Restaurant	Per 1,000 square feet	$5,593.44
o.	Schools	Per Student	$226.79
p.	Warehouse	Per 1,000 square feet	$176.56

c. Police Impact Fee:

1. Single-Family Residential: $240.00 per dwelling unit.
2. Multi-Family Residential: $ 198.00 per dwelling unit.
3. Manufactured/Mobile Home: $166.00 dwelling per unit.
4. Non-Residential:

#	Land Use	Unit	Impact Fee
a.	Industrial/Warehousing	Per Square Foot	$0.015
b.	Institutional	Per Square Foot	$0.249
c.	Transient Lodging (Hotel/Motel)	Per Room	$130.00
d.	Office	Per Square Foot	$0.191
e.	Retail	Per Square Foot	$0.336
*Should none of the above land uses adequately define a proposed non-residential development as determined by the Planning Director, the following average charge per square foot of non-residential development shall be assessed: $0.220 per square foot.			

d. Fire Impact Fee:

1. Single-Family Residential: $292.00 per dwelling unit.

2. Multi-Family Residential: $ 262.00 per dwelling unit.

3. Manufactured/Mobile Home: $ 240.00 dwelling per unit.

4. Non-Residential:

#	Land Use	Unit	Impact Fee
a.	Industrial/Warehousing	Per Square Foot	$0.019
b.	Institutional	Per Square Foot	$0.320
c.	Transient Lodging (Hotel/Motel)	Per Room	$167.00
d.	Office	Per Square Foot	$0.245
e.	Retail	Per Square Foot	$0.432
*Should none of the above land uses adequately define a proposed non-residential development as determined by the Planning Director, the following average charge per square foot of non-residential development shall be assessed: $0.454 per square foot.			

(8) Alternative independent impact analysis.

a. At the option of a property owner, impact fees may be computed by the use of an alternate independent impact analysis if there is a belief that the cost to mitigate the impact of the development is less than the fee established in this section. The property owner shall be responsible for preparation of a proposed alternate independent impact analysis.

b. A pre-application meeting with the Planning Director shall be required prior to the submittal of an alternate independent impact analysis. The pre-application meeting shall establish the data, information, assumptions, formulae and methodology for the independent impact analysis.

c. The property owner shall be responsible for payment of the alternative independent impact analysis fee established in section 8-10 of the Code of Ordinances.

d. The property owner shall submit the alternate independent impact fee analysis from an individual or firm with the qualifications to prepare an independent analysis.

e. Within thirty (30) days of the submittal of a complete independent impact analysis, the Planning Director shall accept or reject the alternate independent impact analysis based on whether the proposed impact fee is proportional and reasonably connected to, or has a rational nexus with, the planned utility facilities improvements and the increased impact generated by the new residential or commercial development.

f. If the property owner desires the building permit to be issued before the alternative independent impact analysis has been completed and reviewed, the property owner shall pay the following:

1. An estimate of the impact fee, calculated pursuant to the applicable impact fee schedule in this section; and

2. A non-refundable alternative independent impact analysis fee established in section 8-10 of the Code of Ordinances.

3. If the approved alternative impact analysis establishes the development will have less of an impact and warrants a reduction in the impact fees, the city shall refund the difference between the estimate paid and the amount to be paid based on the independent impact analysis.

g. A determination by the Planning Director that the alternative impact fee calculation does not satisfy the requirements of this section may be appealed to the City Commission per section 1-19 of this code.

(9) Administration of impact fees.

a. City Administration

1. Fees collected pursuant to this article shall be deposited into a separate account for the purposes paid as hereinbefore enumerated.

2. The funds in said separate account shall be used only for capital improvements and the purposes hereinbefore enumerated and necessitated by new growth and included in the capital improvement program and the capital improvements element of the Comprehensive Plan.

3. If any fees collected during any fiscal year are not expended or encumbered within the ten (10) fiscal years immediately following the fiscal year of payment, the city manager shall publish one (1) time in a newspaper of general circulation in the city, a notice advising those persons having paid such fees that they are entitled to a refund thereof. Any person so entitled shall have one (1) calendar year from the date of publication of the notice within which to apply to the finance director for a refund of the fees paid. Each application shall consist of:

(i) The name and address of the applicant; and

(ii) A copy of the receipt issued by the city for the fee paid, or a sworn statement that the applicant paid the fee, and the date and amount of the payment.

All refunds made will be for the full amount paid, together with the simple interest thereon of four percent (4%) per annum from the date of payment to the date of refund. If no timely application for refund is made, the funds eligible therefor shall remain in the separate account that they were paid into.

b. Refunds

1. If a permit that includes impact fees expires and no construction has been commenced, then the fee payer shall be entitled to a refund of the impact fee paid as a condition of its issuance, except that the city shall retain an administrative fee equal to the actual costs of collection. Where no request for refund is made, the impact fee may be applied to any future project on a unit basis. Any request for a refund or future project credit shall be required to be made in writing to the Chief Building Official within twelve (12) months of the permit expiration.

(10) Impact Fee Reimbursement Agreement.

a. Dedications or construction of facilities in lieu of required impact fee.

1. Any person who desires to provide or dedicate land, or capital improvements, in lieu of the required impact fee shall provide the proposal (engineered plans, property appraisal, summary of improvement and requested reimbursement schedule) to the Planning Director for review by the Site Plan Review Committee.

2. The Site Plan Review Committee shall provide a recommendation to the City Commission regarding the proposal.

3. All proposed dedications or construction of facilities by any person and related Impact Fee Reimbursement Agreement shall require approval by the City Commission based upon the following criteria:

(i) The proposed land dedication or capital facility improvement is designed to serve the needs of the general public, and not the interest of a specific parcel, subdivision, or private interest;

(ii) The proposed land dedication or capital facility improvement is consistent with the Comprehensive Plan; and

(iii) The land dedication or capital facility improvement provides a better use of the impact fee dollars than other potential capital projects.

4. The City Commission shall determine whether or not the credit shall be granted, based on the standards set forth in subsection (3) of this section, and shall approve the amount of credit. The decision of the City

Commission shall be final. Any appeal from this decision shall be to the circuit court, by writ of certiorari, filed within thirty (30) days of the date of the decision of the City Commission.

b. Reimbursement.

1. A reimbursement schedule shall be included in the Impact Fee Reimbursement Agreement. In general, reimbursement shall be made in annual payments on January 1 of each year following acceptance of the land and/or improvements by the city, and shall be limited to the amount of impact fees received from any development identified in the agreement.

2. Total reimbursement shall not exceed the estimated cost included within the Impact Fee Reimbursement Agreement.

(11) Five-year review. At least once every five years, the Planning Director shall recommend to the City Commission whether any amendments should be made to the impact fee schedule as contained in this Section.

SECTION FIVE. Subsection (d)(6), of Section 1-30, Certificate of concurrency required, of Article V, Concurrency Management, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

(6) For purposes of public school concurrency, the following developments are considered exempt:

a. Single-family lots of record on a recorded plat, existing as such at the time the school concurrency implementing ordinance is adopted for which otherwise would be entitled to build;

b. The creation of subdivisions and/or single-family lots equal to or less than ten (10) residential units;

c. All subdivisions creating greater than ten (10) or more lots shall be reviewed for available school capacity;

d. Any residential development or any other development with a residential component that received approval of a final development order prior to the implementation date of school concurrency or is exempt from concurrency under the city concurrency regulations is considered vested for that component which was previously approved and shall not be considered as proposed new residential development for purposes of school concurrency;

e. Any unit exempted under the county school facilities impact fee ordinance as set forth in the Volusia County Code of Ordinance, section 70-181~~(a)~~0 of the Code of Ordinances; and

f. Nonresidential development.

SECTION SIX. Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 3-57. Potable water system.

Potable water system construction and material standards shall comply with those set forth in the SCDCS manuals.

(1) *Water mains location/sizing. ***No change to existing text****

(2) *Gravity house tank. ***No change to existing text****

(3) *Booster pumps/fire protection systems. ***No change to existing text****

(4) *Backflow prevention devices. ***No change to existing text****

(5) *Connection/temporary connection.*

a. The owner of each lot or parcel of land within the city, upon which lot or parcel of land any building, structure, or land use occupied or proposed for occupancy by human beings for either residential, commercial or other use, shall connect or cause such building, structure or use to be connected with the public water distribution system of the city and use such facilities, at the time a certificate of occupancy is issued, or sooner with prior approval by the city. If a unit is occupied when service is made available, then the connection shall be made within one (1) year of the date service becomes available. The owner shall be liable for all ~~impact,~~ connection and meter installation fees and customer deposits; provided, however, that no connection or connections shall be required:

1. Under the conditions set forth in this article.

2. If so stated in any annexation ordinance or development order issued by the city commission.

b. Except for fire hydrants and fire protection systems, all connections to the potable water system, whether for public or private use, shall be metered, with meter installation by city forces.

c. For temporary connection to the city water system for construction not involving new lines, a metered connection to a fire hydrant is allowed following request and deposit of $1,000.00. The meter shall be supplied by the city and use charges levied in accordance with the commercial use schedule then in effect. Upon payment of the final bill, the deposit shall be refunded.

d. For temporary connection to a system containing new lines, the city shall provide and install a meter and reduced pressure backflow preventer between the city main and the new line for purposes of flushing and clearance, following submittal of a request and deposit of $1,000.00. Connection between the meter and the new line shall be made by the developer and shall remain in place until the system has passed all tests and has been inspected by the city. At that time, the developer shall remove the meter and make the permanent connection to the city main. Upon payment of the final bill, the deposit shall be refunded. All water used shall be charged in accordance with the commercial use fee then in effect.

e. The connection of heating/air conditioning units to the city water system is prohibited.

SECTION SEVEN. Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 3-59. Sanitary sewer systems.

Sanitary sewer system construction and material standards shall comply with those set forth in the SCDCS manuals.

(1) *Connection required.*

a. All existing development, located within one hundred feet (100') of a city sewer line, except single-family homes on lots larger than one (1) acre, shall connect to the city sewer system within one (1) year from the date such system becomes available and, in the opinion of the utilities manager, such connection is economically and physically feasible. The owner of the property shall be liable for all ~~impact~~ connection, installation and line extension fees.

b. Except where permitted under sections 3-63 and 3-64, all new development shall connect to the city's sewer system and pay all ~~impact~~ connection,

installation and line extension fees prior to the issuance of building permits or the initiation of service.

c. Where so stated in an adopted annexation report, connection to the city sewer system may be deferred until such time as it is deemed in the public interest to make connection mandatory due to financial or public health considerations.

d. The city hereby reserves the right to refuse waste from any lot or parcel of land upon which there is located any institutional, commercial or industrial plants, building or premises which does not comply fully with this chapter or chapter 22, article II, division 2 of the Code of Ordinances, or that does not utilize city water, or that does not supply proper metering of its waste.

e. Where lot sizes are less than two (2) acres, and septic systems are in use, an assessment district will be created for the installation of sewer mains and each property owner will be required to connect to the system if it has been determined that septic tank failures are extensive and/or a health or serious pollution problem is apparent. Property owners will be required to pay the assessment charges and installation fees.

f. The discharge of wastes into the city sanitary sewer system from air conditioning/heating units is prohibited.

(2) *Design and inspection. ***No change to existing text****

(3) *Lift (pumping) stations. ***No change to existing text****

SECTION EIGHT. Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 3-60. Reclaimed water systems.

Reclaimed water system construction and material standards shall comply with those set forth in the SCDCS manuals.

(1) *Compliance with state regulations. ***No change to existing text****

(2) *New residential development.* All new residential development with a gross density of greater than one (1) unit per acre and located in close proximity to an existing reclaimed water line or one (1) that is proposed in the city's five (5) year capital improvement program of sufficient size to serve the proposed

development shall be dry lined to accept reclaimed water for irrigation purposes. All such development shall connect to the reclaimed water system at the time of development or at the time service becomes available. This requirement shall appear in all restrictive covenants and sales documents of such new development. All ~~impact and~~ connection fees shall be collected at the time of connection.

(3) *Existing development. ***No change to existing text****

(4) *Performance and design standards. ***No change to existing text****

(5) *Connection permit required. ***No change to existing text****

SECTION NINE. Section 3-61, Utility line extensions, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 3-61. Utility line extensions.

(a) *Service line extension. ***No change to existing text****

(b) *Utility main extension. ***No change to existing text****

(c) *Utility main extension reimbursement policy.* Utility connection fee credits may be provided per Section 1-25 of this code.

~~(1) Procedure for utility main extension reimbursement policy. In the event that any person is required to by the city or desires to extend water, sewer or reclaimed water lines, lines that are larger than the minimum line size required to serve a parcel or development in order to provide for anticipated future development or extensions, that person or developer may request reimbursement for the cost of such extension, in accordance with the following procedures:~~

~~a. Engineering drawings, including therewith design calculations, shall be submitted to the city engineer and utilities manager indicating:~~

~~1. The size and location of the proposed lines or the appurtenances thereto;~~

~~2. Preliminary cost estimates showing the cost difference for construction of the proposed oversize main verses the cost for the minimum size main that would be required to serve the parcel or development in accordance with the city's minimum design standards.~~

b. The city engineer shall review the entire submittal and shall make a recommendation to the city commission on the eligibility of the proposal for reimbursement, based on the conformance of the proposed improvements with the city's construction design standards and with the criteria established in subsection (c) of this section.

c. The city may enter into an agreement for reimbursement with the person making the submittal, based on a finding that the trunk lines and appurtenances thereto comply with city standards, are appropriately sized and located, and that there is adequate water and sewer treatment plant capacity for the area anticipated to be served.

(2) Extension outside city. Trunk lines shall not be extended beyond the city limits unless approved by the city commission based on a finding that:

a. It is in the best interest of the city in order to improve efficiency and quality of service.

(d) *Reimbursement.*

(1) Reimbursement shall be made in annual payments on January 1 of each year, up to a maximum of ten (10) years, following acceptance of the improvements by the city, and shall be limited to the amount of impact fees received from any development which connects to the lines or appurtenances identified in the agreement.

(2) Total reimbursement shall not exceed the estimated cost difference between the installation of the oversized line and the cost to install the minimum line size that would have been required to serve the development. Cost reimbursement shall be based on construction costs only.

(3) If there is more than one (1) agreement applicable to the same lines or appurtenances or extensions thereof, reimbursement shall be proportional to the impact fees collected from projects of the submitter over the preceding calendar year.

(e) *Construction.*

(1) Following the execution of a line extension reimbursement agreement, detailed construction drawings prepared by an engineer licensed by the state shall be submitted for review and approval by the city engineer and utilities manager. All necessary permits and approvals shall then be obtained by the person desiring to perform the work.

(2) Prior to beginning any construction activities, the contractor to perform the work shall attend a preconstruction conference with the city

~~engineer or his designee and shall post a performance bond in an amount equal to one hundred ten percent (110%) of the total approved project cost in a form to be approved by the city attorney.~~

~~(3) Prior to the city accepting the lines and appurtenances thereto:~~

~~a. The lines shall meet all applicable governmental standards, have all required approvals and be ready for service to the public;~~

~~b. There shall be provided to the utilities manager a complete set of as-built record drawings certified by the engineer of record;~~

~~c. There shall be posted a one (1) year maintenance bond in an amount equal to twenty-five percent (25%) of the amount of the performance bond in a form to be approved by the city attorney; and~~

~~d. Except for sewer laterals, reuse service lines and potable water service lines on the customer service side of an individual or master water meter, all water, sewer and reclaimed water lines and appurtenances thereto which are constructed by the developer or owner shall be dedicated to the city along with an easement therefor, and thereafter maintained by the city. At the time of dedication, the developer or owner shall provide the finance director with full documentation as to the actual cost of the project.~~

(~~f~~ d) *Annexation. ***No change to existing text****

SECTION TEN. Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 3-62. Wholesale sale of potable water, sewage treatment or reclaimed water.

The city, at its sole discretion, may provide potable water, sewage treatment or reclaimed water to any governmental agency or utility franchise upon approval of the city commission, provided that it is determined that:

(1) The city has adequate capacity to serve such areas and the provision of such services shall not diminish the city's long-range ability to provide such service within its corporate boundary.

(2) Such arrangements are in the best interests of the city.

(3) Arrangements are made to ensure the annexation of properties receiving such services into the city at the time they become eligible for annexation.

(4) All line extensions and appurtenances thereto are at the expense of the provider of retail service and in accordance with the procedures described in this chapter.

(5) An agreement is entered into for the collection of ~~impact~~ connection fees and fair share reimbursement for line extension.

(6) An agreement is entered into that would ensure that the rate received for such services shall be not less than the cost for producing such services including all related administrative costs.

SECTION ELEVEN. Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code* is hereby amended as follows:

Sec. 3-65. Interim package-type wastewater treatment facilities.

(a) *Generally.* ***No change to existing text***

(b) *Design and performance standards.*

(1) Small package-type wastewater treatment plants shall not be allowed in areas where improper levels of treatment and/or inadequate effluent disposal may result in adverse impacts on water resources (e.g., groundwater aquifers and surface water systems), unless each plant's owner provides sufficient financial resources for the city at some future point in time to assume responsibility for operating and maintaining the collection, treatment and effluent disposal components in compliance with regulatory requirements and standards. The following minimum criteria and procedures shall be adhered to in the implementation of this standard:

a. Small package-type wastewater treatment plants represent prefabricated and component-assembled plants of one hundred thousand (100,000) gallons or less per day of treatment capacity, or any plant which is considered or identified to be of an interim nature.

b. The location and siting of such facilities shall be limited to areas where improperly treated effluent shall not adversely impact the

quality of regional water resources by lateral surface/subsurface flow or by downward percolation.

c. Existing package-type or interim wastewater treatment plants currently meeting treatment and effluent quality standards may continue to be operated provided that each facility is being properly operated and maintained and wastewater treatment and effluent standards are continually being met.

d. Measures shall be undertaken to ensure the provision of financial resources by wastewater treatment plant owners to adequately cover the costs of rehabilitating, operating and maintaining each wastewater treatment and disposal facility, and for connecting to regional facilities if applicable.

(2) Interim or package-type wastewater treatment facilities shall be required to connect to the municipal system when access to the system is made available. The following minimum criteria and procedures shall be adhered to in the implementation of this standard:

a. Package-type or interim wastewater treatment plants currently meeting treatment and effluent quality standards may continue to operate, provided that each facility is:

1. Properly operated and maintained and wastewater treatment and effluent standards are satisfactorily met; and

2. Phased out at the option of the city and connected to the municipal system when sufficient capacity is made available.

b. When a private facility is phased out and connected to the municipal sewer system, the cost of the connection to the system is incurred by the owner of the private facility.

(3) Where soil conditions permit, an interim package treatment plant may be allowed, provided that sewer lines and lift stations are constructed to city standards, ~~impact~~ connection fees for future connections to the city system are paid or bonded for, and the developer agrees to discontinue operation of the package plant and connect to the municipal system when available.

(4) Existing development with central wastewater treatment will be required to connect to the city system as soon as possible after the city system is available if the existing system is found to have deficiencies that would create a serious health or pollution problem. Property owners may be required to pay the ~~impact~~ connection fee then in effect.

SECTION TWELVE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION THIRTEEN. In the event any word, phrase, clause, sentence, paragraph, term, or provision of this Ordinance shall be held to be invalid by a court of competent jurisdiction, such judicial determination shall not affect any other word, clause, phrase, sentence, paragraph, term or provision, of this Ordinance, and the remainder of this Ordinance shall remain in full force and effect.

SECTION FOURTEEN. This Ordinance shall take effect ninety (90) days after its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: April 13, 2023

SUBJECT: Land Development Code amendments: Connection, Mobility, and Impact Fee amendments

APPLICANT: Administrative

NUMBER: LDC 2021-019

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is an administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update, by amending **(1)** Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to implement the water and wastewater utility system connection fee study by creating the water and wastewater connection fee section, **(2)** Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to amend the person trip mobility fee per the municipal impact fee study, **(3)** Section 1-27, Impact fees, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to delete the stormwater impact fee, amend the local road impact fee, and create police and fire impact fee per the municipal impact fee study and police and fire impact fee study, **(4)** Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency Management, of Chapter 1, General Administration, **(5)** Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(6)** Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(7)** Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(8)** Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(9)** Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, and **(10)** Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.

BACKGROUND: Impact fees are collected from builders or developers for new construction to help pay for increased infrastructure demands created by the new growth. The City of Ormond Beach has assessed impact fees for water and sewer since 1974. An impact fee for recreational facilities was added in 1987 and a comprehensive impact fee ordinance was adopted in 1990. The 1990 ordinance included impact fees for the full range of capital facilities (administrative facilities, conservation land, cultural facilities, fire protection, law enforcement, local roads, solid waste, road/drainage maintenance and stormwater).

Impact fees are an important component of the city's comprehensive planning process and a necessary tool to ensure that new growth pays its fair share of capital improvement costs. The Comprehensive Plan identifies the future growth that is projected to occur, the capital facilities required to serve that growth, and a minimum level-of-service (LOS) standard that will be provided for new development. The city has adopted LOS standards for potable water, sanitary sewer, solid waste, drainage, parks, roads and firefighting, but only collects impact fees for some of these services. The city has adjusted water and sewer impact fees annually based upon increases to the Engineering News Record Construction Cost Index (ENR CCI).

In 1996, the city reviewed its impact fee ordinance and determined that the projected capital improvement needs for the following five years did not warrant collection of certain fees. The city eliminated impact fees for administrative facilities, conservation land, fire protection, law enforcement, solid waste and road/drainage maintenance. The cultural facilities impact fee was not eliminated, but reduced to $0 because of potential conflicts with the adopted Comprehensive Plan.

In 2009, the City of Ormond Beach was designated as a Dense Urban Land Area requiring the city to adopt a financially feasible multimodal strategy. The city adopted the Mobility Strategy and 2025 Comprehensive Plan amendments in 2010. The mobility fee replaced concurrency and the imposition of city road impact fees on certain state roads in Transportation Concurrency Exception Areas (TCEA). New development on any road facility outside the TCEA, the city's road impact fee applies. An amendment to Section 1-27 of the Land Development Code was adopted per Ordinance No. 2015-44 to allow the City Commission to approve impact fee credit agreements that prevent credits from declining ten (10%) percent yearly over ten (10) years after the final inspection date of the demolition for land with building improvements.

On May 18, 2021, the City Commission authorized Resolution 2021-86 to accept a bid proposal from Raftelis for an impact fee study update to review and amend the water, sewer, park & recreation, stormwater, local road and mobility fees. The scope-of-work also provided a task for a feasibility analysis to add fire and police impact fees and make a recommendation if these fees should be pursued with a separate work authorization. The total fee for the impact fee study is $99,445. On October 5, 2022, the City Commission authorized Resolution 2022-121 that authorized $31,555 for the development of Police and Fire impact fees by Raftelis.

Impact fees and connection fees for residential uses are measured based on residential units. Water and sewer connection fees for non-residential uses are based on the number of fixtures (sinks, toilets, hose bibs). The road impact fee and mobility fee are based upon the use. Park and Recreation impact fees are assessed only for residential uses.

The impact fee update has been discussed at the following meetings:

EXHIBIT 1: Impact fee update schedule

Date	Group	Meeting type
September 7, 2022	City Commission	Discussion item
February 21, 2023	City Commission	Discussion item
March 9, 2023	Planning Board	Discussion item
March 22, 2023	Public meeting	Extraordinary circumstances
March 27, 2023	Public meeting	Extraordinary circumstances

Documents regarding the impact fee update have been available on the city webpage: https://www.ormondbeach.org/1028/Impact-Fees.

Raftelis has performed three (3) studies that serve as the data and analysis for the Land Development Code amendments that are included in Attachment 3:

- Water and wastewater utility system connection fee study;
- Municipal impact fee study; and
- Police and fire impact fee study.

Separate of the Land Development Code amendments, there is a need to amend the Code of Ordinances to implement the impact fee study updates. Amendments to the Code of Ordinances require only the City Commission review and action. A draft of the Code of Ordinance amendments has been provided in Attachment 2. The PowerPoint presentations for the City Commission workshops and Extraordinary Circumstances meetings are shown in Attachment 4.

ANALYSIS: The proposed Land Development Code amendments are shown by section in Attachment 1. The analysis below details the amendment, fee amendments, key changes and policy direction received:

SECTION ONE. Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration

Details of the amendment:

Creation of water and sewer connection fees that were previously called impact fees. Section 1-25 was previously reserved.

Fee amendment:

EXHIBIT 2: Water and Wastewater connection fees

Description	Proposed ELU factor	Existing Fees	Proposed Fees	Increase/ (Decrease)
Residential Water/Irrigation Connection Fees				
Single-Family, per unit	1.0	$2,902.00	$2,333.00	($569.00)
Multi-Family, per unit	0.80 (was 0.50)	$1,451.00	$1,866.00	$415.00
Mobile Home, per unit	0.90 (was 0.60)	$1,741.20	$2,099.00	$358.00
Residential Wastewater Connection Fees				
Single-Family, per unit	1.0	$2,829.00	$3,577.00	$748.00
Multi-Family, per unit	0.80 (was 0.50)	$1,414.00	$2,861.00	$1,447.00
Mobile Home, per unit	0.90 (was 0.60)	$1,697.40	$3,219.00	$1,522.00
* New non-residential utility customers charged based on an ELU factor based on a fixture count.				

Key changes/Policy Direction

1. Amendment from the term impact fee to connection fee.
2. Amendment of the Equivalent Unit Factor from 0.50 for multi-family to 0.80 and 0.60 to 0.90 for mobile home.
3. Decrease of $569.00 for a single-family residential unit or one Equivalent Living Unit (ELU).
4. Increase of $748.00 for a single-family residential unit or one Equivalent Living Unit (ELU).
5. Creation of two service area districts / zones with one being for the existing City service area and one being for the Western Service Area.
6. Establishment of the process to perform an alternative connection fee analysis.
7. Impact fee reimbursement for land or capital costs established.

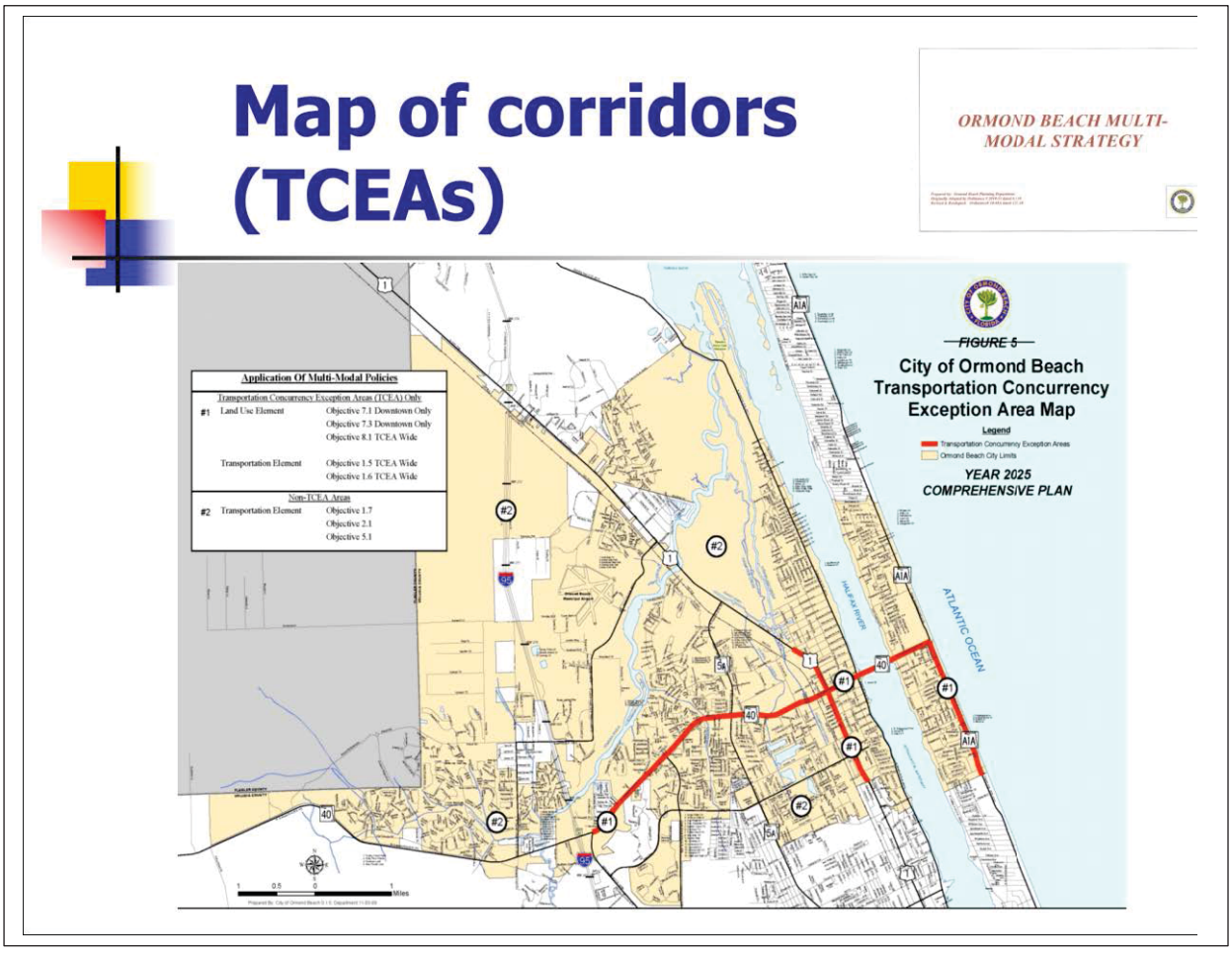
SECTION TWO. Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration

In 2009, the Legislature passed SB 360ER. This bill designated dense urban land areas (DULAs) and one of the definitions of DULA was an area having over 1000 people per square mile. Pursuant to that bill, the Florida Legislative Office of Economic and Demographic Research transmitted to the Department of Community Affairs on July 1, 2009, a list of counties and municipalities including the City of Ormond Beach, as qualifying for DULA status. Ormond Beach as a DULA is automatically designated a Transportation Concurrency Exception Area (TCEA). A designation of a citywide TCEA means that state concurrency no longer applies to development provided the city has a

multimodal strategy approved and adopted in its Comprehensive Plan within two years of the bill's passage. However, Ormond Beach elected through its home rule powers to be more stringent and to restrict the creation of TCEAs on roadway corridors which are environmentally or politically constrained.

The city adopted Multi-Modal Strategies which was approved by Ordinance 10-48A on December 7, 2010 as part of a Remedial Amendment and Stipulated Settlement Agreement with the Florida Department of Community Affairs (DCA) and included mobility fees with TCEA. The City's Comprehensive Plan and multimodal strategy was approved by the DCA on January 18, 2011. The multi-modal strategy, including mobility fees, was prepared as a balance between all roadway capacity improvements and all vehicle reduction strategies. The roadways where the mobility fees are assessed include State Road SR 40 (SR A1A to Williamson Boulevard), U.S. Highway 1 (Wilmette Avenue to the southern City limit) and SR A1A (SR 40 to the southern City limit) and are along Votran's eastside route network. In these areas, proportionate fair share contributions are replaced with a mobility fee based on a per trip basis. The city developed and adopted a multi-modal strategy for these corridors and applies the mobility fee instead of local road impact fee. Section 1-27 of the Land Development Code contains the mobility fee calculation and it includes a fee based on per person trips. The original analysis in the adoption calculated a per person trip fee of $77.82. The per person trip rate fee in 2011 was reduced to $16.00 in response to economic conditions to allow redevelopment in these corridors.

EXHIBIT 3: Transportation Concurrency Exception Areas



[04.13.2023, Connection, Mobility, and Impact Fee LDC amendments]

Details of the amendment:

The amendment proposes to increase the cost per person trip from $16.00 to $85.67. No other changes are proposed to this Section.

Fee amendment:

The amendment proposes to increase the cost per person trip from $16.00 to $85.67.

Key changes/Policy Direction

At the February 21, 2023, several options were presented to the City Commission. The option selected was the full per person trip fee of $85.67. The chart below shows that the per person trip fee of $85.67 is generally higher than the proposed local road impact fee. For example, the mobility fee at a per person trip fee of $85.67 would be $1,285.05 for a single-family house versus the local road impact fee of $864.59. The comparison table is provided below:

EXHIBIT 4: Mobility fee options

Type of Fee	Single Family Dwelling Unit	Multi-family Dwelling Unit	Medical office Per 1,000 SF	Retail Per 1,000 SF	Industrial Per 1,000 SF	Restaurant Per 1,000 SF
Ormond Beach Local Road (proposed)	$864.59	$548.32	$3,434.79	$3,736.72	$450.23	$5,559.09
Ormond Beach Mobility Fee (current)	$240.00	$130.56	$751.68	$628.64	$107.14	$1,507.70
Option 1 - Proposed full mobility fee **($85.67)**	$1,285.05	$699.07	$4,024.78	$3,365.98	$573.65	$8,072.79
Option 2 - Proposed mobility fee **($59.00)** - 69%	$870.00	$481.44	$2,771.82	$2,318.12	$395.06	$5,559.64
Option 3 - Proposed mobility fee **($42.84)** - 50%	$642.60	$349.57	$2,012.62	$1,683.19	$286.86	$4,036.86
Option 4 - Proposed mobility fee **($32.00)** - 37%	$480.00	$261.12	$1,503.36	$1,257.28	$214.27	$3,015.40
Option 5 - Proposed mobility fee **($24.00)** - 28%	$360.00	$195.84	$1,127.52	$942.96	$160.70	$2,261.55

The per person trip rate fee in 2011 was reduced to $16.00 in response to economic conditions to allow redevelopment in these corridors. Policy confirmation is needed to confirm that the desired mobility fee should be a per person trip fee of $85.67.

SECTION THREE. Section 1-27, Impact fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration

Details of the amendment:

Deletion of Section 1-27 and replaced with new impact fee section that includes local roads, park and recreation, police and fire impact fees.

Fee amendment:

1. Delete stormwater impact fee and replace with stormwater connection fee.
2. Park and Recreation

EXHIBIT 5: Impact fee update schedule

Description	Existing Fees	Proposed Fees	Increase/ (Decrease)
Single-Family, per unit	$1,312.24	$2,500.00	$655.76
Multi-Family, per unit	$1,048.42	$2,021.00	$449.00
Mobile Home, per unit	$785.74	$1,658.00	$392.26
*Fee does not apply to non-residential uses.			

3. Local Roads

EXHIBIT 6: Local Road Impact fee update schedule

Land Use	Unit	Proposed Fee	Current Fee
Single-Family	DU	$864.59	$162.61
Multi-Family	DU	$548.32	$162.61
Mobile/Manufactured Home	DU	$740.33	$162.61
Hotel/Motel	Rooms	$355.87	$114.85
General/Government Office	KSF	$1,709.28	$230.83
Medical Office	KSF	$3,434.79	$1,014.31
Hospital	KSF	$1,114.66	$212.64
Nursing Home	Beds	$268.79	n/a
Industrial	KSF	$450.23	$100.07
Warehouse	KSF	$176.56	$100.07

Land Use	Unit	Proposed Fee	Current Fee
General Commercial (<40,000)	KSF	$3,736.72	$834.64
General Commercial (40,000-150,000)	KSF	$5,559.09	$802.81
General Commercial (<150,000)	KSF	$2,539.87	$602.67
Fast-Food	KSF	$25,155.10	n/a
Restaurant	KSF	$5,593.44	$881.26
General Recreation	KSF	$2,996.69	$59.13
Schools	Students	$226.79	n/a
Church	KSF	$790.25	$150.09
Day Care	KSF	$4,951.51	$329.27
Convenience Store	KSF	$26,948.94	$1,355.44

4. Police Impact fee (new impact fee)

EXHIBIT 7: Police Impact fee schedule

Description	Impact Fee Unit	Proposed Police Impact Fee
Single-Family	Dwelling Unit	$240.00
Multi-Family	Dwelling Unit	$198.00
Mobile Home	Dwelling Unit	$166.00
Industrial	Per Square Foot	$0.015
Institutional	Per Room	$0.249
Hotel/Motel	Per Square Foot	$130.00
Office	Per Square Foot	$0.191
Retail	Per Square Foot	$0.336

5. Fire impact fee (new impact fee)

EXHIBIT 8: Fire Impact fee schedule

Description	Impact Fee Unit	Proposed Fire Impact Fee
Single-Family	Dwelling Unit	$292.00
Multi-Family	Dwelling Unit	$262.00
Mobile Home	Dwelling Unit	$240.00
Industrial	Per Square Foot	$0.019
Institutional	Per Room	$0.320
Hotel/Motel	Per Square Foot	$167.00
Office	Per Square Foot	$0.245
Retail	Per Square Foot	$0.432

Key changes/Policy Direction

1. Amendment to the expiration of impact fee credits – to be acted upon by May 2, 2023.
2. Elimination of the stormwater impact fee.
3. Parks and recreation: decision point to assess the maximum supportable fee. This increase is through the extraordinary circumstance provision in the impact fee statute.
4. Local road: decision point to include fast food use in the restaurant category and convenience store use in the general commercial category. This increase is through the extraordinary circumstance provision in the impact fee statute.

5. Establishment of a police and fire impact fees.
6. Establishment of the process to perform an alternative impact fee analysis.
7. Impact fee reimbursement for land or capital costs established.

SECTION FOUR. Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency Management, of Chapter 1, General Administration

Details of the amendment:

Amendment to clarify that the school impact fee reference is part of the Volusia County Code of Ordinance. No fee related impacts.

SECTION FIVE. Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards

Details of the amendment:

Amendment within the potable water system section to delete reference to impact fee and maintain reference to connection fee.

SECTION SIX. Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards

Details of the amendment:

Amendment within the sanitary sewer systems section to delete reference to impact fee and replace with the term connection fee.

SECTION SEVEN. Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards

Details of the amendment:

Amendment within the reclaim water systems section to delete reference to impact fee and replace with the term connection fee.

SECTION EIGHT. Section 3-61, Utility line extensions, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards

Details of the amendment:

Deleted the utility main extension reimbursement policy and moved the text into Section 1-25, Connection Fees.

SECTION NINE. Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards

Details of the amendment:

Amendment to delete reference to impact fee and replace with the term connection fee.

SECTION TEN. Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards

Details of the amendment:

Amendments to delete reference to impact fee and replace with the term connection fee.

Cumulative connection and impact fee changes:

Exhibit 9 shows the proposed connection and impact fee changes on a single-family residential home:

EXHIBIT 9: Connection and impact fee changes, Single-Family Residential

Single-Family Residential

Fee	Existing	Proposed	Change
Water	$2,902.00	$2,333.00	-$569.00
Sewer	$2,829.00	$3,577.00	$748.00
Local Road	$162.61	$864.59	$701.98
Park & Recreation	$1,312.00	$2,500.00	$1,188.00
Police	$0.00	$240.00	$240.00
Fire	$0.00	$292.00	$292.00
Stormwater	$119.39	$0.00	-$119.39
Total	$7,325.00	$9,806.59	$2,481.59

Increase in fees: $2,481.59

CONCLUSION: Section 1-15(e) of the Land Development Code requires certain criteria must be evaluated before adoption of a Land Development Code amendment when making their recommendation, as follows:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   The proposed amendment seeks to update the Land Development Code to assess connection, mobility, and impact fees based on three (3) studies performed by Raftelis. These fees are designed to require new development and expansions to pay a portion of the capital infrastructure costs that new development creates. It is not expected that the proposed Land Development Code amendment would create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The proposed Land Development Code amendment is consistent with the Comprehensive Plan. Objective 2.1 of the Future Land Use Element of the Comprehensive Plan discussed the need to update Land Development Code

regulations. The connection, mobility, and impact fees are also consistent with the Capital Improvements Element of the Comprehensive Plan.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The proposed Land Development Code amendment does not approve any site-specific development and will not have an adverse impact on environmentally sensitive lands.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties**.

   The proposed Land Development Code amendment does not approve any site-specific development and will not have any impacts on surrounding properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   The proposed Land Development Code amendment seeks to amend connection, mobility, and impact fees. The amendment would not have a negative impact to public facilities.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   There is no development proposed as part of the proposed amendment. The application pertains to a Land Development Code amendment.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   There is no development proposed as part of the proposed amendment. The application pertains to a Land Development Code amendment.

8. **The proposed development provides for the safety of occupants and visitors.**

   There is no development proposed as part of the proposed amendment. The application pertains to a Land Development Code amendment.

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

There is no development proposed as part of the proposed amendment. The application pertains to a Land Development Code amendment.

10. The testimony provided at public hearings.

There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

RECOMMENDATION:

It is recommended that the Planning Board **APPROVE** the administrative amendments to the Land Development Code (LDC) to update connection, mobility, and impact fees based on (1) "Water and Wastewater Utility System Connection Fee Study", (2) "Municipal Impact Fee Study" and (3) "Police and Fire Impact Fee Study" as shown in Attachment 1. It is expected that the City Commission public hearing dates will be May 16, 2023 and June 6, 2023. The amendments would be effective on September 4, 2023.

Attachments:

Attachment 1:	Proposed Land Development Code amendments
Attachment 2:	Proposed Code of Ordinance amendments
Attachment 3:	Raftelis studies: (1) "Water and Wastewater Utility System Connection Fee Study", (2) "Municipal Impact Fee Study" and (3) "Police and Fire Impact Fee Study"
Attachment 4:	PowerPoint Presentations: (1) September 7, 2022, City Commission discussion item, (2) February 21, 2023, City Commission discussion item, (3) March 22 & 27, 2023 Extraordinary Circumstances

ATTACHMENT 1

Proposed Land Development Code Amendments

SECTION ONE. Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration, is hereby amended as follows:

ARTICLE IV. SCHEDULE OF ~~DEVELOPMENT REVIEW AND IMPACT~~ CONNECTION, MOBILITY, AND IMPACT FEES

Sec. 1-25. ~~Reserved.~~ Water and Wastewater Connection Fees.

(1) *Purpose and Authority.*

a. The purpose of the water and wastewater connection fees is to assign growth related capital costs to new development that is responsible for such costs.

b. This section is designed to ensure that new growth and development, changes of uses, and expansions pay a fair share of the capital public facility costs for water and wastewater systems.

c. The water and wastewater connection fees are levied in order to provide an adequate funding source for the capital improvements identified in the city's comprehensive plan, the need for which is generated by new development to facilitate the orderly expansion.

d. The Level of Service for water and wastewater services are established in the Capital Improvement Element of the Comprehensive Plan.

(2) *Adoption of the technical study as the basis of water and wastewater connection fees.* The city hereby adopts and incorporates by reference, the "Water and Wastewater Utility System Connection Fee Study" prepared by Raftelis Financial Consultants, Inc. dated March 29, 2023.

(3) *Connection fees imposed.* The following types of connection fees are hereby imposed: water and wastewater. These utility connection fees apply within the city limits and the utility service area, including the West Ormond Water and Sewer District, Hunter's Ridge-Flagler County DRI, and North Peninsula Water District.

(4) *Connection fee obligation.* Any new development or expansion generating utility demand shall be obligated to pay water and wastewater connection fees as required by this section. The obligation to pay the water and wastewater connection fees runs with the land.

a. Exemptions. The following development or expansion activity shall be exempt from paying water and wastewater connection fees:

1. Reconstruction, expansion, or replacement of a previously existing residential structure that does not change the use from residential to commercial use and does not increase the number of dwelling units.

2. Accessory Dwelling Units shall be considered part of the single-family residential dwelling unit and is exempt from payment of water and wastewater connection fees.

3. Reconstruction, expansion, or replacement of a previously existing non-residential structure with a new non-residential structure where there is no increase in fixture units. Any increase in fixture units shall require payment of water and wastewater connection fees based on the net increase of new fixture units.

4. Public fire protection service which includes public fire hydrants and other devices used to supply potable water or reclaimed water to meet general fire-fighting requirements.

b. Expansions. For development activity which will increase the number of units or plumbing unit fixture count, the water and wastewater connection fees shall be assessed on the difference between the existing and new number of units or plumbing unit fixtures.

c. Connection Fee Credits. Land with building improvements, either past or present, shall have water and wastewater connection fee credits as follows:

1. Connection fees shall be vested with connction fee credits and these credits shall not expired over time.

2. It shall be the responsibility of the property owner to provide documents demonstrating previous buildings on a property seeking connection fee credits.

3. Property owners of non-residential buildings that are proposed to be demolished shall provide the following information to the Chief Building Official for connection fee credits:

a. Square footage and use of the building.

b. An inventory of existing plumbing fixture units on the adopted Equivalent Living Unit (ELU) form. Non-residential buildings without an inventory of plumbing fixture units shall be provided water and wastewater connection fee credits based upon typical fixture counts for the use.

4. Residential connection fee credits shall be based upon the dwelling unit or units on the property. Property owners shall provide the Chief Building Official the number of dwelling units, type of use, and building square footage for connection fee credits.

d. Renovations. Water and wastewater connection fees shall be charged on the basis of the difference between current and future impacts for renovation projects and for sites redeveloped within five (5) years from the last date of occupancy as determined by the plumbing fixture units.

e. Properties outside city limits. Water and wastewater connection fees for services to be provided shall be paid prior to the connection to the system.

(5) *Payment of water and wastewater connection fees.* Water and wastewater connection fees shall be paid at the time of development permitting (building,

utility connection, irrigation meter installation or site engineering permits). If the city identifies an impact-generating development for which the water and wastewater connection fees required by this section were not paid when due, regardless of whether a permit was issued for such development, the city shall notify the property owner that utility connection fees are due in accordance with this article. The property owner shall pay the water and wastewater connection fees due within 30 days of such notice.

(6) *Connection fee classifications.* The following classifications shall be used to determine the water and wastewater connection fee to be assessed:

a. Residential

1. Single-Family. This classification shall include where water and/or wastewater service is provided to a single-family dwelling unit, including but not limited to, single-family homes, townhouses, or duplexes located on a single lot of record.

2. Multi-Family. This classification shall include where water and/or wastewater service is provided to two (2) or more residential units, such as an apartment complex or condominium.

3. Manufactured/Mobile Home. This classification shall include where water and/or wastewater service is provided to a manufactured or mobile home on a leased area or on a platted lot.

b. Non-Residential. This classification shall include where water and/or wastewater service is provided to uses that is not residential including but not limited to commercial, industrial, office, and institutional uses.

c. Irrigation. Potable water service that is metered separately from and used exclusively for outdoor irrigation purposes or watering of land for landscaping purposes.

(7) *Calculation of water connection fees.*

a. Residential:

1. Single-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed one (1) ELU: $2,333.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed one (1) ELU: $2,333.00.

(iii) North Peninsula Water District: shall be assessed one (1) ELU: $2,333.00.

(iv) All other water utility connections: shall be assessed one (1) ELU: $2,333.00.

2. Multi-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed 0.80 ELU: $1,866.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.80 ELU: $1,866.00.

(iii) North Peninsula Water District. shall be assessed 0.80 ELU: $1,866.00.

(iv) All other water utility connections. shall be assessed 0.80 ELU: $1,866.00.

3. Manufactured/Mobile Home.

(i) West Ormond Water and Sewer District: shall be assessed 0.90 ELU: $2,099.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.90 ELU: $2,099.00.

(iii) North Peninsula Water District: shall be assessed 0.90 ELU: $2,099.00.

(iv) All other water utility connections: shall be assessed 0.90 ELU: $2,099.00.

b. Non-Residential: For the West Ormond Water and Sewer District, Hunter's Ridge-Flagler County DRI Service Area, North Peninsula Water District, and all other water utility connections:

1. The number of ELUs shall be computed by the chief building official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one (1) ELU for every sixty (60) fixture unit valves or fraction thereof, computed to one (1) decimal place.

c. Irrigation.

1. West Ormond Water and Sewer District: shall be assessed one (1) ELU: $2,333.00.

2. Hunter's Ridge-Flagler County DRI Service Area: Irrigation meters not permitted.

3. North Peninsula Water District: shall be assessed one (1) ELU: $2,333.00.

4. All other water utility connections: shall be assessed one (1) ELU: $2,333.00.

(8) *Calculation of wastewater connection fees.*

a. Residential:

1. Single-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed one (1) ELU: $3,577.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed one (1) ELU: $3,577.00.

(iii) North Peninsula Water District. shall be assessed one (1) ELU: $3,577.00.

(iv) All other water utility connections: shall be assessed one (1) ELU: $3,577.00.

2. Multi-Family Residential.

(i) West Ormond Water and Sewer District: shall be assessed 0.80 ELU: $2,861.00.

(ii) Hunter's Ridge-Flagler County DRI Service Area: shall be assessed 0.80 ELU: $2,861.00.

(iii) North Peninsula Water District: shall be assessed 0.80 ELU: $2,861.00.

(iv) All other water utility connections: shall be assessed 0.80 ELU: $2,861.00.

b. Non-Residential: For the West Ormond Water and Sewer District, Hunter's Ridge-Flagler County DRI Service Area, North Peninsula Water District, and all other wastewater utility connections:

1. The number of ELUs shall be computed by the Chief Building Official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one (1) ELU for every sixty (60) fixture unit valves or fraction thereof, computed to one (1) decimal place.

(9) *Alternative independent connection analysis.*

a. At the option of a property owner, water and wastewater connection fees may be computed by the use of an alternate independent connection analysis if there is a belief that the cost to mitigate the impact of the development is less than the fee established in this section. The property owner shall be responsible for preparation of a proposed alternate independent connection analysis.

b. A pre-application meeting with the Planning Director shall be required prior to the submittal of an alternate independent connection analysis. The pre-application meeting shall establish the data, information, assumptions, formulae and methodology for the independent connection analysis.

c. The property owner shall be responsible for payment of the utility connection fee calculation analysis fee established in section 8-10 of the Code of Ordinances.

d. The property owner shall submit the alternate independent connection fees analysis from an individual or firm with the qualifications to prepare an independent analysis.

e. Within thirty (30) days of the submittal of a complete independent connection analysis, the Planning Director shall accept or reject the alternate independent connection analysis based on whether the proposed water and wastewater connection fee is proportional and reasonably connected to, or has a rational nexus with, the planned utility facilities improvements and the increased impact generated by the new residential or commercial development.

f. If the property owner desires the building permit to be issued before the alternative independent connection analysis has been completed and reviewed, the property owner shall pay the following:

1. An estimate of the water and wastewater connection fees, calculated pursuant to the applicable water and wastewater connection fee schedule in this section; and

2. A non-refundable utility connection fee calculation analysis fee established in section 8-10 of the Code of Ordinances.

3. If the approved alternative impact analysis establishes the development will have less of an impact and warrants a reduction in the water and wastewater connection fees, the city shall refund the difference between the estimate paid and the amount to be paid based on the independent connection analysis.

g. A determination by the Planning Director that the alternative connection fee calculation does not satisfy the requirements of this section may be appealed to the City Commission per section 1-19 of this code.

(10) *Administration of water and wastewater connection fees.*

a. City Administration

1. Fees collected pursuant to this article shall be deposited into separate trust funds for the purposes paid as hereinbefore enumerated.

2. The funds in each said trust fund shall be used only for capital improvements and the purposes hereinbefore enumerated and necessitated by new growth and included in the capital improvement program and the capital improvements element of the comprehensive plan.

3. If any fees collected during any fiscal year are not expended or encumbered within the ten (10) fiscal years immediately following the fiscal year of payment, the city manager shall publish one (1) time in a newspaper of general circulation in the city, a notice advising those persons having paid such fees that they are entitled to a refund thereof. Any person so entitled shall have one (1) calendar year from the date of

publication of the notice within which to apply to the finance director for a refund of the fees paid. Each application shall consist of:

(i) The name and address of the applicant; and

(ii) A copy of the receipt issued by the city for the fee paid, or a sworn statement that the applicant paid the fee, and the date and amount of the payment.

All refunds made will be for the full amount paid, together with the simple interest thereon of four percent (4%) per annum from the date of payment to the date of refund. If no timely application for refund is made, the funds eligible therefor shall be transferred to the general fund for infrastructure improvements citywide.

b. Refunds

1. If a permit that includes water and wastewater connection fees expires and no construction has been commenced, then the fee payer shall be entitled to a refund of the utility connection fee paid as a condition of its issuance, except that the city shall retain three percent (3%) of the funds as an administrative fee to offset the costs of collection and refund. Where no request for refund is made, the water and wastewater connection fees may be applied to any future project on a unit basis. Any request for a refund or future project credit shall be required to be made in writing to the chief building official within twelve (12) months of the permit expiration.

(11) *Connection Fee Reimbursement Agreement.*

a. Procedure for utility capital project reimbursement agreement policy.

1. In the event that any person is required by the city or desires to extend/construct water, sewer or reclaimed waterlines or improvements, including utility lines that are larger than the minimum line size required to serve a parcel or development in order to provide for anticipated future development or extensions, that person or developer may request reimbursement agreement for the cost of such extension or improvement, in accordance with the following procedures:

(i) Engineering drawings, including therewith design calculations, shall be submitted to the Site Plan Review Committee indicating:

1. The size and location of the proposed lines or the appurtenances thereto; and

2. Preliminary cost estimates showing the cost difference for construction of the proposed oversize main verses the cost for the minimum size main that would be required to serve the parcel or development in accordance with the city's minimum design standards.

(ii) Preliminary cost estimates showing the cost difference for construction of the proposed oversize main verses the cost for the minimum size main that would be required to serve the parcel or development in accordance with the city's minimum design standards.

(iii) The city may enter into an agreement for reimbursement with the person making the submittal, based on a finding that the trunk lines and appurtenances or proposed improvement thereto comply with city standards, are appropriately sized and located, and that there is adequate water and sewer treatment plant capacity for the area anticipated to be served or a public benefit of the proposed utility improvement.

(iv) All utility connection fee reimbursement agreements require approval by the City Commission prior to the issuance of any construction permit.

b. Reimbursement.

1. Reimbursement shall be made in annual payments on January 1 of each year, up to a maximum of ten (10) years, following acceptance of the improvements by the city, and shall be limited to the amount of utility connection fees received from any development which connects to the lines or appurtenances identified in the agreement.

2. Total reimbursement shall not exceed the estimated cost difference between the installation of the oversized line and the cost to install the minimum line size that would have been required to serve the development. Cost reimbursement shall be based on construction costs only.

3. If there is more than one (1) agreement applicable to the same lines or appurtenances or extensions thereof, reimbursement shall be proportional to the impact fees collected from projects of the submitter over the preceding calendar year.

c. Construction.

1. Following the execution of a line extension reimbursement agreement, detailed construction drawings prepared by an engineer licensed by the state shall be submitted for review and approval by the City Engineer and Utilities Manager. All necessary permits and approvals shall then be obtained by the person desiring to perform the work.

2. Prior to beginning any construction activities, the contractor to perform the work, shall attend a preconstruction conference with the City Engineer or his designee and shall post a performance bond in an amount equal to one hundred ten percent (110%) of the total approved project cost in a form to be approved by the city attorney.

3. Prior to the city accepting the lines and appurtenances thereto:

(i) The lines shall meet all applicable governmental standards, have all required approvals and be ready for service to the public;

(ii) There shall be provided to the utilities manager a complete set of as-built record drawings certified by the engineer of record;

(iii) There shall be posted a one (1) year maintenance bond in an amount equal to twenty-five percent (25%) of the amount of the performance bond in a form to be approved by the city attorney; and

(iv) Except for sewer laterals, reuse service lines and potable water service lines on the customer service side of an individual or master water meter, all water, sewer and reclaimed waterlines and appurtenances thereto which are constructed by the developer or property owner shall be dedicated to the city along with an easement therefor, and thereafter maintained by the city. At the time of dedication, the developer or property owner shall provide the Finance Director with full documentation as to the actual cost of the project.

(12) *Five-year review*. At least once every five years, the Planning Director shall recommend to the City Commission whether any amendments should be made to the water and wastewater connection fee schedule as contained in this section to reflect changes in the factors that affect the fee schedule or application to the water and wastewater connection fee classifications.

SECTION TWO. Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration, is hereby amended as follows:

Purpose. Pursuant to Ordinance No. 10-48A, a mobility fee is hereby established to implement the city's multimodal strategy. The mobility fee is mode neutral and when used effectively in combination with infill land use development densities and intensities that are transit supportive, total vehicle miles travelled and greenhouse gas emissions shall be reduced while providing enhanced mobility options.

(1) *Mobility fee components. ***No change to existing text****

(2) *Applicability. ***No change to existing text****

(3) *TCEA. ***No change to existing text****

(4) *Calculation of mobility fee.* Calculating the mobility fee is derived by multiplying the density or intensity to be developed by the assigned trip generation rate (TGR) from the latest ITE Trip Generation Manual. The net TGR (minus pass-by trips) multiplied by the average vehicle occupancy (AVO) factor of 1.502 equals the number of person trips (PT). PT is multiplied by the established mobility fee.

Formula:	Density or Intensity × TGR - Passerby × AVO × PT × the applicable mobility fee.
Where:	TGR is Trip Generation Rate.
	AVO is Average Vehicle Occupancy.
	PT is Person Trip.

Example:

Land Use	S.F.	TGR	Pass-By	AVO	PT	Mobility Fee Per PT	Total
Commercial	1000	845	75%	1.502	318	~~$16.00~~ $85.67	~~$5,079.52~~ $27,243.06

(5) *Mobility fee.* Table 2 depicts the mobility fee based on the projected costs to provide transit and non-motorized improvements identified in the multimodal strategy. The road component represents the conversion of the city's local road impact fee from an ELU to TGR and PT. The road fee is based upon the improvements specified in the city's capital improvements program. Payment of funds at building permit issuance shall be deposited by the city into each component's account according to the prescribed percentage.

Table 2. Mobility Fee

Modal Component	Cost Per PT	Mode Allocation %
Roads	~~$1.76~~ $9.42	11%
Transit	~~8.00~~ $42.84	50%
Bike/Pedestrian	~~6.24~~ $33.41	39%
Total	~~16.00~~ $85.67	100%

(6) *Applicability of Volusia County impact fees. ***No change to existing text****

(7) *Applicability of Volusia County traffic impact assessment guidelines. ***No change to existing text****

SECTION THREE. Section 1-27, Impact fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration, is hereby amended as follows:

Sec. 1-27. Impact Fees.

~~The purpose of this section is to ensure that new development does not impose a financial burden on existing residents by establishing comprehensive impact fees to be paid prior to the issuance of a building permit (unless otherwise provided by the Code of Ordinances), change in occupancy permit which may affect the fee schedule, or site development permit for nonstructural uses within the types of developments hereinafter specified. The said fees are levied in order to provide an adequate funding source for the capital improvements identified in the city's comprehensive plan, the need for which is generated by new development; to facilitate the orderly expansion of the city's roadway system, drainage system, water supply system, wastewater treatment system, the establishment and expansion of the reclaimed water system; and to provide for adequate park and recreation facilities, public safety and general city services.~~

~~(1) *Fees imposed*. The following types of impact fees are hereby imposed: cultural facilities, local roads, parks and recreation, stormwater, and water, sewer and reclaimed water. These fees shall be charged upon the specific types of development noted in subsections (1)a and (1)b of this section, when constructed in the city.~~

~~a. *Distribution factors for impact fees by type of use*. The amount of the fees imposed in this section shall be established by ordinance annually on the basis of a 1.0 factor assigned to single-family detached homes (also identified herein as an ELU or equivalent living unit). Fees shall be calculated based on the distribution chart in this subsection. The fees shall be charged on a per-unit basis for all dwelling units and hotel/motel uses, and the basis of one thousand (1,000) square feet of gross floor area for all other uses as being equal to one (1) ELU, except that for potable water, wastewater and reclaimed water, the fee shall be computed using the fixture unit count. For mixed use developments, the predominant use shall prevail except that categories of use exceeding twenty percent (20%) of the total floor area shall be computed under that category.~~

~~Equivalent Living Unit by Type of Use and Impact Fee Category~~

~~Type of Construction~~	~~Cultural Facilities~~	~~Local Roads~~	~~Parks and Recreation~~	~~Stormwater~~
~~Single-family~~	~~0.0~~	~~1.0~~	~~1.0~~	~~1.0~~
~~Multifamily~~	~~0.0~~	~~1.0~~	~~0.8~~	~~0.3~~
~~Mobile/manufactured home~~	~~0.0~~	~~1.0~~	~~0.6~~	~~0.4~~
~~Hotel/motel~~	~~0.0~~	~~0.7~~	~~0.0~~	~~0.1~~
~~Office/professional~~				
~~General/government office~~	~~0.0~~	~~1.4~~	~~0.0~~	~~0.9~~

Medical office		6.2		
Banks with drive-through		8.3		
Banks with no drive-through		5.4		
Warehouse				
Warehouse	0.0	0.6	0.0	0.7
Mini-warehouse		0.6		
Industrial	0.0	0.6	0.0	1.0
Retail				
0—99,000 sq. ft.	0.0	5.1	0.0	1.1
100,000—199,000 sq. ft.		4.9		
200,000—299,999 sq. ft.		3.7		
CBD sandwich shop type B		3.8		
Restaurant type A/C/D		5.4		
Convenience store		8.3		
Institutional				
Hospital*	0.0	1.3	0.0	1.0
Nursing home*		0.4		
Churches/education		0.9		
Day care		2.25		
Recreation				
General recreation**		0.35		
Local park		0.35		
*Per bed				
**Per parking space				

Type of construction	*Potable water*	*Reclaimed* Wastewater*	*Water*
Single-family	1.0	1.0	1.0
Multifamily	0.5	0.5	0.2 per 1,000 sq. ft. of irrigated area
Mobile/manufactured home	0.6	0.6	0.2 per 1,000 sq. ft. of irrigated area
All other uses, 60 plumbing unit fixture counts = one ELU for potable water and wastewater, and 0.2 ELU per 1,000 sq. ft. of area to be irrigated for reclaimed water.*West Ormond utility service area only			

b. *Distribution factors for water, sewer, reclaimed water.*

1. For the purposes of applying water and sewer and reclaimed water impact fees, ELUs shall be defined and computed as follows:

(i) *Residential.* Each single-family residence served by the city through a single sewer service or water meter shall be considered one (1)

~~equivalent living unit. An irrigation meter shall be considered an ELU and shall be assessed a fee equivalent to a single-family home.~~

~~(ii) *Rooms, combination of rooms, etc.* Each residential room, combination of rooms, apartment or prepared manufactured home space that includes connection points for sewer or water service that is owner occupied, offered separately for rent as a rental unit or vacant, shall be considered one (1) equivalent living unit.~~

~~(iii) *Nonresidential, commercial and industrial.* For nonresidential uses not specifically defined elsewhere in this section, the number of ELUs shall be computed by the chief building official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one (1) ELU for every sixty (60) fixture unit valves or fraction thereof, computed to one (1) decimal place.~~

~~2. Combination accounts. Accounts that contain both residential and commercial facilities served through a common meter may be treated as either residential or nonresidential, whichever method of computation results in the largest number of ELUs.~~

~~c. *Expansion of an existing connection.* Except for residential units charged on a per-unit basis, if a building permit is issued for an existing connection which will increase the number of units or plumbing unit fixture count, the total number of ELUs for the old and new parts of the facility shall be computed as outlined in subsections (1)b1(i) through (iii) of this section. The number of new ELUs shall be determined by subtracting the old ELUs from the total number of ELUs in the entire facility. An additional impact fee will then be assessed on the difference between number of existing and new ELUs. As an example, if an existing building contained one hundred fifty (150) fixture units and it was expanded to three hundred (300) fixture units, the impact fee would equal five (5) ELUs minus two and one-half (2½) ELUs, or two and one-half (2½) ELUs. Impact fees will be computed on the basis of the additional floor area only.~~

~~d. *Bond credits.* Credits shall be awarded to those uses which will also be paying off bonded indebtedness resulting from programs designed to meet past or existing deficiencies. The credit amount shall be determined annually and subtracted from the gross fee to calculate the net impact fee.~~

~~e. *Renovation/redevelopment projects.*~~

~~1. Impact fees shall be charged on the basis of the difference between current and future impacts for renovation projects and for sites redeveloped within five (5) years from the last date of occupancy. Cost differences shall reflect changes in occupancy or use, floor area, number of units or any other measurement used in the calculation of impact fees.~~

2. Land with building improvements shall be vested with impact fee credit. Such fee credit shall be reduced by ten percent (10%) each year beginning one (1) year from the date a permitted demolition occurs. Preservation of full impact fee credit may continue as an incentive to abate blighted structures beyond the date of demolition provided the city commission approves such credit through a development agreement or other acceptable legal instrument to the city.

f. *Cost-of-living adjustment.* Impact fees charges shall be in accordance with the rate schedule in the city's Code of Ordinances, which shall be adjusted annually on October 1 to reflect any change in the cost-of-living over the prior year. The amount of change shall be determined by comparing the cost-of-living index (consumer price index), all items, as published by the U.S. Department of Labor as of April 1 of each year, with the same index for the same date in the previous year. Should the city not amend the schedule on October 1, the prevailing fees shall remain in effect until such time as they are amended.

g. *Payment of fees outside city limits.* Impact fees for water, sewer or other services to be provided shall be paid prior to the connection to the system, if the property is outside the city limits.

h. *Annexations.* Developed properties annexed into the city are presumed to have paid all impact fees to the jurisdiction having issued the building permit and are further presumed to have impacted all city systems other than potable water, wastewater service and reclaimed water which are provided directly to the site. Impact fees for these uses are required to be paid along with all appropriate installation fees prior to the delivery of such services.

(2) *Administration of impact fee funds.*

a. Fees collected pursuant to this article shall be deposited into separate trust funds for the purposes paid as hereinbefore enumerated.

b. The funds in each said trust fund shall be used only to acquire lands and equipment and/or to construct new facilities for the purposes hereinbefore enumerated and necessitated by new growth and included in the capital improvements element of the comprehensive plan.

c. If a building permit expires and no construction has been commenced, then the fee payer shall be entitled to a refund of the impact fee paid as a condition of its issuance, except that the city shall retain three percent (3%) of the funds as an administrative fee to offset the costs of collection and refund. Where no request for refund is made, the impact fee may be applied to any future project on a unit basis.

d. If any fees collected during any fiscal year are not expended or encumbered within the ten (10) fiscal years immediately following the fiscal year of payment, the city manager shall publish one (1) time in a newspaper of

general circulation in the city, a notice advising those persons having paid such fees that they are entitled to a refund thereof. Any person so entitled shall have one (1) calendar year from the date of publication of the notice within which to apply to the finance director for a refund of the fees paid. Each application shall consist of:

1. The name and address of the applicant; and

2. A copy of the receipt issued by the city for the fee paid, or a sworn statement that the applicant paid the fee, and the date and amount of the payment.

e. All refunds made will be for the full amount paid, together with the simple interest thereon of four percent (4%) per annum from the date of payment to the date of refund.

f. If no timely application for refund is made, the funds eligible therefor shall be transferred to the general fund for infrastructure improvements citywide.

(3) *Dedications or construction of facilities in lieu of parks and recreation fee.*

a. *Public facilities.* Any person who dedicates land/facilities to the city for public parks and/or recreational use shall receive a credit against such fee in the amount hereafter specified, if the city commission finds the following conditions to be met:

1. The land/facilities dedicated are consistent with the comprehensive plan.

2. The land/facilities are visible and readily accessible to the general public.

3. The land/facilities, based upon topography, soil type, elevation, size, shape and natural vegetation, are suited to the type of use proposed.

b. *Private facilities.* Any person who dedicates active recreation facilities for the perpetual use of residents of a given development shall receive a credit against such fee in the amount hereafter specified, if the city commission finds the following conditions to be met:

1. The facilities are not located within any required yard or setback area.

2. The common and continued ownership and recreational use of the facilities are provided for by recorded deed restrictions (which may not be amended or released absent city commission approval), or by a prospectus on file with the state, department of business and professional regulation, division of land sales, condominiums and mobile homes.

3. The facilities are appropriate for such use, will result in a lessening of demand on city recreation facilities, and will adequately serve the population for which they are designed.

c. *Procedure to obtain credit.* Any person who dedicates land and/or facilities meeting the requirements of subsection (3)a or b of this section, may apply for the credit hereby allowed on an application form available from the director of planning. The completed form shall be submitted to the city manager, who will make a recommendation to the city commission as to whether or not the credit should be granted and the amount thereof. The city commission shall determine whether or not the credit shall be granted, based on the standards set forth in subsection (3)a or b of this section, and shall approve the amount of credit. The decision of the city commission shall be final. Any appeal from this decision shall be to the circuit court, by writ of certiorari, filed within thirty (30) days of the date of the decision of the city commission.

d. *Amount of credit.*

1. *Public facilities.* Any person who dedicates land and/or recreation facilities to the city for use as a public recreation facility shall receive a credit equal to the lesser of: The total of the fair market value of the land at the time dedication occurs, as determined by an MAI appraiser selected by, and paid for, by the dedicator, plus the estimated cost of constructing the proposed facilities, which cost estimate shall be submitted to and approved by the city engineer, with a maximum amount not to exceed the total amount of recreational impact fees anticipated to be generated by the specific development; or The total amount of recreational impact fees anticipated to be generated by the development; provided, however, that if the total amount determined by this subsection is the greater amount and the city commission determines, based upon staff recommendations, that the land/facilities to which the excess is attributable are necessary for access to and full enjoyment of the overall land/facilities, then the dedicator/installer shall receive full payment for such excess. This payment shall, however, be subject to an agreement with the developer which shall include a reimbursement schedule. The city commission shall determine whether to incorporate the same into the next fiscal year budget or to direct payment from the recreational impact fee fund.

2. *Private facilities.* Any person who develops active recreation facilities to be installed, which facilities are to be dedicated to the perpetual use of residents of a given development, shall receive a credit equal to the lesser of:

(i) Fifty percent (50%) of the cost of constructing active recreation facilities thereon, which cost estimate shall be submitted to and approved by the chief building official;

(ii) Fifty percent (50%) of the recreational impact fee in effect at the time of building permit issuance.

~~e. *Method of paying credit.* If the party dedicating the land/facilities is the party who pays for a building permit within the development, the fee hereby imposed shall be waived and applied to the total credit allowed until the full amount of the credit has been recovered. If the party dedicating the land/facilities is not the party who pays for a building permit within the development, the city shall reimburse the dedicator or his assignee, semiannually, the recreational impact fees collected from the development, until the full amount of the credit has been paid.~~

~~f. *Time limits.* Reimbursements to dedicators shall only be made from recreational impact fees collected by the city within the ten (10) years immediately following the date of the final development order.~~

~~g. *Assignment of credit.* Any person entitled to a credit hereunder may assign his credit by filing with the finance director a copy of the document making the assignment. Thereafter, all refunds/waivers shall be made to the benefit of the assignee.~~

The purpose of this section is to ensure that new development does not impose a financial burden on existing residents by establishing comprehensive impact fees. The impact fees are levied in order to provide an adequate funding source for the capital improvements identified in the city's Comprehensive Plan, the need for which is generated by new development to facilitate the orderly expansion.

(1) *Authority.* In the creation of impact fees, the City Commission is exercising its Charter home rule powers and its local authority, including police powers, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, as amended; and section 163.3161 et seq., Florida Statutes, as amended. The aforementioned provisions authorize and require the City to provide and finance public improvements; to provide for the health, safety, and general welfare of the city; to coordinate the provision of adequate public facilities with land development; and to implement its Comprehensive Plan. Furthermore, the Local Government Comprehensive Planning and Land Development Regulation Act, section 163.3202, Florida Statutes, encourage the use of innovative land development regulations, including impact fees.

(2) Legislative findings, reliance on the Municipal Fees Study and Police and Fire Impact Fee Study

a. This section is intended to impose fees in an amount based upon the new costs attributable to new development and the cost of providing needed capital facilities to serve new development.

b. The city hereby adopts and incorporates by reference, the "Municipal Impact Fee Study" and "Police and Fire Impact Fee Study" prepared by Raftelis Financial Consultants, Inc. dated March 29, 2023.

c. This section is intended to implement and further the Goals, Objectives and Policies of the Ormond Beach Comprehensive Plan.

d. The purpose of this section is to require payment of impact fees for new development and expansion of existing development to provide capital facilities that are required to accommodate growth as detailed in the Capital Improvement Plan and Capital Improvement Element of the Comprehensive Plan.

e. Implementation of impact fees is needed to maintain Level of Service standards established by the Capital Improvement Element of the Comprehensive Plan.

(3) Impact fees imposed. The following types of impact fees are hereby imposed:

a. Parks & Recreation.

b. Local Road.

c. Police.

d. Fire.

(4) Impact Fee obligation. Any new development, change of use or expansion of uses or square footage shall be obligated to pay impact fees as required by this Section. The obligation to pay the impact fees runs with the land.

a. Exemptions. The following development or expansion activity shall be exempt from paying impact fees:

1. Reconstruction, expansion, or replacement of a previously existing residential structure that does not change the use from residential to commercial use and does not increase the number of dwelling units.

2. Accessory Dwelling Units shall be considered part of the single-family residential dwelling unit and is exempt from payment of impact fees.

3. Reconstruction, expansion, or replacement of a previously existing non-residential structure with a new non-residential structure where there is no increase in square footage or a more intensive use.

4. Public fire protection service which includes public fire hydrants and other devices used to supply potable water or reclaimed water to meet general fire-fighting requirements.

b. Expansions. For development activity which will increase the number of units or building square footage, the impact fees shall be assessed on the difference between the existing and new units or square footage.

c. Impact Fee Credits. Land with building improvements, either past or present, shall have impact fee credits as follows:

1. Impact fees shall be vested with impact fee credits and these credits shall not expire over time.

2. It shall be the responsibility of the property owner to provide documents demonstrating previous buildings on a property seeking impact fee credits.

3. Property owners of non-residential buildings that are proposed to be demolished shall provide the following information to the Chief Building Official for impact fee credits:

a. Square footage and use of the building.

b. An inventory of existing plumbing fixture units on the adopted Equivalent Living Unit (ELU) form.

4. Residential impact fee credits shall be based upon the dwelling unit or units on the property. Property owners shall provide the Chief Building Official the number of dwelling units, type of use, and building square footage for impact fee credits.

d. Renovations. Impact fees shall be charged on the basis of the difference between current and future impacts for renovation projects and for sites redeveloped within five (5) years from the last date of occupancy. Cost differences shall reflect changes in occupancy or use, floor area, number of units or any other measurement used in the calculation of impact fees.

(5) Payment of impact fees. Impact fees shall be paid at the time of development permitting (building or site engineering permits). If the city identifies an impact-generating development for which the impact fees required by this section were not paid when due, regardless of whether a permit was issued for such development, the city shall notify the owner that impact fees are due in accordance with this article. The property owner shall pay the impact fees due within 30 days of such notice.

(6) Impact fee classifications. The following classifications shall be used to determine the impact fee to be assessed:

a. Residential

1. Single-Family Residential. This classification shall include single-family dwelling units, including but not limited to, single-family homes, townhouses, or duplexes located on a single lot of record.

2. Multi-Family Residential. This classification shall include two (2) or more residential units, such as an apartment complex or condominium.

3. Manufactured/Mobile Home. This classification shall include manufactured or mobile homes on a leased area or on a platted lot.

b. Non-Residential. This classification shall include all uses that are not residential as listed in subsection seven (7) including but not limited to commercial, industrial, office, and institutional uses.

(7) Impact fee schedules.

a. Park and Recreation Impact Fee:

1. Single-Family Residential: $2,500.00 per unit.

2. Multi-Family Residential: $2,021.00 per unit.

3. Manufactured/Mobile Home: $1,658.00 per unit.

4. Non-Residential: Not assessed.

b. Local Road Impact Fee:

1. Single-Family Residential: $864.59 per unit.

2. Multi-Family Residential: $548.32 per unit

3. Manufactured/Mobile Home: $740.33

4. Non-Residential:

#	Land Use	Unit	Impact Fee
a.	Bank	Per 1,000 square feet	$6,782.33
b.	Church/House of Worship	Per 1,000 square feet	$790.25
c.	Day Care/child care	Per 1,000 square feet	$4,951.51
d.	General Commercial (less than 40,000 square feet)	Per 1,000 square feet	$3,736.72
e.	General Commercial (40,000 square feet to 150,000 square feet)	Per 1,000 square feet	$5,559.09
f.	General Commercial (over 150,000 square feet)	Per 1,000 square feet	$2,539.87
g.	General/Government Office	Per 1,000 square feet	$1,709.28
h.	General Recreation	Per 1,000 square feet	$2,996.69
i.	Hospital	Per 1,000 square feet	$1,114.66
j.	Hotel/Motel (Transient Lodging)	Rooms	$355.87
k.	Industrial	Per 1,000 square feet	$450.23
l.	Medical Office	Per 1,000 square feet	$3,434.79
m.	Nursing Home (Assisted Living Facility	Beds	$268.79
n.	Restaurant	Per 1,000 square feet	$5,593.44
o.	Schools	Students	$226.79
p.	Warehouse	Per 1,000 square feet	$176.56

c. Police Impact Fee:

1. Single-Family Residential: $240.00 per unit.

2. Multi-Family Residential: $ 198.00 per unit.

3. Manufactured/Mobile Home: $166.00 per unit.

4. Non-Residential:

#	Land Use	Unit	Impact Fee
a.	Industrial/Warehousing	Per Square Foot	$0.015
b.	Institutional	Per Square Foot	$0.249
c.	Transient Lodging (Hotel/Motel)	Per Room	$130.00
d.	Office	Per Square Foot	$0.191
e.	Retail	Per Square Foot	$0.336

*Should none of the above land uses adequately define a proposed non-residential development as determined by the Planning Director, the following average charge per square foot of non-residential development shall be assessed: $0.220 per square foot.

d. Fire Impact Fee:

1. Single-Family Residential: $292.00 per unit.
2. Multi-Family Residential: $ 262.00 per unit.
3. Manufactured/Mobile Home: $ 240.00 per unit.
4. Non-Residential:

#	Land Use	Unit	Impact Fee
a.	Industrial/Warehousing	Per Square Foot	$0.019
b.	Institutional	Per Square Foot	$0.320
c.	Transient Lodging (Hotel/Motel)	Per Room	$167.00
d.	Office	Per Square Foot	$0.245
e.	Retail	Per Square Foot	$0.432
*Should none of the above land uses adequately define a proposed non-residential development as determined by the Planning Director, the following average charge per square foot of non-residential development shall be assessed: $0.454 per square foot.			

(8) Alternative independent impact analysis.

a. At the option of a property owner, impact fees may be computed by the use of an alternate independent impact analysis if there is a belief that the cost to mitigate the impact of the development is less than the fee established in this section. The property owner shall be responsible for preparation of a proposed alternate independent impact analysis.

b. A pre-application meeting with the Planning Director shall be required prior to the submittal of an alternate independent impact analysis. The pre-application meeting shall establish the data, information, assumptions, formulae and methodology for the independent impact analysis.

c. The property owner shall be responsible for payment of the alternative independent impact analysis fee established in section 8-10 of the Code of Ordinances.

d. The property owner shall submit the alternate independent impact fee analysis from an individual or firm with the qualifications to prepare an independent analysis.

e. Within thirty (30) days of the submittal of a complete independent impact analysis, the Planning Director shall accept or reject the alternate independent impact analysis based on whether the proposed impact fee is

proportional and reasonably connected to, or has a rational nexus with, the planned utility facilities improvements and the increased impact generated by the new residential or commercial development.

f. If the property owner desires the building permit to be issued before the alternative independent impact analysis has been completed and reviewed, the property owner shall pay the following:

1. An estimate of the impact fee, calculated pursuant to the applicable impact fee schedule in this section; and

2. A non-refundable alternative independent impact analysis fee established in section 8-10 of the Code of Ordinances.

3. If the approved alternative impact analysis establishes the development will have less of an impact and warrants a reduction in the impact fees, the city shall refund the difference between the estimate paid and the amount to be paid based on the independent impact analysis.

g. A determination by the Planning Director that the alternative impact fee calculation does not satisfy the requirements of this section may be appealed to the City Commission per section 1-19 of this code.

(9) Administration of impact fees.

a. City Administration

1. Fees collected pursuant to this article shall be deposited into separate trust funds for the purposes paid as hereinbefore enumerated.

2. The funds in each said trust fund shall be used only for capital improvements and the purposes hereinbefore enumerated and necessitated by new growth and included in the capital improvement program and the capital improvements element of the Comprehensive Plan.

3. If any fees collected during any fiscal year are not expended or encumbered within the ten (10) fiscal years immediately following the fiscal year of payment, the city manager shall publish one (1) time in a newspaper of general circulation in the city, a notice advising those persons having paid such fees that they are entitled to a refund thereof. Any person so entitled shall have one (1) calendar year from the date of publication of the notice within which to apply to the finance director for a refund of the fees paid. Each application shall consist of:

(i) The name and address of the applicant; and

(ii) A copy of the receipt issued by the city for the fee paid, or a sworn statement that the applicant paid the fee, and the date and amount of the payment.

All refunds made will be for the full amount paid, together with the simple interest thereon of four percent (4%) per annum from the date of payment

to the date of refund. If no timely application for refund is made, the funds eligible therefor shall be transferred to the general fund for infrastructure improvements citywide.

b. Refunds

1. If a permit that includes impact fees expires and no construction has been commenced, then the fee payer shall be entitled to a refund of the impact fee paid as a condition of its issuance, except that the city shall retain three percent (3%) of the funds as an administrative fee to offset the costs of collection and refund. Where no request for refund is made, the impact fee may be applied to any future project on a unit basis. Any request for a refund or future project credit shall be required to be made in writing to the Chief Building Official within twelve (12) months of the permit expiration.

(10) Impact Fee Reimbursement Agreement.

a. Dedications or construction of facilities in lieu of required impact fee.

1. Any person who desires to provide land dedication or capital improvements in lieu of the required impact fee shall provide the proposal (engineered plans, property appraisal, summary of improvement and requested reimbursement schedule) to the Planning Director for review by the Site Plan Review Committee.

2. The Site Plan Review Committee shall provide a recommendation to the City Commission regarding the proposal.

3. All Impact Fee Reimbursement Agreements shall require approval by the City Commission based upon the following criteria:

(i) The land dedication or capital facility improvement is designed to serve the general public and not a specific parcel or subdivision;

(ii) The land dedication or capital facility improvement is consistent with the Comprehensive Plan; and

(iii) The land dedication or capital facility improvement provides a better use of the impact fee dollars than other potential capital projects.

4. The City Commission shall determine whether or not the credit shall be granted, based on the standards set forth in subsection (3) of this section, and shall approve the amount of credit. The decision of the City Commission shall be final. Any appeal from this decision shall be to the circuit court, by writ of certiorari, filed within thirty (30) days of the date of the decision of the City Commission.

b. Reimbursement.

1. A reimbursement schedule shall be included in the Impact Fee Reimbursement Agreement. In general, reimbursement shall be made in annual payments on January 1 of each year, up to a maximum of ten (10) years, following acceptance of the improvements by the city, and shall be limited to the amount of impact fees received from any development identified in the agreement.

2. Total reimbursement shall not exceed the estimated cost included within the Impact Fee Reimbursement Agreement.

(11) Five-year review. At least once every five years, the Planning Director shall recommend to the City Commission whether any amendments should be made to the impact fee schedule as contained in this Section.

SECTION FOUR. Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency Management, of Chapter 1, General Administration, is hereby amended as follows:

(6) For purposes of public school concurrency, the following developments are considered exempt:

a. Single-family lots of record on a recorded plat, existing as such at the time the school concurrency implementing ordinance is adopted for which otherwise would be entitled to build;

b. The creation of subdivisions and/or single-family lots equal to or less than ten (10) residential units;

c. All subdivisions creating greater than ten (10) or more lots shall be reviewed for available school capacity;

d. Any residential development or any other development with a residential component that received approval of a final development order prior to the implementation date of school concurrency or is exempt from concurrency under the city concurrency regulations is considered vested for that component which was previously approved and shall not be considered as proposed new residential development for purposes of school concurrency;

e. Any unit exempted under the county school facilities impact fee ordinance as set forth in the Volusia County Code of Ordinance, section 70-181~~(a)~~0 of the Code of Ordinances; and

f. Nonresidential development.

SECTION FIVE. Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, is hereby amended as follows:

Sec. 3-57. Potable water system.

Potable water system construction and material standards shall comply with those set forth in the SCDCS manuals.

(1) *Water mains location/sizing. ***No change to existing text****

(2) *Gravity house tank. ***No change to existing text****

(3) *Booster pumps/fire protection systems. ***No change to existing text****

(4) *Backflow prevention devices. ***No change to existing text****

(5) *Connection/temporary connection.*

a. The owner of each lot or parcel of land within the city, upon which lot or parcel of land any building, structure, or land use occupied or proposed for occupancy by human beings for either residential, commercial or other use, shall connect or cause such building, structure or use to be connected with the public water distribution system of the city and use such facilities, at the time a certificate of occupancy is issued, or sooner with prior approval by the city. If a unit is occupied when service is made available, then the connection shall be made within one (1) year of the date service becomes available. The owner shall be liable for all ~~impact,~~ connection and meter installation fees and customer deposits; provided, however, that no connection or connections shall be required:

1. Under the conditions set forth in this article.

2. If so stated in any annexation ordinance or development order issued by the City Commission.

b. Except for fire hydrants and fire protection systems, all connections to the potable water system, whether for public or private use, shall be metered, with meter installation by city forces.

c. For temporary connection to the city water system for construction not involving new lines, a metered connection to a fire hydrant is allowed following request and deposit of $1,000.00. The meter shall be supplied by the city and use charges levied in accordance with the commercial use schedule then in effect. Upon payment of the final bill, the deposit shall be refunded.

d. For temporary connection to a system containing new lines, the city shall provide and install a meter and reduced pressure backflow preventer between the city main and the new line for purposes of flushing and clearance, following submittal of a request and deposit of $1,000.00. Connection between the meter and the new line shall be made by the developer and shall remain in place until the system has passed all tests and has been inspected by the city. At that time, the developer shall remove the meter and make the permanent connection to the city main. Upon payment of the final bill, the deposit shall be refunded. All water used shall be charged in accordance with the commercial use fee then in effect.

e. The connection of heating/air conditioning units to the city water system is prohibited.

SECTION SIX. Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, is hereby amended as follows:

Sec. 3-59. Sanitary sewer systems.

Sanitary sewer system construction and material standards shall comply with those set forth in the SCDCS manuals.

(1) *Connection required.*

a. All existing development, located within one hundred feet (100') of a city sewer line, except single-family homes on lots larger than one (1) acre, shall connect to the city sewer system within one (1) year from the date such system becomes available and, in the opinion of the Utilities Manager, such connection is economically and physically feasible. The owner of the property shall be liable for all ~~impact~~ connection, installation and line extension fees.

b. Except where permitted under sections 3-63 and 3-64, all new development shall connect to the city's sewer system and pay all ~~impact~~ connection, installation and line extension fees prior to the issuance of building permits or the initiation of service.

c. Where so stated in an adopted annexation report, connection to the city sewer system may be deferred until such time as it is deemed in the public interest to make connection mandatory due to financial or public health considerations.

d. The city hereby reserves the right to refuse waste from any lot or parcel of land upon which there is located any institutional, commercial or industrial plants, building or premises which does not comply fully with this chapter or chapter 22, article II, division 2 of the Code of Ordinances, or that does not utilize city water, or that does not supply proper metering of its waste.

e. Where lot sizes are less than two (2) acres, and septic systems are in use, an assessment district will be created for the installation of sewer mains and each property owner will be required to connect to the system if it has been determined that septic tank failures are extensive and/or a health or serious pollution problem is apparent. Property owners will be required to pay the assessment charges and installation fees.

f. The discharge of wastes into the city sanitary sewer system from air conditioning/heating units is prohibited.

(2) *Design and inspection. ***No change to existing text****

(3) *Lift (pumping) stations. ***No change to existing text****

SECTION SEVEN. Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, is hereby amended as follows:

Sec. 3-60. Reclaimed water systems.

Reclaimed water system construction and material standards shall comply with those set forth in the SCDCS manuals.

(1) *Compliance with state regulations. ***No change to existing text****

(2) *New residential development.* All new residential development with a gross density of greater than one (1) unit per acre and located in close proximity to an existing reclaimed water line or one (1) that is proposed in the city's five (5) year capital improvement program of sufficient size to serve the proposed development shall be dry lined to accept reclaimed water for irrigation purposes. All such development shall connect to the reclaimed water system at the time of development or at the time service becomes available. This requirement shall appear in all restrictive covenants and sales documents of such new development. All ~~impact and~~ connection fees shall be collected at the time of connection.

(3) *Existing development. ***No change to existing text****

(4) *Performance and design standards. ***No change to existing text****

(5) *Connection permit required. ***No change to existing text****

SECTION EIGHT. Section 3-61, Utility line extensions, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, is hereby amended as follows:

Sec. 3-61. Utility line extensions.

(a) *Service line extension. ***No change to existing text****

(b) *Utility main extension. ***No change to existing text****

(c) *Utility main extension reimbursement policy.* Utility connection fee credits may be provided per Section 1-25 of this code.

~~(1) Procedure for utility main extension reimbursement policy. In the event that any person is required to by the city or desires to extend water, sewer or reclaimed water lines, lines that are larger than the minimum line size required to serve a parcel or development in order to provide for anticipated future development or extensions, that person or developer may request reimbursement for the cost of such extension, in accordance with the following procedures:~~

~~a. Engineering drawings, including therewith design calculations, shall be submitted to the city engineer and utilities manager indicating:~~

~~1. The size and location of the proposed lines or the appurtenances thereto;~~

~~2. Preliminary cost estimates showing the cost difference for construction of the proposed oversize main verses the cost for the minimum size main that would be required to serve the parcel or~~

development in accordance with the city's minimum design standards.

b. The city engineer shall review the entire submittal and shall make a recommendation to the city commission on the eligibility of the proposal for reimbursement, based on the conformance of the proposed improvements with the city's construction design standards and with the criteria established in subsection (c) of this section.

c. The city may enter into an agreement for reimbursement with the person making the submittal, based on a finding that the trunk lines and appurtenances thereto comply with city standards, are appropriately sized and located, and that there is adequate water and sewer treatment plant capacity for the area anticipated to be served.

(2) Extension outside city. Trunk lines shall not be extended beyond the city limits unless approved by the city commission based on a finding that:

a. It is in the best interest of the city in order to improve efficiency and quality of service.

(d) *Reimbursement.*

(1) Reimbursement shall be made in annual payments on January 1 of each year, up to a maximum of ten (10) years, following acceptance of the improvements by the city, and shall be limited to the amount of impact fees received from any development which connects to the lines or appurtenances identified in the agreement.

(2) Total reimbursement shall not exceed the estimated cost difference between the installation of the oversized line and the cost to install the minimum line size that would have been required to serve the development. Cost reimbursement shall be based on construction costs only.

(3) If there is more than one (1) agreement applicable to the same lines or appurtenances or extensions thereof, reimbursement shall be proportional to the impact fees collected from projects of the submitter over the preceding calendar year.

(e) *Construction.*

(1) Following the execution of a line extension reimbursement agreement, detailed construction drawings prepared by an engineer licensed by the state shall be submitted for review and approval by the city engineer and utilities manager. All necessary permits and approvals shall then be obtained by the person desiring to perform the work.

(2) Prior to beginning any construction activities, the contractor to perform the work shall attend a preconstruction conference with the city engineer or his designee and shall post a performance bond in an amount equal to one hundred ten percent (110%) of the total approved project cost in a form to be approved by the city attorney.

~~(3) Prior to the city accepting the lines and appurtenances thereto:~~

~~a. The lines shall meet all applicable governmental standards, have all required approvals and be ready for service to the public;~~

~~b. There shall be provided to the utilities manager a complete set of as-built record drawings certified by the engineer of record;~~

~~c. There shall be posted a one (1) year maintenance bond in an amount equal to twenty-five percent (25%) of the amount of the performance bond in a form to be approved by the city attorney; and~~

~~d. Except for sewer laterals, reuse service lines and potable water service lines on the customer service side of an individual or master water meter, all water, sewer and reclaimed water lines and appurtenances thereto which are constructed by the developer or owner shall be dedicated to the city along with an easement therefor, and thereafter maintained by the city. At the time of dedication, the developer or owner shall provide the finance director with full documentation as to the actual cost of the project.~~

(~~f~~ d) *Annexation. ***No change to existing text****

SECTION NINE. Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, is hereby amended as follows:

Sec. 3-62. Wholesale sale of potable water, sewage treatment or reclaimed water.

The city, at its sole discretion, may provide potable water, sewage treatment or reclaimed water to any governmental agency or utility franchise upon approval of the city commission, provided that it is determined that:

(1) The city has adequate capacity to serve such areas and the provision of such services shall not diminish the city's long-range ability to provide such service within its corporate boundary.

(2) Such arrangements are in the best interests of the city.

(3) Arrangements are made to ensure the annexation of properties receiving such services into the city at the time they become eligible for annexation.

(4) All line extensions and appurtenances thereto are at the expense of the provider of retail service and in accordance with the procedures described in this chapter.

(5) An agreement is entered into for the collection of ~~impact~~ connection fees and fair share reimbursement for line extension.

(6) An agreement is entered into that would ensure that the rate received for such services shall be not less than the cost for producing such services including all related administrative costs.

SECTION TEN. Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, is hereby amended as follows:

Sec. 3-65. Interim package-type wastewater treatment facilities.

(a) *Generally.* ***No change to existing text***

(b) *Design and performance standards.*

(1) Small package-type wastewater treatment plants shall not be allowed in areas where improper levels of treatment and/or inadequate effluent disposal may result in adverse impacts on water resources (e.g., groundwater aquifers and surface water systems), unless each plant's owner provides sufficient financial resources for the city at some future point in time to assume responsibility for operating and maintaining the collection, treatment and effluent disposal components in compliance with regulatory requirements and standards. The following minimum criteria and procedures shall be adhered to in the implementation of this standard:

a. Small package-type wastewater treatment plants represent prefabricated and component-assembled plants of one hundred thousand (100,000) gallons or less per day of treatment capacity, or any plant which is considered or identified to be of an interim nature.

b. The location and siting of such facilities shall be limited to areas where improperly treated effluent shall not adversely impact the quality of regional water resources by lateral surface/subsurface flow or by downward percolation.

c. Existing package-type or interim wastewater treatment plants currently meeting treatment and effluent quality standards may continue to be operated provided that each facility is being properly operated and maintained and wastewater treatment and effluent standards are continually being met.

d. Measures shall be undertaken to ensure the provision of financial resources by wastewater treatment plant owners to adequately cover the costs of rehabilitating, operating and maintaining each wastewater treatment and disposal facility, and for connecting to regional facilities if applicable.

(2) Interim or package-type wastewater treatment facilities shall be required to connect to the municipal system when access to the system is made available. The following minimum criteria and procedures shall be adhered to in the implementation of this standard:

a. Package-type or interim wastewater treatment plants currently meeting treatment and effluent quality standards may continue to operate, provided that each facility is:

1. Properly operated and maintained and wastewater treatment and effluent standards are satisfactorily met; and

2. Phased out at the option of the city and connected to the municipal system when sufficient capacity is made available.

b. When a private facility is phased out and connected to the municipal sewer system, the cost of the connection to the system is incurred by the owner of the private facility.

(3) Where soil conditions permit, an interim package treatment plant may be allowed, provided that sewer lines and lift stations are constructed to city standards, ~~impact~~ connection fees for future connections to the city system are paid or bonded for, and the developer agrees to discontinue operation of the package plant and connect to the municipal system when available.

(4) Existing development with central wastewater treatment will be required to connect to the city system as soon as possible after the city system is available if the existing system is found to have deficiencies that would create a serious health or pollution problem. Property owners may be required to pay the ~~impact~~ connection fee then in effect.

ATTACHMENT 2

Proposed Code of Ordinance Amendments

SECTION ONE. Section 22-29, Special provisions for water for irrigation and swimming pools, of Article I, Water, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-29. Special provisions for water for irrigation and swimming pools.

(a) *Separate meter authorized. ***No change in existing text****

(b) *Conditions of issuance. ***No change in existing text****

(c) *Credit for or refund of ~~impact~~ connection fee.* If the property is connected to the reclaimed water system within ten (10) years of the date the ~~impact~~ connection fee required by this Code and the land development code is paid and the irrigation meter is removed from the property, the payor shall be entitled to a pro rata refund of the ~~impact~~ connection fee based on a ten (10) - year amortization period or a credit in the amount of the said refund against any reclaimed water ~~impact~~ connection fee which may then be in effect. Only those persons paying such ~~impact~~ connection fee on and after October 1, 1990, shall be eligible for such refund or credit. Application for any refund or credit shall be made to the Finance Director at the time of connection to the reclaimed water system. There shall be no interest paid on any ~~impact~~ connection fee refunded pursuant to this subsection.

(d) *Deposit and charges. ***No change in existing text****

(e) *Water excluded in computing sewer bills. ***No change in existing text****

(f) *Charge for reading regular meter at customer request. ***No change in existing text****

(g) *Location of meters; consumer to provide connections; city's right of entry. ***No change in existing text****

SECTION TWO. Section 22-115, Fee imposed; schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

ARTICLE III. ~~IMPACT FEE FOR SYSTEM EXTENSIONS~~ RESERVED

Sec. 22-115. ~~Fee imposed; schedule~~ Reserved.

~~(a) There is hereby imposed, in accordance with section 1-27 of the land development code, an impact fee based on the city commission's determination of the equitable portion of the cost of financing the extension of the system upon the equivalent living unit responsible for the need for additional system financing.~~

~~(b) The fees for residential units shall be imposed as follows:~~

~~(1) For each equivalent living unit connected to the system:~~

a. For properties within the North Mainland Water and Sewer Area (as described on Exhibit A of the ordinance from which this article is derived):

Water service impact fee	$2,902.00
Sewer service impact fee	$2,829.00
Total for both services	$5,731.00

b. For properties within the West Ormond Utilities Districts, as set forth in article VI of this chapter.

c. For properties within the Arroyo Parkway Subdivision Utilities Extension District (as described on Exhibit B):

Water service impact fee	$2,902.00
Sewer service impact fee	$2,829.00
Total for both services	$5,731.00

d. For properties within the Hunter's Ridge Flagler County DRI Service Area, as set forth in article IV of this chapter:

Water service impact fee	$2,902.00
Sewer service impact fee	$2,829.00
Total for both services	$5,731.00

Except that in accordance with Section 5.2 of the City-Flagler County Interlocal Agreement (recorded at Book 6421, Page 2821 of the Public Records of Volusia County, Florida) impact fees shall not be charged for any Flagler County facility.

e. For properties in other areas:

Water service impact fee	$2,902.00
Sewer service impact fee	$2,829.00
Total for both services	$5,731.00

(2) For each equivalent living unit constructed in areas served by privately owned water distribution systems using the city water supply only:

Water service impact fee	$2,902.00

(3) For each equivalent living unit with private water service connected to the sewer collection system only:

Sewer service impact fee	$2,829.00

(c) The fees for nonresidential, commercial and industrial uses, shall be based on the number of equivalent living units computed by the chief building official

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~~using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one equivalent living unit for every 60 fixture unit valves or fraction thereof, computed to one decimal place.~~

~~(d) Annual capital cost adjustment. On October 1, 2014, and on each October 1 thereafter, the impact fees set forth in this section shall be adjusted to reflect any change in the Engineering News Record Construction Cost Index (ENR CCI). The amount of any capital cost adjustment shall be determined by comparing the ENR CCI as of April 1 of each year with the same index for the same date as the previous year.~~

~~(e) Each additional equivalent living unit occasioned by changes in property usage subsequent to June 7, 1976, shall be subject to an impact fee computed in accordance with the foregoing criteria.~~

SECTION THREE. Section 22-118, Property subject to fee; method of payment; schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-118. ~~Property subject to fee; method of payment~~ Reserved.

~~The above and foregoing fee shall be imposed on every equivalent living unit connected to the water or sewer system, whether those units are new or existing and inside or outside the city limits, and shall be paid in full at the time of issuance of the building permit if the property is inside the city limits, or prior to the connection to the system if the property is outside the city limits.~~

SECTION FOUR. Section 22-119, Impact fee financing, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-119. ~~Impact fee financing~~ Reserved.

~~The provisions of section 22-118 to the contrary notwithstanding, the collection of impact fees applicable to the construction of single-family owner-occupied "affordable housing," as defined in the HUD standards, within the "priority area" of the community development block grant program shall be made in the manner hereinafter described. Prior to the issuance of a certificate of occupancy for an "affordable housing" unit as aforedescribed, the owner of the real property on which the unit is constructed shall record a lien in favor of the city and equal in amount to the sum of all impact fees then applicable to the unit. The lien shall remain a lien coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles and claims, until paid, shall bear interest at zero percent, and shall be due and payable in full at such time as the unit is sold for consideration to a third party other than the initial occupants of the unit.~~

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SECTION FIVE. Section 22-132, Legislative findings; purpose, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-132. Legislative findings; purpose.

(a) ****No change to existing text****

(b) ****No change to existing text****

(c) ****No change to existing text****

(d) ****No change to existing text****

(e) The City-Flagler County Interlocal Agreement recognizes and provides that customers in the Hunter's Ridge-Flagler County DRI Service Area shall pay the same water and wastewater ~~impact~~ connection fees at the time application is made for the utilities and that the ~~impact~~ connection fees shall be payable at the same rate and in the same manner as customers who are located within the corporate limits of the city, except that in accordance with section 5.2 of the City-Flagler County Interlocal Agreement ~~impact~~ connection fees shall not be charged for any Flagler County facility.

(f) The City-Flagler County Interlocal Agreement provides that utility ~~impact~~ connection fees shall not be assessed against any Flagler County facility, including, but not limited to, a community park, that may be constructed in the Hunter's Ridge-Flagler County DRI Service Area because the construction of a county facility in the Service Area shall not require additional capital improvements to the city's utility system, because the county facilities will serve residents in the Service Area, and because the residents in the Service Area are required to pay utility ~~impact~~ connection fees in the same manner as utility customers located within the city's corporate limits.

(g) ****No change to existing text****

(h) ****No change to existing text****

(i) ****No change to existing text****

SECTION SIX. Section 22-133, Service Area, defined, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

The area legally described and depicted in the City-Flagler County Interlocal Agreement is incorporated herein by reference and is established as the Hunter's Ridge-Flagler County DRI Service Area, a copy of which shall be maintained in the official records of the city clerk. The purpose of the interlocal agreement and these regulations will enable the city to provide retail water and wastewater facilities and services to customers in the service area; and will enable

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the city to establish water and wastewater rates, and ~~impact~~ connection fees, for the utilization of city utility services by customers in the service area.

SECTION SEVEN. Section 22-135, Rates for water and sewer services, impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-135. Rates for water and sewer services; ~~impact~~ connection fees.

(a) *Rates.* In accordance with section 4.1 of the City-Flagler County Interlocal Agreement, rates for water and wastewater services for customers in the City-Flagler County DRI Service Area shall be 125 percent of the rates that are charged to customers who reside within the corporate boundaries of the city.

(b) ~~*Impact*~~ *Connection fees.* Customers in the City-Flagler County DRI Service Area shall pay to the city the same water and wastewater ~~impact~~ connection fees at the time application is made for the utilities at the same rate and in the same manner as customers who are within the corporate boundaries of the city, except that in accordance with section 5.2 of the City-Flagler County Interlocal Agreement ~~impact~~ connection fees shall not be charged for any Flagler County facility.

SECTION EIGHT. Section 22-140, Impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-140. ~~Impact~~ Connection fees.

(a) *Potable water*. There is hereby imposed a potable water service ~~impact~~ connection fee, based upon the determination by the City Commission of the equitable portion of the cost of financing the establishment and extension of the potable water system to and in the Hunter's Ridge-Flagler County DRI Service Area, to be assessed in accordance with ~~section 22-115 upon~~ section 1-25 of the Land Development Code for each ~~equivalent living unit~~ connection fee classifications located within the Hunter's Ridge-Flagler County DRI Service Area connecting to such system.

(b) ~~*Sewer*~~ *Wastewater*. There is hereby imposed a wastewater service ~~impact~~ connection fee, based upon the determination by the city commission for of the equitable portion of the cost of financing the establishment and extension of the wastewater system to and in the Hunter's Ridge-Flagler County DRI Service Area, to be assessed in accordance with section ~~22-115 upon~~ section 1-25 of the Land Development Code for each ~~equivalent living unit~~ connection fee classification located within the Hunter's Ridge-Flagler County DRI Service Area connecting to such system.

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SECTION NINE. Section 22-162, Boundaries and purpose, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-162. Boundaries and purpose.

(a) *Water and sewer.* There is hereby established the West Ormond Water and Sewer District, the purpose of which is to provide water and sewer services and establish a ~~impact~~ connection fee schedule. This district shall be composed of those lands as shown on Figures 3 and 4 included in the West Ormond Facilities Plan on file in the office of the city clerk.

(b) *Reclaimed water.* There is hereby established the West Ormond Reclaimed Water District, the purpose of which is to provide reclaimed water service and establish a~~n impact~~ connection fee schedule. This district shall be composed of those lands as shown on Figure 5 included in the West Ormond Facilities Plan on file in the office of the city clerk.

SECTION TEN. Section 22-165, Impact fees, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-165. ~~Impact~~ Connection fees.

(a) *Potable water.*

(1) *Generally.* There is hereby imposed a water ~~service impact~~ connection fee~~, based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the potable water system in the West Ormond Water and Sewer District, of $2,000.00 upon each equivalent living unit located outside of the Breakaway Trails PUD and connecting to such system~~ as provided in section 1-25 of the Land Development Code.

~~(2) *Breakaway Trails.* There is hereby imposed a water service impact fee, based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the potable water system in the Breakaway Trails PUD, of $1,950.00 upon each equivalent living unit located in the Breakaway Trails PUD and connecting to such system.~~

(b) ~~*Sewer*~~ *Wastewater.*

(1) *Generally.* There is hereby imposed a ~~sewer service impact~~ wastewater connection fee, ~~based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the sewer system in the West Ormond Water and Sewer District, of $1,163.00 upon each equivalent living unit located outside~~

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~~of the Breakaway Trails PUD and connecting to such system~~ as provided in section 1-25 of the Land Development Code.

~~(2) *Breakaway Trails.* There is hereby imposed a sewer service impact fee, based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the sewer system in the Breakaway Trails PUD, of $1,950.00 upon each equivalent living unit located in the Breakaway Trails PUD and connecting to such system.~~

~~(c) *Annual capital cost adjustment.* All of the impact fees heretofore established shall remain in effect as set forth in this section until September 30, 2008. On October 1, 2008, and on each October 1 thereafter, through October 1, 2012, the impact fees set forth in this section shall be adjusted to reflect any change in the Engineering News Record Construction Cost Index (ENR CCI). The amount of any capital cost adjustment shall be determined by comparing the ENR CCI as of April 1 of each year with the same index for the same date as the previous year. After October 1, 2012, the city commission shall conduct a review to determine the amount of any annual adjustment to the impact fees set forth in this section.~~

(~~d~~c) *Rates.* For all persons in the said districts and within the corporate limits of the city, service rates, connection fees and meter deposits shall be at the rates established for in-city customers.

SECTION ELEVEN. Section 22-168, Outside city service, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-168. Outside city service.

(a) *New development. ***No change to existing text****

(b) *Existing development. ***No change to existing text****

(c) *Rates.* Service rates, connection fees and meter deposits shall be at the rates established for outside-city customers. ~~Impact~~ Connection fees shall be as established in section 1-25 of the Land Development Code ~~22-165 for other users of the same class in accordance with section 22-165. All fees shall be paid prior to the initiation of service.~~

(d) *Reimbursement of line extensions.* Nothing contained herein shall preclude the developer or owner of property located outside of the city limits from participating in the line extension reimbursement program established by section ~~4.08~~ 1-25 of the land development code.

(e) *Dedication required. ***No change to existing text****

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SECTION TWELVE. Section 22-169, Connections required, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-169. Connections required.

(a) *Water and sewer.*

(1) *New development.* All new development in the West Ormond Water and Sewer District shall connect to the water and sewer system at the time of development or at the time service becomes available, whichever shall first occur. This requirement shall appear in all restrictive covenants and sales documents of such new development. Dry lines and interim facilities shall comply with the provisions of the comprehensive plan. All ~~impact and~~ connection fees and meter deposits shall be collected as set forth in this chapter and ~~article XIII~~ section 1-25 of the Land Development Code, or prepaid in accordance with the comprehensive plan, as applicable.

(2) *Existing development.* All existing development in the West Ormond Water and Sewer District, having a gross density or a number of equivalent living units which is greater than one unit per acre, shall connect to such service in accordance with the provisions of F.S. §§ 381.0065—381.0067. All ~~impact and~~ connection fees and meter deposits shall be collected as set forth in this chapter and ~~article XIII~~ section 1-25 of the Land Development Code.

(b) *Reclaimed water. ***No change to existing text****

SECTION THIRTEEN. Section 8-421, Purpose and intent, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

ARTICLE IX. ~~IMPACT FEES~~[1] RESERVED

~~Sec. 8-421. Purpose and intent.~~ Reserved

~~The purpose of this article is to establish comprehensive impact fees to be paid upon the start of construction of the types of construction hereinafter specified in the city. The said fees are levied in order to provide for the capital improvements included in the city's comprehensive plan, the need for which is generated by new development within the city.~~

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SECTION THIRTEEN. Section 8-422, Fees imposed, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

~~Sec. 8-422. Fees imposed.~~ Reserved

~~There are hereby imposed the following impact fees upon the following types of development constructed in the city, for which a construction contract is entered into and a building permit is applied for after October 1, 1990, in accordance with the following schedule:~~

~~Type of Construction~~	~~Gross Fee~~	~~Bond Credit~~	~~Net Fee~~
~~(1) Cultural facilities:~~			
~~Single-family~~	~~$0.00~~	~~$0.00~~	~~$0.00~~
~~Multifamily~~	~~$0.00~~	~~$0.00~~	~~$0.00~~
~~Mobile/manufactured home~~	~~$0.00~~	~~$0.00~~	~~$0.00~~
~~(2) Local roads:~~			
~~Residential~~			
~~Single-family~~	~~$90.00~~	~~$0.00~~	~~$90.00~~
~~Multifamily~~	~~$90.00~~	~~$0.00~~	~~$90.00~~
~~Mobile/manufactured home~~	~~$90.00~~	~~$0.00~~	~~$90.00~~
~~Hotel/motel~~	~~$63.00~~	~~$0.00~~	~~$63.00~~
~~Nonresidential~~			
~~General/government office~~	~~$125.00~~	~~$0.00~~	~~$125.00~~
~~Medical office~~	~~$555.00~~	~~$0.00~~	~~$555.00~~
~~Hospital~~	~~$116.00~~	~~$0.00~~	~~$116.00~~
~~Nursing home~~	~~$36.00~~	~~$0.00~~	~~$36.00~~
~~Industrial~~	~~$54.00~~	~~$0.00~~	~~$54.00~~
~~Warehouse~~	~~$54.00~~	~~$0.00~~	~~$54.00~~
~~Miniwarehouse~~	~~$54.00~~	~~$0.00~~	~~$54.00~~
~~General commercial~~			
~~0—99,000~~	~~$457.00~~	~~$0.00~~	~~$457.00~~
~~100,000—199,000~~	~~$439.00~~	~~$0.00~~	~~$439.00~~
~~200,000—299,999~~	~~$331.00~~	~~$0.00~~	~~$331.00~~
~~CBD sandwich shop Type B~~	~~$340.00~~	~~$0.00~~	~~$340.00~~
~~Restaurant Type A/C/D~~	~~$483.00~~	~~$0.00~~	~~$483.00~~
~~General recreation~~	~~$31.00~~	~~$0.00~~	~~$31.00~~
~~Local park~~	~~$31.00~~	~~$0.00~~	~~$31.00~~
~~Churches/education~~	~~$81.00~~	~~$0.00~~	~~$81.00~~
~~Day care~~	~~$201.00~~	~~$0.00~~	~~$201.00~~
~~Convenience store~~	~~$743.00~~	~~$0.00~~	~~$743.00~~

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~~Banks w/ drive-thru~~	~~$743.00~~	~~$0.00~~	~~$743.00~~
~~Banks w/o drive-thru~~	~~$483.00~~	~~$0.00~~	~~$483.00~~
~~(3) Parks and recreation:~~			
~~Single-family~~	~~$718.00~~	~~$171.00~~	~~$547.00~~
~~Multifamily~~	~~$575.00~~	~~$159.00~~	~~$416.00~~
~~Mobile/manufactured home~~	~~$431.00~~	~~$118.00~~	~~$313.00~~
~~(4) Stormwater:~~			
~~Single-family~~	~~$69.00~~	~~$0.00~~	~~$69.00~~
~~Multifamily~~	~~$21.00~~	~~$0.00~~	~~$21.00~~
~~Mobile/manufactured home~~	~~$28.00~~	~~$0.00~~	~~$28.00~~
~~Hotel/motel~~	~~$7.00~~	~~$0.00~~	~~$7.00~~
~~Office/professional~~	~~$62.00~~	~~$0.00~~	~~$62.00~~
~~Warehouse~~	~~$48.00~~	~~$0.00~~	~~$48.00~~
~~Industrial~~	~~$69.00~~	~~$0.00~~	~~$69.00~~
~~Retail commercial~~	~~$76.00~~	~~$0.00~~	~~$76.00~~
~~Institutional~~	~~$69.00~~	~~$0.00~~	~~$69.00~~
~~(5) Water, sewer, reclaimed water: As imposed by chapter 22.~~			

SECTION FIFTEEN. Section 8-423, Impact fee financing, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

~~The provisions of sections 8-421 and 8-422 to the contrary notwithstanding, the collection of impact fees applicable to the construction of single-family owner-occupied "affordable housing," as defined in the HUD standards, within the "priority area" of the community development block grant program shall be made in the manner hereinafter described. Prior to the issuance of a certificate of occupancy for an "affordable housing" unit as aforedescribed, the owner of the real property on which the unit is constructed shall record a lien in favor of the city and equal in amount to the sum of all impact fees when applicable to the unit. The lien shall remain a lien, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles and claims, until paid, shall bear interest at zero percent, and shall be due and payable in full at such time as the unit is sold for consideration to a third party other than the initial occupants of the unit.~~

SECTION SIXTEEN. Section 8-10, Application processing fees, of Article I, In General, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

*(1) Advertising fee for public hearings. ***No change to existing text****

*(2) Annexation. ***No change to existing text****

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*(3) Comprehensive Plan. ***No change to existing text****

*(4) Concurrency. ***No change to existing text****

*(5) Development of regional impact. ***No change to existing text****

*(6) Historic preservation. ***No change to existing text****

*(7) Grading and filling/clearing. ***No change to existing text****

*(8) Land Development Code fees. ***No change to existing text****

(9) Miscellaneous.

#	Item	Fee	Advertising Fees
1.	Alternative connection or impact fee analysis	Actual cost of consultant review fees. $3,000.00 deposit is required.	Not assessed
~~1~~ 2.	Appeal of interpretation	$300.00	Not assessed
~~2~~ 3.	Doggie dining license		
	Annual license	$100.00	Not assessed
	Annual inspection	$45.00	
	Re-inspection	$30.00	
~~3~~ 4.	Easement releases	$200.00 (includes recording costs)	Not assessed
~~4~~ 5.	Garage or yard sales	First and second event $5.00 each, or $10.00 if issued after the fact; third event no charge.	Not assessed
~~5~~ 6.	Landscape bond	1% of the amount bonded.	Not assessed
~~6~~ 7.	Miscellaneous work within the city right-of-way	$100.00	Not assessed
~~7~~ 8.	Mobile Food Dispensing Vehicle host permit	$100.00	Not assessed
~~8~~ 9.	Original artwork mural	No application fee; advertising fees shall be required.	$550.00 (LNAM) (LNAM)
~~9~~ 10.	Temporary outdoor sales of merchandise	$25.00	Not assessed

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~~10~~ 11.	Zoning determination letter	$ 50.00	Not assessed
~~11~~ 12.	Zoning sign-off for alcoholic beverage licenses	$50.00	Not assessed

(10)– (22) ******No change to existing text******

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ATTACHMENT 3

Studies:

- "Water and Wastewater Utility System Connection Fee Study"
- "Municipal Impact Fee Study"
- "Police and Fire Impact Fee Study"

CITY OF
ORMOND BEACH

Water and Wastewater Utility System Connection Fee Study

March 29, 2023

RAFTELIS

RAFTELIS

March 29, 2023

Mr. Steven S. Spraker
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32175

Subject: **Water and Wastewater Utility System Connection Fee Study**

Dear Mr. Spraker:

We have completed our study of the water and wastewater utility connect fees (Connection Fees) for the City of Ormond Beach (City) and have summarized the results of our analysis, assumptions, and conclusions in this report, which is submitted for your consideration. This report summarizes the basis for the proposed water and wastewater utility connection fees, which provide funds to help meet the City's growth-related capital expenditure requirements.

During the course of the study, it was determined that the proposed Connection Fees should meet a number of goals and objectives. These goals and objectives dealt primarily with fee sufficiency and level. Specifically, the major objectives considered in this study included:

- The Connection Fees should be sufficient to fund the projected capital requirements associated with providing service to new growth and development;
- The Connection Fees should not be used to fund any capital deficiencies associated with providing services to existing customers; and
- The Connection Fees should be based upon reasonable level of service standards that meet the needs of the City, do not create an unfair burden relative to capital needs, and are similar to industry standards.

The proposed Connection Fees presented in this report are designed to meet the above objectives. As such, based on information provided by the City and the assumptions and considerations outlined in this report, Raftelis Financial Consultants, Inc. considers the proposed fees to be cost-based, reasonable, and representative of the capital funding requirements of the City.

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341 N. Maitland Avenue, Suite 300
Maitland, FL 32751
www.raftelis.com

We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.

Anthony Hairston
Vice President

Shawn Ocasio
Manager

AH/dc
Attachments

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

Executive Summary

The purpose of an connection fee is to assign, to the extent practical, growth-related capital costs to those new customers responsible for such costs. Similar to most municipalities in Florida, the City of Ormond Beach (City) has recognized this capital funding strategy as being an appropriate method of funding growth-related capital requirements of the water and wastewater utility systems (hereafter referred to individually as the "Water System" and "Wastewater System" or, collectively, as the "System").

This report addresses the connection fees associated with water and wastewater utility service (Connection Fees). The City retained Raftelis Financial Consultants, Inc. (Raftelis) to review its existing Connection Fees and recommend changes as necessary.

The following is a summary of the major assumptions, considerations and conclusions developed during the preparation of the study:

1. For purposes of this report the term "Fiscal Year" is defined as the 365-day period beginning October 1 of a specific year and ending September 30 of the subsequent calendar year (e.g., October 1, 2021 to September 30, 2022 is Fiscal Year 2022).

2. The City's current method of connection fee application for water and wastewater utility connection fees is based on applying a fee per Equivalent Living Unit (ELU) times an assigned number of ELUs based on the type of construction and standard fee per ELU. Treating single-family residences as one ELU, multi-family units as 0.5 of an ELU, mobile / manufactured homes as 0.6 of an ELU, and non-residential units based on number of fixtures. For non-residential properties the total fixture value of a property (which is based on a count of the number of water fixtures in a property) is then compared to ELU ranges as set and adopted by the City to determine the number of applicable ELUs. The fee per ELU is then applied to the resulting number of applicable ELUs for the property. The utilization of these units for the application of such fees is common and is used by many public agencies across the state and it is recommended that the City continue to apply Connection Fees based on this method.

3. As of September 30, 2020, the City currently has approximately $251.5 million invested in water and wastewater system-related infrastructure and supporting equipment. The City also has $48.2 million in renewal and replacements, upgrades and other capital projects planned over the next 5 years.

4. The City owns and operates its own water treatment plant and transmission and distribution system. The water plant is designed to treat 12.0 million gallons per day on an average daily flow basis. Based on information provided by the City, the water treatment facilities are currently approximately 56% utilized leaving 44% available for new growth.

5. The City owns and operates its own wastewater treatment plant and transmission and collection system. The wastewater plant is designed to treat 8.0 million gallons per day of flow on an average daily flow basis. Based on information provided by the City, the wastewater treatment facilities are currently approximately 56% utilized leaving 44% available for new growth.

6. Based on the costs of the existing System infrastructure, the projected expansion-related capital costs anticipated by the City, and a review of the remaining water and wastewater capacity available in the System to serve new growth a fee per ELU was developed. The proposed connection fees are shown below:

Connection Fees (per ELU)			
	Existing	Proposed	Increase/(Decrease)
Water/Irrigation Services	$2,902.00	$2,333.00	($569.00)
Wastewater Service	2,829.00	3,577.00	748.00
Total	$5,731.00	$5,910.00	$179.00

Conclusions and Recommendations

Based on our assumptions, considerations, and analyses as summarized herein Raftelis offers the following findings, conclusions and recommendations for consideration by the City Commission:

- The City should consider adopting the proposed water and wastewater utility connection fees as shown above and discussed later in this report.
- The City should consider the creation of two utility service area districts or zones with one being for the existing City service area and one being for the Western Service Area and apply the proposed fees to both districts until such time as a connection fee analysis for the Western Service Area can be completed.
- The City should review the water and wastewater utility connection fees periodically (every three to five years) to account for recent development trends, changes in capital needs, and cost allocations.
- The City should maintain separate accounting for the collection and usage of the Connection Fees by fee type.
- The City should collect connection fees only once the building permit is issued and not beforehand.
- The City should set an effective date for collection of the new Connection Fees 90 days from the date of adoption. This is to allow for a "grace period" for possible in-progress development.

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SECTION 1 – INTRODUCTION

General

The City of Ormond Beach (City) is located in the northeastern portion Volusia County along the Atlantic Coast. Based on information obtained from the United States Census Bureau, the permanent population of the City for 2021 is estimated to be 44,041 residents. and the City's population in 2040 is expected to be approximately 50,630 permanent residents. The City currently provides water services to approximately 24,300 accounts and wastewater service to approximately 17,800 accounts. In order to provide funding of anticipated capital needs, the City authorized Raftelis to review the water and wastewater utility connection fees in order to meet the funding goals and objectives of the City.

Authorization

Raftelis was authorized by the City to review and recommend revisions to the water and wastewater utility services connection fees pursuant to a letter of agreement between the City and Raftelis. The scope of work for this project, as defined in the letter of agreement, was to:

1. Analyze the capital requirements of the City, which are needed to meet the level of service (LOS) standards of the City. This analysis included a review of: i) the existing and future facility and equipment needs as defined by the multi-year capital improvement plan (CIP) for each utility function; and ii) the currently utilized and remaining capacities of the System facilities.

2. Develop and recommend appropriate fee levels to be charged to new development in order to recover the capital costs associated with providing utility service. This analysis includes the apportionment of costs and the development of the fee per equivalent billing unit.

3. Develop a comparison of the connection fees and associated billing attributes of similar charges imposed by other jurisdictions.

4. Prepare a report that documents our analyses, assumptions, and conclusions for consideration by the City.

Connection Fees Background

The purpose of water and wastewater connection fees are to assign, to the extent practical, growth-related capital costs to those new customers or development responsible for such additional costs. To the extent new population growth and associated development imposes identifiable capacity-related capital costs to water and wastewater utility services, modern capital funding practices include the assignment of such costs to those new residents and commercial entities responsible for those costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way" to avoid overburdening existing users with the cost of expansion.

Connection Fee Methodology

There are several different methods generally recognized for the calculation of connection fees. The calculation is dependent on multiple variables such as cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. The proposed connection fees reflected in this report generally considered the blending of two methods. These two methods are:

i) the improvements-driven method; and ii) and the "buy-in" method. These two methods have been utilized in the development of connection fees for local governments in Florida.

The improvements-driven method is an approach that utilizes a specific list of planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements that have been identified in the capital improvements element of the Comprehensive Land Use Plan or capital improvement budget of the local government. The buy-in approach recognizes the existing historical investment in the currently-in-service capital facilities that have capacity available to serve new customers. The primary difference between the three methodologies is how the capital costs, which must be recovered from the application of the fee, are calculated.

The development of the Connection Fees in this report was primarily based on a hybrid or blending of these improvements-driven and System buy-in methods. This hybrid methodology recognizes the cost of existing available and unused capacity available from existing facilities, which are currently in service and available to meet near-term growth requirements, along with incremental costs for new facilities to derive a blended cost allocable to new growth over the next several years.

The following section of this report, Section 2, will address the development and design of the water and wastewater utility service connection fees. It will include a discussion on level of service requirements, capital costs, and the design of the fees themselves.

Acknowledgments

This report was prepared with the valuable cooperation and assistance of the staff of the City of Ormond Beach.

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SECTION 2 – WATER AND WASTEWATER UTILITY CONNECTION FEES

General

This section provides a discussion of the development and design of the connection fee for water and wastewater services (Connection Fees). Included in this section is a discussion of the level of service requirements, capital costs, included as the basis for the determination of the fee, and the design of the fee to be applied to new growth within the City.

Water System Overview

The City's water system (Water System) includes water treatment, supply and storage, transmission mains and finished water distribution facilities. These water treatment facilities are capable of treating 12.0 million gallons per day (MGD) average daily flow (ADF). The City's water conveyance system is comprised of approximately 395 miles of transmission and distribution lines that provide service throughout the City.

Wastewater System Overview

The City's wastewater system (Wastewater System) includes wastewater treatment, transmission, and collection facilities. These wastewater treatment facilities are capable of treating 8.0 MGD ADF. The City's wastewater transmission and collection system is comprised of approximately 282 miles of gravity and force mains along with lift stations and other supporting infrastructure. Additionally, as a means of wastewater effluent disposal the City also provides reclaimed water service. The reclaimed water system is comprised of certain additional treatment processes at the wastewater plan and a reclaimed water conveyance system, which includes approximately 85 miles of transmission and distribution lines.

Level of Service Requirements

In the evaluation of the capital facility needs for providing water and wastewater utility services, level of service (LOS) standards must be established. Pursuant to Section 163.3164 of the Florida Statutes, the level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity demand per unit for each public facility. The level of service standards are established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to F.S. Section 163.3202(2)(g). As further stated in the statutes, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits.

For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an equivalent residential connection (ERC) or Equivalent Living Unit (ELU) expressed as the amount of capacity (gallons) allocated on an average daily basis. The level of service generally represents the amount of capacity allocable to an ELU, whether or not such capacity is actually used (commonly referred to as the "readiness-to-serve"). As previously discussed, an ELU is representative of the average capacity required to service a typical individually-metered single-family residential connection. This class of users represents the largest number

of customers served by the System and generally the lowest level of usage requirements for a specifically metered account. The City's current method of connection fee application for water and wastewater utility connection fees is based on applying a fee per ELU times an assigned number of ELUs based on the type of construction and a standard fee per ELU. Treating single-family residences as one ELU, multi-family units as 0.5 of an ELU, mobile / manufactured homes as 0.6 of an ELU, and non-residential units based on number of fixtures. For non-residential properties the total fixture value of a property (which is based on a count of the number of water fixtures in a property) is then compared to ELU ranges as set and adopted by the City to determine the number of applicable ELUs. The fee per ELU is then applied to the resulting number of applicable ELUs for the property. The following table summarizes the System's LOS levels:

Existing Levels of Service for Residential Customers
Existing Service Levels:
1 Water ELU = 300 gpd (ADF)
1 Wastewater ELU = 280 gpd (ADF)

gpd = gallons per day
ADF = Average Daily Flow

These LOS standards are consistent with the capacity planning and Florida Department of Environmental Protection (FDEP) permitting requirements for the City and are also generally comparable with those utilized by other utilities throughout the state of Florida.

As mentioned previously, the City currently uses a reduced ELU factor for Multi-family and Mobile / Manufactured Homes of 0.5 and 0.6, respectively. Based on a review of the City's existing factors and historical data /class usage relationships data we would recommend an adjustment to these factors as shown below.

Existing and Proposed Residential Equivalent Living Unit Factors		
Residential Customer Class	**Existing Factor**	**Proposed Factor**
Single-family	1.0 ELU	1.0 ELU
Multi-family	0.5 ELU	0.8 ELU
Mobile/Manufactured Home	0.6 ELU	0.9 ELU

Existing Plant-in-Service

In the determination of the Connection Fees associated with the servicing of future customers, any excess capacity of the existing utility system available to serve such growth was considered. Since this capacity is available to serve the near-term customer growth of the System, it is appropriate to evaluate the cost and capacity availability of such facilities. In order to evaluate the availability of the existing utility plant-in-service to meet future capacity needs, it was necessary to functionalize the plant by specific plant requirement. The functionalization of the existing plant is necessary to: i) identify those assets that should be included in the determination of the connection fees; and ii) match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the utility function that such assets serve. The following is a general summary of the functional cost categories for the utility plant-in-service identified in this report.

Functional Plant Categories		
Water Service [*]	**Wastewater [*]**	**Other Plant**
Supply/Treatment/Transmission	Treatment/Disposal/Reclaimed Treatment	General Plant
Storage/Local Distribution	Transmission/Master & Local Lift Stations	Indirect
Hydrants/Meters	Collection/Reclaimed Conveyance	Other

[*] Amounts shown would not include any assets that were contributed by a developer (primarily water distribution and wastewater collection lines) or grant funded.

It is necessary to categorize the utility plant assets into functional cost categories so that a proper fee can be developed. Generally, the costs of on-site facilities that serve a specific development or customer such as water distribution and wastewater collection lines, meters and services, and fire hydrants are usually: i) donated by a developer (a contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties that receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a "front-foot" charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the meter) and the cost of such on-site facilities are not included in Connection Fees. Water and wastewater Connection Fees are typically based on the cost of facilities that serve the entire utility system such as bulk transmission lines and treatment plants.

The City provided Raftelis with a fixed asset register report identifying the fixed assets in service by function as of September 30, 2020 for the System. The summary of the functionalization of the existing utility plant is included in Table 1 at the end of this section. This functionalization of the existing utility plant-in-service represents the original cost of such assets (gross book value) and was based on the reported in-service values as of September 30, 2020 (the most recent Fixed Asset records available at the time of the study). The following is a summary of the functionalization of the System's existing utility plant-in-service as shown in Table 1:

System Fixed Assets				
	Water System [1]		Wastewater System [1]	
Function	Amount	Percent	Amount	Percent
Supply	$5,270,426	4.6%	$0	0.0%
Treatment Plant	66,204,344	57.7%	76,896,737	56.2%
Transmission Lines	8,606,122	7.5%	19,308,495	14.1%
Distribution/Collection Lines	19,778,945	17.3%	31,690,524	23.2%
Hydrants/Meter Services	7,347,008	6.4%	0	0.0%
Miscellaneous Departmental Capital	7,491,064	6.5%	8,936,699	6.5%
Totals	$114,697,909	100.00%	$136,832,456	100.00%

[1] Amounts as provided by City staff and found on Table 1.

Additional Capital Investment

The City's System CIP for the Fiscal Years 2021 through 2025, as prepared and estimated by the utility staff outlines the best estimate of future capital improvements for the System. These capital projects include: i) upgrades and expansion of existing assets to accommodate both new and existing customers; and ii) replacements of existing assets

or projects that generally are deemed to benefit current users of the System (e.g., existing plant renewal and replacement, reliability projects).

As shown on Tables 2 and 3 at the end of this section, The CIP totals approximately $21.6 million in capital projects to be completed over the five-year period for the Water System and $26.6 million in capital projects for the Wastewater System, totaling $48.2 million for the combined System.

In our analysis only production / treatment and major backbone transmission costs were recognized in the water and wastewater connection fee calculations. General transmission and distribution / collection project costs were not recognized because they: i) generally are not System-wide costs (i.e., distribution / collection project costs tend to benefit specific customer locale); ii) in many instances, are funded by a specific charge applied to a customer (e.g., water meter installation fee); and iii) are often contributed as part of the development process (e.g., it would not be fair for a developer who has contributed the distribution / collection assets to pay an connection fee which includes recovery of distribution / collection projects).

A summary of all the adjustments that were made in order to arrive at the treatment and major transmission costs recognized for the calculation of connection fees are shown as follows:

Derivation of Treatment and Major Transmission Capital Costs Recognized in Connection Fee Study [1]		
	Water System	Wastewater System
Projects in Utility's Five-year CIP	$21,627,758	$26,617,767
Adj. to Remove Distribution/Collection and R&R Related Projects	(8,359,690)	(20,612,194)
Total Treatment and Major Transmission Capital Costs Recognized in Connection Fees	$13,268,068	$6,005,573

[1] Amounts shown derived from Tables 2 and 3.

Western Service Area

It should be noted that the City anticipates the need for major capital projects to develop water and wastewater treatment and transmission related facilities to provide wholesale utility service to developments in the Western Service Area (which is comprised of Avalon Park) on behalf of the City of Daytona Beach, Florida (Daytona Beach) per a 2006 settlement agreement between the two cities. These projects have not been included in our connection fee analysis at this time as additional information is needed to define the entitlements and utility projects to serve these entitlements. It is our initial recommendation that the City consider creating two distinct utility system connection fee zones or districts with one being for the current City service area and one for the Western Service Area. The fees that are currently being proposed as a part of our analysis would be applied to growth in both zones. Subsequently, once the Avalon Park entitlements are clarified and the capital projects needed to serve the developments are identified, then a connection fee analysis for the Western Service Area could be completed, which would include those costs and related capacity and the fees for that zone to be updated accordingly.

Design of Water System Connection Fee

As shown on Table 4 at the end of this report, the calculated connection fee for the treatment and transmission component of the Water System is $2,333.00 per ELU. This represents a decrease in the fee of $569 or 19.6% below the current fee of $2,902.00 per ELU.

In the development of the proposed Water System Connection Fee, several assumptions were utilized or incorporated. The major assumptions utilized in the design of the calculated Water System Connection Fee are:

1. The existing assets of the Water System as provided by the City were reviewed and categorized by function in order to identify those assets that should be included in the determination of the connection fee. The major categories were: i) Supply; ii) Treatment Plant; iii) Transmission System; iv) Distribution Lines; v) Hydrants / Meter Services; and vi) Equipment. For the assets identified as Supply, Treatment Plant, and Transmission System, which benefit both existing and future users, the total cost of such assets have been recognized in the analysis.

2. The Water System capital improvement program as prepared by staff for the Fiscal Years 2021 through 2025 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Water System Connection Fee. Those facilities that were considered to be allocable to growth were included in the fee determination at full cost (i.e., 100% of the total cost). For capital expenditures that were solely for the replacement of existing assets such amounts were only partially reflected (i.e., the incremental change in asset basis associated with the replacement of an old asset with a new one) as an appropriate cost to be recovered from the application of the Water System Connection Fee. The CIP capital costs recognized in the Water System connection fee analysis are shown on Table 2 and Table 4 at the end of this report.

3. For the capital improvements identified as major treatment or transmission system upgrades, which would benefit both existing and future users, the total cost of such improvements has been recognized in the analysis. These costs were allocated to existing and future customers based on the nature and purpose of the project as described to us by the City.

4. No capital facility expansion costs associated with existing distribution facilities, including meters, hydrants, on-site distribution facilities, and services, have been included in the calculation of the Water System Connection Fee since developers typically contribute such facilities or the City has adopted a separate fee (e.g., water meter installation fee) to recover the cost of such capital additions.

5. Because: i) the Water System is operated as an enterprise fund; ii) all financial resources received by the utility stay within the fund for the benefit of such system; iii) the costs reflected in the fee are at original cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the connection fee associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the Water System from new development for the capital costs / utility plant reflected in the connection fee (e.g., ad valorem taxes on the property), no credit for the future payment of debt service allocable to the properties has been recognized. All Connection Fee funds remain in the System and the long-term capital financing costs for infrastructure construed and available to serve new growth are mitigated by using the connection fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

As shown on Table 4 at the end of this section, the Water System Connection Fee was calculated utilizing: i) estimated capital costs for the supply, treatment and transmission system; and ii) current fixed asset and capacity data available to Raftelis regarding the Water System. By designing the Water System Connection Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to meet the future needs of the Water System. It should be noted that in the event the construction costs,

capacity requirements, or utility service area materially change from what is reflected on Table 4, the Water System Connection Fee might need to be adjusted accordingly.

The proposed connection fee for the Water System is $2,333 per ELU. This represents a decrease in the fee of $569 or 19.6% below the current fee of $2,902 per ELU. This fee would be the per ELU amount that a new account would be charged in accordance with the City's connection fee methodology and revised ELU factors. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate is as follows:

Calculation of Water System Connection Fee	
Fee Component	Cost
Water Treatment Component	$2,085.44
Water Major Transmission Component	248.28
Total	$2,333.78
Total Proposed Water System Connection Fee (Rounded)	**$2,333.00**

Design of Wastewater System Connection Fee

As shown on Table 5 at the end of this section, the total calculated connection fee for the Wastewater System is $3,577 per ELU. This represents an increase in the fee of $748 or 26.4% when compared with the current fee of $2,829 per ELU. The reason for this increase is that the System has a higher cost per unit of capacity than what was calculated previously due to the increased costs associated with Wastewater System capacity.

In the development of the proposed Wastewater System Connection Fee, several assumptions were utilized or incorporated in the analysis. The major assumptions utilized in the design of the proposed Wastewater System Connection Fee are:

1. The existing assets of the Wastewater System as provided by the City were reviewed and categorized by function in order to identify those assets that should be included in the determination of the connection fee. The major categories were: i) Treatment Plant; ii) Transmission Lines; iii) Collection Lines; and iv) Equipment. For the assets identified as treatment plant and transmission system, which benefit both existing and future users, the total cost of such assets have been recognized in the analysis.

2. The Wastewater System capital improvement program (CIP) as prepared by staff for the Fiscal Years 2021 through 2025 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Wastewater System Connection Fee. Those facilities that were considered to be allocable to growth were included in the fee determination at full cost (i.e., 100% of the total cost). For capital expenditures that were solely for the replacement of existing assets such amounts were only partially reflected (i.e., the incremental change in asset basis associated with the replacement of an old asset with a new one) as an appropriate cost to be recovered from the application of the Wastewater System Connection Fee. The CIP capital costs recognized in the Wastewater System Connection Fee analysis are shown on Table 3 and Table 5 at the end of this report.

3. For the capital improvements identified as major treatment or transmission system upgrades, which would benefit both existing and future users, the total cost of such improvements has been recognized in the

analysis. These costs were allocated to existing and future customers based on the nature and purpose of the project as described to us by the City.

4. No capital facility costs associated with the existing collection facilities, including local lift stations, manholes, laterals, and on-site collection facilities have been included in the calculation of the Wastewater System Connection Fee since the developer generally contributes such facilities, or City has adopted a separate fee (e.g., wastewater tap-on fee) to recover such capital additions. All capital improvements to such respective facilities in the CIP were also not recognized in the Wastewater System Connection Fee analysis.

5. Because: i) the System is operated as an enterprise fund; ii) all financial resources received by the System stay within the fund for the benefit of such System; iii) the costs reflected in the fee are at original cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the impact associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the City from new development for the capital costs / utility plant reflected in the tap-on (e.g., ad valorem taxes on the property), no credit for the future payment of debt service allocable to the properties has been recognized. All connection fee funds remain in the System and the long-term capital financing costs for infrastructure construed and available to serve new growth are mitigated by using the connection fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

As shown on Table 5 at the end of this section, the Wastewater System Connection Fee was calculated utilizing: i) the estimated transmission-related capital costs of the Wastewater System; ii) the treatment / disposal-related capital costs for the Wastewater System; and iii) current fixed asset and plant capacity data available to Raftelis regarding the City's Wastewater System. By designing the Wastewater System Connection Fees to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to meet the future needs of the Wastewater System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Tables 2, the Wastewater System Connection Fees may need to be adjusted accordingly.

As shown on Table 5 at the end of this section, the calculated Wastewater System Connection fee $3,577 per ELU, which is $748 or 26.4% higher than the existing Wastewater System Connection Fee of $2,829 per ELU. This fee would be the per ELU amount that an account would be charged in accordance with the City's connection fee application methodology and revised ELU factors. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate is as follows:

Calculation of Wastewater System Connection Fee	
Fee Component	**Cost**
Wastewater Treatment Component	$2,785.16
Wastewater Major Transmission Component	792.23
Total	$3,577.39
Total Proposed Wastewater System Connection Fee (Rounded)	**$3,577.00**

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Connection Fee Comparisons

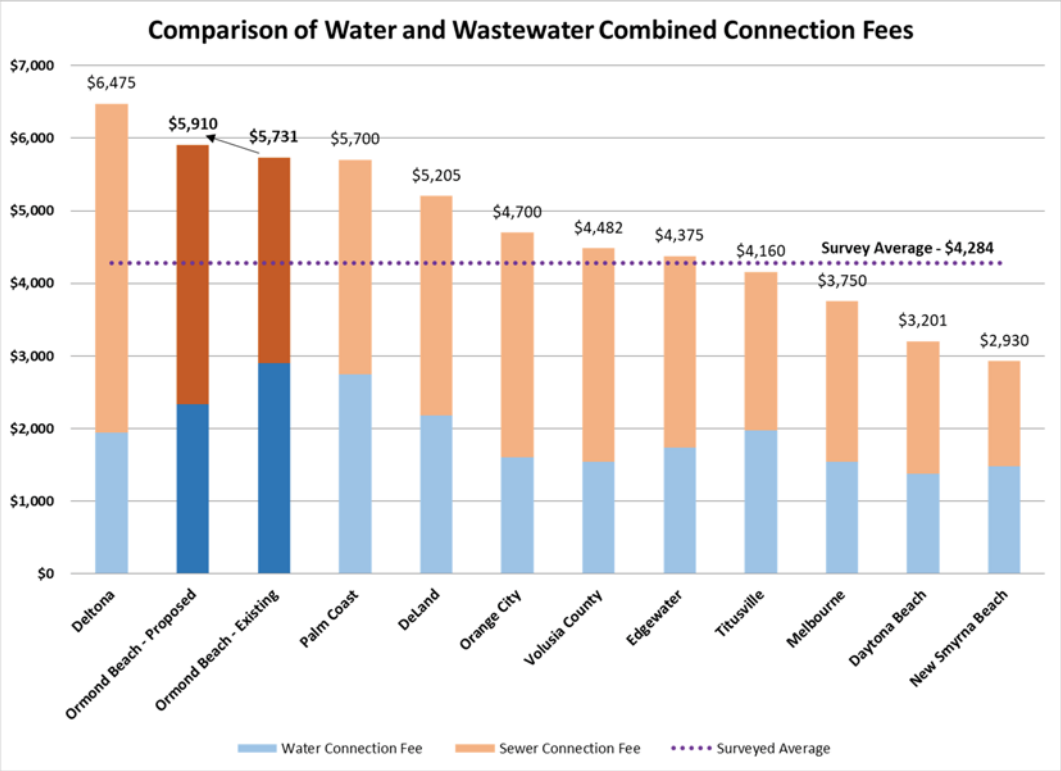
In order to provide additional information to City regarding the existing and proposed Connection Fees, a comparison of the existing and calculated fees for the City with similar related capital charges imposed by of other Florida jurisdictions was prepared. Table 6 at the end of this section, provides a comparison of the City's existing and proposed Connection Fees for single-family residential connections (i.e., one ELU of 300 gpd for the Water System and 280 gpd for the Wastewater System) with the fees or comparable charges currently imposed by other municipal / governmental water and wastewater systems located across Florida. It is important to note that utilities may be different from a facility standpoint, and the methods used in the development of the water and wastewater connection fees imposed may vary. Moreover, no analysis has been performed to determine whether 100% of the cost of new facilities is recovered from connection fees or some percentage less than 100% with the balance recovered through the user charges. Additionally, the types of capital facilities currently in service or planned for the utility may have a material impact on the fee charged by a local government. For example, the costs of wastewater effluent disposal utilizing a deep injection well system generally has a higher capital cost per unit of capacity than use of a surface water discharge such as an outfall to a bay or river. The capital costs associated with constructing reverse osmosis water treatment facilities, which treat brackish water, are higher than those of lime softening facilities, which treat freshwater.

Some reasons why connection fees differ among utilities:

- Source of Supply
- Proximity to source of supply
- Type of treatment
- Effluent disposal method
- Density of service area
- Availability of grant funding to finance CIP
- Age of system
- Utility life cycle (e.g., growth-oriented vs. mature)
- Level of service standards
- Administrative policies

As shown on Table 6, the average System Connection Fee per ELU for the 11 governmental entities selected for this comparison are $4,284 per ELU. Of the surveyed utilities, the City of Deltona has the highest combined water and wastewater fees at $6,475 per ELU. City of New Smyrna Beach with a combined fee of $2,930 had the lowest of the surveyed utilities. The proposed water and wastewater connection fees are higher than the average of similar fees charged by the surveyed utilities. Below if a comparison of the existing and proposed fees to the surveyed entities for reference.

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LIST OF TABLES AND APPENDICES

Table No.	Description
1	Summary of Fixed Asset Allocation
2	Summary of Water Capital Improvement Program by Plant Function Through Fiscal Year 2025
3	Summary of Wastewater Capital Improvement Program by Plant Function Through Fiscal Year 2026
4	Development of Water System Connection Fees
5	Development of Wastewater System Connection Fees
6	Comparison of Connection Fees per ELU for Water and Wastewater Service

Appendix No.	Description
A	Fixed Asset Data and Asset Functionalization

Table 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Summary of Existing Water and Wastewater Fixed Assets

Line No.	Function	Fixed Assets at Current Cost [1] Water	Wastewater	Total	Percentage of Total Water	Wastewater
	Existing Assets Included in Connection Fees					
1	Supply	$5,270,426	$0	$5,270,426	4.6%	0.0%
2	Treatment Plant	66,204,344	76,896,737	143,101,082	57.7%	56.2%
3	Transmission System	8,606,122	19,308,495	27,914,618	7.5%	14.1%
4	Total Assets Included in Connection Fees	$80,080,893	$96,205,233	$176,286,125	69.8%	70.3%
	Existing Assets Excluded from Connection Fees					
5	Hydrants/Meter Services	$7,347,008	$0	$7,347,008	6.4%	0.0%
6	Equipment	7,491,064	8,936,699	16,427,763	6.5%	6.5%
7	Distribution / Collection Lines	19,778,945	31,690,524	51,469,469	17.2%	23.2%
8	Total Assets Excluded from Connection Fees	$34,617,017	$40,627,223	$75,244,240	30.2%	29.7%
9	**Total Existing Fixed Assets**	$114,697,909	$136,832,456	$251,530,365	100.0%	100.0%

Footnotes:

[1] Reported by the City as of September 30, 2020.

Table 2
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Summary of Water Capital Improvement Program By Plant Function Through Fiscal Year 2025

Line No.	Project Description	Type	Purpose			2021 - 2025 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]						Retirement Adjustment	
			Expansion	Existing					Supply and Treatment		Storage, Pumping & Transmission		Distribution/ Other	Total	Supply and Treatment	Storage, Pumping & Transmission
				New	Replace				Existing	Expansion	Existing	Expansion				
	Water System															
1	Vehicle Replacement	Other	0.00%	0.00%	100.00%	$165,000	($165,000)	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Consumptive Use Permit Renewal	Other	0.00%	100.00%	0.00%	350,000	(350,000)	0	0	0	0	0	0	0	0	0
3	Water Reclamation Facility	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
4	City-Wide Meter Replacement	Distribution	0.00%	0.00%	100.00%	458,500	(458,500)	0	0	0	0	0	0	0	0	0
5	General Facility and System Upgrades	Treatment	0.00%	0.00%	100.00%	875,000	0	875,000	875,000	0	0	0	0	875,000	443,355	0
6	Lift Station Rehabilitation	Trans	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
7	Meter Installation	Distribution	0.00%	0.00%	100.00%	180,000	(180,000)	0	0	0	0	0	0	0	0	0
8	Pretreatment Effluent Pump Replacement	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
9	Sanitary Sewer Inflow Inflitration	WW T&C	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
10	Water Main Replacement	Trans	0.00%	0.00%	100.00%	3,700,000	0	3,700,000	0	0	3,700,000	0	0	3,700,000	0	2,374,889
11	Reclaimed Water System Improvement	Supply	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
12	Water Treatment Plant Splitter Box Rehab	Treatment	0.00%	0.00%	100.00%	213,500	0	213,500	213,500	0	0	0	0	213,500	108,179	0
13	WTP Aeration Repl. & Clearwell Rehab	Treatment	0.00%	0.00%	100.00%	1,707,000	0	1,707,000	1,707,000	0	0	0	0	1,707,000	864,923	0
14	Hudson Wellfield Expansion	Supply	0.00%	100.00%	0.00%	4,955,000	0	4,955,000	4,955,000	0	0	0	0	4,955,000	0	0
15	WRF Clarifier Rehab and Weir Covers	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
16	Relocation of SCADA Radios	Treatment	0.00%	0.00%	100.00%	30,000	(30,000)	0	0	0	0	0	0	0	0	0
17	Water Reclamation Facility Chlorine Contact	Treatment	0.00%	100.00%	0.00%	395,000	0	395,000	395,000	0	0	0	0	395,000	0	0
18	Reuse Master Metering	Trans	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
19	WTP Chemical Feed System Upgrades	Treatment	0.00%	0.00%	100.00%	634,500	0	634,500	634,500	0	0	0	0	634,500	321,496	0
20	WTP Filter Media Replacement	Treatment	0.00%	0.00%	100.00%	141,750	0	141,750	141,750	0	0	0	0	141,750	71,824	0
21	WTP Thickener Wetwell Discharge Relocation	Treatment	0.00%	0.00%	100.00%	34,500	0	34,500	34,500	0	0	0	0	34,500	17,481	0
22	Shadow Crossing Reuse Pump Facility	Trans	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
23	Utility Master Plan Update	Other	0.00%	0.00%	100.00%	73,333	(73,333)	0	0	0	0	0	0	0	0	0
24	Water Storage Tank Repairs	Supply	0.00%	0.00%	100.00%	300,000	0	300,000	300,000	0	0	0	0	300,000	152,008	0
25	WWTP Laboratory Upgrades	Treatment	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
26	New Reuse Ground Storage Tank	Supply	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
27	WTP Replace Lime Softening Filters 5 &6	Treatment	0.00%	0.00%	100.00%	3,000,000	0	3,000,000	3,000,000	0	0	0	0	3,000,000	1,520,075	0
28	WTP Scrubbers and De-gasifiers Rehab	Treatment	0.00%	0.00%	100.00%	1,625,500	0	1,625,500	1,625,500	0	0	0	0	1,625,500	823,627	0
29	WWTP Generator Room Roof Replacement	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
30	WWTP Odor Control	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
31	WWTP Screw Pump Roof Modification	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
32	Airport Road Reclaim Water Main PH 2	Trans	0.00%	37.50%	62.50%	0	0	0	0	0	0	0	0	0	0	0
33	Filter Demolition and New Storage Bldg	Other	0.00%	0.00%	100.00%	405,000	(405,000)	0	0	0	0	0	0	0	0	0
34	Halifax River Force Main Crossing	Trans	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
35	Septic to Sewer Conversion	Other	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
36	Secondary Raw Water Main	Supply	0.00%	100.00%	0.00%	2,384,175	0	2,384,175	2,384,175	0	0	0	0	2,384,175	0	0
37	**TOTAL WATER CIP PROJECTS**					$21,627,758	($1,661,833)	$19,965,925	$16,265,925	$0	$3,700,000	$0	$0	$19,965,925	$4,322,967	$2,374,889
38	**PERCENT OF TOTAL**							100.00%	81.47%	0.00%	18.53%	0.00%	0.00%	100.00%	21.65%	11.89%

Footnotes:

[1] Amounts shown reflect the Five-Year Capital Program as provided by the City.

[2] Downward adjustments reflect projects: i) anticipated to be funded by grants as identified by the City; ii) recognized in the existing assets summary (Fixed Asset Data and Asset Functionalization) to be consistent with existing capacity assumptions; or iii) not considered applicable to the fee determination process.

[3] Assets are categorized based on information provided by the City.

Table 3
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Summary of Wastewater Capital Improvement Program By Plant Function Through Fiscal Year 2025

Line No.	Project Description	Type	Purpose: Expansion	Purpose: Existing New	Purpose: Existing Replace	2021 - 2025 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]: Wastewater Treatment Existing	Wastewater Treatment Expansion	Transmission Existing	Transmission Expansion	Collection/ Other	Total	Retirement Adjustment: Treatment	Retirement Adjustment: Transmission
	Wastewater System															
1	Vehicle Replacement	Other	0.00%	0.00%	100.00%	$732,000	($732,000)	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Consumptive Use Permit Renewal	Other	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
3	Water Reclamation Facility	Treatment	0.00%	0.00%	100.00%	1,470,000	0	1,470,000	1,470,000	0	0	0	0	1,470,000	767,182	0
4	City-Wide Meter Replacement	Distribution	0.00%	0.00%	100.00%	458,500	(458,500)	0	0	0	0	0	0	0	0	0
5	General Facility and System Upgrades	Treatment	0.00%	0.00%	100.00%	875,000	0	875,000	875,000	0	0	0	0	875,000	456,656	0
6	Lift Station Rehabilitation	Trans	0.00%	0.00%	100.00%	880,000	0	880,000	0	0	880,000	0	0	880,000	0	532,414
7	Meter Installation	Distribution	0.00%	0.00%	100.00%	180,000	(180,000)	0	0	0	0	0	0	0	0	0
8	Pretreatment Effluent Pump Replacement	Treatment	0.00%	0.00%	100.00%	450,000	0	450,000	450,000	0	0	0	0	450,000	234,852	0
9	Sanitary Sewer Inflow Infiltration	WW T&C	0.00%	0.00%	100.00%	1,500,000	0	1,500,000	0	0	598,627	0	901,373	1,500,000	0	362,179
10	Water Main Replacement	Trans	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
11	Reclaimed Water System Improvement	Supply	0.00%	0.00%	100.00%	130,000	0	130,000	0	0	0	0	130,000	130,000	0	0
12	Water Treatment Plant Splitter Box Rehab	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
13	WTP Aeration Repl. & Clearwell Rehab	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
14	Hudson Wellfield Expansion	Supply	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
15	WRF Clarifier Rehab and Weir Covers	Treatment	0.00%	0.00%	100.00%	1,548,000	0	1,548,000	1,548,000	0	0	0	0	1,548,000	807,890	0
16	Relocation of SCADA Radios	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
17	Water Reclamation Facility Chlorine Contact	Treatment	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
18	Reuse Master Metering	Trans	0.00%	100.00%	0.00%	360,000	0	360,000	0	0	360,000	0	0	360,000	0	0
19	WTP Chemical Feed System Upgrades	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
20	WTP Filter Media Replacement	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
21	WTP Thickener Wetwell Discharge Relocation	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
22	Shadow Crossing Reuse Pump Facility	Trans	0.00%	0.00%	100.00%	240,000	0	240,000	0	0	240,000	0	0	240,000	0	145,204
23	Utility Master Plan Update	Other	0.00%	0.00%	100.00%	146,667	0	146,667	0	0	0	0	146,667	146,667	0	0
24	Water Storage Tank Repairs	Supply	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
25	WWTP Laboratory Upgrades	Treatment	0.00%	100.00%	0.00%	445,000	0	445,000	445,000	0	0	0	0	445,000	0	0
26	New Reuse Ground Storage Tank	Supply	0.00%	100.00%	0.00%	385,000	0	385,000	0	0	0	0	385,000	385,000	0	0
27	WTP Replace Lime Softening Filters 5 &6	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
28	WTP Scrubbers and De-gasifiers Rehab	Treatment	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
29	WWTP Generator Room Roof Replacement	Treatment	0.00%	0.00%	100.00%	32,100	0	32,100	32,100	0	0	0	0	32,100	16,753	0
30	WWTP Odor Control	Treatment	0.00%	0.00%	100.00%	220,000	0	220,000	220,000	0	0	0	0	220,000	114,816	0
31	WWTP Screw Pump Roof Modification	Treatment	0.00%	0.00%	100.00%	78,000	0	78,000	78,000	0	0	0	0	78,000	40,708	0
32	Airport Road Reclaim Water Main PH 2	Trans	0.00%	100.00%	0.00%	1,230,500	0	1,230,500	0	0	1,230,500	0	0	1,230,500	0	0
33	Filter Demolition and New Storage Bldg	Other	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
34	Halifax River Force Main Crossing	Trans	0.00%	100.00%	0.00%	1,057,000	0	1,057,000	0	0	1,057,000	0	0	1,057,000	0	0
35	Septic to Sewer Conversion	Other	0.00%	100.00%	0.00%	14,200,000	0	14,200,000	0	0	0	0	14,200,000	14,200,000	0	0
36	Secondary Raw Water Main	Supply	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0
37	**TOTAL WASTEWATER PROJECTS**					$26,617,767	($1,370,500)	$25,247,267	$5,118,100	$0	$4,366,127	$0	$15,763,040	$25,247,267	$2,438,856	$1,039,797
38	**PERCENT OF TOTAL**							100.00%	20.27%	0.00%	17.29%	0.00%	62.43%	100.00%	9.66%	4.12%

Footnotes:

[1] Amounts shown reflect the Five-Year Capital Program as provided by the City.

[2] Downward adjustments reflect projects: i) anticipated to be funded by grants as identified by the City; ii) recognized in the existing assets summary (Fixed Asset Data and Asset Functionalization) to be consistent with existing capacity assumptions; or iii) not considered applicable to the fee determination process.

[3] Assets are categorized based on information provided by the City.

Table 4
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Development of Water System Connection Fees

Line No.	Description		Water Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:		
1	Installed Cost - Existing Facilities [1]		$71,474,770
2	Additional Costs Capitalized - CIP [2]		16,265,925
3	Less Anticipated Retirements [3]		(4,322,967)
4	Less Receipt of Grant Funds [4]		0
5	Subtotal Water Production and Treatment Facilities		$83,417,728
6	Existing Permitted Capacity of Plant Facilities (MGD) (ADF) [5]		12.000
7	Existing Average Daily Flow for FY 2016-2020 (MGD) (ADF) [6]		6.729
8	Equivalent Living Unit Factor - (GPD) (ADF) [7]		300.0
9	Estimated Dwelling Units Permitted to be Served by Existing Facilities		40,000
10	Percent Remaining Capacity of Existing Facilities		43.93%
11	Allocation of Existing Facilities to Incremental Growth		$36,644,472
12	Rate per Living Unit Associated with Existing Facilities		$2,085.44
	Total Estimated Cost of Additional Water Production and Treatment Facilities:		
13	Additional Costs Capitalized - CIP [8]		$0
14	Less Receipt of Grant Funds [4]		0
15	Cost of Additional Water Production/Treatment Facilities		$0
16	New Plant Capacity (MGD) (ADF) [9]		0.000
17	Estimated Dwelling Units to be Served by Additional Facilities		0.00
18	Rate per Dwelling Units Associated with Additional Facilities		$0.00
19	Rate per Living Units Allocable to Water Production/Treatment Facilities		$2,085.44
	Primary Transmission System:		
20	Existing Facilities [10]		$8,606,122
21	Additional Costs Capitalized - CIP [11]		3,700,000
22	Less Anticipated Retirements [3]		(2,374,889)
23	Less Receipt of Grant Funds [4]		0
24	Total Primary Transmission Facility Costs		$9,931,233
25	Estimated Dwelling Units Served by Existing Facilities [12]		40,000
26	Estimated Future Dwelling Units served by Transmission Facilities [12]		0
27	Total Estimated Dwelling Units served by Transmission Facilities [12]		40,000
28	Net Rate per Dwelling Unit of Primary Transmission Facilities		$248.28
29	Total Combined Rate per Dwelling Unit After Rate Adjustment		$2,333.72
30	**Rounded Water Fee per Living Unit**		$2,333.00
31	Cost Per Gallon		$7.78
32	Existing Rate per Gallon		$9.67
33	Existing Rate per Living Unit		$2,902.00
34	Proposed Increase / (Decrease)		($569.00)
35	Proposed Connection Fees	ELU Factor	Amount
36	Single Family Residential	1.00	$2,333.00
37	Multi-Family Residential	0.80	$1,866.00
38	Mobile Home Residential	0.90	$2,099.00

MGD = Million Gallons per Day
ADF = Average Daily Flow
GPD = Gallons per Day

Footnotes continued on the following page.

Table 4
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Development of Water System Connection Fees

Footnotes:

[1] Amount based on Table 1 and reflects water production and treatment assets currently in service.

[2] Amount derived from Table 2 and reflects the planned upgrades to the existing water production and treatment facilities.

[3] Amounts derived from City of Ormond Beach fixed asset data and reflect estimated fixed asset retirements due to the imposition of the capital improvement plan of the City which recognizes the replacement of such assets classified in the total treatment and/or transmission function.

[4] Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the City.

[5] Amount reflects the rated permitted capacity of the existing facilities and is shown in detail as follows:

Description	Plant Capacity
Lime Softening Plant Capacity (MGD) (ADF)	8.000
Low Pressure Reverse Osmosis Capacity (MGD) (ADF)	4.000
Total Capacity (MDG) (MDF)	12.000

[6] Based on the average daily flow for the period fiscal year 2016-2020.

[7] Amount reflects the City's proposed level of service provided for a residential dwelling unit.

[8] Amount derived from Table 2, if any, and reflects the cost of additional water treatment capacity.

[9] Amount as provided by City staff and reflects the amount of additional water treatment capacity expressed on an average daily flow basis, if any.

[10] Amount based on Table 1 and reflects water transmission assets currently in service.

[11] Amount derived from Table 2 and reflects the planned upgrades to the existing water transmission system.

[12] Amount assumes transmission capacity is consistent with the existing and estimated future water treatment capacity.

Table 5
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Development of Wastewater System Connection Fees

Line No.	Description		Amount
	Total Estimated Cost of Existing Wastewater Treatment Facilities		
1	Cost of Existing Facilities [1]		$76,896,737
2	Additional Costs Capitalized - CIP [2]		5,118,100
3	Less Anticipated Retirements [3]		(2,438,856)
4	Less Receipt of Grant Funds [4]		0
5	Subtotal Wastewater Treatment Facilities		$79,575,982
6	Existing Permitted Capacity of Plant Facilities (MGD) (ADF) [5]		8.000
7	Existing Average Daily Flow FY 2016-2020 (MGD) (ADF) [6]		4.465
8	Dwelling Unit Factor - (GPD) [7]		280.0
9	Estimated Dwelling Units Permitted to be Served by Existing Facilities		28,571
10	Percent Remaining Capacity of Existing Facilities		44.19%
11	Allocation of Existing Facilities to Incremental Growth		$35,161,394
12	Rate per Dwelling Unit Associated with Existing Facilities		$2,785.16
	Total Estimated Cost of Additional Wastewater Treatment Facilities		
13	Additional Costs Capitalized - CIP [8]		$0
14	Less Receipt of Grant Funds [4]		0
15	Cost of Additional Wastewater Treatment Facilities		$0
16	New Plant Capacity (MGD) [9]		0.000
17	Estimated Dwelling Units to be Served by Additional Facilities		0.00
18	Rate per Dwelling Units Associated with Additional Facilities		$0.00
19	Rate per Dwelling Units Allocable to Wastewater Treatment Facilities		$2,785.16
	Primary Transmission System:		
20	Existing Facilities [10]		$19,308,495
21	Additional Costs Capitalized - CIP [11]		4,366,127
22	Less Anticipated Retirements [3]		(1,039,797)
23	Less Receipt of Grant Funds [4]		0
24	Total Primary Transmission Facility Costs		$22,634,825
25	Estimated Dwelling Units Served by Existing Facilities [12]		28,571
26	Estimated Future Dwelling Units served by Transmission Facilities [12]		0
27	Total Estimated Dwelling Units served by Transmission Facilities [12]		28,571
28	Net Rate per Dwelling Unit of Primary Transmission Facilities		$792.23
29	Total Combined Rate per Dwelling Unit After Rate Adjustment		$3,577.39
30	Rounded Rate per Dwelling Unit		$3,577.00
31	Cost Per Gallon		$12.78
32	Existing Rate per Gallon		$10.10
33	Existing Rate per Dwelling Unit		$2,829.00
34	Proposed Increase / (Decrease)		$748.00
35	Proposed Connection Fees	ELU Factor	Amount
36	Single Family Residential	1.00	$3,577.00
37	Multi-Family Residential	0.80	$2,861.00
38	Mobile Home Residential	0.90	$3,219.00

MGD = Million Gallons per Day
ADF = Average Daily Flow
GPD = Gallons per Day

Footnotes continued on the following page.

Table 5
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Development of Wastewater System Connection Fees

Footnotes:

[1] Amount based on Table 1 and reflects wastewater treatment assets currently in service.

[2] Amount derived from Table 3 and reflects the planned upgrades to the existing wastewater treatment facilities.

[3] Amounts derived from City of Ormond Beach fixed asset data and reflect estimated fixed asset retirements due to the imposition of the capital improvement plan of the City which recognizes the replacement of such assets classified in the total treatment and/or transmission function.

[4] Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the City.

[5] Amount reflects the permitted capacity of the existing facilities and is shown in detail as follows:

Description	Plant Capacity
Wastewater Plant Capacity (MDG) (ADF)	8.000
Total Capacity (MDG)	8.000

[6] Amount reflects the average daily flow for Fiscal Years 2015 through 2019.

[7] Amount reflects the City's level of service provided for a residential dwelling unit.

[8] Amount derived from Table 3, if any, and reflects the cost of additional wastewater treatment capacity.

[9] Amount as provided by City staff and reflects the amount of additional wastewater treatment capacity expressed on an average daily flow basis, if any.

[10] Amount based on Table 1 and reflects wastewater transmission assets currently in service.

[11] Amount derived from Table 3 and reflects the planned upgrades to the existing wastewater collection system.

[12] Amount assumes transmission capacity is consistent with the existing and estimated future wastewater treatment capacity.

Table 6
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Utility Connection Fee Comparison [*]

Line No.	Municipality	Residential Single Family Service Water	Wastewater	Total
1	Ormond Beach - Existing	$2,902.00	$2,829.00	$5,731.00
2	Ormond Beach - Proposed	$2,333.00	$3,577.00	$5,910.00
3	New Smyrna Beach	$1,485.00	$1,445.00	$2,930.00
4	Daytona Beach	$1,376.00	$1,825.00	$3,201.00
5	DeLand	$2,184.20	$3,021.00	$5,205.20
6	Deltona	$1,944.00	$4,531.00	$6,475.00
7	Edgewater	$1,740.72	$2,634.35	$4,375.07
8	Melbourne	$1,540.00	$2,210.00	$3,750.00
9	Orange City	$1,600.00	$3,100.00	$4,700.00
10	Palm Coast	$2,745.89	$2,954.57	$5,700.46
11	Port Orange	$605.00	$1,540.00	$2,145.00
12	Titusville	$1,970.00	$2,190.00	$4,160.00
13	Volusia County	$1,546.04	$2,935.96	$4,482.00
14	Survey Average Fee	$1,703.35	$2,580.63	$4,283.98

[*] As of October 2021

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
	UTILITY SYSTEM FIXED ASSETS																							
1	10000001	Veh Retrofit Existing Tv Truck Res# 200	40	404	3502	WW COLLECTION AND REUSE	GENERAL	6/30/2005	$98,680.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$98,680	$0
2	10000004	It-Computer System	30	308	3501	WASTERWATER PLANT	General	5/21/1993	5,622	0	0	0	0	0	0	0	0	0	0	0	0	0	5,622	0
3	10000021	It-Computer / Ibm	30	308	3301	WATER PLANT	General	3/1/1989	5,653	0	0	0	0	0	0	0	0	0	0	0	0	0	5,653	0
4	10000022	It-Sungard Gmba Acct Act List, Misc Info	30	308	3301	WATER PLANT	General	9/30/1990	6,120	0	0	0	0	0	0	0	0	0	0	0	0	0	6,120	0
5	10000641	Rst 94 Hyster H60Xm Forklift	30	303	3501	WASTERWATER PLANT	General	6/17/1994	19,318	0	0	0	0	0	0	0	0	0	0	0	0	0	19,318	0
6	10001059	Egp Submersible Aerator	30	304	3501	WASTERWATER PLANT	General	2/17/1994	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	17,000	0
7	10001062	Route 40 Util. & Medians	20	208	3301	WATER PLANT	General	2/4/1994	582	0	0	0	0	0	0	0	0	0	0	0	0	0	582	0
8	10001063	Sr-40 Utilities-Halifax Pa	20	208	3301	WATER PLANT	W T&D	1/7/1994	1,165	0	0	345	820	0	0	0	0	0	0	0	0	0	0	0
9	10001064	Sr-40 Utilities-Halifax Pa	20	208	3301	WATER PLANT	W T&D	12/10/1993	582	0	0	173	410	0	0	0	0	0	0	0	0	0	0	0
10	10001065	Sr-40 Utilities-Halifax Pa	20	208	3301	WATER PLANT	W T&D	11/12/1993	582	0	0	173	410	0	0	0	0	0	0	0	0	0	0	0
11	10001066	Sr-40 Utilities-Halifax Pa	20	208	3301	WATER PLANT	W T&D	10/15/1993	1,165	0	0	345	820	0	0	0	0	0	0	0	0	0	0	0
12	10001067	Recording - Easement Deed	70	701	3301	WATER PLANT	General	12/27/1993	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
13	10001068	Sr-40 Utilities Relocation	20	208	3301	WATER PLANT	W T&D	11/12/1993	243	0	0	72	171	0	0	0	0	0	0	0	0	0	0	0
14	10001069	Sr-40 Utilities Relocation	20	208	3301	WATER PLANT	W T&D	10/30/1993	35	0	0	10	25	0	0	0	0	0	0	0	0	0	0	0
15	10001070	Sr-40 Utilities Relocation-Gbs	20	208	3301	WATER PLANT	W T&D	10/15/1993	199	0	0	59	140	0	0	0	0	0	0	0	0	0	0	0
16	10001071	Sr-40 Utilities Relocation	20	208	3301	WATER PLANT	W T&D	10/15/1993	243	0	0	72	171	0	0	0	0	0	0	0	0	0	0	0
17	10001072	Sr-40 Utilities Relocation	20	208	3301	WATER PLANT	W T&D	10/22/1993	118,499	0	0	35,118	83,381	0	0	0	0	0	0	0	0	0	0	0
18	10001073	Sr-40 Utility Relocation	20	208	3301	WATER PLANT	W T&D	10/22/1993	18,885	0	0	5,597	13,288	0	0	0	0	0	0	0	0	0	0	0
19	10001074	Install Water Main	20	208	3301	WATER PLANT	W T&D	1/4/1994	9,197	0	0	2,726	6,472	0	0	0	0	0	0	0	0	0	0	0
20	10001075	Install Water Main	20	208	3301	WATER PLANT	W T&D	12/17/1993	3,661	0	0	1,085	2,576	0	0	0	0	0	0	0	0	0	0	0
21	10001076	Install Water Main	20	208	3301	WATER PLANT	W T&D	11/10/1993	38,286	0	0	11,347	26,940	0	0	0	0	0	0	0	0	0	0	0
22	10001077	16"" Raw Water Trans. Sr 40	20	208	3301	WATER PLANT	W T&D	9/29/2001	4,375	0	0	1,297	3,078	0	0	0	0	0	0	0	0	0	0	0
23	10001101	Pump Sta Inglesa Pump Station-2005 N Bea	20	208	3301	WATER PLANT	W T&D	9/2/1994	1,430	0	0	424	1,006	0	0	0	0	0	0	0	0	0	0	0
24	10001102	Construction	20	208	3301	WATER PLANT	General	9/2/1994	817	0	0	0	0	0	0	0	0	0	0	0	0	0	817	0
25	10001103	Construction Services	20	208	3301	WATER PLANT	General	8/17/1994	817	0	0	0	0	0	0	0	0	0	0	0	0	0	817	0
26	10001104	Construction Services	20	208	3301	WATER PLANT	General	7/19/1994	2,019	0	0	0	0	0	0	0	0	0	0	0	0	0	2,019	0
27	10001105	Fdep/Hrs Application Fee	20	208	3301	WATER PLANT	General	5/2/1994	300	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
28	10001106	Booster Pumping Station Survey	20	208	3301	WATER PLANT	General	3/4/1994	675	0	0	0	0	0	0	0	0	0	0	0	0	0	675	0
29	10001107	Booster Pump Station Survey	20	208	3301	WATER PLANT	General	3/4/1994	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
30	10001108	Survey	20	208	3301	WATER PLANT	General	2/4/1994	684	0	0	0	0	0	0	0	0	0	0	0	0	0	684	0
31	10001109	Design	20	208	3301	WATER PLANT	General	4/30/1994	3,813	0	0	0	0	0	0	0	0	0	0	0	0	0	3,813	0
32	10001110	Design	20	208	3301	WATER PLANT	General	4/1/1994	9,152	0	0	0	0	0	0	0	0	0	0	0	0	0	9,152	0
33	10001111	Design Of Pump	20	208	3301	WATER PLANT	General	3/4/1994	1,525	0	0	0	0	0	0	0	0	0	0	0	0	0	1,525	0
34	10001112	Design	20	208	3301	WATER PLANT	General	2/4/1994	763	0	0	0	0	0	0	0	0	0	0	0	0	0	763	0
35	10001113	Legal Ad - Public Notice	20	208	3301	WATER PLANT	General	5/1/1994	90	0	0	0	0	0	0	0	0	0	0	0	0	0	90	0
36	10001114	In-House Costs	20	208	3301	WATER PLANT	General	9/30/1994	12,500	0	0	0	0	0	0	0	0	0	0	0	0	0	12,500	0
37	10001115	Wtr Main Hand Avenue Extension	20	208	3301	WATER PLANT	W T&D	9/2/1994	1,195	0	0	354	841	0	0	0	0	0	0	0	0	0	0	0
38	10001116	Construction Materials And Testing Servi	20	208	3301	WATER PLANT	General	7/21/1994	252	0	0	0	0	0	0	0	0	0	0	0	0	0	252	0
39	10001117	Bidding And Construction	20	208	3301	WATER PLANT	General	6/23/1994	4,063	0	0	0	0	0	0	0	0	0	0	0	0	0	4,063	0
40	10001118	Bidding And Construction	20	208	3301	WATER PLANT	General	5/31/1994	860	0	0	0	0	0	0	0	0	0	0	0	0	0	860	0
41	10001119	Testing Services	20	208	3301	WATER PLANT	General	4/30/1994	512	0	0	0	0	0	0	0	0	0	0	0	0	0	512	0
42	10001120	Bidding And Construction	20	208	3301	WATER PLANT	General	4/26/1994	693	0	0	0	0	0	0	0	0	0	0	0	0	0	693	0
43	10001121	Testing Services	20	208	3301	WATER PLANT	General	4/18/1994	109	0	0	0	0	0	0	0	0	0	0	0	0	0	109	0
44	10001122	Testing Services	20	208	3301	WATER PLANT	General	3/31/1994	125	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0
45	10001123	Bidding And Construction	20	208	3301	WATER PLANT	General	3/30/1994	2,749	0	0	0	0	0	0	0	0	0	0	0	0	0	2,749	0
46	10001124	Testing Services	20	208	3301	WATER PLANT	General	3/15/1994	348	0	0	0	0	0	0	0	0	0	0	0	0	0	348	0
47	10001125	Bidding And Construction	20	208	3301	WATER PLANT	General	3/1/1994	1,434	0	0	0	0	0	0	0	0	0	0	0	0	0	1,434	0
48	10001126	Water Main	20	208	3301	WATER PLANT	W T&D	7/28/1994	51,198	0	0	15,173	36,025	0	0	0	0	0	0	0	0	0	0	0
49	10001127	Water Main	20	208	3301	WATER PLANT	W T&D	6/20/1994	188,312	0	0	55,808	132,504	0	0	0	0	0	0	0	0	0	0	0
50	10001128	Water Main	20	208	3301	WATER PLANT	W T&D	5/26/1994	39,481	0	0	11,701	27,780	0	0	0	0	0	0	0	0	0	0	0
51	10001129	Water Mains	20	208	3301	WATER PLANT	W T&D	4/26/1994	33,072	0	0	9,801	23,271	0	0	0	0	0	0	0	0	0	0	0
52	10001130	Water Mains	20	208	3301	WATER PLANT	W T&D	3/28/1994	125,566	0	0	37,213	88,353	0	0	0	0	0	0	0	0	0	0	0
53	10001131	Water Mains	20	208	3301	WATER PLANT	W T&D	2/25/1994	66,031	0	0	19,569	46,462	0	0	0	0	0	0	0	0	0	0	0
54	10001132	Effluent Reuse Wilmette Ave Distribution	20	209	3501	WASTERWATER PLANT	WW T&C	10/1/1993	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55	10001133	Effluent Reuse Permit - Orchard Street T	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/24/1994	655	0	0	0	0	0	0	0	0	0	0	0	0	0	655	0
56	10001134	Effluent Reuse Permit - Orchard Street T	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/2/1994	230	0	0	0	0	0	0	0	0	0	0	0	0	0	230	0
57	10001135	Effluent Reuse Survey - Orchard Street T	20	209	3502	WW COLLECTION AND REUSE	GENERAL	8/17/1994	315	0	0	0	0	0	0	0	0	0	0	0	0	0	315	0
58	10001136	Effluent Reuse Design	20	209	3502	WW COLLECTION AND REUSE	GENERAL	8/17/1994	3,031	0	0	0	0	0	0	0	0	0	0	0	0	0	3,031	0
59	10001137	Effluent Reuse Permit	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/24/1994	1,528	0	0	0	0	0	0	0	0	0	0	0	0	0	1,528	0
60	10001138	Effluent Reuse Permit	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/2/1994	538	0	0	0	0	0	0	0	0	0	0	0	0	0	538	0
61	10001139	Effluent Reuse Survey	20	209	3502	WW COLLECTION AND REUSE	GENERAL	8/17/1994	734	0	0	0	0	0	0	0	0	0	0	0	0	0	734	0
62	10001140	Effluent Reuse Design	20	209	3502	WW COLLECTION AND REUSE	GENERAL	8/17/1994	7,073	0	0	0	0	0	0	0	0	0	0	0	0	0	7,073	0
63	10001141	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/14/1994	2,721	0	0	0	0	0	0	0	0	0	0	0	0	0	2,721	0
64	10001142	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	8/23/1994	495	0	0	0	0	0	0	0	0	0	0	0	0	0	495	0
65	10001143	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	7/26/1991	990	0	0	0	0	0	0	0	0	0	0	0	0	0	990	0
66	10001144	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/28/1991	990	0	0	0	0	0	0	0	0	0	0	0	0	0	990	0
67	10001145	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/28/1990	7,425	0	0	0	0	0	0	0	0	0	0	0	0	0	7,425	0
68	10001146	Effluent Reuse In-House Costs	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/30/1994	8,432	0	0	0	0	0	0	0	0	0	0	0	0	0	8,432	0
69	10001148	Ww Wastewater Master Plan	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/4/1994	6,017	0	0	0	0	0	0	0	0	0	0	0	0	0	6,017	0
70	10001149	Ww Wastewater Master Plan	20	209	3502	WW COLLECTION AND REUSE	GENERAL	2/4/1994	12,034	0	0	0	0	0	0	0	0	0	0	0	0	0	12,034	0
71	10001150	Ww Master Plan Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	2/4/1994	931	0	0	0	0	0	0	0	0	0	0	0	0	0	931	0
72	10001151	Ww Wastewater Master Plan	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/7/1994	6,017	0	0	0	0	0	0	0	0	0	0	0	0	0	6,017	0
73	10001152	Ww Master Plan Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/7/1994	68	0	0	0	0	0	0	0	0	0	0	0	0	0	68	0
74	10001153	Ww Wastewater Master Plan	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/10/1993	24,067	0	0	0	0	0	0	0	0	0	0	0	0	0	24,067	0
75	10001154	Ww Master Plan Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/10/1993	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
76	10001155	Ww Wastewater Master Plan	20	209	3502	WW COLLECTION AND REUSE	GENERAL	11/12/1993	21,661	0	0	0	0	0	0	0	0	0	0	0	0	0	21,661	0
77	10001156	Ww Master Plan Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	11/12/1993	96	0	0	0	0	0	0	0	0	0	0	0	0	0	96	0
78	10001157	Ww Master Plan Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/4/1994	4,665	0	0	0	0	0	0	0	0	0	0	0	0	0	4,665	0
79	10001158	Ww Wastewater Master Plan	20	209	3502	WW COLLECTION AND REUSE	GENERAL	10/15/1993	22,864	0	0	0	0	0	0	0	0	0	0	0	0	0	22,864	0
80	10001159	Ww Master Plan Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	10/15/1993	69	0	0	0	0	0	0	0	0	0	0	0	0	0	69	0
81	10001160	Ww Master Plan Eng Quentin Hampton-1 Inv	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/2/2008	11,532	0	0	0	0	0	0	0	0	0	0	0	0	0	11,532	0
82	10001161	Ww Master Plan - Engineering Service	20	209	3501	WASTERWATER PLANT	OTHER	12/31/1999	5,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,075
83	10001162	Ww Master Plan Eng Q Hampton-4 Invoices	20	209	3502	WW COLLECTION AND REUSE	GENERAL	8/7/2007	75,168	0	0	0	0	0	0	0	0	0	0	0	0	0	75,168	0
84	10001163	Well 1 Hudson Well Field - #30 To #42 Hu	20	208	3301	WATER PLANT	W Supply	3/18/1994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
85	10001164	Geotech / Hydro Engineering Services	20	208	3301	WATER PLANT	General	3/18/1994	337	0	0	0	0	0	0	0	0	0	0	0	0	0	337	0
86	10001165	Consumptive Use Permit	20	208	3301	WATER PLANT	General	1/3/1994	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
87	10001166	Geotech / Hydro Engineering Services	20	208	3301	WATER PLANT	General	10/17/1993	22,413	0	0	0	0	0	0	0	0	0	0	0	0	0	22,413	0
88	10001167	Geotech / Hydro Engineering Services	20	208	3301	WATER PLANT	General	4/30/1994	5,141	0	0	0	0	0	0	0	0	0	0	0	0	0	5,141	0
89	10001168	Well Field Evaluation	20	208	3301	WATER PLANT	General	5/7/1998	6,848	0	0	0	0	0	0	0	0	0	0	0	0	0	6,848	0
90	10001169	Effluent Reuse Phase Ii 2003	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/1994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
91	10001170	Effluent System Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/1994	340	0	0	0	0	0	0	0	136	205	0	0	0	0	0	0
92	10001171	Effluent System Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/5/1994	1,702	0	0	0	0	0	0	0	679	1,023	0	0	0	0	0	0
93	10001172	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/23/1994	73	0	0	0	0	0	0	0	0	0	0	0	0	0	73	0
94	10001173	Effluent System Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/23/1994	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
95	10001174	Effluent System Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/20/1994	2,042	0	0	0	0	0	0	0	815	1,227	0	0	0	0	0	0
96	10001175	Effluent Reuse Miscellaneous Services	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/29/1994	97	0	0	0	0	0	0	0	0	0	0	0	0	0	97	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
97	10001176	Effluent Reuse Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/29/1994	137	0	0	0	0	0	0	0	0	0	0	0	0	0	137	0
98	10001177	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/29/1994	1,017	0	0	0	0	0	0	0	406	611	0	0	0	0	0	0
99	10001178	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/1/1994	599	0	0	0	0	0	0	0	239	360	0	0	0	0	0	0
100	10001179	Effluent Reuse Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/1/1994	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0
101	10001180	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/4/1994	1,232	0	0	0	0	0	0	0	492	740	0	0	0	0	0	0
102	10001181	Effluent Reuse Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/4/1994	63	0	0	0	0	0	0	0	0	0	0	0	0	0	63	0
103	10001182	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	2/4/1994	3,093	0	0	0	0	0	0	0	0	0	0	0	0	0	3,093	0
104	10001183	Effluent Reuse Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	2/4/1994	466	0	0	0	0	0	0	0	0	0	0	0	0	0	466	0
105	10001184	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/7/1994	1,061	0	0	0	0	0	0	0	0	0	0	0	0	0	1,061	0
106	10001185	Effluent Reuse Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/7/1994	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
107	10001186	Effluent Reuse Design	20	209	3502	WW COLLECTION AND REUSE	GENERAL	7/19/1994	2,872	0	0	0	0	0	0	0	0	0	0	0	0	0	2,872	0
108	10001187	Effluent Reuse Engineering	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/4/1994	831	0	0	0	0	0	0	0	0	0	0	0	0	0	831	0
109	10001188	Effluent Reuse Reimburse Expenses	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/4/1994	22	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
110	10001189	Effluent Reuse Drawings	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/10/1993	642	0	0	0	0	0	0	0	0	0	0	0	0	0	642	0
111	10001190	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/30/1994	39,178	0	0	0	0	0	0	0	15,635	23,543	0	0	0	0	0	0
112	10001191	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/27/1994	11,343	0	0	0	0	0	0	0	4,527	6,816	0	0	0	0	0	0
113	10001192	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/27/1994	56,993	0	0	0	0	0	0	0	22,745	34,248	0	0	0	0	0	0
114	10001193	Effluent Reuse Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/3/1993	3,159	0	0	0	0	0	0	0	1,261	1,898	0	0	0	0	0	0
115	10001194	Effluent Reuse System Imp - Fy 1997	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1997	224,220	0	0	0	0	0	0	0	89,483	134,737	0	0	0	0	0	0
116	10001197	Wtr Water System Imp (Old $ Total By Fy	20	208	3301	WATER PLANT	W Treatment	10/1/1941	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117	10001198	Water System Improvements - Fy Prior To	20	208	3301	WATER PLANT	W Treatment	10/1/1941	105,180	0	105,180	0	0	0	0	0	0	0	0	0	0	0	0	0
118	10001199	Water System Improvements - Fy 1942	20	208	3301	WATER PLANT	W Treatment	9/30/1942	4,006	0	4,006	0	0	0	0	0	0	0	0	0	0	0	0	0
119	10001200	Water System Improvements - Fy 1943 Thru	20	208	3301	WATER PLANT	W Treatment	9/30/1948	59,846	0	59,846	0	0	0	0	0	0	0	0	0	0	0	0	0
120	10001201	Water System Improvements - Fy 1949	20	208	3301	WATER PLANT	W Treatment	9/30/1949	79,720	0	79,720	0	0	0	0	0	0	0	0	0	0	0	0	0
121	10001202	Water System Improvements - Fy 1950	20	208	3301	WATER PLANT	W Treatment	9/30/1950	8,653	0	8,653	0	0	0	0	0	0	0	0	0	0	0	0	0
122	10001203	Water System Improvements - Fy 1951	20	208	3301	WATER PLANT	W Treatment	9/30/1951	9,263	0	9,263	0	0	0	0	0	0	0	0	0	0	0	0	0
123	10001204	Water System Improvements - Fy 1952	20	208	3301	WATER PLANT	W Treatment	9/30/1952	234,451	0	234,451	0	0	0	0	0	0	0	0	0	0	0	0	0
124	10001205	Water System Improvements - Fy 1953	20	208	3301	WATER PLANT	W Treatment	9/30/1953	26,545	0	26,545	0	0	0	0	0	0	0	0	0	0	0	0	0
125	10001206	Water System Improvements - Fy 1954	20	208	3301	WATER PLANT	W Treatment	9/30/1954	10,166	0	10,166	0	0	0	0	0	0	0	0	0	0	0	0	0
126	10001207	Water System Improvements - Fy 1955	20	208	3301	WATER PLANT	W Treatment	9/30/1955	21,112	0	21,112	0	0	0	0	0	0	0	0	0	0	0	0	0
127	10001208	Water System Improvements - Fy 1956	20	208	3301	WATER PLANT	W Treatment	9/30/1956	31,763	0	31,763	0	0	0	0	0	0	0	0	0	0	0	0	0
128	10001209	Water System Improvements - Fy 1957	20	208	3301	WATER PLANT	W Treatment	9/30/1957	33,233	0	33,233	0	0	0	0	0	0	0	0	0	0	0	0	0
129	10001210	Water System Improvements - Fy 1958	20	208	3301	WATER PLANT	W Treatment	9/30/1958	183,198	0	183,198	0	0	0	0	0	0	0	0	0	0	0	0	0
130	10001211	Water System Improvements - Fy 1959	20	208	3301	WATER PLANT	W Treatment	9/30/1959	524,534	0	524,534	0	0	0	0	0	0	0	0	0	0	0	0	0
131	10001212	Water System Improvements - Fy 1961	20	208	3301	WATER PLANT	W Treatment	9/30/1961	63,086	0	63,086	0	0	0	0	0	0	0	0	0	0	0	0	0
132	10001213	Water System Improvements - Fy 1962	20	208	3301	WATER PLANT	W Treatment	9/30/1962	103,177	0	103,177	0	0	0	0	0	0	0	0	0	0	0	0	0
133	10001214	Water System Improvements - Fy 1963	20	208	3301	WATER PLANT	W Treatment	9/30/1963	70,178	0	70,178	0	0	0	0	0	0	0	0	0	0	0	0	0
134	10001215	Water System Improvements - Fy 1964	20	208	3301	WATER PLANT	W Treatment	9/30/1964	36,265	0	36,265	0	0	0	0	0	0	0	0	0	0	0	0	0
135	10001216	Water System Improvements - Fy 1965	20	208	3301	WATER PLANT	W Treatment	9/30/1965	134,316	0	134,316	0	0	0	0	0	0	0	0	0	0	0	0	0
136	10001217	Water System Improvements - Fy 1966	20	208	3301	WATER PLANT	W Treatment	9/30/1966	44,204	0	44,204	0	0	0	0	0	0	0	0	0	0	0	0	0
137	10001218	Water System Improvements - Fy 1967	20	208	3301	WATER PLANT	W Treatment	9/30/1967	34,602	0	34,602	0	0	0	0	0	0	0	0	0	0	0	0	0
138	10001219	Water System Improvements - Fy 1968	20	208	3301	WATER PLANT	W Treatment	9/30/1968	45,085	0	45,085	0	0	0	0	0	0	0	0	0	0	0	0	0
139	10001220	Water System Improvements - Fy 1969	20	208	3301	WATER PLANT	W Treatment	9/30/1969	56,867	0	56,867	0	0	0	0	0	0	0	0	0	0	0	0	0
140	10001221	Water System Improvements - Fy 1970	20	208	3301	WATER PLANT	W Treatment	9/30/1970	85,473	0	85,473	0	0	0	0	0	0	0	0	0	0	0	0	0
141	10001222	Water System Improvements - Fy 1971	20	208	3301	WATER PLANT	W Treatment	9/30/1971	90,436	0	90,436	0	0	0	0	0	0	0	0	0	0	0	0	0
142	10001223	Water System Improvements - Fy 1972	20	208	3301	WATER PLANT	W Treatment	9/30/1972	187,090	0	187,090	0	0	0	0	0	0	0	0	0	0	0	0	0
143	10001224	Water System Improvements - Fy 1973	20	208	3301	WATER PLANT	W Treatment	9/30/1973	454,892	0	454,892	0	0	0	0	0	0	0	0	0	0	0	0	0
144	10001225	Water System Improvements - Fy 1974	20	208	3301	WATER PLANT	W Treatment	9/30/1974	159,853	0	159,853	0	0	0	0	0	0	0	0	0	0	0	0	0
145	10001226	Water System Improvements - Fy 1975	20	208	3301	WATER PLANT	W Treatment	9/30/1975	976,731	0	976,731	0	0	0	0	0	0	0	0	0	0	0	0	0
146	10001227	Water System Improvements - Fy 1976	20	208	3301	WATER PLANT	W Treatment	9/30/1976	60,560	0	60,560	0	0	0	0	0	0	0	0	0	0	0	0	0
147	10001228	Water System Improvements - Fy 1977	20	208	3301	WATER PLANT	W Treatment	9/30/1977	137,134	0	137,134	0	0	0	0	0	0	0	0	0	0	0	0	0
148	10001229	Water System Improvements - Fy 1978	20	208	3301	WATER PLANT	W Treatment	9/30/1978	360,972	0	360,972	0	0	0	0	0	0	0	0	0	0	0	0	0
149	10001230	Water System Improvements - Fy 1979	20	208	3301	WATER PLANT	W Treatment	9/30/1979	1,561,226	0	1,561,226	0	0	0	0	0	0	0	0	0	0	0	0	0
150	10001231	Water System Improvements - Fy 1980	20	208	3301	WATER PLANT	W Treatment	9/30/1980	1,307,270	0	1,307,270	0	0	0	0	0	0	0	0	0	0	0	0	0
151	10001232	Water System Improvements - Fy 1981	20	208	3301	WATER PLANT	W Treatment	9/30/1981	1,384,979	0	1,384,979	0	0	0	0	0	0	0	0	0	0	0	0	0
152	10001233	Water System Improvements - Fy 1982	20	208	3301	WATER PLANT	W Treatment	9/30/1982	575,757	0	575,757	0	0	0	0	0	0	0	0	0	0	0	0	0
153	10001234	Water System Improvements - Fy 1983	20	208	3301	WATER PLANT	W Treatment	9/30/1983	427,320	0	427,320	0	0	0	0	0	0	0	0	0	0	0	0	0
154	10001235	Water System Improvements - Fy 1984	20	208	3301	WATER PLANT	W Treatment	9/30/1984	2,743,465	0	2,743,465	0	0	0	0	0	0	0	0	0	0	0	0	0
155	10001236	Water System Improvements - Fy 1985	20	208	3301	WATER PLANT	W Treatment	9/30/1985	180,518	0	180,518	0	0	0	0	0	0	0	0	0	0	0	0	0
156	10001237	Water System Improvements - Fy 1986	20	208	3301	WATER PLANT	W Treatment	9/30/1986	106,830	0	106,830	0	0	0	0	0	0	0	0	0	0	0	0	0
157	10001238	Water System Improvements - Fy 1987	20	208	3301	WATER PLANT	W Treatment	9/30/1987	2,730,071	0	2,730,071	0	0	0	0	0	0	0	0	0	0	0	0	0
158	10001239	Water System Improvements - Fy 1988	20	208	3301	WATER PLANT	W Treatment	9/30/1988	99,578	0	99,578	0	0	0	0	0	0	0	0	0	0	0	0	0
159	10001240	Water System Improvements - Fy 1989	20	208	3301	WATER PLANT	W Treatment	9/30/1989	178,841	0	178,841	0	0	0	0	0	0	0	0	0	0	0	0	0
160	10001241	Water System Improvements - Fy 1990	20	208	3301	WATER PLANT	W Treatment	9/30/1990	74,054	0	74,054	0	0	0	0	0	0	0	0	0	0	0	0	0
161	10001242	Water System Improvements - Fy 1991	20	208	3301	WATER PLANT	W Treatment	9/30/1991	1,886,068	0	1,886,068	0	0	0	0	0	0	0	0	0	0	0	0	0
162	10001243	Water System Improvements - Fy 1992	20	208	3301	WATER PLANT	W Treatment	9/30/1992	376,452	0	376,452	0	0	0	0	0	0	0	0	0	0	0	0	0
163	10001244	Water System Improvements - Fy 2000	20	208	3301	WATER PLANT	W Treatment	7/19/2000	105,380	0	105,380	0	0	0	0	0	0	0	0	0	0	0	0	0
164	10001245	Water System Improvements - Fy 1999	20	208	3301	WATER PLANT	W Treatment	9/30/1999	950,904	0	950,904	0	0	0	0	0	0	0	0	0	0	0	0	0
165	10001246	Water System Improvements - Fy 1995	20	208	3301	WATER PLANT	W Treatment	9/30/1995	291,605	0	291,605	0	0	0	0	0	0	0	0	0	0	0	0	0
166	10001247	Water System Improvements - Fy 1996	20	208	3301	WATER PLANT	W Treatment	9/30/1996	1,305,005	0	1,305,005	0	0	0	0	0	0	0	0	0	0	0	0	0
167	10001248	Water System Improvements - Fy 1997	20	208	3301	WATER PLANT	W Treatment	9/30/1997	833,888	0	833,888	0	0	0	0	0	0	0	0	0	0	0	0	0
168	10001249	Water System Improvements - Fy 1998	20	208	3301	WATER PLANT	W Treatment	9/30/1998	182,417	0	182,417	0	0	0	0	0	0	0	0	0	0	0	0	0
169	10001250	Water System Improvements - Fy 1960	20	208	3301	WATER PLANT	W Treatment	9/30/1960	74,768	0	74,768	0	0	0	0	0	0	0	0	0	0	0	0	0
170	10001251	Water System Improvements - Fy 1994 (Add	20	208	3301	WATER PLANT	W Treatment	9/30/1994	3,973,949	0	3,973,949	0	0	0	0	0	0	0	0	0	0	0	0	0
171	10001252	Water System Improvements - Fy 1993	20	208	3301	WATER PLANT	W Treatment	9/30/1993	1,393,476	0	1,393,476	0	0	0	0	0	0	0	0	0	0	0	0	0
172	10001253	Water System Improvements - Fy 1994	20	208	3301	WATER PLANT	W Treatment	9/30/1994	1,418,791	0	1,418,791	0	0	0	0	0	0	0	0	0	0	0	0	0
173	10001254	Water System Improvements - Fy 1991 (Add	20	208	3301	WATER PLANT	W Treatment	9/30/1991	932,694	0	932,694	0	0	0	0	0	0	0	0	0	0	0	0	0
174	10001255	Dedicated Water System - Base Asset	20	208	3301	WATER PLANT	W Treatment	9/30/1988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	10001256	Dedicated Wtr - Beg Thru Fy 1988 - Audit	20	208	3301	WATER PLANT	W Treatment	9/30/1988	2,961,091	0	2,961,091	0	0	0	0	0	0	0	0	0	0	0	0	0
176	10001257	Dedicated Wtr - Hidden Hills - Fy 1989	20	208	3301	WATER PLANT	W T&D	9/30/1989	403,523	0	0	119,588	283,935	0	0	0	0	0	0	0	0	0	0	0
177	10001258	Dedicated Wtr - Volusia Cty/Cdbg - Fy 19	20	208	3301	WATER PLANT	W T&D	9/30/1989	22,905	0	0	6,788	16,117	0	0	0	0	0	0	0	0	0	0	0
178	10001259	Dedicated Wtr - Fy 1993 Totals	20	208	3301	WATER PLANT	W Treatment	9/30/1993	528,166	0	528,166	0	0	0	0	0	0	0	0	0	0	0	0	0
179	10001260	Dedicated Wtr - Fy 1995 Totals	20	208	3301	WATER PLANT	W Treatment	9/30/1995	143,943	0	143,943	0	0	0	0	0	0	0	0	0	0	0	0	0
180	10001261	Dedicated Wtr - Fy 1996 Totals	20	208	3301	WATER PLANT	W Treatment	9/30/1996	475,195	0	475,195	0	0	0	0	0	0	0	0	0	0	0	0	0
181	10001262	Dedicated Wtr - Fy 1999 Totals	20	208	3301	WATER PLANT	W Treatment	9/30/1999	334,621	0	334,621	0	0	0	0	0	0	0	0	0	0	0	0	0
182	10001263	Dedicated Wtr - Fy 1998 Totals	20	208	3301	WATER PLANT	W Treatment	9/30/1998	98,500	0	98,500	0	0	0	0	0	0	0	0	0	0	0	0	0
183	10001264	Dedicated Wtr - Fy 1997 Totals	20	208	3301	WATER PLANT	W Treatment	9/30/1997	327,231	0	327,231	0	0	0	0	0	0	0	0	0	0	0	0	0
184	10001265	Dedicated Wtr - Fy 2000 Totals	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2000	269,621	0	0	79,905	189,716	0	0	0	0	0	0	0	0	0	0	0
185	10001266	Dedicated Wtr - Halifax Medical Center -	20	208	3301	WATER PLANT	W T&D	9/30/1994	84,136	0	0	24,935	59,201	0	0	0	0	0	0	0	0	0	0	0
186	10001267	Dedicated Wtr - Halifax Medical Center -	20	208	3301	WATER PLANT	W T&D	9/30/1995	76,103	0	0	22,554	53,549	0	0	0	0	0	0	0	0	0	0	0
187	10001268	Dedicated Wtr - Hand Avenue Extension -	20	208	3301	WATER PLANT	W T&D	9/30/1994	318,113	0	0	94,276	223,837	0	0	0	0	0	0	0	0	0	0	0
188	10001269	Dedicated Wtr - Spring Meadows/Phase 1 -	20	208	3301	WATER PLANT	W T&D	9/30/1995	40,040	0	0	11,866	28,174	0	0	0	0	0	0	0	0	0	0	0
189	10001270	Dedicated Wtr - Southern Trace - Fy 1995	20	208	3301	WATER PLANT	W T&D	9/30/1995	27,800	0	0	8,239	19,561	0	0	0	0	0	0	0	0	0	0	0
190	10001271	Dedicated Wtr - Hand Avenue Extension -	20	208	3301	WATER PLANT	W T&D	9/30/1994	256,349	0	0	75,972	180,377	0	0	0	0	0	0	0	0	0	0	0
191	10001272	Dedicated Wtr - Calvary Assembly - Fy 19	20	208	3301	WATER PLANT	W T&D	9/30/1994	96,285	0	0	28,535	67,750	0	0	0	0	0	0	0	0	0	0	0
192	10001273	Dedicated Wtr - Wal-Mart - Fy 1994	20	208	3301	WATER PLANT	W T&D	9/30/1994	76,939	0	0	22,802	54,137	0	0	0	0	0	0	0	0	0	0	0
193	10001274	Dedicated Wtr - Wal-Mart/12"" Exten - F	20	208	3301	WATER PLANT	W T&D	9/30/1994	112,970	0	0	33,480	79,490	0	0	0	0	0	0	0	0	0	0	0
194	10001275	Dedicated Wtr - Orm Interchange Cmpx - F	20	208	3301	WATER PLANT	W T&D	9/30/1994	30,100	0	0	8,920	21,180	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
195	10001276	Dedicated Wtr - Breakaway Trails Plant -	20	208	3301	WATER PLANT	W Treatment	9/30/1990	40,208	0	40,208	0	0	0	0	0	0	0	0	0	0	0	0	0
196	10001277	Land Dedicated Wtr - Breakaway Trails Pl	70	701	3301	WATER PLANT	W Treatment	9/30/1990	124,650	0	124,650	0	0	0	0	0	0	0	0	0	0	0	0	0
197	10001278	Land Dedicated Wtr - Breakaway Trails -	70	701	3301	WATER PLANT	W Treatment	9/30/1990	3,300	0	3,300	0	0	0	0	0	0	0	0	0	0	0	0	0
198	10001279	Dedicated Wtr - Breakaway Trails - Fy 90	20	208	3301	WATER PLANT	W Treatment	9/30/1990	153,900	0	153,900	0	0	0	0	0	0	0	0	0	0	0	0	0
199	10001280	Dedicated Wtr - Breakaway Trails Wells -	20	208	3301	WATER PLANT	W Treatment	9/30/1990	58,426	0	58,426	0	0	0	0	0	0	0	0	0	0	0	0	0
200	10001281	Dedicated Wtr - Pine Trail School - Fy 9	20	208	3301	WATER PLANT	W T&D	9/30/1990	123,526	0	0	36,608	86,917	0	0	0	0	0	0	0	0	0	0	0
201	10001282	Dedicated Wtr - Shadow Crossings - Fy 91	20	208	3301	WATER PLANT	W T&D	9/30/1991	114,187	0	0	33,841	80,346	0	0	0	0	0	0	0	0	0	0	0
202	10001283	Dedicated Wtr - Pine Trails Phase I - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/1992	23,791	0	0	7,051	16,740	0	0	0	0	0	0	0	0	0	0	0
203	10001284	Dedicated Wtr - Breakaway Trails Ph Iii	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/1992	114,726	0	0	34,000	80,726	0	0	0	0	0	0	0	0	0	0	0
204	10001285	Dedicated Wtr - Broadwater Subdivision-9	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/1992	63,650	0	0	18,863	44,787	0	0	0	0	0	0	0	0	0	0	0
205	10001286	Dedicated Wtr - Coquina Point - Fy 1992	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/1992	83,790	0	0	24,832	58,958	0	0	0	0	0	0	0	0	0	0	0
206	10001287	Dedicated Wtr - Addt'L Water Lines Fy 19	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/1992	97,240	0	0	28,818	68,422	0	0	0	0	0	0	0	0	0	0	0
207	10001288	Dedicated Wtr - Pine Trails Ph Iii - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	11/20/2000	29,450	0	0	8,728	20,722	0	0	0	0	0	0	0	0	0	0	0
208	10001289	Dedicated Wtr - Ormond Lakes Unit Ix - F	20	208	3302	WATER DISTRIBUTION	W T&D	1/15/2001	69,445	0	0	20,581	48,864	0	0	0	0	0	0	0	0	0	0	0
209	10001290	Dedicated Wtr - Breakaway Trls Ph Iii -	20	208	3302	WATER DISTRIBUTION	W T&D	4/20/2001	37,670	0	0	11,164	26,506	0	0	0	0	0	0	0	0	0	0	0
210	10001291	Dedicated Wtr - Publix @ Holly Hill - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2002	65,000	0	0	19,263	45,737	0	0	0	0	0	0	0	0	0	0	0
211	10001292	Dedicated Wtr - Avalon-Marlin Dr/On Aia	20	208	3302	WATER DISTRIBUTION	W T&D	8/24/2001	16,780	0	0	4,973	11,807	0	0	0	0	0	0	0	0	0	0	0
212	10001293	Dedicated Wtr - Ormond Lakes Unit Xb - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/1/2001	18,214	0	0	5,398	12,816	0	0	0	0	0	0	0	0	0	0	0
213	10001294	Dedicated Wtr - Latulippe Office/Pearl D	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2002	25,000	0	0	7,409	17,591	0	0	0	0	0	0	0	0	0	0	0
214	10001295	Dedicated Wtr - Ormond Lakes Unit Xii -	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2002	195,568	0	0	57,959	137,609	0	0	0	0	0	0	0	0	0	0	0
215	10001296	Dedicated Wtr - Briargate Ph 1 & 2 - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	7/26/2005	114,392	0	0	33,901	80,491	0	0	0	0	0	0	0	0	0	0	0
216	10001297	Dedicated Wtr - Creekside - Fy 2005	20	208	3302	WATER DISTRIBUTION	W T&D	8/15/2005	99,020	0	0	29,346	69,674	0	0	0	0	0	0	0	0	0	0	0
217	10001298	Dedicated Wtr - Tuscanny Shoppes - Fy 20	20	208	3302	WATER DISTRIBUTION	W T&D	7/6/2005	500	0	0	148	352	0	0	0	0	0	0	0	0	0	0	0
218	10001299	Dedicated Wtr - Ormond Ace - Fy 2005	20	208	3302	WATER DISTRIBUTION	W T&D	9/27/2005	800	0	0	237	563	0	0	0	0	0	0	0	0	0	0	0
219	10001300	Dedicated Wtr - Harley Davidson Cmplx -	20	208	3302	WATER DISTRIBUTION	W T&D	8/31/2005	103,660	0	0	30,721	72,939	0	0	0	0	0	0	0	0	0	0	0
220	10001301	Dedicated Wtr - Med Center-Hand/Clyde -	20	208	3302	WATER DISTRIBUTION	W T&D	5/25/2005	24,850	0	0	7,365	17,485	0	0	0	0	0	0	0	0	0	0	0
221	10001302	Dedicated Wtr - Capriana Condo - Aia - F	20	208	3302	WATER DISTRIBUTION	W T&D	7/3/2006	2,700	0	0	800	1,900	0	0	0	0	0	0	0	0	0	0	0
222	10001303	Dedicated Wtr - Calvary Chapel - Fy 06	20	208	3302	WATER DISTRIBUTION	W T&D	5/31/2006	4,000	0	0	1,185	2,815	0	0	0	0	0	0	0	0	0	0	0
223	10001304	Dedicated Wtr - Broken Spoke - N Us 1 -	20	208	3302	WATER DISTRIBUTION	W T&D	2/14/2006	3,700	0	0	1,097	2,603	0	0	0	0	0	0	0	0	0	0	0
224	10001305	Dedicated Wtr - Hunter Ridge - Flglr Cty	20	208	3302	WATER DISTRIBUTION	W T&D	1/30/2006	3,400	0	0	1,008	2,392	0	0	0	0	0	0	0	0	0	0	0
225	10001306	Dedicated Wtr - Chelsea Place - Ph 1/2 -	20	208	3302	WATER DISTRIBUTION	W T&D	3/2/2006	352,700	0	0	104,526	248,174	0	0	0	0	0	0	0	0	0	0	0
226	10001307	Dedicated Wtr - Tuscany Sub - Fy 07	20	208	3302	WATER DISTRIBUTION	W T&D	11/16/2006	132,644	0	0	39,310	93,334	0	0	0	0	0	0	0	0	0	0	0
227	10001308	Dedicated Wtr - 1425 Hand Ave Ctre - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	1/2/2007	7,600	0	0	2,252	5,348	0	0	0	0	0	0	0	0	0	0	0
228	10001309	Dedicated Wtr - Fun Coast Medical - Fy 0	20	208	3302	WATER DISTRIBUTION	W T&D	11/30/2006	10,120	0	0	2,999	7,121	0	0	0	0	0	0	0	0	0	0	0
229	10001310	Dedicated Wtr - Tatto Tavern - N Us 1 -	20	208	3302	WATER DISTRIBUTION	W T&D	3/6/2007	7,760	0	0	2,300	5,460	0	0	0	0	0	0	0	0	0	0	0
230	10001311	Dedicated Wtr - Saddle Jacks - Us 1 - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	8/16/2007	11,460	0	0	3,396	8,064	0	0	0	0	0	0	0	0	0	0	0
231	10001312	Dedicated Wtr - Majik Market - N Yonge S	20	208	3302	WATER DISTRIBUTION	W T&D	8/24/2007	1,170	0	0	347	823	0	0	0	0	0	0	0	0	0	0	0
232	10001313	Dedicated Wtr - Tomoka Landing - Fy 07	20	208	3302	WATER DISTRIBUTION	W T&D	8/24/2007	4,440	0	0	1,316	3,124	0	0	0	0	0	0	0	0	0	0	0
233	10001314	Dedicated Wtr - Destination Daytona/Ph 2	20	208	3302	WATER DISTRIBUTION	W T&D	10/23/2006	127,905	0	0	37,906	89,999	0	0	0	0	0	0	0	0	0	0	0
234	10001315	Dedicated Wtr - Westland Village - Fy 07	20	208	3302	WATER DISTRIBUTION	W T&D	10/1/2006	166,034	0	0	49,206	116,828	0	0	0	0	0	0	0	0	0	0	0
235	10001316	Dedicated Wtr - Deer Creek/Ph 1&2 - Fy 0	20	208	3302	WATER DISTRIBUTION	W T&D	8/17/2007	490,370	0	0	145,326	345,044	0	0	0	0	0	0	0	0	0	0	0
236	10001317	Dedicated Wtr - Progressive Bus Park - F	20	208	3302	WATER DISTRIBUTION	W T&D	6/27/2007	8,000	0	0	2,371	5,629	0	0	0	0	0	0	0	0	0	0	0
237	10001318	Dedicated Wtr - Capital Plaza/Ph 1 - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	1/5/2007	25,680	0	0	7,611	18,069	0	0	0	0	0	0	0	0	0	0	0
238	10001319	Dedicated Wtr - East Coast Comm Bank - F	20	208	3302	WATER DISTRIBUTION	W T&D	10/10/2007	1,100	0	0	326	774	0	0	0	0	0	0	0	0	0	0	0
239	10001320	Dedicated Wtr - Capri Drive - Fy 07	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2007	103,950	0	0	30,807	73,143	0	0	0	0	0	0	0	0	0	0	0
240	10001321	Dedicated Wtr - Ormond Lakes/Unit Iiib -	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	73,350	0	0	21,738	51,612	0	0	0	0	0	0	0	0	0	0	0
241	10001322	Dedicated Wtr - Saddlers Run Ph Iii - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	31,400	0	0	9,306	22,094	0	0	0	0	0	0	0	0	0	0	0
242	10001323	Dedicated Wtr - Ormond Lakes Unit 8 - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	69,000	0	0	20,449	48,551	0	0	0	0	0	0	0	0	0	0	0
243	10001324	Dedicated Wtr - Breakaway Trl Iii/2B - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	42,198	0	0	12,506	29,692	0	0	0	0	0	0	0	0	0	0	0
244	10001325	Dedicated Wtr - Southern Pines/Unit Iii	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	82,043	0	0	24,314	57,729	0	0	0	0	0	0	0	0	0	0	0
245	10001326	Dedicated Wtr - Mirror Lake Medical - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	9,250	0	0	2,741	6,509	0	0	0	0	0	0	0	0	0	0	0
246	10001327	Dedicated Wtr - Oak Point - Fy 04	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	3,750	0	0	1,111	2,639	0	0	0	0	0	0	0	0	0	0	0
247	10001328	Dedicated Wtr - Gardens Business Ctr - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	32,550	0	0	9,647	22,903	0	0	0	0	0	0	0	0	0	0	0
248	10001329	Dedicated Wtr - Tymber Crossings/Ph 1 -	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	73,350	0	0	21,738	51,612	0	0	0	0	0	0	0	0	0	0	0
249	10001330	Dedicated Wtr - Ormond Lakes/Unit 3 - Fy	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	35,470	0	0	10,512	24,958	0	0	0	0	0	0	0	0	0	0	0
250	10001331	Dedicated Wtr - Ormond Lakes/Unit Ii - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	66,450	0	0	19,693	46,757	0	0	0	0	0	0	0	0	0	0	0
251	10001332	Dedicated Wtr - Tymber Crossings/Ph 2 -	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	3,720	0	0	1,102	2,618	0	0	0	0	0	0	0	0	0	0	0
252	10001333	Dedicated Wtr - Certified Screen - Fy 03	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	2,200	0	0	652	1,548	0	0	0	0	0	0	0	0	0	0	0
253	10001334	Dedicated Wtr - Philopatyr - Fy 03	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	6,000	0	0	1,778	4,222	0	0	0	0	0	0	0	0	0	0	0
254	10001335	Dedicated Wtr - Med Ctr/Clyde Morris - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	200	0	0	59	141	0	0	0	0	0	0	0	0	0	0	0
255	10001336	Dedicated Wtr - Med Ctr/Clyde Morris - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2003	200	0	0	59	141	0	0	0	0	0	0	0	0	0	0	0
256	10001337	Dedicated Wtr - Southland Road - Fy 06	20	208	3302	WATER DISTRIBUTION	W T&D	7/26/2006	5,900	0	0	1,749	4,151	0	0	0	0	0	0	0	0	0	0	0
257	10001338	Dedicated Wtr - Breakaway Trl Iii/2C - F	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	76,783	0	0	22,755	54,028	0	0	0	0	0	0	0	0	0	0	0
258	10001339	Dedicated Wtr - Deer Creek Ph Iii - Fy 0	20	208	3302	WATER DISTRIBUTION	W T&D	7/9/2008	270,147	0	0	80,061	190,086	0	0	0	0	0	0	0	0	0	0	0
259	10001340	Dedicated Wtr - Verona Villas - Fy 08	20	208	3302	WATER DISTRIBUTION	W T&D	12/3/2007	91,772	0	0	27,198	64,574	0	0	0	0	0	0	0	0	0	0	0
260	10001341	Dedicated Wtr - Broadcast Team - Fy 08	20	208	3302	WATER DISTRIBUTION	GENERAL	7/16/2008	3,500	0	0	0	0	0	0	0	0	0	0	0	0	0	3,500	0
261	10001342	Dedicated Wtr - Coquina Presbterian Chur	20	208	3302	WATER DISTRIBUTION	W T&D	8/1/2008	200	0	0	59	141	0	0	0	0	0	0	0	0	0	0	0
262	10001343	Dedicated Wtr - Best Value Inn - Fy 08	20	208	3302	WATER DISTRIBUTION	W T&D	1/17/2008	918	0	0	272	646	0	0	0	0	0	0	0	0	0	0	0
263	10001344	Dedicated Wastewater System - Base Asset	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
264	10001345	Dedicated Ww - Beg Thru Fy 1988	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1988	2,961,091	0	0	0	0	0	0	0	1,181,725	1,779,366	0	0	0	0	0	0
265	10001346	Dedicated Ww - Breakaway/Ph I/Ii - Fy 19	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1990	102,600	0	0	0	0	0	0	0	40,946	61,654	0	0	0	0	0	0
266	10001347	Dedicated Ww - Shadow Xings - Fy 1991	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1991	76,223	0	0	0	0	0	0	0	30,419	45,803	0	0	0	0	0	0
267	10001348	Dedicated Ww - Coquina Point - Fy 1992	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1992	101,041	0	0	0	0	0	0	0	40,324	60,717	0	0	0	0	0	0
268	10001349	Dedicated Ww - Pine Trails/Phase I - Fy	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1992	25,484	0	0	0	0	0	0	0	10,170	15,314	0	0	0	0	0	0
269	10001350	Dedicated Ww - Breakaway/Phase Iii - Fy	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1992	66,282	0	0	0	0	0	0	0	26,452	39,830	0	0	0	0	0	0
270	10001351	Dedicated Ww - Us 1 North Mainland - Fy	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1992	280,697	0	0	0	0	0	0	0	112,022	168,675	0	0	0	0	0	0
271	10001352	Dedicated Ww - Fy 1993	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1993	450,359	0	0	0	0	0	0	0	179,731	270,628	0	0	0	0	0	0
272	10001353	Dedicated Ww - Fy 1995	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1995	224,322	0	0	0	0	0	0	0	89,523	134,799	0	0	0	0	0	0
273	10001354	Dedicated Ww - Fy 1996	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1996	741,429	0	0	0	0	0	0	0	295,893	445,536	0	0	0	0	0	0
274	10001355	Dedicated Ww - Fy 1997	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1997	510,825	0	0	0	0	0	0	0	203,862	306,963	0	0	0	0	0	0
275	10001356	Dedicated Ww - Fy 1998	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1998	108,571	0	0	0	0	0	0	0	43,329	65,242	0	0	0	0	0	0
276	10001357	Dedicated Ww - Fy 1999	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1999	334,621	0	0	0	0	0	0	0	133,542	201,079	0	0	0	0	0	0
277	10001358	Dedicated Ww - Fy 2000	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2000	297,545	0	0	0	0	0	0	0	118,746	178,799	0	0	0	0	0	0
278	10001359	Dedicated Ww - Calvary Assembly - Fy 199	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1994	86,441	0	0	0	0	0	0	0	34,497	51,943	0	0	0	0	0	0
279	10001360	Dedicated Ww - Ormond Lakes Unit Xii - F	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2002	96,325	0	0	0	0	0	0	0	38,442	57,883	0	0	0	0	0	0
280	10001361	Dedicated Ww - Halifax Med Ctr - Fy 1995	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1995	87,074	0	0	0	0	0	0	0	34,750	52,324	0	0	0	0	0	0
281	10001362	Dedicated Ww - Halifax Med Ctr - Fy 1994	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1994	8,921	0	0	0	0	0	0	0	3,560	5,361	0	0	0	0	0	0
282	10001363	Dedicated Ww - Orm Interchg Cmplx - Fy 1	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1994	58,300	0	0	0	0	0	0	0	23,267	35,033	0	0	0	0	0	0
283	10001364	Dedicated Ww - Hand Avenue Ext - Fy 1994	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1994	143,339	0	0	0	0	0	0	0	57,205	86,135	0	0	0	0	0	0
284	10001365	Dedicated Ww - Spring Meadows/Ph 1 - Fy	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1995	108,053	0	0	0	0	0	0	0	43,122	64,931	0	0	0	0	0	0
285	10001366	Dedicated Ww - Southern Trace - Fy 1995	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1995	29,195	0	0	0	0	0	0	0	11,651	17,544	0	0	0	0	0	0
286	10001367	Dedicated Ww - Pine Trail School - Fy 19	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1990	111,906	0	0	0	0	0	0	0	44,660	67,246	0	0	0	0	0	0
287	10001368	Dedicated Ww - Breakaway Tr Plant - Fy 1	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1990	182,929	0	0	0	0	0	0	0	73,004	109,925	0	0	0	0	0	0
288	10001369	Land Dedicated Ww - Breakaway Trails - F	70	701	3501	WASTERWATER PLANT	WW T&C	9/30/1990	60,000	0	0	0	0	0	0	0	23,945	36,055	0	0	0	0	0	0
289	10001370	Dedicated Ww - Breakaway Tr Storage - Fy	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/1990	417,858	0	0	0	0	0	0	0	166,761	251,097	0	0	0	0	0	0
290	10001371	Dedicated Ww - Addt'L Lines - Fy 1992	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1992	97,240	0	0	0	0	0	0	0	38,807	58,433	0	0	0	0	0	0
291	10001372	Dedicated Ww - Shadow Xings - Fy 1991	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1991	45,024	0	0	0	0	0	0	0	17,968	27,056	0	0	0	0	0	0
292	10001373	Dedicated Ww - Shadow Xings - Fy 1991	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1991	34,990	0	0	0	0	0	0	0	13,964	21,026	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
293	10001374	Dedicated Ww - Breakaway Tr Ph Iii - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/20/2001	51,964	0	0	0	0	0	0	0	20,738	31,226	0	0	0	0	0	0
294	10001375	Dedicated Ww - Pine Trails Ph Iii - Fy 2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/20/2000	32,140	0	0	0	0	0	0	0	12,827	19,313	0	0	0	0	0	0
295	10001376	Dedicated Ww - Ormond Lakes Unit Ix - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/15/2001	75,245	0	0	0	0	0	0	0	30,029	45,216	0	0	0	0	0	0
296	10001377	Dedicated Ww - Ormond Lakes Unit Ix - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/1/2001	35,927	0	0	0	0	0	0	0	14,338	21,589	0	0	0	0	0	0
297	10001378	Dedicated Ww - Briargate/Ph 1 & 2 - Fy 2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/26/2005	86,900	0	0	0	0	0	0	0	34,680	52,220	0	0	0	0	0	0
298	10001379	Dedicated Ww - Briargate/Ph 1 & 2 - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/26/2005	32,600	0	0	0	0	0	0	0	13,010	19,590	0	0	0	0	0	0
299	10001380	Dedicated Ww - Creekside - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/15/2005	99,000	0	0	0	0	0	0	0	39,509	59,491	0	0	0	0	0	0
300	10001381	Dedicated Ww - Creekside - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/15/2005	8,858	0	0	0	0	0	0	0	3,535	5,323	0	0	0	0	0	0
301	10001382	Dedicated Ww - Creekside - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/15/2005	41,000	0	0	0	0	0	0	0	16,362	24,638	0	0	0	0	0	0
302	10001383	Dedicated Ww - Creekside - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/15/2005	75,819	0	0	0	0	0	0	0	30,258	45,561	0	0	0	0	0	0
303	10001384	Dedicated Ww - Ormond Ace - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/27/2005	15,000	0	0	0	0	0	0	0	5,986	9,014	0	0	0	0	0	0
304	10001385	Dedicated Ww - Bus Ctr/Addison-Destiny -	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/15/2005	16,050	0	0	0	0	0	0	0	6,405	9,645	0	0	0	0	0	0
305	10001386	Dedicated Ww - Tomoka Crk Plaza - Fy 200	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/27/2005	2,200	0	0	0	0	0	0	0	878	1,322	0	0	0	0	0	0
306	10001387	Dedicated Ww - Harley Davidson - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/31/2005	99,900	0	0	0	0	0	0	0	39,869	60,031	0	0	0	0	0	0
307	10001388	Dedicated Ww - Harley Davidson - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/31/2005	25,500	0	0	0	0	0	0	0	10,177	15,323	0	0	0	0	0	0
308	10001389	Dedicated Ww - Harley Davidson - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/31/2005	101,780	0	0	0	0	0	0	0	40,619	61,161	0	0	0	0	0	0
309	10001390	Dedicated Ww - Harley Davidson - Fy 2005	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/31/2005	47,500	0	0	0	0	0	0	0	18,957	28,543	0	0	0	0	0	0
310	10001391	Dedicated Ww - Tymber Xings/Ph 1 - Fy 20	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2003	34,880	0	0	0	0	0	0	0	13,920	20,960	0	0	0	0	0	0
311	10001392	Dedicated Ww - Orm Lakes/Unit 3 - Fy 200	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2003	45,300	0	0	0	0	0	0	0	18,079	27,221	0	0	0	0	0	0
312	10001393	Dedicated Ww - Orm Lakes/Unit Ii - Fy 20	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2003	84,550	0	0	0	0	0	0	0	33,743	50,807	0	0	0	0	0	0
313	10001394	Dedicated Ww - Tymber Xings/Ph 2 - Fy 20	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2003	44,520	0	0	0	0	0	0	0	17,767	26,753	0	0	0	0	0	0
314	10001395	Dedicated Ww - Philopatyr - Fy 2003	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2003	5,120	0	0	0	0	0	0	0	2,043	3,077	0	0	0	0	0	0
315	10001396	Dedicated Ww - Med Ctr/Clyde Morris - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2003	2,300	0	0	0	0	0	0	0	918	1,382	0	0	0	0	0	0
316	10001397	Dedicated Ww - Orm Lakes Unit Iii-B - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	34,880	0	0	0	0	0	0	0	13,920	20,960	0	0	0	0	0	0
317	10001398	Dedicated Ww - Saddlers Run/Ph Iii - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	12,647	0	0	0	0	0	0	0	5,047	7,600	0	0	0	0	0	0
318	10001399	Dedicated Ww - Ormond Lakes/Unit 8 - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	100,310	0	0	0	0	0	0	0	40,032	60,278	0	0	0	0	0	0
319	10001400	Dedicated Ww - Breakaway Tr Iii/2B - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	36,624	0	0	0	0	0	0	0	14,616	22,008	0	0	0	0	0	0
320	10001401	Dedicated Ww - Breakaway Tr Iii/2C - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	48,561	0	0	0	0	0	0	0	19,380	29,181	0	0	0	0	0	0
321	10001402	Dedicated Ww - Southern Pines/Unit Iii -	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	133,331	0	0	0	0	0	0	0	53,210	80,121	0	0	0	0	0	0
322	10001403	Dedicated Ww - Mirror Lake Medical - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	14,550	0	0	0	0	0	0	0	5,807	8,743	0	0	0	0	0	0
323	10001404	Dedicated Ww - Oak Point - Fy 2004	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	3,750	0	0	0	0	0	0	0	1,497	2,253	0	0	0	0	0	0
324	10001405	Dedicated Ww - Seminole Center - Fy 2004	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	54,500	0	0	0	0	0	0	0	21,750	32,750	0	0	0	0	0	0
325	10001406	Dedicated Ww - Gardens Business Center -	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2004	16,190	0	0	0	0	0	0	0	6,461	9,729	0	0	0	0	0	0
326	10001407	Dedicated Ww - Caprina Condo - Fy 2006	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2006	366,859	0	0	0	0	0	0	0	146,408	220,451	0	0	0	0	0	0
327	10001408	Dedicated Ww - Winchester Manor - Fy 200	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/31/2006	1,800	0	0	0	0	0	0	0	718	1,082	0	0	0	0	0	0
328	10001409	Dedicated Ww - Calvary Chapel (Us 1) - F	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/31/2006	4,000	0	0	0	0	0	0	0	1,596	2,404	0	0	0	0	0	0
329	10001410	Dedicated Ww - Broken Spoke (Us 1) - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/14/2006	2,300	0	0	0	0	0	0	0	918	1,382	0	0	0	0	0	0
330	10001411	Dedicated Ww - Wilmette Professional Ctr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/26/2006	1,000	0	0	0	0	0	0	0	399	601	0	0	0	0	0	0
331	10001412	Dedicated Ww - Surfside Condo - Fy 2006	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/23/2006	1,800	0	0	0	0	0	0	0	718	1,082	0	0	0	0	0	0
332	10001413	Dedicated Ww - Nova Shoppes - Fy 2006	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/31/2006	9,600	0	0	0	0	0	0	0	3,831	5,769	0	0	0	0	0	0
333	10001414	Dedicated Ww - Chelsea Place Ph 1 & 2 -	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/2/2006	599,900	0	0	0	0	0	0	0	239,411	360,489	0	0	0	0	0	0
334	10001415	Dedicated Ww - Tuscany Sub (Il Villago)	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/16/2006	420,430	0	0	0	0	0	0	0	167,787	252,643	0	0	0	0	0	0
335	10001416	Dedicated Ww - Fun Coast Medical - Fy 20	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/30/2006	280	0	0	0	0	0	0	0	112	168	0	0	0	0	0	0
336	10001417	Dedicated Ww - Tattoo Tavern - Fy 2007	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/6/2007	4,150	0	0	0	0	0	0	0	1,656	2,494	0	0	0	0	0	0
337	10001418	Dedicated Ww - Saddle Jacks(Us 1) - Fy 2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/16/2007	4,275	0	0	0	0	0	0	0	1,706	2,569	0	0	0	0	0	0
338	10001419	Dedicated Ww - Tomoka Landing - Fy 2007	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2007	3,600	0	0	0	0	0	0	0	1,437	2,163	0	0	0	0	0	0
339	10001420	Dedicated Ww - Destination Daytona/Ph 2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/23/2006	64,760	0	0	0	0	0	0	0	25,845	38,915	0	0	0	0	0	0
340	10001421	Dedicated Ww - Westland Village Sub - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2006	55,295	0	0	0	0	0	0	0	22,067	33,228	0	0	0	0	0	0
341	10001422	Dedicated Ww - Deer Creek Ph 1 & 2 - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2007	764,807	0	0	0	0	0	0	0	305,223	459,584	0	0	0	0	0	0
342	10001423	Dedicated Ww - Progressive Bus Pk - Fy 2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/27/2007	36,800	0	0	0	0	0	0	0	14,686	22,114	0	0	0	0	0	0
343	10001424	Dedicated Ww - Orm Commerce Park - Fy 20	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/16/2006	7,560	0	0	0	0	0	0	0	3,017	4,543	0	0	0	0	0	0
344	10001425	Dedicated Ww - Walgreens (2001 W Grnda)	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/2/2007	1,160	0	0	0	0	0	0	0	463	697	0	0	0	0	0	0
345	10001426	Dedicated Ww - Tiffany Condo - Fy 2007	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/29/2007	1,016	0	0	0	0	0	0	0	405	611	0	0	0	0	0	0
346	10001427	Dedicated Ww - Spanish Waters - Fy 2007	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/23/2007	489,485	0	0	0	0	0	0	0	195,346	294,139	0	0	0	0	0	0
347	10001428	Dedicated Ww - East Coast Comm Bank - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/10/2007	10,320	0	0	0	0	0	0	0	4,119	6,201	0	0	0	0	0	0
348	10001429	Dedicated Ww - Deer Creek Phase Iii - Fy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/9/2008	209,270	0	0	0	0	0	0	0	83,516	125,754	0	0	0	0	0	0
349	10001430	Dedicated Ww - Verona Villas - Fy 2008	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/3/2007	131,896	0	0	0	0	0	0	0	52,638	79,258	0	0	0	0	0	0
350	10001431	Dedicated Ww - Ormondy Condos - Fy 2008	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/2/2008	252	0	0	0	0	0	0	0	101	151	0	0	0	0	0	0
351	10001432	Ww Wastewater System Improvements - Base	20	209	3501	WASTERWATER PLANT	WW Treatment	10/1/1959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352	10001433	Wastewater System Improvements - Fy 1959	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1959	13,766	0	0	0	0	0	0	0	13,766	0	0	0	0	0	0	0	0
353	10001434	Wastewater System Improvements - Fy 1960	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1960	19,332	0	0	0	0	0	0	0	19,332	0	0	0	0	0	0	0	0
354	10001435	Wastewater System Improvements - Fy 1962	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1962	490	0	0	0	0	0	0	0	490	0	0	0	0	0	0	0	0
355	10001436	Wastewater System Improvements - Fy 1963	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1963	2,213,258	0	0	0	0	0	0	0	2,213,258	0	0	0	0	0	0	0	0
356	10001437	Wastewater System Improvements - Fy 1964	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1964	612,818	0	0	0	0	0	0	0	612,818	0	0	0	0	0	0	0	0
357	10001438	Wastewater System Improvements - Fy 1965	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1965	41,773	0	0	0	0	0	0	0	41,773	0	0	0	0	0	0	0	0
358	10001439	Wastewater System Improvements - Fy 1966	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1966	10,558	0	0	0	0	0	0	0	10,558	0	0	0	0	0	0	0	0
359	10001440	Wastewater System Improvements - Fy 1967	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1967	32,030	0	0	0	0	0	0	0	32,030	0	0	0	0	0	0	0	0
360	10001441	Wastewater System Improvements - Fy 1968	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1968	5,344	0	0	0	0	0	0	0	5,344	0	0	0	0	0	0	0	0
361	10001442	Wastewater System Improvements - Fy 1969	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1969	5,925	0	0	0	0	0	0	0	5,925	0	0	0	0	0	0	0	0
362	10001443	Wastewater System Improvements - Fy 1970	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1970	17,744	0	0	0	0	0	0	0	17,744	0	0	0	0	0	0	0	0
363	10001444	Wastewater System Improvements - Fy 1971	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1971	63,046	0	0	0	0	0	0	0	63,046	0	0	0	0	0	0	0	0
364	10001445	Wastewater System Improvements - Fy 1972	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1972	15,479	0	0	0	0	0	0	0	15,479	0	0	0	0	0	0	0	0
365	10001446	Wastewater System Improvements - Fy 1973	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1973	24,414	0	0	0	0	0	0	0	24,414	0	0	0	0	0	0	0	0
366	10001447	Wastewater System Improvements - Fy 1974	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1974	37,704	0	0	0	0	0	0	0	37,704	0	0	0	0	0	0	0	0
367	10001448	Wastewater System Improvements - Fy 1975	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1975	4,791,385	0	0	0	0	0	0	0	4,791,385	0	0	0	0	0	0	0	0
368	10001449	Wastewater System Improvements - Fy 1976	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1976	450,505	0	0	0	0	0	0	0	450,505	0	0	0	0	0	0	0	0
369	10001450	Wastewater System Improvements - Fy 1977	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1977	20,231	0	0	0	0	0	0	0	20,231	0	0	0	0	0	0	0	0
370	10001451	Wastewater System Improvements - Fy 1978	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1978	258,665	0	0	0	0	0	0	0	258,665	0	0	0	0	0	0	0	0
371	10001452	Wastewater System Improvements - Fy 1979	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1979	369,409	0	0	0	0	0	0	0	369,409	0	0	0	0	0	0	0	0
372	10001453	Wastewater System Improvements - Fy 1980	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1980	1,231,977	0	0	0	0	0	0	0	1,231,977	0	0	0	0	0	0	0	0
373	10001454	Wastewater System Improvements - Fy 1981	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1981	954,566	0	0	0	0	0	0	0	954,566	0	0	0	0	0	0	0	0
374	10001455	Wastewater System Improvements - Fy 1982	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1982	573,977	0	0	0	0	0	0	0	573,977	0	0	0	0	0	0	0	0
375	10001456	Wastewater System Improvements - Fy 1983	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1983	338,917	0	0	0	0	0	0	0	338,917	0	0	0	0	0	0	0	0
376	10001457	Wastewater System Improvements - Fy 1984	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1984	28,362	0	0	0	0	0	0	0	28,362	0	0	0	0	0	0	0	0
377	10001458	Wastewater System Improvements - Fy 1985	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1985	182,867	0	0	0	0	0	0	0	182,867	0	0	0	0	0	0	0	0
378	10001459	Wastewater System Improvements - Fy 1986	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1986	1,047,314	0	0	0	0	0	0	0	1,047,314	0	0	0	0	0	0	0	0
379	10001460	Wastewater System Improvements - Fy 1987	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1987	35,196	0	0	0	0	0	0	0	35,196	0	0	0	0	0	0	0	0
380	10001461	Wastewater System Improvements - Fy 1988	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1988	46,689	0	0	0	0	0	0	0	46,689	0	0	0	0	0	0	0	0
381	10001462	Wastewater System Improvements - Fy 1989	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1989	948,596	0	0	0	0	0	0	0	948,596	0	0	0	0	0	0	0	0
382	10001463	Wastewater System Improvements - Fy 1990	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1990	35,445	0	0	0	0	0	0	0	35,445	0	0	0	0	0	0	0	0
383	10001464	Wastewater System Improvements - Fy 1991	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1991	715,588	0	0	0	0	0	0	0	715,588	0	0	0	0	0	0	0	0
384	10001465	Wastewater System Improvements - Fy 1992	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1992	13,041,796	0	0	0	0	0	0	0	13,041,796	0	0	0	0	0	0	0	0
385	10001466	Wastewater System Improvements - Fy 1999	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1999	890,073	0	0	0	0	0	0	0	890,073	0	0	0	0	0	0	0	0
386	10001467	Wastewater System Improvements - Fy 1995	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1995	140,014	0	0	0	0	0	0	0	140,014	0	0	0	0	0	0	0	0
387	10001468	Wastewater System Improvements - Fy 1996	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1996	2,643,435	0	0	0	0	0	0	0	2,643,435	0	0	0	0	0	0	0	0
388	10001469	Wastewater System Improvements - Fy 1997	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1997	1,489,505	0	0	0	0	0	0	0	1,489,505	0	0	0	0	0	0	0	0
389	10001470	Wastewater System Improvements - Fy 1998	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1998	512,684	0	0	0	0	0	0	0	512,684	0	0	0	0	0	0	0	0
390	10001471	Wastewater System Improvements - Fy 1994	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1994	3,973,949	0	0	0	0	0	0	0	3,973,949	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
391	10001472	Wastewater System Improvements - Fy 1994	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1994	580,269	0	0	0	0	0	0	580,269	0	0	0	0	0	0	0	0
392	10001473	Wastewater System Improvements - Fy 1993	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1993	1,393,476	0	0	0	0	0	0	1,393,476	0	0	0	0	0	0	0	0
393	10001474	Wastewater System Improvements - Fy 1991	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1991	714,039	0	0	0	0	0	0	714,039	0	0	0	0	0	0	0	0
394	10001475	Ww Hcharlie Damage Neptune Ave-A1A Sewer	20	209	3501	WASTERWATER PLANT	WW Treatment	9/24/2004	23,250	0	0	0	0	0	0	23,250	0	0	0	0	0	0	0	0
395	10001476	Wastewater System Improvements - Fy 1995	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1995	472,790	0	0	0	0	0	0	472,790	0	0	0	0	0	0	0	0
396	10001477	Ww System Shipping	20	209	3501	WASTERWATER PLANT	OTHER	7/27/2006	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53
397	10001478	Ww System 5 Hp Vertical Solid Shaft Pump	20	209	3501	WASTERWATER PLANT	GENERAL	7/27/2006	2,264	0	0	0	0	0	0	0	0	0	0	0	0	0	2,264	0
398	10001479	Ww Repair Of Clarifiers #1 & #3 (Res# 20	20	209	3501	WASTERWATER PLANT	WW Treatment	8/2/2006	42,009	0	0	0	0	0	0	42,009	0	0	0	0	0	0	0	0
399	10001480	Ww Repair Of Clarifiers #1 & #3 (Res# 20	20	209	3501	WASTERWATER PLANT	WW Treatment	8/2/2006	16,900	0	0	0	0	0	0	16,900	0	0	0	0	0	0	0	0
400	10001481	Dedicated Eff Reuse System - Base Asset	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401	10001482	Dedicated Eff Reuse Lines - Breakaway/Pb	20	209	3501	WASTERWATER PLANT	W T&D	9/30/1990	102,600	0	0	30,407	72,193	0	0	0	0	0	0	0	0	0	0	0
402	10001483	Dedicated Eff Reuse Lines - Shadow Xings	20	209	3501	WASTERWATER PLANT	W T&D	9/30/1991	191,393	0	0	56,721	134,672	0	0	0	0	0	0	0	0	0	0	0
403	10001484	Dedicated Eff Reuse Lines - Breakaway Tr	20	209	3501	WASTERWATER PLANT	W T&D	9/30/1992	135,000	0	0	40,009	94,991	0	0	0	0	0	0	0	0	0	0	0
404	10001485	Land Dedicated Eff Reuse Lines - Breakaw	70	701	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1990	3,000	0	0	0	0	0	0	0	1,197	1,803	0	0	0	0	0	0
405	10001486	Dedicated Eff Br Trls Ph Iii-8"" Pvc Mai	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/20/2001	77,129	0	0	0	0	0	0	0	30,781	46,348	0	0	0	0	0	0
406	10001494	Veh 98 Jeep Cherokee 4X4	40	401	3401	SOLID WASTE COLLECTION	OTHER	4/9/1998	20,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,731
407	10001644	Ww Wwtp Wastewater Treatment Plant Wilme	20	209	3501	WASTERWATER PLANT	WW Treatment	6/7/1999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
408	10001645	Ww Wwtp Casual Worker Maint Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	3/13/1998	347	0	0	0	0	0	0	347	0	0	0	0	0	0	0	0
409	10001646	Ww Wwtp Repair Rotating Element	20	209	3501	WASTERWATER PLANT	WW Treatment	8/16/2005	12,755	0	0	0	0	0	0	12,755	0	0	0	0	0	0	0	0
410	10001647	Ww Wwtp Facility Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2000	6,585	0	0	0	0	0	0	6,585	0	0	0	0	0	0	0	0
411	10001648	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	9/13/2005	12,384	0	0	0	0	0	0	0	0	0	0	0	0	0	12,384	0
412	10001649	Ww Wwtp Bar Screen Cat Walk	20	209	3501	WASTERWATER PLANT	WW Treatment	9/13/2005	5,800	0	0	0	0	0	0	5,800	0	0	0	0	0	0	0	0
413	10001650	Ww Wwtp Cleaning Sand Filtration Chamber	20	209	3501	WASTERWATER PLANT	WW Treatment	9/26/2005	9,860	0	0	0	0	0	0	9,860	0	0	0	0	0	0	0	0
414	10001651	Ww Wwtp Allum System Replacement	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2005	7,900	0	0	0	0	0	0	7,900	0	0	0	0	0	0	0	0
415	10001652	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	12/29/2005	28,532	0	0	0	0	0	0	0	0	0	0	0	0	0	28,532	0
416	10001653	Ww Wwtp Ss Sleeve W/Packing 756.0415.108	20	209	3501	WASTERWATER PLANT	WW Treatment	1/3/2006	1,877	0	0	0	0	0	0	1,877	0	0	0	0	0	0	0	0
417	10001654	Ww Wwtp Ss Shaft 728.0515.104	20	209	3501	WASTERWATER PLANT	WW Treatment	1/3/2006	6,479	0	0	0	0	0	0	6,479	0	0	0	0	0	0	0	0
418	10001655	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	2/16/2006	11,875	0	0	0	0	0	0	0	0	0	0	0	0	0	11,875	0
419	10001656	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	1/25/2006	7,396	0	0	0	0	0	0	0	0	0	0	0	0	0	7,396	0
420	10001657	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	5/22/2006	1,069	0	0	0	0	0	0	0	0	0	0	0	0	0	1,069	0
421	10001658	Ww Wwtp Repair Clarifiers #1 & #3 (Res#	20	209	3501	WASTERWATER PLANT	WW Treatment	6/9/2006	75,925	0	0	0	0	0	0	75,925	0	0	0	0	0	0	0	0
422	10001659	Ww Wwtp Repair Clarifiers #1 & #3 (Res#	20	209	3501	WASTERWATER PLANT	WW Treatment	5/16/2006	34,166	0	0	0	0	0	0	34,166	0	0	0	0	0	0	0	0
423	10001660	Ww Wwtp Professional Services	20	209	3501	WASTERWATER PLANT	GENERAL	4/24/2006	2,906	0	0	0	0	0	0	0	0	0	0	0	0	0	2,906	0
424	10001661	Ww Wwtp 5 Hp Vertical Solid Shaft Pump M	20	209	3501	WASTERWATER PLANT	GENERAL	6/28/2006	3,396	0	0	0	0	0	0	0	0	0	0	0	0	0	3,396	0
425	10001662	Ww Wwtp Shipping	20	209	3501	WASTERWATER PLANT	GENERAL	6/28/2006	108	0	0	0	0	0	0	0	0	0	0	0	0	0	108	0
426	10001663	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	5/22/2006	2,906	0	0	0	0	0	0	0	0	0	0	0	0	0	2,906	0
427	10001664	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	8/21/2006	10,733	0	0	0	0	0	0	0	0	0	0	0	0	0	10,733	0
428	10001665	Ww Wwtp Ww Fac & Equipment Painting	20	209	3501	WASTERWATER PLANT	GENERAL	10/10/2000	27,400	0	0	0	0	0	0	0	0	0	0	0	0	0	27,400	0
429	10001666	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	9/28/2006	3,804	0	0	0	0	0	0	0	0	0	0	0	0	0	3,804	0
430	10001667	Ww Wwtp Labor & Equip Replace Gear Box	20	209	3501	WASTERWATER PLANT	WW Treatment	7/27/2006	2,300	0	0	0	0	0	0	2,300	0	0	0	0	0	0	0	0
431	10001668	Ww Wwtp Rebuild The Gear Box @ Wwtp	20	209	3501	WASTERWATER PLANT	WW Treatment	7/27/2006	10,350	0	0	0	0	0	0	10,350	0	0	0	0	0	0	0	0
432	10001669	Ww Wwtp Engineerin Quentin Hampton-4 Inv	20	209	3501	WASTERWATER PLANT	GENERAL	6/5/2008	19,584	0	0	0	0	0	0	0	0	0	0	0	0	0	19,584	0
433	10001670	Wtr Well Freight	20	208	3301	WATER PLANT	GENERAL	7/27/2006	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
434	10001671	Ww Wwtp Addtl Design Mixing Zone Analysi	20	209	3501	WASTERWATER PLANT	WW Treatment	4/18/2007	5,954	0	0	0	0	0	0	5,954	0	0	0	0	0	0	0	0
435	10001672	Ww Wwtp Equip Painting	20	209	3501	WASTERWATER PLANT	GENERAL	2/14/2002	38,997	0	0	0	0	0	0	0	0	0	0	0	0	0	38,997	0
436	10001673	Ww Wwtp Painting Payment 2	20	209	3501	WASTERWATER PLANT	GENERAL	4/26/2002	18,873	0	0	0	0	0	0	0	0	0	0	0	0	0	18,873	0
437	10001674	Ww Wwtp Grit Snail Belt 44 Cleats	20	209	3501	WASTERWATER PLANT	WW Treatment	9/27/2002	4,214	0	0	0	0	0	0	4,214	0	0	0	0	0	0	0	0
438	10001675	Ww Wwtp Keyless Entry W/25 Transmitters	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2001	5,928	0	0	0	0	0	0	0	0	0	0	0	0	0	5,928	0
439	10001676	Ww Wwtp Pump #2	20	209	3501	WASTERWATER PLANT	WW Treatment	11/14/2003	4,489	0	0	0	0	0	0	4,489	0	0	0	0	0	0	0	0
440	10001677	Ww Wwtp Floratam Sod	20	209	3501	WASTERWATER PLANT	GENERAL	7/30/2003	86	0	0	0	0	0	0	0	0	0	0	0	0	0	86	0
441	10001678	Ww Wwtp Gravel	20	209	3501	WASTERWATER PLANT	GENERAL	6/30/2003	214	0	0	0	0	0	0	0	0	0	0	0	0	0	214	0
442	10001679	Ww Wwtp Cable	20	209	3501	WASTERWATER PLANT	GENERAL	2/25/2003	320	0	0	0	0	0	0	0	0	0	0	0	0	0	320	0
443	10001680	Ww Wwtp Replacement V6l Carousel Aerator	20	209	3501	WASTERWATER PLANT	WW Treatment	1/18/2005	4,298	0	0	0	0	0	0	4,298	0	0	0	0	0	0	0	0
444	10001681	Ww Wwtp Main Board For Pump# 2 Mainland	20	209	3501	WASTERWATER PLANT	WW Treatment	1/28/2005	1,008	0	0	0	0	0	0	1,008	0	0	0	0	0	0	0	0
445	10001682	Ww Wwtp Cl2 & So2 Conversion Wwtp-Res 20	20	209	3501	WASTERWATER PLANT	WW Treatment	4/18/2005	29,000	0	0	0	0	0	0	29,000	0	0	0	0	0	0	0	0
446	10001683	Ww Wwtp Conversion Gas Cl2 To Sodium Hyp	20	209	3501	WASTERWATER PLANT	WW Treatment	1/11/2005	41,700	0	0	0	0	0	0	41,700	0	0	0	0	0	0	0	0
447	10001684	Ww Wwtp Engineering Services Evaluation	20	209	3501	WASTERWATER PLANT	GENERAL	8/9/2005	20,640	0	0	0	0	0	0	0	0	0	0	0	0	0	20,640	0
448	10001685	Ww Wwtp Eqp Centrifuge Chain Replacement	20	209	3501	WASTERWATER PLANT	WW Treatment	9/21/1994	11,961	0	0	0	0	0	0	11,961	0	0	0	0	0	0	0	0
449	10001686	Ww Wwtp Control Panel Repr*Replmt Centri	20	209	3501	WASTERWATER PLANT	WW Treatment	4/24/1998	39,930	0	0	0	0	0	0	39,930	0	0	0	0	0	0	0	0
450	10001687	Ww Wwtp Pump, Bronze Fitted W/11.25"" Im	20	209	3501	WASTERWATER PLANT	WW Treatment	6/28/2005	2,825	0	0	0	0	0	0	2,825	0	0	0	0	0	0	0	0
451	10001688	Ww Wwtp Adder For Type 21 Mechanican Sha	20	209	3501	WASTERWATER PLANT	WW Treatment	6/28/2005	50	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0
452	10001689	Ww Wwtp Steel Baseplate W/Drilled & Tapp	20	209	3501	WASTERWATER PLANT	WW Treatment	6/28/2005	495	0	0	0	0	0	0	495	0	0	0	0	0	0	0	0
453	10001690	Ww Wwtp Gear Box For Barscreen	20	209	3501	WASTERWATER PLANT	WW Treatment	12/6/2004	5,980	0	0	0	0	0	0	5,980	0	0	0	0	0	0	0	0
454	10001691	Ww Wwtp Gear Box For Barscreen	20	209	3501	WASTERWATER PLANT	WW Treatment	12/6/2004	6,183	0	0	0	0	0	0	6,183	0	0	0	0	0	0	0	0
455	10001692	Ww Wwtp Painting Of Wastewater Facility	20	209	3501	WASTERWATER PLANT	GENERAL	11/22/2004	7,938	0	0	0	0	0	0	0	0	0	0	0	0	0	7,938	0
456	10001693	Ww Wwtp Painting Of Wastewater Facility	20	209	3501	WASTERWATER PLANT	GENERAL	11/22/2004	7,938	0	0	0	0	0	0	0	0	0	0	0	0	0	7,938	0
457	10001694	Ww Wwtp Engineering Cdm-9 Invoices	20	209	3501	WASTERWATER PLANT	GENERAL	7/14/2008	274,906	0	0	0	0	0	0	0	0	0	0	0	0	0	274,906	0
458	10001695	Ww Wwtp Engineering Mckim & Creed-3 Invo	20	209	3501	WASTERWATER PLANT	GENERAL	3/29/2008	24,934	0	0	0	0	0	0	0	0	0	0	0	0	0	24,934	0
459	10001696	Ww Wwtp Engineering Quentin Hampton-3 In	20	209	3501	WASTERWATER PLANT	GENERAL	5/30/2008	55,391	0	0	0	0	0	0	0	0	0	0	0	0	0	55,391	0
460	10001697	Ww Wwtp Construction Rw Contractors 2 In	20	209	3501	WASTERWATER PLANT	GENERAL	6/10/2008	60,596	0	0	0	0	0	0	0	0	0	0	0	0	0	60,596	0
461	10001698	Ww Wwtp Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	8/5/2008	94,913	0	0	0	0	0	0	94,913	0	0	0	0	0	0	0	0
462	10001699	Ww Wwtp Engineering Services Multi Invoi	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2007	80,193	0	0	0	0	0	0	0	0	0	0	0	0	0	80,193	0
463	10001869	Geotechnical Service Hull Rd Us1 To Spor	20	208	3301	WATER PLANT	GENERAL	4/19/2002	1,730	0	0	0	0	0	0	0	0	0	0	0	0	0	1,730	0
464	10002378	Tank-Water Tp Elevated 200,000 Gal-298 T	20	208	3301	WATER PLANT	W Treatment	1/1/1950	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
465	10002379	Water Storage Tank	20	208	3301	WATER PLANT	W Treatment	4/22/1994	6,000	0	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
466	10002380	Water Storage Reservoir/Clean*Inspect	20	208	3301	WATER PLANT	GENERAL	3/11/2000	8,990	0	0	0	0	0	0	0	0	0	0	0	0	0	8,990	0
467	10002381	Elevated Tank - Annual Inspection	20	208	3301	WATER PLANT	GENERAL	2/7/2006	2,478	0	0	0	0	0	0	0	0	0	0	0	0	0	2,478	0
468	10002382	Visual Inspection Of Tank	20	208	3301	WATER PLANT	GENERAL	12/29/2005	350	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0
469	10002383	Aviation Lights On Water Tank/Replacemen	20	208	3301	WATER PLANT	GENERAL	3/23/2007	6,100	0	0	0	0	0	0	0	0	0	0	0	0	0	6,100	0
470	10002384	Water Tank-Re-Painting	20	208	3301	WATER PLANT	GENERAL	6/1/1998	43,122	0	0	0	0	0	0	0	0	0	0	0	0	0	43,122	0
471	10002385	Lift Sta Miscellaneous Repair Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/26/1998	35,296	0	0	0	0	0	0	0	14,086	21,210	0	0	0	0	0	0
472	10002386	Lift Sta Misc Mechanical Seal & Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/10/2001	751	0	0	0	0	0	0	0	0	0	0	0	0	0	751	0
473	10002387	Lift Sta Misc #2 Pump Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/25/2002	2,640	0	0	0	0	0	0	0	1,054	1,587	0	0	0	0	0	0
474	10002388	Lift Sta Misc Controller,2"" Upper Guide	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/6/2002	2,228	0	0	0	0	0	0	0	889	1,339	0	0	0	0	0	0
475	10002389	Lift Sta Misc 60Hp 10"" 460V 12 Rjmc 3 S	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/18/2006	14,558	0	0	0	0	0	0	0	5,810	8,748	0	0	0	0	0	0
476	10002390	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	GENERAL	5/15/2006	367	0	0	0	0	0	0	0	0	0	0	0	0	0	367	0
477	10002391	Lift Sta Repairs Misc Locations	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2007	251,697	0	0	0	0	0	0	0	100,448	151,249	0	0	0	0	0	0
478	10002392	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/15/2006	1,241	0	0	0	0	0	0	0	495	746	0	0	0	0	0	0
479	10002393	Lift Sta Flygt Parts Throughout City	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/15/2006	1,785	0	0	0	0	0	0	0	712	1,073	0	0	0	0	0	0
480	10002394	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/16/2006	1,542	0	0	0	0	0	0	0	615	927	0	0	0	0	0	0
481	10002395	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/15/2006	2,294	0	0	0	0	0	0	0	916	1,379	0	0	0	0	0	0
482	10002396	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/5/2006	3,138	0	0	0	0	0	0	0	1,252	1,885	0	0	0	0	0	0
483	10002397	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/5/2006	2,474	0	0	0	0	0	0	0	987	1,486	0	0	0	0	0	0
484	10002398	Lift Sta Misc Remake The Ss Shaft & Slee	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/30/2004	5,616	0	0	0	0	0	0	0	2,241	3,375	0	0	0	0	0	0
485	10002399	Lift Sta Misc Screw Item 15	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/22/2004	16	0	0	0	0	0	0	0	6	10	0	0	0	0	0	0
486	10002400	Lift Sta Misc Gasket Item 16	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/22/2004	48	0	0	0	0	0	0	0	19	29	0	0	0	0	0	0
487	10002401	Lift Sta Misc Wear Ring Ss	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/22/2004	2,316	0	0	0	0	0	0	0	924	1,392	0	0	0	0	0	0
488	10002402	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/11/2006	2,010	0	0	0	0	0	0	0	802	1,208	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
489	10002403	Lift Sta Misc Flygt Parts / Inv# 075651	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/22/2004	881	0	0	0	0	0	0	0	352	530	0	0	0	0	0	0
490	10002404	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3501	WASTERWATER PLANT	GENERAL	8/13/2006	2,875	0	0	0	0	0	0	0	0	0	0	0	0	0	2,875	0
491	10002405	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3501	WASTERWATER PLANT	GENERAL	7/27/2006	1,608	0	0	0	0	0	0	0	0	0	0	0	0	0	1,608	0
492	10002406	Lift Sta Misc Flygt Parts For Lift Stati	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/6/2004	591	0	0	0	0	0	0	0	236	355	0	0	0	0	0	0
493	10002407	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/6/2004	612	0	0	0	0	0	0	0	244	367	0	0	0	0	0	0
494	10002408	Lift Sta Misc Check Valve	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/8/2004	7,078	0	0	0	0	0	0	0	2,825	4,253	0	0	0	0	0	0
495	10002409	Lift Sta Misc Replace Existing Controlle	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/22/2004	5,825	0	0	0	0	0	0	0	2,325	3,500	0	0	0	0	0	0
496	10002410	Lift Sta Misc Supplies	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/19/2004	2,380	0	0	0	0	0	0	0	950	1,430	0	0	0	0	0	0
497	10002411	Lift Sta Misc Metals, Bars, Plates, Rods	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/11/2004	5,616	0	0	0	0	0	0	0	2,241	3,375	0	0	0	0	0	0
498	10002412	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3501	WASTERWATER PLANT	GENERAL	8/29/2006	2,048	0	0	0	0	0	0	0	0	0	0	0	0	0	2,048	0
499	10002413	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/11/2003	5,520	0	0	0	0	0	0	0	2,203	3,317	0	0	0	0	0	0
500	10002414	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/11/2003	1,413	0	0	0	0	0	0	0	564	849	0	0	0	0	0	0
501	10002415	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/30/2003	4,900	0	0	0	0	0	0	0	1,956	2,944	0	0	0	0	0	0
502	10002416	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/22/2003	231	0	0	0	0	0	0	0	92	139	0	0	0	0	0	0
503	10002417	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/28/2003	1,471	0	0	0	0	0	0	0	587	884	0	0	0	0	0	0
504	10002418	Lift Sta Misc Pump Station Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/10/2003	687	0	0	0	0	0	0	0	274	413	0	0	0	0	0	0
505	10002419	Lift Sta Misc Pump Station Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/3/2003	787	0	0	0	0	0	0	0	314	473	0	0	0	0	0	0
506	10002420	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/12/2003	554	0	0	0	0	0	0	0	221	333	0	0	0	0	0	0
507	10002421	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/3/2003	500	0	0	0	0	0	0	0	200	300	0	0	0	0	0	0
508	10002422	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/31/2002	3,579	0	0	0	0	0	0	0	1,428	2,151	0	0	0	0	0	0
509	10002423	Lift Sta Misc E/One Grinder Pump Station	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/12/2004	13,000	0	0	0	0	0	0	0	5,188	7,812	0	0	0	0	0	0
510	10002424	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/5/2005	1,570	0	0	0	0	0	0	0	627	944	0	0	0	0	0	0
511	10002425	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/31/2005	1,750	0	0	0	0	0	0	0	699	1,052	0	0	0	0	0	0
512	10002426	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/31/2005	5,724	0	0	0	0	0	0	0	2,284	3,440	0	0	0	0	0	0
513	10002427	Lift Sta Misc 6"" Flygt Submersible Ww P	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/7/2005	18,664	0	0	0	0	0	0	0	7,449	11,215	0	0	0	0	0	0
514	10002428	Lift Sta Misc 50 Hp Us 3 Phase Motor	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/9/2005	974	0	0	0	0	0	0	0	389	585	0	0	0	0	0	0
515	10002429	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/21/2005	5,145	0	0	0	0	0	0	0	2,053	3,092	0	0	0	0	0	0
516	10002430	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/7/2005	359	0	0	0	0	0	0	0	143	216	0	0	0	0	0	0
517	10002431	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/7/2005	2,808	0	0	0	0	0	0	0	1,121	1,687	0	0	0	0	0	0
518	10002432	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/20/2005	1,331	0	0	0	0	0	0	0	531	800	0	0	0	0	0	0
519	10002433	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/20/2005	342	0	0	0	0	0	0	0	136	205	0	0	0	0	0	0
520	10002434	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/12/2005	3,020	0	0	0	0	0	0	0	1,205	1,815	0	0	0	0	0	0
521	10002435	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/1/2005	3,145	0	0	0	0	0	0	0	1,255	1,890	0	0	0	0	0	0
522	10002436	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/8/2005	1,599	0	0	0	0	0	0	0	638	961	0	0	0	0	0	0
523	10002437	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/8/2005	1,709	0	0	0	0	0	0	0	682	1,027	0	0	0	0	0	0
524	10002438	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/18/2005	3,366	0	0	0	0	0	0	0	1,343	2,023	0	0	0	0	0	0
525	10002439	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/18/2005	622	0	0	0	0	0	0	0	248	374	0	0	0	0	0	0
526	10002440	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/28/2005	7,624	0	0	0	0	0	0	0	3,043	4,582	0	0	0	0	0	0
527	10002441	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3501	WASTERWATER PLANT	GENERAL	8/3/2006	1,486	0	0	0	0	0	0	0	0	0	0	0	0	0	1,486	0
528	10002442	Lift Sta Misc 6"" Flygt Pump 30Hp	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/3/2001	12,250	0	0	0	0	0	0	0	4,889	7,361	0	0	0	0	0	0
529	10002443	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/12/2001	225	0	0	0	0	0	0	0	90	135	0	0	0	0	0	0
530	10002444	Lift Sta Misc Reliance Motor	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/24/2001	2,458	0	0	0	0	0	0	0	981	1,477	0	0	0	0	0	0
531	10002445	Lift Sta Misc Pump/Moyno Progressing	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/31/1998	5,873	0	0	0	0	0	0	0	2,344	3,529	0	0	0	0	0	0
532	10002446	Lift Sta Misc Pump/Goulds Vertical	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/31/1998	12,678	0	0	0	0	0	0	0	5,060	7,618	0	0	0	0	0	0
533	10002447	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2005	1,428	0	0	0	0	0	0	0	570	858	0	0	0	0	0	0
534	10002448	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/26/2005	1,988	0	0	0	0	0	0	0	793	1,194	0	0	0	0	0	0
535	10002449	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2005	3,384	0	0	0	0	0	0	0	1,351	2,034	0	0	0	0	0	0
536	10002450	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2005	803	0	0	0	0	0	0	0	320	483	0	0	0	0	0	0
537	10002451	Lift Sta Misc Flygt Parts Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2005	87	0	0	0	0	0	0	0	35	52	0	0	0	0	0	0
538	10002452	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2005	27	0	0	0	0	0	0	0	11	16	0	0	0	0	0	0
539	10002453	Lift Sta Misc Flygt Parts - Blanket Po	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2005	381	0	0	0	0	0	0	0	152	229	0	0	0	0	0	0
540	10002454	Lift Sta Misc Flygt Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2005	1,153	0	0	0	0	0	0	0	460	693	0	0	0	0	0	0
541	10002455	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/21/2005	2,164	0	0	0	0	0	0	0	864	1,300	0	0	0	0	0	0
542	10002456	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/28/2005	1,058	0	0	0	0	0	0	0	422	636	0	0	0	0	0	0
543	10002457	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/4/2006	4,301	0	0	0	0	0	0	0	1,716	2,585	0	0	0	0	0	0
544	10002458	Lift Sta Misc Gorman-Rupp 13A2-B Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/13/2006	5,406	0	0	0	0	0	0	0	2,157	3,249	0	0	0	0	0	0
545	10002459	Lift Sta Misc 6-Inch Flygt Submersible W	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/16/2006	19,275	0	0	0	0	0	0	0	7,692	11,583	0	0	0	0	0	0
546	10002460	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/27/2006	3,476	0	0	0	0	0	0	0	1,387	2,089	0	0	0	0	0	0
547	10002461	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/15/2006	1,569	0	0	0	0	0	0	0	626	943	0	0	0	0	0	0
548	10002462	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/13/2006	1,742	0	0	0	0	0	0	0	695	1,047	0	0	0	0	0	0
549	10002463	Lift Sta Misc Flygt Parts Throughout Cit	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/16/2006	1,742	0	0	0	0	0	0	0	695	1,047	0	0	0	0	0	0
550	10002464	Lift Sta Misc Repair Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/29/2003	1,153	0	0	0	0	0	0	0	460	693	0	0	0	0	0	0
551	10002465	Gen Spectrum 50Ds60 Generator Portable*T	30	302	3501	WASTERWATER PLANT	GENERAL	8/28/1997	16,607	0	0	0	0	0	0	0	0	0	0	0	0	0	16,607	0
552	10002466	Wetland Monitering Plan	20	208	3301	WATER PLANT	GENERAL	10/1/1997	10,484	0	0	0	0	0	0	0	0	0	0	0	0	0	10,484	0
553	10002467	Wtr Utility Arroyo Pkwy Extension	20	208	3302	WATER DISTRIBUTION	W T&D	1/19/2001	81,845	0	0	24,256	57,589	0	0	0	0	0	0	0	0	0	0	0
554	10002468	Appraisal Fee Lot #2	70	701	3301	WATER PLANT	GENERAL	9/21/2000	300	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
555	10002469	Title Search Report	70	701	3301	WATER PLANT	GENERAL	9/20/2000	125	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0
556	10002470	Task Design	20	208	3301	WATER PLANT	GENERAL	9/30/2000	61,309	0	0	0	0	0	0	0	0	0	0	0	0	0	61,309	0
557	10002471	Prof Services	20	208	3301	WATER PLANT	GENERAL	3/26/2001	6,388	0	0	0	0	0	0	0	0	0	0	0	0	0	6,388	0
558	10002472	Contractor Pmt 1-5	20	208	3301	WATER PLANT	GENERAL	4/27/2001	1,250,137	0	0	0	0	0	0	0	0	0	0	0	0	0	1,250,137	0
559	10002473	Payment #7	20	209	3501	WASTERWATER PLANT	GENERAL	10/25/2001	182,115	0	0	0	0	0	0	0	0	0	0	0	0	0	182,115	0
560	10002474	Legal Ad	20	208	3301	WATER PLANT	GENERAL	2/11/2001	74	0	0	0	0	0	0	0	0	0	0	0	0	0	74	0
561	10002475	Legal Ad	20	208	3301	WATER PLANT	GENERAL	12/3/2000	155	0	0	0	0	0	0	0	0	0	0	0	0	0	155	0
562	10002476	Sewer Permit Fee	20	208	3301	WATER PLANT	GENERAL	10/24/2000	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
563	10002477	Water Permit Fee	20	208	3301	WATER PLANT	GENERAL	10/24/2000	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
564	10002478	Prof Services	20	208	3301	WATER PLANT	GENERAL	8/25/2001	1,708	0	0	0	0	0	0	0	0	0	0	0	0	0	1,708	0
565	10002479	Field Density Testing	20	208	3301	WATER PLANT	GENERAL	8/31/2001	606	0	0	0	0	0	0	0	0	0	0	0	0	0	606	0
566	10002480	Engineering Payment	20	208	3301	WATER PLANT	W Treatment	9/25/2001	352,664	0	352,664	0	0	0	0	0	0	0	0	0	0	0	0	0
567	10002481	Geotech Testing	20	208	3301	WATER PLANT	GENERAL	9/30/2001	637	0	0	0	0	0	0	0	0	0	0	0	0	0	637	0
568	10002482	Payment	20	208	3301	WATER PLANT	GENERAL	10/25/2001	21,608	0	0	0	0	0	0	0	0	0	0	0	0	0	21,608	0
569	10002483	Density Test	20	208	3301	WATER PLANT	GENERAL	10/31/2001	47	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0
570	10002484	Fpl	20	208	3301	WATER PLANT	GENERAL	10/1/2001	1,345	0	0	0	0	0	0	0	0	0	0	0	0	0	1,345	0
571	10002485	Prof Services	20	208	3301	WATER PLANT	GENERAL	11/15/2001	539	0	0	0	0	0	0	0	0	0	0	0	0	0	539	0
572	10002486	Prof Services	20	208	3301	WATER PLANT	GENERAL	12/6/2001	899	0	0	0	0	0	0	0	0	0	0	0	0	0	899	0
573	10002487	Pmt #8 & 9	20	208	3301	WATER PLANT	GENERAL	11/25/2001	255,622	0	0	0	0	0	0	0	0	0	0	0	0	0	255,622	0
574	10002488	Pmt # 8 & 9	20	209	3501	WASTERWATER PLANT	GENERAL	11/25/2001	124,632	0	0	0	0	0	0	0	0	0	0	0	0	0	124,632	0
575	10002489	Density Tests	20	208	3301	WATER PLANT	GENERAL	12/31/2001	437	0	0	0	0	0	0	0	0	0	0	0	0	0	437	0
576	10002490	Pmt #10	20	208	3301	WATER PLANT	GENERAL	1/18/2002	34,294	0	0	0	0	0	0	0	0	0	0	0	0	0	34,294	0
577	10002491	Prof Services	20	208	3301	WATER PLANT	GENERAL	3/6/2002	89	0	0	0	0	0	0	0	0	0	0	0	0	0	89	0
578	10002492	Landscape	20	208	3301	WATER PLANT	GENERAL	4/30/2002	930	0	0	0	0	0	0	0	0	0	0	0	0	0	930	0
579	10002493	Arroyo Pkwy Annex Study - For Land Purch	70	701	3501	WASTERWATER PLANT	GENERAL	10/25/1997	5,857	0	0	0	0	0	0	0	0	0	0	0	0	0	5,857	0
580	10002495	Eqp Shop Press*Otc Puller Set	30	309	3501	WASTERWATER PLANT	GENERAL	9/29/1997	5,100	0	0	0	0	0	0	0	0	0	0	0	0	0	5,100	0
581	10002498	Well Field Mgt / 6 Well Fields.	20	208	3301	WATER PLANT	W Supply	9/9/1998	8,680	8,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0
582	10002499	Well Field Split Accts	20	208	3301	WATER PLANT	W Supply	9/9/1998	8,680	8,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0
583	10002500	Eng Service%Wellfields	20	208	3301	WATER PLANT	GENERAL	2/20/2000	879	0	0	0	0	0	0	0	0	0	0	0	0	0	879	0
584	10002501	Wellfield Mgt Program	20	208	3301	WATER PLANT	W Supply	2/20/2000	879	879	0	0	0	0	0	0	0	0	0	0	0	0	0	0
585	10002502	Wtr Main Nova Rd Utility Relocation	20	208	3301	WATER PLANT	W T&D	8/14/1998	18,959	0	0	5,619	13,340	0	0	0	0	0	0	0	0	0	0	0
586	10002503	Task Design	20	208	3301	WATER PLANT	GENERAL	9/30/2000	6,071	0	0	0	0	0	0	0	0	0	0	0	0	0	6,071	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
587	10002504	Task*Plan Review	20	209	3501	WASTERWATER PLANT	GENERAL	8/2/2000	697	0	0	0	0	0	0	0	0	0	0	0	0	0	697	0
588	10002505	Prof Serv	20	208	3301	WATER PLANT	GENERAL	10/21/2000	64,893	0	0	0	0	0	0	0	0	0	0	0	0	0	64,893	0
589	10002506	Prof Services Thru 12/30/00	20	209	3501	WASTERWATER PLANT	GENERAL	1/19/2001	58,883	0	0	0	0	0	0	0	0	0	0	0	0	0	58,883	0
590	10002507	Sewer Permit Fee	20	209	3501	WASTERWATER PLANT	GENERAL	3/27/2001	300	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
591	10002508	Water Permit Fee	20	209	3501	WASTERWATER PLANT	GENERAL	3/27/2001	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
592	10002509	Right Of Way Permit Fee	20	209	3501	WASTERWATER PLANT	GENERAL	3/27/2001	325	0	0	0	0	0	0	0	0	0	0	0	0	0	325	0
593	10002510	Prof Services	20	209	3501	WASTERWATER PLANT	GENERAL	8/25/2001	2,707	0	0	0	0	0	0	0	0	0	0	0	0	0	2,707	0
594	10002511	Prof Services	20	208	3301	WATER PLANT	GENERAL	9/29/2001	691	0	0	0	0	0	0	0	0	0	0	0	0	0	691	0
595	10002512	Prof Services	20	209	3501	WASTERWATER PLANT	GENERAL	9/29/2001	691	0	0	0	0	0	0	0	0	0	0	0	0	0	691	0
596	10002513	Nova Rd Utility Relocation - Reclass Cit	20	208	3301	WATER PLANT	W T&D	9/28/2001	2,265,262	0	0	671,334	1,593,927	0	0	0	0	0	0	0	0	0	0	0
597	10002514	Prof Services	20	208	3301	WATER PLANT	GENERAL	12/6/2001	432	0	0	0	0	0	0	0	0	0	0	0	0	0	432	0
598	10002515	Prof Services	20	209	3501	WASTERWATER PLANT	GENERAL	12/6/2001	432	0	0	0	0	0	0	0	0	0	0	0	0	0	432	0
599	10002516	Prof Services	20	208	3301	WATER PLANT	GENERAL	3/6/2002	4,320	0	0	0	0	0	0	0	0	0	0	0	0	0	4,320	0
600	10002517	Pipe Was Not Shown On Plans, Was In Conf	20	208	3301	WATER PLANT	GENERAL	4/12/2004	2,200	0	0	0	0	0	0	0	0	0	0	0	0	0	2,200	0
601	10002518	Nova Road Utility Relocation	20	208	3301	WATER PLANT	W T&D	5/3/2004	691	0	0	205	486	0	0	0	0	0	0	0	0	0	0	0
602	10002519	As Built Copies	20	208	3301	WATER PLANT	GENERAL	5/10/2004	110	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0
603	10002520	Prof Services	20	208	3301	WATER PLANT	GENERAL	9/8/2003	173	0	0	0	0	0	0	0	0	0	0	0	0	0	173	0
604	10002521	Prof Servces	20	208	3301	WATER PLANT	GENERAL	7/18/2003	518	0	0	0	0	0	0	0	0	0	0	0	0	0	518	0
605	10002522	Engin. Services	20	208	3301	WATER PLANT	GENERAL	5/2/2003	1,210	0	0	0	0	0	0	0	0	0	0	0	0	0	1,210	0
606	10002523	Prof Services	20	208	3301	WATER PLANT	GENERAL	2/7/2003	518	0	0	0	0	0	0	0	0	0	0	0	0	0	518	0
607	10002524	Prof Services	20	208	3301	WATER PLANT	GENERAL	1/11/2003	691	0	0	0	0	0	0	0	0	0	0	0	0	0	691	0
608	10002525	Eng Services	20	208	3301	WATER PLANT	GENERAL	10/26/2002	518	0	0	0	0	0	0	0	0	0	0	0	0	0	518	0
609	10002526	Plan Copies	20	209	3501	WASTERWATER PLANT	GENERAL	4/22/2003	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
610	10002527	Copies	20	209	3501	WASTERWATER PLANT	GENERAL	3/7/2003	102	0	0	0	0	0	0	0	0	0	0	0	0	0	102	0
611	10002528	Install Reuse Services Dept Of Fina	20	209	3501	WASTERWATER PLANT	GENERAL	4/14/2003	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	0
612	10002529	Lift Sta 6P - 350 John Anderson Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/8/1998	12,621	0	0	0	0	0	0	0	5,037	7,584	0	0	0	0	0	0
613	10002530	Lift Sta 6P Improvements	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/8/1998	12,621	0	0	0	0	0	0	0	5,037	7,584	0	0	0	0	0	0
614	10002531	Lift Sta 6P Improvements	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/25/1999	4,814	0	0	0	0	0	0	0	1,921	2,893	0	0	0	0	0	0
615	10002532	Lift Sta 8M - 680 N Nova Rd (By Railroad	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/30/1998	113,901	0	0	0	0	0	0	0	45,456	68,445	0	0	0	0	0	0
616	10002533	Effluent Reuse Breakaway Trails/ Raw Wat	20	209	3501	WASTERWATER PLANT	WW T&C	2/23/1998	70,590	0	0	0	0	0	0	0	28,171	42,418	0	0	0	0	0	0
617	10002534	Breakaway Stormwater Ponds	20	209	3501	WASTERWATER PLANT	GENERAL	8/15/2000	8,427	0	0	0	0	0	0	0	0	0	0	0	0	0	8,427	0
618	10002535	Effluent Misc Supplies	20	209	3501	WASTERWATER PLANT	GENERAL	6/30/2000	1,532	0	0	0	0	0	0	0	0	0	0	0	0	0	1,532	0
619	10002536	Stormwater Ponds	20	209	3501	WASTERWATER PLANT	GENERAL	1/4/2001	15,286	0	0	0	0	0	0	0	0	0	0	0	0	0	15,286	0
620	10002537	Stormwater Ponds	20	209	3502	WW COLLECTION AND REUSE	OTHER	4/20/2001	3,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,450
621	10002538	Consumptive Use Permit	20	208	3301	WATER PLANT	GENERAL	3/5/2001	38,760	0	0	0	0	0	0	0	0	0	0	0	0	0	38,760	0
622	10002539	Cup Project	20	208	3301	WATER PLANT	GENERAL	7/6/2001	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	0
623	10002540	Consumptive Use Permit/Cup	20	208	3301	WATER PLANT	GENERAL	9/29/2001	3,086	0	0	0	0	0	0	0	0	0	0	0	0	0	3,086	0
624	10002541	Misc Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/14/2001	302	0	0	0	0	0	0	0	0	0	0	0	0	0	302	0
625	10002542	Misc Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/11/2001	92	0	0	0	0	0	0	0	0	0	0	0	0	0	92	0
626	10002543	Consumptive Use Permit	20	208	3301	WATER PLANT	GENERAL	12/12/2001	1,234	0	0	0	0	0	0	0	0	0	0	0	0	0	1,234	0
627	10002544	3 1050 Gal Tank Assemble @Breakaway & Hu	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/24/2002	3,638	0	0	0	0	0	0	0	0	0	0	0	0	0	3,638	0
628	10002545	Legal Fees	20	208	3301	WATER PLANT	GENERAL	5/10/2002	1,210	0	0	0	0	0	0	0	0	0	0	0	0	0	1,210	0
629	10002546	Breakaway Trails Cup Combines W/City Cup	20	208	3301	WATER PLANT	GENERAL	11/12/2001	1,852	0	0	0	0	0	0	0	0	0	0	0	0	0	1,852	0
630	10002547	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	11/5/2003	3,962	0	0	0	0	0	0	0	1,581	2,381	0	0	0	0	0	0
631	10002548	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/8/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
632	10002549	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/15/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
633	10002550	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/15/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
634	10002551	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	1/27/2004	2,808	0	0	0	0	0	0	0	1,121	1,687	0	0	0	0	0	0
635	10002552	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	1/27/2004	312	0	0	0	0	0	0	0	125	187	0	0	0	0	0	0
636	10002553	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/8/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
637	10002554	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	10/27/2003	14,550	0	0	0	0	0	0	0	0	0	0	0	0	0	14,550	0
638	10002555	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
639	10002556	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
640	10002557	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
641	10002558	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
642	10002559	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
643	10002560	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
644	10002561	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/15/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
645	10002562	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/23/2004	6,063	0	0	0	0	0	0	0	0	0	0	0	0	0	6,063	0
646	10002563	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/15/2004	7,275	0	0	0	0	0	0	0	0	0	0	0	0	0	7,275	0
647	10002564	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/15/2004	7,275	0	0	0	0	0	0	0	0	0	0	0	0	0	7,275	0
648	10002565	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	6/23/2004	2,150	0	0	0	0	0	0	0	858	1,292	0	0	0	0	0	0
649	10002566	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	6/23/2004	876	0	0	0	0	0	0	0	350	526	0	0	0	0	0	0
650	10002567	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/28/2004	7,275	0	0	0	0	0	0	0	0	0	0	0	0	0	7,275	0
651	10002568	Heavy Duty Traffic Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	6/28/2004	2,425	0	0	0	0	0	0	0	0	0	0	0	0	0	2,425	0
652	10002569	Construction Of A Surface Water Irrigati	20	209	3501	WASTERWATER PLANT	GENERAL	7/7/2004	89,870	0	0	0	0	0	0	0	0	0	0	0	0	0	89,870	0
653	10002570	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	8/18/2004	584	0	0	0	0	0	0	0	233	351	0	0	0	0	0	0
654	10002571	Installation Of Electrical Service To Ne	20	209	3501	WASTERWATER PLANT	GENERAL	8/18/2004	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	1,667	0
655	10002572	Construction Of A Surface Water Irrigati	20	209	3501	WASTERWATER PLANT	WW T&C	9/24/2004	184,653	0	0	0	0	0	0	0	73,692	110,961	0	0	0	0	0	0
656	10002573	Breakaway Trails Irrigation Supply - Con	20	209	3501	WASTERWATER PLANT	WW T&C	9/29/2004	60	0	0	0	0	0	0	0	24	36	0	0	0	0	0	0
657	10002574	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	8/10/2004	1,752	0	0	0	0	0	0	0	699	1,053	0	0	0	0	0	0
658	10002575	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	6/23/2004	876	0	0	0	0	0	0	0	350	526	0	0	0	0	0	0
659	10002576	Breakaway Trails Irrigation Supply - Con	20	209	3501	WASTERWATER PLANT	WW T&C	12/13/2004	113	0	0	0	0	0	0	0	45	68	0	0	0	0	0	0
660	10002577	Wire Net, Clamps	20	209	3502	WW COLLECTION AND REUSE	GENERAL	5/31/2004	397	0	0	0	0	0	0	0	0	0	0	0	0	0	397	0
661	10002578	Supplies For New Pep Tank	20	209	3502	WW COLLECTION AND REUSE	GENERAL	5/13/2004	424	0	0	0	0	0	0	0	0	0	0	0	0	0	424	0
662	10002579	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	5/4/2004	497	0	0	0	0	0	0	0	0	0	0	0	0	0	497	0
663	10002580	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	5/3/2004	451	0	0	0	0	0	0	0	0	0	0	0	0	0	451	0
664	10002581	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/21/2004	148	0	0	0	0	0	0	0	0	0	0	0	0	0	148	0
665	10002582	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/13/2004	497	0	0	0	0	0	0	0	0	0	0	0	0	0	497	0
666	10002583	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/12/2004	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
667	10002584	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/23/2004	83	0	0	0	0	0	0	0	0	0	0	0	0	0	83	0
668	10002585	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/16/2004	479	0	0	0	0	0	0	0	0	0	0	0	0	0	479	0
669	10002586	Swing Check, Bushings	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/2/2004	308	0	0	0	0	0	0	0	0	0	0	0	0	0	308	0
670	10002587	Pvc Ball Valve, Swing Check	20	209	3502	WW COLLECTION AND REUSE	GENERAL	3/1/2004	208	0	0	0	0	0	0	0	0	0	0	0	0	0	208	0
671	10002588	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	2/13/2004	68	0	0	0	0	0	0	0	0	0	0	0	0	0	68	0
672	10002589	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	2/13/2004	312	0	0	0	0	0	0	0	0	0	0	0	0	0	312	0
673	10002590	Swing Check, Pvc	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/22/2004	296	0	0	0	0	0	0	0	0	0	0	0	0	0	296	0
674	10002591	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/14/2004	427	0	0	0	0	0	0	0	0	0	0	0	0	0	427	0
675	10002592	Pep Tank Installs	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/2/2004	103	0	0	0	0	0	0	0	0	0	0	0	0	0	103	0
676	10002593	Pvc Pipe	20	209	3502	WW COLLECTION AND REUSE	GENERAL	1/2/2004	209	0	0	0	0	0	0	0	0	0	0	0	0	0	209	0
677	10002594	Pep Tank Install	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/29/2003	286	0	0	0	0	0	0	0	0	0	0	0	0	0	286	0
678	10002595	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	11/18/2003	957	0	0	0	0	0	0	0	0	0	0	0	0	0	957	0
679	10002596	Pep Tank Materials	20	209	3502	WW COLLECTION AND REUSE	GENERAL	12/6/2003	220	0	0	0	0	0	0	0	0	0	0	0	0	0	220	0
680	10002597	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	10/28/2003	294	0	0	0	0	0	0	0	0	0	0	0	0	0	294	0
681	10002598	Supplies	20	209	3502	WW COLLECTION AND REUSE	GENERAL	10/2/2003	921	0	0	0	0	0	0	0	0	0	0	0	0	0	921	0
682	10002599	Legal Bid Ad	20	209	3501	WASTERWATER PLANT	OTHER	11/11/2003	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	107
683	10002600	Eng. Services Water/Irr.	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2003	16,603	0	0	0	0	0	0	0	0	0	0	0	0	0	16,603	0
684	10002601	Eng Services	20	209	3501	WASTERWATER PLANT	GENERAL	7/10/2003	1,605	0	0	0	0	0	0	0	0	0	0	0	0	0	1,605	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
685	10002602	Fed Ex	20	209	3501	WASTERWATER PLANT	OTHER	11/26/2002	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
686	10002603	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	8/10/2004	876	0	0	0	0	0	0	0	350	526	0	0	0	0	0	0
687	10002604	Male Adpt., Union, Ell	20	209	3502	WW COLLECTION AND REUSE	GENERAL	7/1/2004	248	0	0	0	0	0	0	0	0	0	0	0	0	0	248	0
688	10002605	Brkawy Trls Irr/Fire System Data Collect	20	209	3501	WASTERWATER PLANT	GENERAL	12/11/1997	17,245	0	0	0	0	0	0	0	0	0	0	0	0	0	17,245	0
689	10002606	Fed Ex	20	209	3501	WASTERWATER PLANT	OTHER	10/27/2004	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
690	10002607	Breakaway Trails Surface Water Alt Irr S	20	209	3501	WASTERWATER PLANT	WW T&C	6/7/2005	1,252	0	0	0	0	0	0	0	500	752	0	0	0	0	0	0
691	10002620	Egp Laser Shaft Alignment Kit	30	309	3501	WASTERWATER PLANT	GENERAL	4/14/1999	5,749	0	0	0	0	0	0	0	0	0	0	0	0	0	5,749	0
692	10002621	Egp Hoist W/Accessories	30	309	3501	WASTERWATER PLANT	GENERAL	4/20/1999	12,988	0	0	0	0	0	0	0	0	0	0	0	0	0	12,988	0
693	10002627	Egp Boring Tool W/Accessories	30	309	3302	WATER DISTRIBUTION	GENERAL	11/18/1998	6,759	0	0	0	0	0	0	0	0	0	0	0	0	0	6,759	0
694	10002628	Bat 99 Case 938G Caterpiller	30	303	3401	SOLID WASTE COLLECTION	OTHER	6/25/1999	146,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146,464
695	10002855	Williamson Blvd Project	20	208	3301	WATER PLANT	W T&D	8/30/1998	8,364	0	0	2,479	5,885	0	0	0	0	0	0	0	0	0	0	0
696	10002957	Sludge Handling/Water Aeration System	20	208	3301	WATER PLANT	WW Treatment	3/18/2000	3,737	0	0	0	0	0	0	3,737	0	0	0	0	0	0	0	0
697	10002958	Sludge Handling And Aeration System	20	208	3301	WATER PLANT	WW Treatment	2/23/2001	80,089	0	0	0	0	0	0	80,089	0	0	0	0	0	0	0	0
698	10002959	Prof Serv	20	208	3301	WATER PLANT	GENERAL	1/31/2001	2,610	0	0	0	0	0	0	0	0	0	0	0	0	0	2,610	0
699	10002960	Legal Ad	20	208	3301	WATER PLANT	GENERAL	2/4/2001	74	0	0	0	0	0	0	0	0	0	0	0	0	0	74	0
700	10002961	Permit Fee	20	208	3301	WATER PLANT	GENERAL	1/10/2001	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
701	10002962	Sludge Handling And Aeration Upgrade	20	208	3301	WATER PLANT	WW Treatment	1/23/2001	14,753	0	0	0	0	0	0	14,753	0	0	0	0	0	0	0	0
702	10002963	Pmt #1	20	208	3301	WATER PLANT	GENERAL	11/27/2001	25,823	0	0	0	0	0	0	0	0	0	0	0	0	0	25,823	0
703	10002964	Payment #2	20	208	3301	WATER PLANT	W Treatment	12/31/2001	19,155	0	19,155	0	0	0	0	0	0	0	0	0	0	0	0	0
704	10002965	Prof Services	20	208	3301	WATER PLANT	GENERAL	3/25/2002	60,326	0	0	0	0	0	0	0	0	0	0	0	0	0	60,326	0
705	10002966	Prof Services	20	208	3301	WATER PLANT	GENERAL	5/31/2002	120,718	0	0	0	0	0	0	0	0	0	0	0	0	0	120,718	0
706	10002967	Improv.	20	208	3301	WATER PLANT	W Treatment	9/30/2002	19,779	0	19,779	0	0	0	0	0	0	0	0	0	0	0	0	0
707	10002968	Replace Aurora Pump	30	305	3301	WATER PLANT	W Treatment	7/9/2003	8,375	0	8,375	0	0	0	0	0	0	0	0	0	0	0	0	0
708	10002969	Engin. Services	20	208	3301	WATER PLANT	GENERAL	5/1/2003	21,850	0	0	0	0	0	0	0	0	0	0	0	0	0	21,850	0
709	10002970	Pmt #15	20	208	3301	WATER PLANT	GENERAL	3/31/2003	12,368	0	0	0	0	0	0	0	0	0	0	0	0	0	12,368	0
710	10002971	Engin. Services	20	208	3301	WATER PLANT	GENERAL	2/21/2003	4,215	0	0	0	0	0	0	0	0	0	0	0	0	0	4,215	0
711	10002972	Engin. Services	20	208	3301	WATER PLANT	GENERAL	2/14/2003	23,227	0	0	0	0	0	0	0	0	0	0	0	0	0	23,227	0
712	10002973	Pmt #14	20	208	3301	WATER PLANT	GENERAL	12/20/2002	6,871	0	0	0	0	0	0	0	0	0	0	0	0	0	6,871	0
713	10002974	Pmt #13	20	208	3301	WATER PLANT	GENERAL	11/26/2002	8,850	0	0	0	0	0	0	0	0	0	0	0	0	0	8,850	0
714	10002975	Pmt #12	20	208	3301	WATER PLANT	GENERAL	10/31/2002	22,475	0	0	0	0	0	0	0	0	0	0	0	0	0	22,475	0
715	10002976	Eng Services	20	208	3301	WATER PLANT	GENERAL	8/26/2002	6,323	0	0	0	0	0	0	0	0	0	0	0	0	0	6,323	0
716	10002977	Ww Pep Tanks & Misc Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/15/1999	117,501	0	0	0	0	0	0	0	0	117,501	0	0	0	0	0	0
717	10002978	Pep Tank Pumps*130	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/1998	20,180	0	0	0	0	0	0	0	20,180	0	0	0	0	0	0	0
718	10002979	10 1050 Gal Pep Tank 16"" Pump	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/3/2002	9,720	0	0	0	0	0	0	0	0	9,720	0	0	0	0	0	0
719	10002980	Pep Tank/5	20	209	3501	WASTERWATER PLANT	WW Treatment	10/25/1993	5,705	0	0	0	0	0	0	0	5,705	0	0	0	0	0	0	0
720	10002981	Pep Tanks W/ Pumps*5	20	209	3501	WASTERWATER PLANT	WW Treatment	4/28/1994	6,135	0	0	0	0	0	0	0	6,135	0	0	0	0	0	0	0
721	10002982	Pep Tanks W/ Pumps/6	20	209	3501	WASTERWATER PLANT	WW Treatment	3/25/1994	6,426	0	0	0	0	0	0	0	6,426	0	0	0	0	0	0	0
722	10002983	Pep Tanks W/Pumps/5	20	209	3501	WASTERWATER PLANT	WW Treatment	3/15/1994	6,310	0	0	0	0	0	0	0	6,310	0	0	0	0	0	0	0
723	10002984	Pep Tanks W/Pumps/5	20	209	3501	WASTERWATER PLANT	WW Treatment	2/9/1994	5,525	0	0	0	0	0	0	0	5,525	0	0	0	0	0	0	0
724	10002985	Pep Tanks W/Pumps/5	20	209	3501	WASTERWATER PLANT	WW Treatment	12/8/1993	5,345	0	0	0	0	0	0	0	5,345	0	0	0	0	0	0	0
725	10002986	Pep Tanks/Pumps	20	209	3501	WASTERWATER PLANT	WW Treatment	1/7/1994	5,525	0	0	0	0	0	0	0	5,525	0	0	0	0	0	0	0
726	10002987	Pep Tanks/Pumps/Installation & Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/8/1997	97,900	0	0	0	0	0	0	0	0	97,900	0	0	0	0	0	0
727	10002988	Pep Tanks/5	20	209	3501	WASTERWATER PLANT	WW Treatment	5/23/1994	5,525	0	0	0	0	0	0	0	5,525	0	0	0	0	0	0	0
728	10002989	Pep Tanks/6	20	209	3501	WASTERWATER PLANT	WW Treatment	5/23/1994	5,898	0	0	0	0	0	0	0	5,898	0	0	0	0	0	0	0
729	10002990	Pep Tanks/5	20	209	3501	WASTERWATER PLANT	WW Treatment	8/30/1994	6,807	0	0	0	0	0	0	0	6,807	0	0	0	0	0	0	0
730	10002991	Pep Tanks*84	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/5/2001	79,030	0	0	0	0	0	0	0	0	79,030	0	0	0	0	0	0
731	10002992	Pep Tank Pumps*36	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/8/2001	10,798	0	0	0	0	0	0	0	0	10,798	0	0	0	0	0	0
732	10002993	Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/25/2001	168	0	0	0	0	0	0	0	0	168	0	0	0	0	0	0
733	10002994	Installation /Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/23/2001	563	0	0	0	0	0	0	0	0	563	0	0	0	0	0	0
734	10002995	Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/18/2001	3,755	0	0	0	0	0	0	0	0	3,755	0	0	0	0	0	0
735	10002996	Bolts/Batteries/Tape	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/13/2001	1,294	0	0	0	0	0	0	0	0	1,294	0	0	0	0	0	0
736	10002997	Grinders*Pump Stations/10	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/6/2001	20,260	0	0	0	0	0	0	0	0	20,260	0	0	0	0	0	0
737	10002998	Install And Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/3/2001	220	0	0	0	0	0	0	0	0	220	0	0	0	0	0	0
738	10002999	Installation Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	2/9/2001	448	0	0	0	0	0	0	0	0	448	0	0	0	0	0	0
739	10003000	Supplies	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/3/2001	468	0	0	0	0	0	0	0	0	468	0	0	0	0	0	0
740	10003001	Pvc Supplies	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/22/2001	73	0	0	0	0	0	0	0	0	73	0	0	0	0	0	0
741	10003002	10 1050 Gal Pep Tank 16"" Pump	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/16/2001	4,860	0	0	0	0	0	0	0	0	4,860	0	0	0	0	0	0
742	10003003	12 Tsurumi Pumps Model 40Psha 110V Auto	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	12/28/2001	3,599	0	0	0	0	0	0	0	0	3,599	0	0	0	0	0	0
743	10003004	Pumps For Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/10/2005	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
744	10003005	Supplies	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	4/26/2002	403	0	0	0	0	0	0	0	0	403	0	0	0	0	0	0
745	10003006	10 E-One 115V Grinder Type Pump Stations	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/5/2001	21,274	0	0	0	0	0	0	0	0	21,274	0	0	0	0	0	0
746	10003007	Installation Of E-One Pep Tank Supplies	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/30/2001	106	0	0	0	0	0	0	0	0	106	0	0	0	0	0	0
747	10003008	New Pep Tank Installs	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/15/2004	460	0	0	0	0	0	0	0	0	460	0	0	0	0	0	0
748	10003009	Pep Tanks Less Pumps	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/28/2005	6,063	0	0	0	0	0	0	0	0	6,063	0	0	0	0	0	0
749	10003010	Pep Tanks Less Pumps	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/28/2005	6,063	0	0	0	0	0	0	0	0	6,063	0	0	0	0	0	0
750	10003011	Pep Tanks Less Pumps	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/28/2005	6,063	0	0	0	0	0	0	0	0	6,063	0	0	0	0	0	0
751	10003012	Pep Tanks Less Pumps	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/3/2005	6,063	0	0	0	0	0	0	0	0	6,063	0	0	0	0	0	0
752	10003013	Pep Tank & Pump Replacement	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/7/2001	2,400	0	0	0	0	0	0	0	0	2,400	0	0	0	0	0	0
753	10003014	Pep Tank & Pump Replacement	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/7/2001	3,599	0	0	0	0	0	0	0	0	3,599	0	0	0	0	0	0
754	10003015	Pep Tanks/Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/19/2001	609	0	0	0	0	0	0	0	0	609	0	0	0	0	0	0
755	10003016	Pep Tank Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/29/2001	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0
756	10003017	Pep Tank Materials For Install.	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/1/2002	4,972	0	0	0	0	0	0	0	0	4,972	0	0	0	0	0	0
757	10003018	Pep Tank Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/5/2002	163	0	0	0	0	0	0	0	0	163	0	0	0	0	0	0
758	10003019	Pep Tank Install	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/10/2001	68	0	0	0	0	0	0	0	0	68	0	0	0	0	0	0
759	10003020	Pep Tank Misc Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/27/2001	172	0	0	0	0	0	0	0	0	172	0	0	0	0	0	0
760	10003021	Pep Tank Install Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/21/2001	202	0	0	0	0	0	0	0	0	202	0	0	0	0	0	0
761	10003022	10 1050 Gal Pep Tanks W/Assembley	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/15/2001	4,860	0	0	0	0	0	0	0	0	4,860	0	0	0	0	0	0
762	10003023	Ww Pep Install Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/23/2003	107,684	0	0	0	0	0	0	0	0	107,684	0	0	0	0	0	0
763	10003024	Pumps And Meterials For Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/2/2002	30,419	0	0	0	0	0	0	0	0	30,419	0	0	0	0	0	0
764	10003025	Grinder Pump	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/8/2003	5,200	0	0	0	0	0	0	0	0	5,200	0	0	0	0	0	0
765	10003026	Ties,Clamps,Pvc Pipe Etc...	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/28/2002	1,142	0	0	0	0	0	0	0	0	1,142	0	0	0	0	0	0
766	10003027	Pep Tanks Less Pumps	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/26/2005	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
767	10003028	Pep Pumps - New Installations	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/6/2005	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
768	10003029	Pep Tank Install Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/29/2005	308	0	0	0	0	0	0	0	0	308	0	0	0	0	0	0
769	10003030	Pep Tank Installs	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/11/2005	143	0	0	0	0	0	0	0	0	143	0	0	0	0	0	0
770	10003031	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/1/2005	423	0	0	0	0	0	0	0	0	423	0	0	0	0	0	0
771	10003032	Pep Tank Insalls	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/15/2005	445	0	0	0	0	0	0	0	0	445	0	0	0	0	0	0
772	10003033	Pep Tank Installs	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/7/2005	13	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0
773	10003034	Pep Tank Supplies	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/18/2005	187	0	0	0	0	0	0	0	0	187	0	0	0	0	0	0
774	10003035	Pep Tank Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/6/2005	328	0	0	0	0	0	0	0	0	328	0	0	0	0	0	0
775	10003036	Swing Check, Blade Supplies	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	4/20/2005	295	0	0	0	0	0	0	0	0	295	0	0	0	0	0	0
776	10003037	Pep Tank Installs	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/30/2005	3,094	0	0	0	0	0	0	0	0	3,094	0	0	0	0	0	0
777	10003038	Ww Pep Tanks & Parts	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/30/2002	42,157	0	0	0	0	0	0	0	0	42,157	0	0	0	0	0	0
778	10003039	New Pep Tank Install	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/2/2005	482	0	0	0	0	0	0	0	0	482	0	0	0	0	0	0
779	10003040	New Pep Tank Install	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/3/2005	499	0	0	0	0	0	0	0	0	499	0	0	0	0	0	0
780	10003041	Pep Tanks - New Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/27/2006	6,153	0	0	0	0	0	0	0	0	6,153	0	0	0	0	0	0
781	10003042	Pep Tanks - New Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/27/2006	11,360	0	0	0	0	0	0	0	0	11,360	0	0	0	0	0	0
782	10003043	Pep Pumps - New Installations	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/11/2006	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
783	10003044	Float Set For Tsurumi Pep Tank Pump	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	3/23/2006	352	0	0	0	0	0	0	0	0	352	0	0	0	0	0	0
784	10003045	Freight	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	3/23/2006	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
785	10003046	Pep Pumps - New Installations	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	3/29/2006	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
786	10003047	Pep Tanks - New Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/27/2006	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
787	10003048	Pep Pumps - New Installs	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/25/2006	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
788	10003049	Equip Maint & Repair Serv	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	3/22/2006	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
789	10003050	Equip Maint & Repair	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/4/2006	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
790	10003051	Pep Tanks - New Installation	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/19/2006	2,425	0	0	0	0	0	0	0	0	2,425	0	0	0	0	0	0
791	10003052	(2) 120V E/One Model 2010-61 Grinder Pum	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/28/2006	3,704	0	0	0	0	0	0	0	0	3,704	0	0	0	0	0	0
792	10003053	(5) Complete 120V E/One Model 2010-61 Gr	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/28/2006	17,050	0	0	0	0	0	0	0	0	17,050	0	0	0	0	0	0
793	10003054	Irr. Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/26/2006	499	0	0	0	0	0	0	0	0	499	0	0	0	0	0	0
794	10003055	Irr. Materials	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/16/2006	99	0	0	0	0	0	0	0	0	99	0	0	0	0	0	0
795	10003056	New Pep Tanks Under Res# 2006-123	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/1/2006	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
796	10003057	New Pep Tanks Under Res# 2006-123	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/9/2006	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
797	10003058	New Pep Tanks Under Res# 2006-123	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/16/2006	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
798	10003059	New Pep Tanks Under Res# 2006-123	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/29/2006	2,425	0	0	0	0	0	0	0	0	2,425	0	0	0	0	0	0
799	10003060	Pep Pump Replacements & Rehabs	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/27/2006	10,350	0	0	0	0	0	0	0	0	10,350	0	0	0	0	0	0
800	10003061	New Pep Tanks Under Res# 2006-123	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/29/2006	4,684	0	0	0	0	0	0	0	0	4,684	0	0	0	0	0	0
801	10003062	Repair Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/16/2006	1,380	0	0	0	0	0	0	0	0	1,380	0	0	0	0	0	0
802	10003063	Irrigation Pipes For Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	8/4/2006	410	0	0	0	0	0	0	0	0	410	0	0	0	0	0	0
803	10003064	Repair Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/28/2006	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
804	10003065	Irrigation Pipes For Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	7/12/2006	499	0	0	0	0	0	0	0	0	499	0	0	0	0	0	0
805	10003066	Ww Pep Tank Parts - Fl Irrigation - 2 In	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	12/18/2007	484	0	0	0	0	0	0	0	0	484	0	0	0	0	0	0
806	10003067	Ww Pep Tank Pump Replacements - Lucas Te	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/23/2008	13,978	0	0	0	0	0	0	0	0	13,978	0	0	0	0	0	0
807	10003068	Ww Pep Tank Parts - Water Resource - 3 I	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/21/2008	4,449	0	0	0	0	0	0	0	0	4,449	0	0	0	0	0	0
808	10003069	Ww Pep Tank Parts - Florida Irrigat - 2	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/18/2008	557	0	0	0	0	0	0	0	0	557	0	0	0	0	0	0
809	10003070	Ww Pep Tank Replcemnt Parts - Alpha Gen	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/17/2008	21,225	0	0	0	0	0	0	0	0	21,225	0	0	0	0	0	0
810	10003071	Ww Pep Tanks - Lucas Tech - 1 Invoice	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/23/2007	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
811	10003072	Ww Pep Tank Parts - Water Resource - 2 I	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	10/19/2007	1,181	0	0	0	0	0	0	0	0	1,181	0	0	0	0	0	0
812	10003073	Ww Pep Tanks - Lucas Tech - 1 Invoice	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/13/2006	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
813	10003074	Ww Pep Tank E-One Part- Water Resource -	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	1/1/2007	996	0	0	0	0	0	0	0	0	996	0	0	0	0	0	0
814	10003075	Ww Pep Tanks & Parts - Multi-Vendors -	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/31/2007	36,628	0	0	0	0	0	0	0	0	36,628	0	0	0	0	0	0
815	10003076	Ww Pep Tanks & Parts - Multi-Vendors -1	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/10/2007	34,673	0	0	0	0	0	0	0	0	34,673	0	0	0	0	0	0
816	10003077	Ww Pep Tank & Parts Multi Vendors - Mult	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	9/17/2007	50,530	0	0	0	0	0	0	0	0	50,530	0	0	0	0	0	0
817	10003078	Tank-Leeway Elevated Water Tank - 301 Le	20	208	3301	WATER PLANT	W Treatment	6/1/2000	43,122	0	43,122	0	0	0	0	0	0	0	0	0	0	0	0	0	0
818	10003079	Tomoka*Leeway*Breakaway	20	208	3301	WATER PLANT	W Treatment	9/1/2000	14,374	0	14,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0
819	10003080	Quarterly Water Tank Maint	20	208	3301	WATER PLANT	GENERAL	3/1/2001	43,122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,122	0
820	10003081	Tomoka*Leeway*Breakaway Quarterly Maint	20	208	3301	WATER PLANT	W Treatment	12/1/2001	7,689	0	7,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0
821	10003082	Water Tank Maint. Tomoka*Leeway*Breakawa	20	208	3301	WATER PLANT	W Treatment	12/15/1997	28,748	0	28,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0
822	10003083	Water Tank Maint. Sept	20	208	3301	WATER PLANT	GENERAL	9/1/2003	7,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,689	0
823	10003084	Water Tank Maint	20	208	3301	WATER PLANT	GENERAL	6/1/2003	7,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,689	0
824	10003085	Water Tank Maint	20	208	3301	WATER PLANT	GENERAL	3/1/2003	1,672	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,672	0
825	10003086	Water Tank Maint - Leeway	20	208	3301	WATER PLANT	GENERAL	3/1/2003	3,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,758	0
826	10003087	Water Tank Maint Breakaway	20	208	3301	WATER PLANT	GENERAL	3/1/2003	2,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,259	0
827	10003088	Water Tank Maint Tomoka Leeway Breakaway	20	208	3301	WATER PLANT	GENERAL	12/1/2002	7,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,689	0
828	10003089	Quarterly Water Tank Maint	20	208	3301	WATER PLANT	GENERAL	9/1/2001	14,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,374	0
829	10003090	Elevated Tank / Leeway / Annual	20	208	3301	WATER PLANT	GENERAL	1/3/2006	40,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,726	0
830	10003091	Elevated Tank / Breakaway Trails / Annua	20	208	3301	WATER PLANT	GENERAL	1/3/2006	23,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,168	0
831	10003092	Elevated Tank - Year	20	208	3301	WATER PLANT	GENERAL	4/12/2006	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0
832	10003093	Elevated Tank / Water Plant / Annual	20	208	3301	WATER PLANT	GENERAL	8/14/2006	20,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,495	0
833	10003094	Leeway - Design Improvements	20	208	3301	WATER PLANT	GENERAL	12/4/2006	978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	978	0
834	10003095	Leeway - Design Improvements	20	208	3301	WATER PLANT	GENERAL	1/17/2007	489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	489	0
835	10003096	Tank Leeway - Engineering - 1 Invoice	20	208	3302	WATER DISTRIBUTION	W TRANSMISSION	11/24/2007	2,445	0	0	0	2,445	0	0	0	0	0	0	0	0	0	0	0	0
836	10003097	Tank Leeway Construction - Censtate - 1	20	208	3302	WATER DISTRIBUTION	W TRANSMISSION	4/1/2008	16,300	0	0	0	16,300	0	0	0	0	0	0	0	0	0	0	0	0
837	10003098	Tank Leeway Construction - Censtate - 3	20	208	3302	WATER DISTRIBUTION	W TRANSMISSION	9/30/2007	256,700	0	0	0	256,700	0	0	0	0	0	0	0	0	0	0	0	0
838	10003099	Hydraulic Scale/Mounted Vacuum*Module	30	309	3301	WATER PLANT	W Treatment	1/5/2000	9,105	0	9,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0
839	10003100	Wtr Main Us 1/Tomoka Rd Relocation	20	208	3302	WATER DISTRIBUTION	W T&D	10/25/1999	282,439	0	0	83,704	198,736	0	0	0	0	0	0	0	0	0	0	0	0
840	10003101	Wtr Main Us 1/Tomoka Rd Const Material T	20	208	3302	WATER DISTRIBUTION	W T&D	12/22/1999	533	0	0	158	375	0	0	0	0	0	0	0	0	0	0	0	0
841	10003102	Wtr Main Us 1/Tomoka Rd Professional Ser	20	208	3302	WATER DISTRIBUTION	W T&D	10/23/1999	11,441	0	0	3,391	8,050	0	0	0	0	0	0	0	0	0	0	0	0
842	10003103	Wtr Meters & Parts Of Various Sizes Syst	20	208	3301	WATER PLANT	W METERS	6/22/2000	53,338	0	0	0	0	0	53,338	0	0	0	0	0	0	0	0	0	0
843	10003104	Wtr Mtr Meter Lids*Bear Creek	20	208	3301	WATER PLANT	W METERS	5/23/2000	780	0	0	0	0	0	780	0	0	0	0	0	0	0	0	0	0
844	10003105	Wtr Mtr Water Meter Replacement Parts	20	208	3301	WATER PLANT	W METERS	3/20/2000	4,505	0	0	0	0	0	4,505	0	0	0	0	0	0	0	0	0	0
845	10003106	Wtr Mtr Style 90 Dresser Coupling	20	208	3301	WATER PLANT	W METERS	4/4/2000	1,063	0	0	0	0	0	1,063	0	0	0	0	0	0	0	0	0	0
846	10003107	Wtr Mtr Turbo Meters/2	20	208	3301	WATER PLANT	W METERS	3/23/2000	1,136	0	0	0	0	0	1,136	0	0	0	0	0	0	0	0	0	0
847	10003108	Wtr Mtr Replace 8"" Meter @ Bear Creek	20	208	3301	WATER PLANT	W METERS	5/16/2000	495	0	0	0	0	0	495	0	0	0	0	0	0	0	0	0	0
848	10003109	Wtr Mtr 1000 5/8 & 3/4"" Pmm Meters	20	208	3301	WATER PLANT	W METERS	11/30/2001	23,710	0	0	0	0	0	23,710	0	0	0	0	0	0	0	0	0	0
849	10003110	Wtr Mtr Couplings*Ck Valves*Yokes	20	208	3301	WATER PLANT	W METERS	12/13/1999	22,344	0	0	0	0	0	22,344	0	0	0	0	0	0	0	0	0	0
850	10003111	Wtr Mtr Meters * Various Sizes Fy 1999	20	208	3301	WATER PLANT	W METERS	9/30/1999	57,768	0	0	0	0	0	57,768	0	0	0	0	0	0	0	0	0	0
851	10003112	Wtr Mtr Meter Replacement Parts & Meter	20	208	3301	WATER PLANT	W METERS	8/28/1998	2,853	0	0	0	0	0	2,853	0	0	0	0	0	0	0	0	0	0
852	10003113	Wtr Mtr Meters 5/8"", 3/4"" & 2""	20	208	3301	WATER PLANT	W METERS	7/29/1998	28,465	0	0	0	0	0	28,465	0	0	0	0	0	0	0	0	0	0
853	10003114	Wtr Mtr 100 Touch Read Meters	20	208	3301	WATER PLANT	W METERS	2/19/1998	11,700	0	0	0	0	0	11,700	0	0	0	0	0	0	0	0	0	0
854	10003115	Wtr Mtr 200 Touch Read Meters	20	208	3301	WATER PLANT	W METERS	1/3/2002	15,090	0	0	0	0	0	15,090	0	0	0	0	0	0	0	0	0	0
855	10003116	Wtr Mtr Meter Replacement Parts	20	208	3301	WATER PLANT	W METERS	9/12/2000	13,526	0	0	0	0	0	13,526	0	0	0	0	0	0	0	0	0	0
856	10003117	Wtr Mtr 5/8 & 3/4"" Meters	20	208	3301	WATER PLANT	W METERS	9/15/2000	18,041	0	0	0	0	0	18,041	0	0	0	0	0	0	0	0	0	0
857	10003118	Wtr Mtr 1200 5/8"" & 3/4"" Meters	20	208	3301	WATER PLANT	W METERS	8/24/2001	39,152	0	0	0	0	0	39,152	0	0	0	0	0	0	0	0	0	0
858	10003119	Wtr Mtr 3"" Fire Hydrant Meters/2	20	208	3301	WATER PLANT	W METERS	11/15/2000	1,169	0	0	0	0	0	1,169	0	0	0	0	0	0	0	0	0	0
859	10003120	Wtr Mtr Parts,Turbo Meter,Expanders,Yoke	20	208	3301	WATER PLANT	W METERS	12/13/2000	18,001	0	0	0	0	0	18,001	0	0	0	0	0	0	0	0	0	0
860	10003121	Wtr Mtr Yoke Bars*Ball Valve	20	208	3301	WATER PLANT	W METERS	4/19/2001	9,787	0	0	0	0	0	9,787	0	0	0	0	0	0	0	0	0	0
861	10003122	Wtr Mtr 50-1"" Meters	20	208	3301	WATER PLANT	W METERS	11/13/2000	3,093	0	0	0	0	0	3,093	0	0	0	0	0	0	0	0	0	0
862	10003123	Wtr Mtr 2350-3/4"" & 20-2"" Meters	20	208	3301	WATER PLANT	W METERS	11/13/2000	38,818	0	0	0	0	0	38,818	0	0	0	0	0	0	0	0	0	0
863	10003124	Wtr Mtr 100-Touchreads	20	208	3301	WATER PLANT	W METERS	12/28/2000	7,721	0	0	0	0	0	7,721	0	0	0	0	0	0	0	0	0	0
864	10003125	Wtr Mtr Large Water Meter Survey	20	208	3302	WATER DISTRIBUTION	W METERS	3/22/2002	8,990	0	0	0	0	0	8,990	0	0	0	0	0	0	0	0	0	0
865	10003126	Wtr Mtr 3 1"" T-10 Gal Meters	20	208	3301	WATER PLANT	W METERS	3/12/2002	379	0	0	0	0	0	379	0	0	0	0	0	0	0	0	0	0
866	10003127	Wtr Mtr 60 3/4"" Expansion Connections	20	208	3301	WATER PLANT	W METERS	4/3/2002	483	0	0	0	0	0	483	0	0	0	0	0	0	0	0	0	0
867	10003128	Wtr Mtr 1000 3/4"" & 500 5/8""X3/4"" Met	20	208	3301	WATER PLANT	W METERS	4/29/2002	7,725	0	0	0	0	0	7,725	0	0	0	0	0	0	0	0	0	0
868	10003129	Wtr Mtr 1 Neptune 4"" Tru Flow & 1 4"" S	20	208	3301	WATER PLANT	W METERS	4/24/2002	2,094	0	0	0	0	0	2,094	0	0	0	0	0	0	0	0	0	0
869	10003130	Wtr Mtr 2 1 1/2"" Touch Read Meter	20	208	3301	WATER PLANT	W METERS	5/15/2002	474	0	0	0	0	0	474	0	0	0	0	0	0	0	0	0	0
870	10003131	Wtr Mtr 300 Touch Read Meters	20	208	3301	WATER PLANT	W METERS	9/26/2002	22,350	0	0	0	0	0	22,350	0	0	0	0	0	0	0	0	0	0
871	10003132	Wtr Mtr Large Meter Survey & Testing	20	208	3302	WATER DISTRIBUTION	W METERS	9/19/2002	480	0	0	0	0	0	480	0	0	0	0	0	0	0	0	0	0
872	10003133	Wtr Mtr 5/8"" X 3/4"" Manual Read Water	20	208	3301	WATER PLANT	W METERS	11/14/2003	2,400	0	0	0	0	0	2,400	0	0	0	0	0	0	0	0	0	0
873	10003134	Wtr Mtr Neptune,5/8X3/4"" T10 Proread Ga	20	208	3301	WATER PLANT	W METERS	1/14/2004	37,250	0	0	0	0	0	37,250	0	0	0	0	0	0	0	0	0	0
874	10003135	Wtr Mtr Neptune, 5/8""X3/4"" T10 Direct	20	208	3301	WATER PLANT	W METERS	1/14/2004	1,200	0	0	0	0	0	1,200	0	0	0	0	0	0	0	0	0	0
875	10003136	Wtr Mtr Neptune, 1"" T10 Proread Gal. Me	20	208	3301	WATER PLANT	W METERS	1/27/2004	10,400	0	0	0	0	0	10,400	0	0	0	0	0	0	0	0	0	0
876	10003137	Wtr Mtr 1-1/2"" T10 Proread Gal Meter W/	20	208	3301	WATER PLANT	W METERS	1/27/2004	5,925	0	0	0	0	0	5,925	0	0	0	0	0	0	0	0	0	0
877	10003138	Wtr Mtr 2"" T10 Proread Gallon Meter W/6	20	208	3301	WATER PLANT	W METERS	1/27/2004	8,250	0	0	0	0	0	8,250	0	0	0	0	0	0	0	0	0	0
878	10003139	Wtr Mtr 1 1/2"" 6 Wh Gallon Encoder	20	208	3301	WATER PLANT	W METERS	2/25/2004	220	0	0	0	0	0	220	0	0	0	0	0	0	0	0	0	0
879	10003140	Wtr Mtr 6"" Hp Prot Iii 6 Wh Gallon Enco	20	208	3301	WATER PLANT	W METERS	2/25/2004	118	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0	0
880	10003141	Wtr Mtr 1 1/2"" 6 Wh Gallon Encoder	20	208	3301	WATER PLANT	W METERS	2/25/2004	220	0	0	0	0	0	220	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
881	10003142	Wtr Mtr 6"" Hp Prot Iii 6 Wh Gallon Enco	20	208	3301	WATER PLANT	W METERS	2/25/2004	118	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0
882	10003143	Wtr 10"" Hp Port Iii 6 Wh Gallon Encoder	20	208	3301	WATER PLANT	W METERS	2/25/2004	59	0	0	0	0	0	59	0	0	0	0	0	0	0	0	0
883	10003144	Wtr Mtr 8"" Hp Prot Iii 6 Wh Gallon Enco	20	208	3301	WATER PLANT	W METERS	2/25/2004	118	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0
884	10003145	Wtr Mtr 3"" Tt Turbine 6 Wh Gallon Encod	20	208	3301	WATER PLANT	W METERS	2/25/2004	118	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0
885	10003146	Wtr Mtr 6"" Tt Turine 6 Wh Gallon Encode	20	208	3301	WATER PLANT	W METERS	2/25/2004	118	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0
886	10003147	Wtr Mtr 4"" Tt Turbine 6 Wh Gallon Encod	20	208	3301	WATER PLANT	W METERS	2/25/2004	118	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0
887	10003148	Wtr Mtr 2"" 6 Wh Gallon Encoder	20	208	3301	WATER PLANT	W METERS	2/25/2004	220	0	0	0	0	0	220	0	0	0	0	0	0	0	0	0
888	10003149	Wtr Mtr Neptune R900 V2 Miu W/6' Cable	20	208	3301	WATER PLANT	W METERS	3/2/2004	5,500	0	0	0	0	0	5,500	0	0	0	0	0	0	0	0	0
889	10003150	Wtr Mtr Neptune, 5/8""X3/4"" Manual Read	20	208	3301	WATER PLANT	W METERS	3/2/2004	2,400	0	0	0	0	0	2,400	0	0	0	0	0	0	0	0	0
890	10003151	Wtr Mtr 5/8""X3/4"" T10 Proread Pl/Bttm	20	208	3301	WATER PLANT	W METERS	5/3/2004	73,830	0	0	0	0	0	73,830	0	0	0	0	0	0	0	0	0
891	10003152	Wtr Mtr 5/8""X3/4"" T10 Proread Pl/Bttm	20	208	3301	WATER PLANT	W METERS	5/3/2004	8,121	0	0	0	0	0	8,121	0	0	0	0	0	0	0	0	0
892	10003153	Wtr Mtr 3/4"" Meter Expanders Ec-23	20	208	3301	WATER PLANT	W METERS	5/12/2004	2,715	0	0	0	0	0	2,715	0	0	0	0	0	0	0	0	0
893	10003154	Wtr Mtr B94-324W 1"" Cts Pj X 3/4"" Mete	20	208	3301	WATER PLANT	W METERS	5/12/2004	1,998	0	0	0	0	0	1,998	0	0	0	0	0	0	0	0	0
894	10003155	Wtr Mtr 5/8""X3/4"" T10 Proread Pl/Bttm	20	208	3301	WATER PLANT	W METERS	5/12/2004	29,800	0	0	0	0	0	29,800	0	0	0	0	0	0	0	0	0
895	10003156	Wtr Mtr 1"" 4 Wh Gallon Encoder	20	208	3301	WATER PLANT	W METERS	2/25/2004	220	0	0	0	0	0	220	0	0	0	0	0	0	0	0	0
896	10003157	Wtr Mtr 5/8"" X 3/4"" Manual Read Water	20	208	3301	WATER PLANT	W METERS	11/14/2003	2,400	0	0	0	0	0	2,400	0	0	0	0	0	0	0	0	0
897	10003158	Wtr Mtr 5/8"" X 3/4"" T10 Bb Proread Wir	20	208	3301	WATER PLANT	W METERS	7/7/2004	2,214	0	0	0	0	0	2,214	0	0	0	0	0	0	0	0	0
898	10003159	Wtr Mtr R900 V2 Pit Miu W/6' Cable	20	208	3301	WATER PLANT	W METERS	7/7/2004	5,500	0	0	0	0	0	5,500	0	0	0	0	0	0	0	0	0
899	10003160	Wtr Mtr 5/8""X3/4"" T10 Proread Pl/Bttm	20	208	3301	WATER PLANT	W METERS	7/7/2004	44,700	0	0	0	0	0	44,700	0	0	0	0	0	0	0	0	0
900	10003161	Wtr Mtr 3/4"" Meter Expanders For 3/4""	20	208	3301	WATER PLANT	W METERS	8/2/2004	6,100	0	0	0	0	0	6,100	0	0	0	0	0	0	0	0	0
901	10003162	Wtr Mtr Rhino,10X15 Box Lid W/Proread/R9	20	208	3301	WATER PLANT	W METERS	8/30/2004	11,235	0	0	0	0	0	11,235	0	0	0	0	0	0	0	0	0
902	10003163	Wtr Mtr Supplies	20	208	3301	WATER PLANT	W METERS	1/28/2004	18	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0
903	10003164	Wtr Mtr 2"" Meter Flang Kits	20	208	3301	WATER PLANT	W METERS	1/7/2004	488	0	0	0	0	0	488	0	0	0	0	0	0	0	0	0
904	10003165	Wtr Mtr Nuts & Bolts	20	208	3301	WATER PLANT	W METERS	1/6/2004	235	0	0	0	0	0	235	0	0	0	0	0	0	0	0	0
905	10003166	Wtr Mtr 30 10"" Plastic Valve Boxes	20	208	3301	WATER PLANT	W METERS	12/11/2003	293	0	0	0	0	0	293	0	0	0	0	0	0	0	0	0
906	10003167	Wtr Mtr Concrete Meter Vault	20	208	3301	WATER PLANT	W METERS	2/18/2003	3,974	0	0	0	0	0	3,974	0	0	0	0	0	0	0	0	0
907	10003168	Wtr Mtr Meter Boxes	20	208	3301	WATER PLANT	W METERS	12/11/2002	6,075	0	0	0	0	0	6,075	0	0	0	0	0	0	0	0	0
908	10003169	Wtr Mtr Large Meter Parts	20	208	3301	WATER PLANT	W METERS	11/14/2002	50	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0
909	10003170	Wtr Mtr Repair Clamps	20	208	3301	WATER PLANT	W METERS	11/11/2002	310	0	0	0	0	0	310	0	0	0	0	0	0	0	0	0
910	10003171	Wtr Mtr Large Meter Testing Materials	20	208	3301	WATER PLANT	W METERS	10/23/2002	167	0	0	0	0	0	167	0	0	0	0	0	0	0	0	0
911	10003172	Wtr Mtr Touch Read Meters	20	208	3301	WATER PLANT	W METERS	10/23/2002	13,868	0	0	0	0	0	13,868	0	0	0	0	0	0	0	0	0
912	10003173	Wtr Mtr Male Adapters	20	208	3301	WATER PLANT	W METERS	10/14/2002	357	0	0	0	0	0	357	0	0	0	0	0	0	0	0	0
913	10003174	Wtr Mtr Large Meter Box	20	208	3301	WATER PLANT	W METERS	10/10/2002	420	0	0	0	0	0	420	0	0	0	0	0	0	0	0	0
914	10003175	Wtr Mtr Male Adapter	20	208	3301	WATER PLANT	W METERS	10/10/2002	36	0	0	0	0	0	36	0	0	0	0	0	0	0	0	0
915	10003176	Wtr Mtr Commercial Meter Replacement	20	208	3301	WATER PLANT	W METERS	9/24/2003	117,647	0	0	0	0	0	117,647	0	0	0	0	0	0	0	0	0
916	10003177	Wtr Mtr Residential Meter Replacement	20	208	3301	WATER PLANT	W METERS	9/23/2003	197,603	0	0	0	0	0	197,603	0	0	0	0	0	0	0	0	0
917	10003178	Wtr Mtr Handheld Fld Programmer	20	208	3301	WATER PLANT	W METERS	9/11/2003	17,550	0	0	0	0	0	17,550	0	0	0	0	0	0	0	0	0
918	10003179	Wtr Mtr Sod For Replacement Areas Damage	20	208	3301	WATER PLANT	W METERS	9/3/2003	86	0	0	0	0	0	86	0	0	0	0	0	0	0	0	0
919	10003180	Wtr Mtr Cement And Rocks	20	208	3301	WATER PLANT	W METERS	8/29/2003	156	0	0	0	0	0	156	0	0	0	0	0	0	0	0	0
920	10003181	Wtr Mtr Supplies & Parts For Meters	20	208	3301	WATER PLANT	W METERS	10/10/2002	1,578	0	0	0	0	0	1,578	0	0	0	0	0	0	0	0	0
921	10003182	Wtr Mtr Water Meters	20	208	3301	WATER PLANT	W METERS	9/30/2003	2,497	0	0	0	0	0	2,497	0	0	0	0	0	0	0	0	0
922	10003183	Wtr Mtr Meter Replacement Parts	20	208	3301	WATER PLANT	W METERS	6/26/2003	1,007	0	0	0	0	0	1,007	0	0	0	0	0	0	0	0	0
923	10003184	Wtr Mtr Materials For Large Meter Repair	20	208	3301	WATER PLANT	W METERS	11/1/2002	3,090	0	0	0	0	0	3,090	0	0	0	0	0	0	0	0	0
924	10003185	Wtr Mtr Flanges For Meters	20	208	3301	WATER PLANT	W METERS	3/19/2003	173	0	0	0	0	0	173	0	0	0	0	0	0	0	0	0
925	10003186	Wtr Mtr Crushed Rock	20	208	3301	WATER PLANT	W METERS	3/11/2003	170	0	0	0	0	0	170	0	0	0	0	0	0	0	0	0
926	10003187	Wtr Mtr Cdr Boxes/Lids	20	208	3301	WATER PLANT	W METERS	6/16/2003	9,163	0	0	0	0	0	9,163	0	0	0	0	0	0	0	0	0
927	10003188	Wtr Mtr Supplies & Parts	20	208	3302	WATER DISTRIBUTION	W METERS	11/11/2002	181	0	0	0	0	0	181	0	0	0	0	0	0	0	0	0
928	10003189	Wtr Mtr Film Processing For Meter Pictur	20	208	3302	WATER DISTRIBUTION	W METERS	10/25/2002	13	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0
929	10003190	Wtr Mtr 2"" 6 Wh Gallon Encoder	20	208	3301	WATER PLANT	W METERS	2/25/2004	220	0	0	0	0	0	220	0	0	0	0	0	0	0	0	0
930	10003191	Wtr Mtr R900 Rf Pit Miu Transmitter	20	208	3301	WATER PLANT	W METERS	1/24/2005	8,250	0	0	0	0	0	8,250	0	0	0	0	0	0	0	0	0
931	10003192	Wtr Mtr 2"" T10 Flanged Gallon Encoder M	20	208	3301	WATER PLANT	W METERS	1/24/2005	2,640	0	0	0	0	0	2,640	0	0	0	0	0	0	0	0	0
932	10003193	Wtr Mtr 1 1/2"" T10 Flanged Gallon Encod	20	208	3301	WATER PLANT	W METERS	1/24/2005	1,422	0	0	0	0	0	1,422	0	0	0	0	0	0	0	0	0
933	10003194	Wtr Mtr 1"" T10 Gallon Encoder Meter	20	208	3301	WATER PLANT	W METERS	1/24/2005	1,664	0	0	0	0	0	1,664	0	0	0	0	0	0	0	0	0
934	10003195	Wtr Mtr 5/8""X3/4"" Touch Read Meters	20	208	3301	WATER PLANT	W METERS	1/24/2005	18,763	0	0	0	0	0	18,763	0	0	0	0	0	0	0	0	0
935	10003196	Wtr Mtr 5/8""X3/4"" Touch Read Meters	20	208	3301	WATER PLANT	W METERS	3/22/2005	67,545	0	0	0	0	0	67,545	0	0	0	0	0	0	0	0	0
936	10003197	Wtr Mtr 1"" T10 Proread E49N, 1000G, Pre	20	208	3301	WATER PLANT	W METERS	3/30/2005	4,992	0	0	0	0	0	4,992	0	0	0	0	0	0	0	0	0
937	10003198	Wtr Mtr Rhino, 10X15 Mtr Lid W/Proread/R	20	208	3301	WATER PLANT	W METERS	3/30/2005	7,490	0	0	0	0	0	7,490	0	0	0	0	0	0	0	0	0
938	10003199	Wtr Mtr 1"" T10 Proread E49N, 10000G, Pr	20	208	3301	WATER PLANT	W METERS	4/26/2005	5,200	0	0	0	0	0	5,200	0	0	0	0	0	0	0	0	0
939	10003200	Wtr Mtr 5/8""X3/4"" Touch Read Meters	20	208	3301	WATER PLANT	W METERS	4/26/2005	105,070	0	0	0	0	0	105,070	0	0	0	0	0	0	0	0	0
940	10003201	Wtr Mtr 3/4"" Expanders	20	208	3301	WATER PLANT	W METERS	4/26/2005	1,929	0	0	0	0	0	1,929	0	0	0	0	0	0	0	0	0
941	10003202	Wtr Mtr 1"" Yoke Valves	20	208	3301	WATER PLANT	W METERS	4/26/2005	1,020	0	0	0	0	0	1,020	0	0	0	0	0	0	0	0	0
942	10003203	Wtr Mtr 1"" Expanders	20	208	3301	WATER PLANT	W METERS	4/26/2005	216	0	0	0	0	0	216	0	0	0	0	0	0	0	0	0
943	10003204	Wtr Mtr 3/4"" Yoke Valves	20	208	3301	WATER PLANT	W METERS	4/26/2005	3,468	0	0	0	0	0	3,468	0	0	0	0	0	0	0	0	0
944	10003205	Wtr Mtr 11X18 Black Cover Electronic	20	208	3301	WATER PLANT	W METERS	4/14/2005	475	0	0	0	0	0	475	0	0	0	0	0	0	0	0	0
945	10003206	Wtr Mtr 3/4 "" Expansion Connection	20	208	3301	WATER PLANT	W METERS	3/31/2005	433	0	0	0	0	0	433	0	0	0	0	0	0	0	0	0
946	10003207	Wtr Mtr R900 Rf Pit Miu Transmitter	20	208	3301	WATER PLANT	W METERS	6/1/2005	11,000	0	0	0	0	0	11,000	0	0	0	0	0	0	0	0	0
947	10003208	Wtr Mtr 1"" Expanders	20	208	3301	WATER PLANT	W METERS	7/18/2005	528	0	0	0	0	0	528	0	0	0	0	0	0	0	0	0
948	10003209	Wtr Mtr 1"" T-10 Pro-Read E49N, 1000G, P	20	208	3301	WATER PLANT	W METERS	7/18/2005	20,800	0	0	0	0	0	20,800	0	0	0	0	0	0	0	0	0
949	10003210	Wtr Mtr 1 1/2"" T10 Flanged Proread 1,00	20	208	3302	WATER DISTRIBUTION	W METERS	9/6/2005	2,844	0	0	0	0	0	2,844	0	0	0	0	0	0	0	0	0
950	10003211	Wtr Mtr 2"" T10 Flanged Proread 1,000 Ga	20	208	3302	WATER DISTRIBUTION	W METERS	9/6/2005	3,960	0	0	0	0	0	3,960	0	0	0	0	0	0	0	0	0
951	10003212	Wtr Mtr Meter Box Lids	20	208	3301	WATER PLANT	W METERS	7/15/2005	475	0	0	0	0	0	475	0	0	0	0	0	0	0	0	0
952	10003213	Wtr Mtr Flange Kits For Meter Exchange	20	208	3301	WATER PLANT	W METERS	6/15/2005	439	0	0	0	0	0	439	0	0	0	0	0	0	0	0	0
953	10003214	Wtr Mtr Meter Expander	20	208	3301	WATER PLANT	W METERS	6/13/2005	486	0	0	0	0	0	486	0	0	0	0	0	0	0	0	0
954	10003215	Wtr Mtr Meter & Tapping Parts	20	208	3301	WATER PLANT	W METERS	6/10/2005	180	0	0	0	0	0	180	0	0	0	0	0	0	0	0	0
955	10003216	Wtr Mtr Meter Flanges	20	208	3301	WATER PLANT	W METERS	5/19/2005	478	0	0	0	0	0	478	0	0	0	0	0	0	0	0	0
956	10003217	Wtr Mtr 1"" Expanders	20	208	3301	WATER PLANT	W METERS	5/9/2005	453	0	0	0	0	0	453	0	0	0	0	0	0	0	0	0
957	10003218	Wtr Mtr 3/4"" X 5/8"" Remote Encoder Wat	20	208	3301	WATER PLANT	W METERS	12/27/2005	37,525	0	0	0	0	0	37,525	0	0	0	0	0	0	0	0	0
958	10003219	Wtr Mtr Replacement Registers	20	208	3301	WATER PLANT	W METERS	12/6/2005	480	0	0	0	0	0	480	0	0	0	0	0	0	0	0	0
959	10003220	Wtr Mtr Meter Exchange Lids	20	208	3301	WATER PLANT	W METERS	11/28/2005	475	0	0	0	0	0	475	0	0	0	0	0	0	0	0	0
960	10003221	Wtr Mtr Meter Exchange Lids	20	208	3301	WATER PLANT	W METERS	12/2/2005	475	0	0	0	0	0	475	0	0	0	0	0	0	0	0	0
961	10003222	Wtr Mtr Rhino, 11X18 Meter Lid W/Proread	20	208	3301	WATER PLANT	W METERS	2/7/2006	3,800	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0
962	10003223	Wtr Mtr 2"" T10 Flanged Gallon Encoder M	20	208	3302	WATER DISTRIBUTION	W METERS	2/7/2006	6,600	0	0	0	0	0	6,600	0	0	0	0	0	0	0	0	0
963	10003224	Wtr Mtr (1) 8"" X 2"" Hp Proread Gal. Me	20	208	3301	WATER PLANT	W METERS	2/15/2006	7,900	0	0	0	0	0	7,900	0	0	0	0	0	0	0	0	0
964	10003225	Wtr Mtr Pit Miu W/6' Cable	20	208	3301	WATER PLANT	W METERS	2/15/2006	110	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0
965	10003226	Wtr Mtr 2"" Hpt Proread Gallon Meter	20	208	3301	WATER PLANT	W METERS	3/3/2006	476	0	0	0	0	0	476	0	0	0	0	0	0	0	0	0
966	10003227	Wtr Mtr 12"" Cast Iron Venruti Flowmeter	20	208	3301	WATER PLANT	W METERS	1/27/2006	8,890	0	0	0	0	0	8,890	0	0	0	0	0	0	0	0	0
967	10003228	Wtr Mtr 100 Direct Read Gallon Water Met	20	208	3301	WATER PLANT	W METERS	4/20/2006	2,555	0	0	0	0	0	2,555	0	0	0	0	0	0	0	0	0
968	10003229	Wtr Mtr Meters	20	208	3301	WATER PLANT	W METERS	4/12/2006	72,048	0	0	0	0	0	72,048	0	0	0	0	0	0	0	0	0
969	10003230	Wtr Mtr Radio Read Receivers For Meters	20	208	3301	WATER PLANT	W METERS	4/12/2006	11,000	0	0	0	0	0	11,000	0	0	0	0	0	0	0	0	0
970	10003231	Wtr Mtr Meter Boxes For Meter Installs	20	208	3301	WATER PLANT	W METERS	6/22/2006	477	0	0	0	0	0	477	0	0	0	0	0	0	0	0	0
971	10003232	Wtr Mtr (100) 5/8""X3/4"" T10 Direct Rea	20	208	3301	WATER PLANT	W METERS	9/29/2006	2,555	0	0	0	0	0	2,555	0	0	0	0	0	0	0	0	0
972	10003233	Wtr Mtr (20) 1"" T10 Direct Read Gallon	20	208	3301	WATER PLANT	W METERS	9/29/2006	1,380	0	0	0	0	0	1,380	0	0	0	0	0	0	0	0	0
973	10003234	Wtr Mtr Large Meter Boxes / Single In, D	20	208	3301	WATER PLANT	W METERS	7/27/2006	2,535	0	0	0	0	0	2,535	0	0	0	0	0	0	0	0	0
974	10003235	Wtr Mtr Neptune 3"" Fire Hydrant Meter A	20	208	3301	WATER PLANT	W METERS	9/19/2006	2,082	0	0	0	0	0	2,082	0	0	0	0	0	0	0	0	0
975	10003236	Wtr Mtr Plastic Meter Box Lids W/Touch R	20	208	3301	WATER PLANT	W METERS	7/27/2006	5,850	0	0	0	0	0	5,850	0	0	0	0	0	0	0	0	0
976	10003237	Wtr Mtr 1.5"" T10 Flanged Meter W/R900I	20	208	3301	WATER PLANT	W METERS	10/13/2006	1,735	0	0	0	0	0	1,735	0	0	0	0	0	0	0	0	0
977	10003238	Wtr Mtr 1"" T 10 Bb R900I Gal Pit Integr	20	208	3301	WATER PLANT	W METERS	10/13/2006	16,579	0	0	0	0	0	16,579	0	0	0	0	0	0	0	0	0
978	10003239	Wtr Mtr (20) Cf35-77 Lok-Pak Coupling	20	208	3301	WATER PLANT	W METERS	9/7/2006	915	0	0	0	0	0	915	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
979	10003240	Wtr Mtr (30) C45-33 Coupling	20	208	3301	WATER PLANT	W METERS	9/7/2006	146	0	0	0	0	0	146	0	0	0	0	0	0	0	0	0
980	10003241	Wtr Mtr (30) C45-33 Couplings	20	208	3301	WATER PLANT	W METERS	8/13/2006	146	0	0	0	0	0	146	0	0	0	0	0	0	0	0	0
981	10003242	Wtr Mtr 1000' Blue Poly Tubing X 100' Ro	20	208	3301	WATER PLANT	W METERS	8/13/2006	350	0	0	0	0	0	350	0	0	0	0	0	0	0	0	0
982	10003243	Wtr Mtr (10) 2"" X 6"" Brass Nipples	20	208	3301	WATER PLANT	W METERS	8/13/2006	150	0	0	0	0	0	150	0	0	0	0	0	0	0	0	0
983	10003244	Wtr Mtr (100) F1000-4 1"" Corp. Stops	20	208	3301	WATER PLANT	W METERS	8/13/2006	2,435	0	0	0	0	0	2,435	0	0	0	0	0	0	0	0	0
984	10003245	Wtr Mtr (8) 8"" M.J. 90 Degree Bends	20	208	3301	WATER PLANT	W METERS	8/13/2006	616	0	0	0	0	0	616	0	0	0	0	0	0	0	0	0
985	10003246	Wtr Mtr (72) Y-504 1"" Yokes	20	208	3301	WATER PLANT	W METERS	8/13/2006	457	0	0	0	0	0	457	0	0	0	0	0	0	0	0	0
986	10003247	Wtr Mtr (300) Y-502 3/4"" Yokes	20	208	3301	WATER PLANT	W METERS	8/13/2006	2,100	0	0	0	0	0	2,100	0	0	0	0	0	0	0	0	0
987	10003248	Wtr Mtr (100) C84-44 1"" Joint Coupling	20	208	3301	WATER PLANT	W METERS	8/13/2006	855	0	0	0	0	0	855	0	0	0	0	0	0	0	0	0
988	10003249	Wtr Mtr (50) Ec-4 1"" Expanders	20	208	3301	WATER PLANT	W METERS	8/13/2006	810	0	0	0	0	0	810	0	0	0	0	0	0	0	0	0
989	10003250	Wtr Mtr (25) 085-33 Male Joint Couplings	20	208	3301	WATER PLANT	W METERS	8/13/2006	218	0	0	0	0	0	218	0	0	0	0	0	0	0	0	0
990	10003251	Wtr Mtr (200) C91-34 Yoke Adapter 3/4""	20	208	3301	WATER PLANT	W METERS	8/13/2006	790	0	0	0	0	0	790	0	0	0	0	0	0	0	0	0
991	10003252	Wtr Mtr (200) Ec-23 3/4 Expanders	20	208	3301	WATER PLANT	W METERS	8/13/2006	1,920	0	0	0	0	0	1,920	0	0	0	0	0	0	0	0	0
992	10003253	Wtr Mtr (50) B91-223W Yoke Valves	20	208	3301	WATER PLANT	W METERS	8/13/2006	865	0	0	0	0	0	865	0	0	0	0	0	0	0	0	0
993	10003254	Wtr Mtr (20) 2"" X 1 1/2"" Brass Reducer	20	208	3301	WATER PLANT	W METERS	8/13/2006	160	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0
994	10003255	Wtr Mtr (50) 3/4 4"" Brass Nipples	20	208	3301	WATER PLANT	W METERS	8/13/2006	160	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0
995	10003256	Wtr Mtr (20) C84-77 Mix & Cts Coupling	20	208	3301	WATER PLANT	W METERS	8/13/2006	624	0	0	0	0	0	624	0	0	0	0	0	0	0	0	0
996	10003257	Wtr Mtr (10) B81-777W 2"" Ball Valves	20	208	3301	WATER PLANT	W METERS	8/13/2006	1,262	0	0	0	0	0	1,262	0	0	0	0	0	0	0	0	0
997	10003258	Wtr Mtr (20) 1 1/2"" X 1"" Brass Reducer	20	208	3301	WATER PLANT	W METERS	8/13/2006	165	0	0	0	0	0	165	0	0	0	0	0	0	0	0	0
998	10003259	Wtr Mtr (20) 2"" X 1"" Brass Reducer Bus	20	208	3301	WATER PLANT	W METERS	8/13/2006	160	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0
999	10003260	Wtr Mtr (2) 14000-Wc Eclipse Auto Flushi	20	208	3301	WATER PLANT	W METERS	9/7/2006	3,150	0	0	0	0	0	3,150	0	0	0	0	0	0	0	0	0
1000	10003261	Wtr Mtr (5) #9700 Retro Fit Fire Hydrant	20	208	3301	WATER PLANT	W METERS	9/7/2006	1,035	0	0	0	0	0	1,035	0	0	0	0	0	0	0	0	0
1001	10003262	Wtr Mtr (50) C91-44 1"" Yoke Adapters	20	208	3301	WATER PLANT	W METERS	9/7/2006	328	0	0	0	0	0	328	0	0	0	0	0	0	0	0	0
1002	10003263	Wtr Mtr (72) Y-504 1"" Yokes	20	208	3301	WATER PLANT	W METERS	9/7/2006	457	0	0	0	0	0	457	0	0	0	0	0	0	0	0	0
1003	10003264	Wtr Mtr 1"" T10 Bb Mtr W/R900I Gal Integ	20	208	3301	WATER PLANT	W METERS	10/13/2006	2,240	0	0	0	0	0	2,240	0	0	0	0	0	0	0	0	0
1004	10003265	Wtr Mtr 2"" Compression Couplings	20	208	3301	WATER PLANT	W METERS	7/27/2006	256	0	0	0	0	0	256	0	0	0	0	0	0	0	0	0
1005	10003266	Wtr Mtr 2"" T10 Flnged Mtr W/R900I Gal In	20	208	3301	WATER PLANT	W METERS	10/13/2006	2,200	0	0	0	0	0	2,200	0	0	0	0	0	0	0	0	0
1006	10003267	Wtr Mtr 3/4"" Compression Couplings	20	208	3301	WATER PLANT	W METERS	7/27/2006	855	0	0	0	0	0	855	0	0	0	0	0	0	0	0	0
1007	10003268	Wtr Mtr 3/4"" Couplings	20	208	3301	WATER PLANT	W METERS	7/27/2006	466	0	0	0	0	0	466	0	0	0	0	0	0	0	0	0
1008	10003269	Wtr Mtr 3/4"" Expanders	20	208	3301	WATER PLANT	W METERS	7/27/2006	3,650	0	0	0	0	0	3,650	0	0	0	0	0	0	0	0	0
1009	10003270	Wtr Mtr 5/8 X 3/4 T10 Pb Mtr W/R900I Gal	20	208	3301	WATER PLANT	W METERS	10/13/2006	17,900	0	0	0	0	0	17,900	0	0	0	0	0	0	0	0	0
1010	10003271	Wtr Mtr Meters W/Backflow Preventers (16	20	208	3302	WATER DISTRIBUTION	W METERS	1/3/2008	29,733	0	0	0	0	0	29,733	0	0	0	0	0	0	0	0	0
1011	10003272	Wtr Mtr Large Valve Replace (Cordova-Bue	20	208	3302	WATER DISTRIBUTION	W METERS	2/8/2008	11,000	0	0	0	0	0	11,000	0	0	0	0	0	0	0	0	0
1012	10003273	Wtr Mtr Meters Replacements-Multi Invoic	20	208	3302	WATER DISTRIBUTION	W METERS	7/29/2008	216,630	0	0	0	0	0	216,630	0	0	0	0	0	0	0	0	0
1013	10003274	Wtr Meters & Parts	20	208	3302	WATER DISTRIBUTION	W METERS	9/30/2007	259,503	0	0	0	0	0	259,503	0	0	0	0	0	0	0	0	0
1014	10003275	Ww Manhole Frame/Cover Replacement	20	209	3501	WASTERWATER PLANT	WW Collection	3/2/2000	9,303	0	0	0	0	0	0	0	0	9,303	0	0	0	0	0	0
1015	10003276	Ww Manhole Williamson Blvd Widening	20	209	3501	WASTERWATER PLANT	WW Collection	11/30/1999	3,415	0	0	0	0	0	0	0	0	3,415	0	0	0	0	0	0
1016	10003277	Ww Manhole Replacement Of 20 Covers On S	20	209	3501	WASTERWATER PLANT	WW Collection	7/7/2004	67,500	0	0	0	0	0	0	0	0	67,500	0	0	0	0	0	0
1017	10003278	Ww Manhole Replacement Of 20 Covers On S	20	209	3501	WASTERWATER PLANT	WW Collection	7/21/2004	10,800	0	0	0	0	0	0	0	0	10,800	0	0	0	0	0	0
1018	10003279	Ww Manhole Bid Ad	20	209	3501	WASTERWATER PLANT	Other	2/1/2004	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101
1019	10003280	Ww Manhole Plans & Specs	20	209	3501	WASTERWATER PLANT	WW Collection	1/28/2004	232	0	0	0	0	0	0	0	0	232	0	0	0	0	0	0
1020	10003281	Ww Manhole Fed Ex	20	209	3501	WASTERWATER PLANT	Other	12/24/2003	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
1021	10003282	Ww Manhole Copies * Bid Contract	20	209	3501	WASTERWATER PLANT	Other	10/14/2002	173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	173
1022	10003283	Ww Manholw Legal Ad Public Notice	20	209	3501	WASTERWATER PLANT	Other	10/13/2002	102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102
1023	10003284	Ww Manhole Smoke Testing & Inserting Sea	20	209	3501	WASTERWATER PLANT	WW Collection	2/13/2006	8,016	0	0	0	0	0	0	0	0	8,016	0	0	0	0	0	0
1024	10003285	Ww Manhole Smoke Testing & Inserting Sea	20	209	3501	WASTERWATER PLANT	WW Collection	3/23/2006	10,516	0	0	0	0	0	0	0	0	10,516	0	0	0	0	0	0
1025	10003286	Ww Manhole Smoke Testing & Inserting Sea	20	209	3501	WASTERWATER PLANT	WW Collection	3/23/2006	30,247	0	0	0	0	0	0	0	0	30,247	0	0	0	0	0	0
1026	10003287	Ww Manhole Smoke Testing & Inserting Sea	20	209	3501	WASTERWATER PLANT	WW Collection	3/29/2006	14,910	0	0	0	0	0	0	0	0	14,910	0	0	0	0	0	0
1027	10003288	Ww Manhole Rehab System	20	209	3501	WASTERWATER PLANT	WW Collection	2/26/1993	39,873	0	0	0	0	0	0	0	0	39,873	0	0	0	0	0	0
1028	10003289	Ww Manhole Smoke Testing & Inserting Sea	20	209	3501	WASTERWATER PLANT	WW Collection	4/20/2006	10,135	0	0	0	0	0	0	0	0	10,135	0	0	0	0	0	0
1029	10003290	Ww System Upgrades * Oil Pump	20	209	3501	WASTERWATER PLANT	WW Treatment	5/12/2000	5,197	0	0	0	0	0	0	5,197	0	0	0	0	0	0	0	0	0
1030	10003291	Pump Drive/2 Vfd'S To The Aerators	20	209	3501	WASTERWATER PLANT	WW Treatment	3/23/2000	35,413	0	0	0	0	0	0	35,413	0	0	0	0	0	0	0	0	0
1031	10003292	Gas Cylinders/Chlorine Gas Detector	20	209	3501	WASTERWATER PLANT	WW Treatment	3/14/2000	6,278	0	0	0	0	0	0	6,278	0	0	0	0	0	0	0	0	0
1032	10003293	Shawbox Hoist	20	209	3501	WASTERWATER PLANT	WW Treatment	3/16/2000	4,280	0	0	0	0	0	0	4,280	0	0	0	0	0	0	0	0	0
1033	10003294	Autoclave For 220V 60 Hz	20	209	3501	WASTERWATER PLANT	WW Treatment	12/30/1999	2,842	0	0	0	0	0	0	2,842	0	0	0	0	0	0	0	0	0
1034	10003295	Engineering Services For The Evaluation	20	209	3501	WASTERWATER PLANT	Other	7/6/2005	20,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,640
1035	10003296	Engineering Services For The Evaluation	20	209	3501	WASTERWATER PLANT	Other	7/6/2005	19,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,560
1036	10003297	Lift Sta 1P - 1L Bristol Lane	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/26/2000	50,243	0	0	0	0	0	0	0	20,051	30,192	0	0	0	0	0	0
1037	10003298	Lift Sta 1P Ksb Pump 34 Hp	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/3/2000	9,351	0	0	0	0	0	0	0	3,732	5,619	0	0	0	0	0	0
1038	10003299	Lift Sta 1P - Improvements	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/18/2000	6,291	0	0	0	0	0	0	0	2,511	3,780	0	0	0	0	0	0
1039	10003300	Lift Sta 1P Faiirbanks Morse Pumps Upgra	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/28/2000	4,997	0	0	0	0	0	0	0	1,994	3,002	0	0	0	0	0	0
1040	10003301	Lift Sta 1P Landscape & Irrigation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/6/1999	4,950	0	0	0	0	0	0	0	1,975	2,974	0	0	0	0	0	0
1041	10003302	Lift Sta 1P Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2005	357	0	0	0	0	0	0	0	143	215	0	0	0	0	0	0
1042	10003303	Lift Sta 1P, 5P & 8H Rehab	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2005	61,478	0	0	0	0	0	0	0	24,535	36,943	0	0	0	0	0	0
1043	10003304	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/17/2005	50,217	0	0	0	0	0	0	0	20,041	30,176	0	0	0	0	0	0
1044	10003305	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/20/2005	18,600	0	0	0	0	0	0	0	7,423	11,177	0	0	0	0	0	0
1045	10003306	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/16/2006	13,800	0	0	0	0	0	0	0	5,507	8,293	0	0	0	0	0	0
1046	10003307	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/15/2006	22,949	0	0	0	0	0	0	0	9,159	13,790	0	0	0	0	0	0
1047	10003308	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/19/2006	6,215	0	0	0	0	0	0	0	2,480	3,735	0	0	0	0	0	0
1048	10003309	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/11/2006	25,076	0	0	0	0	0	0	0	10,007	15,068	0	0	0	0	0	0
1049	10003310	Lift Sta 1P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/13/2006	11,275	0	0	0	0	0	0	0	4,500	6,775	0	0	0	0	0	0
1050	10003311	Sewer Line Rehab*99-137 Install Pipe Lin	20	209	3501	WASTERWATER PLANT	WW T&C	12/30/1999	129,010	0	0	0	0	0	0	0	51,486	77,524	0	0	0	0	0	0
1051	10003312	Install 8"" Cipp Between University & El	20	209	3501	WASTERWATER PLANT	WW T&C	4/2/2002	8,492	0	0	0	0	0	0	0	3,389	5,103	0	0	0	0	0	0
1052	10003313	Sanitary Sewer Evaluation - Gravity Sewe	20	209	3501	WASTERWATER PLANT	WW T&C	4/6/2004	3,319	0	0	0	0	0	0	0	1,325	1,994	0	0	0	0	0	0
1053	10003314	Sewer Syst Eval. Study	20	209	3502	WW COLLECTION AND REUSE	General	9/30/2003	2,655	0	0	0	0	0	0	0	0	0	0	0	0	0	2,655	0
1054	10003315	Manholes	20	209	3501	WASTERWATER PLANT	WW Collection	9/29/2003	20,671	0	0	0	0	0	0	0	0	20,671	0	0	0	0	0	0
1055	10003316	Eng. Services	20	209	3501	WASTERWATER PLANT	General	8/22/2003	4,973	0	0	0	0	0	0	0	0	0	0	0	0	0	4,973	0
1056	10003317	Grinder Pump Station	20	209	3501	WASTERWATER PLANT	WW T&C	8/21/2003	12,849	0	0	0	0	0	0	0	5,128	7,721	0	0	0	0	0	0
1057	10003318	Sewer Sys Evaluation Eng Services	20	209	3502	WW COLLECTION AND REUSE	General	7/22/2003	8,967	0	0	0	0	0	0	0	0	0	0	0	0	0	8,967	0
1058	10003319	Sewer Sys Eval. Eng. Services	20	209	3501	WASTERWATER PLANT	Other	6/27/2003	4,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,979
1059	10003320	Sewer Sys Evaluation Eng. Services	20	209	3501	WASTERWATER PLANT	Other	3/28/2003	6,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,306
1060	10003321	Sewer Eval. Eng. Services	20	209	3502	WW COLLECTION AND REUSE	General	1/29/2003	1,991	0	0	0	0	0	0	0	0	0	0	0	0	0	1,991	0
1061	10003322	Fed Ex	20	209	3501	WASTERWATER PLANT	Other	11/26/2002	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
1062	10003323	Pvc Materials	20	209	3502	WW COLLECTION AND REUSE	General	9/11/2003	149	0	0	0	0	0	0	0	0	0	0	0	0	0	149	0
1063	10003324	Repair/Replace Pipeline 2000 Feet/Yr	20	209	3501	WASTERWATER PLANT	WW T&C	1/25/2001	134,450	0	0	0	0	0	0	0	53,657	80,793	0	0	0	0	0	0
1064	10003325	Lift Sta Bat - 35 Breakaway Trl	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/30/2000	375	0	0	0	0	0	0	0	150	225	0	0	0	0	0	0
1065	10003326	Lift Sta Bat Monitoring Wells Material	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/23/2000	228	0	0	0	0	0	0	0	0	228	0	0	0	0	0	0
1066	10003327	Lift Sta Bat Water Level Data Logger W/V	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	6/16/2000	598	0	0	0	0	0	0	0	0	598	0	0	0	0	0	0
1067	10003328	Lift Sta Bat Brkwy Tr Irr & Fire Flow	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	11/9/1999	903	0	0	0	0	0	0	0	0	903	0	0	0	0	0	0
1068	10003329	Lift Sta Bat Pump Station Improvements	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION AND REUSE	5/3/2004	1,390	0	0	0	0	0	0	0	0	1,390	0	0	0	0	0	0
1069	10003330	Lift Sta Bat Design And Engineering	20	209	3502	WW COLLECTION AND REUSE	General	5/19/2004	2,024	0	0	0	0	0	0	0	0	0	0	0	0	0	2,024	0
1070	10003331	Lift Sta Bat Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	5/24/2005	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
1071	10003332	Lift Sta Bat Inspection Photos	20	209	3502	WW COLLECTION AND REUSE	General	6/9/2004	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1072	10003333	Lift Sta Bat Inspection Photos	20	209	3502	WW COLLECTION AND REUSE	General	5/17/2004	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
1073	10003334	Lift Sta Bat Legal Ad	20	209	3502	WW COLLECTION AND REUSE	General	3/16/2004	93	0	0	0	0	0	0	0	0	0	0	0	0	0	93	0
1074	10003335	Lift Sta Bat Sanitary Sewer Permit Fee	20	209	3502	WW COLLECTION AND REUSE	General	2/27/2004	250	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
1075	10003336	Lift Sta Bat Breakaway Trails Lift Stat	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/8/2004	520	0	0	0	0	0	0	0	208	312	0	0	0	0	0	0
1076	10003337	Lift Sta Bat Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	9/23/2002	444	0	0	0	0	0	0	0	0	0	0	0	0	0	444	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1077	10003338	Lift Sta Bat Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	9/16/2002	27,238	0	0	0	0	0	0	0	0	0	0	0	0	0	27,238	0
1078	10003339	Lift Sta Bat Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	3/1/2002	2,407	0	0	0	0	0	0	0	0	0	0	0	0	0	2,407	0
1079	10003340	Lift Sta Bat Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	1/2/2002	2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	2,714	0
1080	10003341	Lift Sta Bat Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	4/26/2005	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
1081	10003342	Lift Sta Bat Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/17/2005	50,217	0	0	0	0	0	0	0	20,041	30,176	0	0	0	0	0	0
1082	10003343	Lift Sta Bat Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/20/2005	18,600	0	0	0	0	0	0	0	7,423	11,177	0	0	0	0	0	0
1083	10003344	Lift Sta Bat Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/16/2006	13,800	0	0	0	0	0	0	0	5,507	8,293	0	0	0	0	0	0
1084	10003345	Lift Sta Bat Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/15/2006	22,949	0	0	0	0	0	0	0	9,159	13,790	0	0	0	0	0	0
1085	10003346	Lift Sta Bat Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/19/2006	6,215	0	0	0	0	0	0	0	2,480	3,735	0	0	0	0	0	0
1086	10003347	Lift Sta Bat Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/11/2006	25,076	0	0	0	0	0	0	0	10,007	15,068	0	0	0	0	0	0
1087	10003348	Lift Sta Bat E1 Repair Of Tank	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/20/2006	1,661	0	0	0	0	0	0	0	663	998	0	0	0	0	0	0
1088	10003349	Lift Sta Bat E-One Misc Parts	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/10/2006	454	0	0	0	0	0	0	0	181	273	0	0	0	0	0	0
1089	10003350	Lift Sta Bat 1P,5P&Bt1 Rehab/Impvmts Con	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/13/2006	11,275	0	0	0	0	0	0	0	4,500	6,775	0	0	0	0	0	0
1090	10003351	Safety Mgmt Plan	20	208	3301	WATER PLANT	General	2/17/2000	2,689	0	0	0	0	0	0	0	0	0	0	0	0	0	2,689	0
1091	10003352	Engineering Services	20	209	3501	WASTERWATER PLANT	Other	2/17/2000	2,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,689
1092	10003353	Wtr Water System Master Plan - Engineeri	20	208	3301	WATER PLANT	General	12/31/1999	5,075	0	0	0	0	0	0	0	0	0	0	0	0	0	5,075	0
1093	10003354	Wtr Water System Master Plan - Engineeri	20	208	3301	WATER PLANT	General	1/2/2008	7,688	0	0	0	0	0	0	0	0	0	0	0	0	0	7,688	0
1094	10003355	Wtr System Facility Plan Revisions	20	208	3301	WATER PLANT	General	3/4/1994	650	0	0	0	0	0	0	0	0	0	0	0	0	0	650	0
1095	10003356	Wtr System Facility Plan	20	208	3301	WATER PLANT	General	4/30/1994	5,800	0	0	0	0	0	0	0	0	0	0	0	0	0	5,800	0
1096	10003357	Wtr Water System Master Plan Qhampton-Fy	20	208	3301	WATER PLANT	General	8/7/2007	50,112	0	0	0	0	0	0	0	0	0	0	0	0	0	50,112	0
1097	10003358	Force Main Us1/Airport Rd	20	209	3501	WASTERWATER PLANT	WW T&C	5/27/2000	22,340	0	0	0	0	0	0	0	8,916	13,424	0	0	0	0	0	0
1098	10003359	Airport Rd Force Main Upgrade	20	209	3501	WASTERWATER PLANT	WW T&C	6/6/2000	557	0	0	0	0	0	0	0	222	335	0	0	0	0	0	0
1099	10003360	Prof Services	20	209	3501	WASTERWATER PLANT	Other	8/26/2000	3,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,540
1100	10003361	Admin Services	20	209	3501	WASTERWATER PLANT	Other	5/3/2001	5,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,760
1101	10003362	Field Testing Service	20	209	3501	WASTERWATER PLANT	Other	5/31/2001	735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	735
1102	10003363	Const Payment 1-4	20	209	3501	WASTERWATER PLANT	Other	4/6/2001	311,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	311,159
1103	10003364	Film Processing	20	209	3501	WASTERWATER PLANT	Other	5/23/2001	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63
1104	10003365	Geotechnical Service	20	209	3501	WASTERWATER PLANT	Other	4/30/2000	1,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,799
1105	10003401	Pmt 6 & 7 Upgrade Swr Line	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/12/2001	213,403	0	0	0	0	0	0	0	85,166	128,237	0	0	0	0	0	0
1106	10003429	Wtr Water Treatment Plant 298 Tomoka Ave	20	208	3301	WATER PLANT	W Treatment	9/26/2000	1,225	0	1,225	0	0	0	0	0	0	0	0	0	0	0	0	0
1107	10003430	Pump*Shaft*Couplings	30	305	3301	WATER PLANT	W Treatment	9/7/2000	1,625	0	1,625	0	0	0	0	0	0	0	0	0	0	0	0	0
1108	10003431	Teco Hi Service Motor	30	309	3301	WATER PLANT	W Treatment	7/27/2000	1,750	0	1,750	0	0	0	0	0	0	0	0	0	0	0	0	0
1109	10003432	Baldor Motor M255 100Hp	30	305	3301	WATER PLANT	W Treatment	7/28/2000	2,592	0	2,592	0	0	0	0	0	0	0	0	0	0	0	0	0
1110	10003433	Pmt #1	20	208	3301	WATER PLANT	General	11/27/2001	60,255	0	0	0	0	0	0	0	0	0	0	0	0	0	60,255	0
1111	10003434	Machine That De-Waters Sludge/Centifuge	30	309	3301	WATER PLANT	W Treatment	3/16/2001	11,806	0	11,806	0	0	0	0	0	0	0	0	0	0	0	0	0
1112	10003435	Pneumatic Actuator/3	30	309	3301	WATER PLANT	W Treatment	1/12/2001	4,281	0	4,281	0	0	0	0	0	0	0	0	0	0	0	0	0
1113	10003436	Replacement Of Lime Slaker @ Wtp - Equip	20	208	3301	WATER PLANT	W Treatment	4/12/2006	55,116	0	55,116	0	0	0	0	0	0	0	0	0	0	0	0	0
1114	10003437	Water Fac & Equip Painting	20	208	3301	WATER PLANT	General	10/10/2000	43,400	0	0	0	0	0	0	0	0	0	0	0	0	0	43,400	0
1115	10003438	Engineering Services	20	208	3301	WATER PLANT	General	3/1/2001	2,361	0	0	0	0	0	0	0	0	0	0	0	0	0	2,361	0
1116	10003439	Ele Upgrade For New Generator Pmt #1	20	208	3301	WATER PLANT	W Treatment	12/31/2001	44,695	0	44,695	0	0	0	0	0	0	0	0	0	0	0	0	0
1117	10003440	Painting	20	208	3301	WATER PLANT	General	2/14/2002	38,997	0	0	0	0	0	0	0	0	0	0	0	0	0	38,997	0
1118	10003441	Pmt 5	20	208	3301	WATER PLANT	General	3/25/2002	140,760	0	0	0	0	0	0	0	0	0	0	0	0	0	140,760	0
1119	10003442	Pmt #2 Painting	20	208	3301	WATER PLANT	General	4/26/2002	18,873	0	0	0	0	0	0	0	0	0	0	0	0	0	18,873	0
1120	10003443	24"" Line Leak Repair Labor & Materials	20	208	3301	WATER PLANT	W Treatment	4/1/2002	6,540	0	6,540	0	0	0	0	0	0	0	0	0	0	0	0	0
1121	10003444	Concrete Compressive Strength	20	208	3301	WATER PLANT	W Treatment	4/1/2002	90	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0
1122	10003445	Prof Services	20	208	3301	WATER PLANT	General	4/25/2002	102,611	0	0	0	0	0	0	0	0	0	0	0	0	0	102,611	0
1123	10003446	Prof Services	20	208	3301	WATER PLANT	General	5/31/2002	281,672	0	0	0	0	0	0	0	0	0	0	0	0	0	281,672	0
1124	10003447	Prof Services	20	208	3301	WATER PLANT	General	4/30/2002	220	0	0	0	0	0	0	0	0	0	0	0	0	0	220	0
1125	10003448	Wtr Plant Metal Building Replacement	10	105	3301	WATER PLANT	W Treatment	9/30/2002	25,971	0	25,971	0	0	0	0	0	0	0	0	0	0	0	0	0
1126	10003449	Improv.	20	208	3301	WATER PLANT	W Treatment	9/30/2002	8,477	0	8,477	0	0	0	0	0	0	0	0	0	0	0	0	0
1127	10003450	Lift Sta Walmart Ps Replace #2	20	209	3501	WASTERWATER PLANT	WW T&C	10/17/2003	3,320	0	0	0	0	0	0	0	1,325	1,995	0	0	0	0	0	0
1128	10003451	Lift Sta Maintenance / Invoice # 069688	20	209	3501	WASTERWATER PLANT	WW T&C	10/27/2003	1,289	0	0	0	0	0	0	0	514	775	0	0	0	0	0	0
1129	10003452	Lift Sta 12M Invoice# 069860	20	209	3501	WASTERWATER PLANT	WW T&C	11/5/2003	3,320	0	0	0	0	0	0	0	1,325	1,995	0	0	0	0	0	0
1130	10003453	Lift Sta Repairs Invoice# 70862	20	209	3501	WASTERWATER PLANT	WW T&C	1/21/2004	1,193	0	0	0	0	0	0	0	476	717	0	0	0	0	0	0
1131	10003454	Effluent Pump Repair / Inv# 072555	20	209	3501	WASTERWATER PLANT	WW Treatment	4/21/2004	988	0	0	0	0	0	0	0	988	0	0	0	0	0	0	0
1132	10003455	Effluent Flygt Parts / Inv# 072849	20	209	3501	WASTERWATER PLANT	WW Treatment	5/12/2004	2,756	0	0	0	0	0	0	0	2,756	0	0	0	0	0	0	0
1133	10003456	Lift Sta C30Lt Drive & Parts	20	209	3501	WASTERWATER PLANT	WW T&C	5/12/2004	45,550	0	0	0	0	0	0	0	0	18,178	27,372	0	0	0	0	0
1134	10003457	Effluent Erect New & Reuse Steel	20	209	3501	WASTERWATER PLANT	WW Treatment	5/12/2004	93,067	0	0	0	0	0	0	0	93,067	0	0	0	0	0	0	0
1135	10003458	Wtr Wtp Electric Actuators	20	208	3301	WATER PLANT	W Treatment	5/18/2004	5,180	0	5,180	0	0	0	0	0	0	0	0	0	0	0	0	0
1136	10003459	Ww Wwtp Conveyor Belt For Centrifuge	20	209	3501	WASTERWATER PLANT	WW Treatment	5/27/2004	9,100	0	0	0	0	0	0	0	9,100	0	0	0	0	0	0	0
1137	10003460	Ww Wwtp Bronze Impeller Trimmed To 11.25	20	209	3501	WASTERWATER PLANT	WW Treatment	6/28/2004	1,402	0	0	0	0	0	0	0	1,402	0	0	0	0	0	0	0
1138	10003461	Effluent Pumps Packing Gland Clamps	20	209	3501	WASTERWATER PLANT	WW Treatment	6/28/2004	6	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0
1139	10003462	Effluent Pumps Packing Gland	20	209	3501	WASTERWATER PLANT	WW Treatment	6/28/2004	210	0	0	0	0	0	0	0	210	0	0	0	0	0	0	0
1140	10003463	Effluent ""Soft Starter"" For #4 Pump Ma	20	209	3501	WASTERWATER PLANT	WW Treatment	7/14/2004	1,320	0	0	0	0	0	0	0	1,320	0	0	0	0	0	0	0
1141	10003464	Effluent Aurora Horizo Frome-Mounted Non	20	209	3501	WASTERWATER PLANT	WW Treatment	8/2/2004	2,825	0	0	0	0	0	0	0	2,825	0	0	0	0	0	0	0
1142	10003465	Effluent Type 21 Mechanical Shaft Seal	20	209	3501	WASTERWATER PLANT	WW Treatment	8/2/2004	50	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0
1143	10003466	Effluent Channel Steel Baseplate	20	209	3501	WASTERWATER PLANT	WW Treatment	8/2/2004	495	0	0	0	0	0	0	0	495	0	0	0	0	0	0	0
1144	10003467	Effluent Apa6000 / Chloramine Ammonia An	20	208	3301	WATER PLANT	W Treatment	8/4/2004	13,065	0	13,065	0	0	0	0	0	0	0	0	0	0	0	0	0
1145	10003468	Wtr Wtp Emergency Replace Transfer Pump	20	208	3301	WATER PLANT	W Treatment	8/18/2004	6,054	0	6,054	0	0	0	0	0	0	0	0	0	0	0	0	0
1146	10003469	Wtr Wtp Expedite Fee	20	208	3301	WATER PLANT	General	8/18/2004	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1147	10003470	Wtr Wtp Filter Sand	20	208	3301	WATER PLANT	W Treatment	9/17/2004	2,922	0	2,922	0	0	0	0	0	0	0	0	0	0	0	0	0
1148	10003471	Wtr Wtp Anthracite Filter Media	20	208	3301	WATER PLANT	W Treatment	9/17/2004	4,222	0	4,222	0	0	0	0	0	0	0	0	0	0	0	0	0
1149	10003472	Install Security Fence	20	208	3301	WATER PLANT	W Treatment	9/22/2004	3,137	0	3,137	0	0	0	0	0	0	0	0	0	0	0	0	0
1150	10003473	Ww Wwtp C30Lt Drive Unit Rebuild	20	209	3501	WASTERWATER PLANT	WW Treatment	9/22/2004	13,500	0	0	0	0	0	0	0	13,500	0	0	0	0	0	0	0
1151	10003474	Replacement Of Lime Slaker @ Wtp - Insta	20	208	3301	WATER PLANT	W Treatment	4/12/2006	12,900	0	12,900	0	0	0	0	0	0	0	0	0	0	0	0	0
1152	10003475	Repair Of One (1) 120V E/One Model 2010-	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/10/2006	1,334	0	0	0	0	0	0	0	0	532	801	0	0	0	0	0
1153	10003476	Effluent Pumps & Accessories	20	209	3501	WASTERWATER PLANT	General	7/8/2004	3,370	0	0	0	0	0	0	0	0	0	0	0	0	0	3,370	0
1154	10003477	Wtr Plant Metal Building Replacement Pmt	10	105	3301	WATER PLANT	W Treatment	9/30/2003	5,480	0	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0
1155	10003478	200 Hp Pump Motor	30	305	3301	WATER PLANT	W Treatment	7/18/2003	6,842	0	6,842	0	0	0	0	0	0	0	0	0	0	0	0	0
1156	10003479	Wtr Plant Metal Bldg Pmt #6	10	105	3301	WATER PLANT	W Treatment	11/30/2002	9,893	0	9,893	0	0	0	0	0	0	0	0	0	0	0	0	0
1157	10003480	Wtr Plant Metal Building Replace Pmt #5	10	105	3301	WATER PLANT	W Treatment	10/30/2002	16,490	0	16,490	0	0	0	0	0	0	0	0	0	0	0	0	0
1158	10003481	Fence Repair*Water Plant	20	208	3301	WATER PLANT	W Treatment	10/28/2002	6,640	0	6,640	0	0	0	0	0	0	0	0	0	0	0	0	0
1159	10003482	Additional Fence Post	20	208	3301	WATER PLANT	W Treatment	10/26/2002	170	0	170	0	0	0	0	0	0	0	0	0	0	0	0	0
1160	10003483	Eng Services	20	208	3301	WATER PLANT	General	12/31/2002	222	0	0	0	0	0	0	0	0	0	0	0	0	0	222	0
1161	10003484	Eng Services	20	208	3301	WATER PLANT	General	10/31/2002	110	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0
1162	10003485	Pmt #15	20	208	3301	WATER PLANT	General	3/31/2003	28,859	0	0	0	0	0	0	0	0	0	0	0	0	0	28,859	0
1163	10003486	Pmt #14	20	208	3301	WATER PLANT	General	12/20/2002	16,031	0	0	0	0	0	0	0	0	0	0	0	0	0	16,031	0
1164	10003487	Pmt #13	20	208	3301	WATER PLANT	General	11/26/2002	20,650	0	0	0	0	0	0	0	0	0	0	0	0	0	20,650	0
1165	10003488	Pmt #12	20	208	3301	WATER PLANT	General	10/31/2002	52,443	0	0	0	0	0	0	0	0	0	0	0	0	0	52,443	0
1166	10003489	Repair 18X28 Rotating Assembly	20	208	3301	WATER PLANT	W Treatment	1/5/2005	12,875	0	12,875	0	0	0	0	0	0	0	0	0	0	0	0	0
1167	10003490	Pa69 Gear Unit Repaired	20	208	3301	WATER PLANT	W Treatment	1/5/2005	3,910	0	3,910	0	0	0	0	0	0	0	0	0	0	0	0	0
1168	10003491	1000-Gal Ammonia Tank	20	209	3501	WASTERWATER PLANT	WW Treatment	4/6/2005	19,475	0	0	0	0	0	0	0	19,475	0	0	0	0	0	0	0
1169	10003492	Landscaping For Sign Dedication	20	208	3301	WATER PLANT	General	1/4/2005	199	0	0	0	0	0	0	0	0	0	0	0	0	0	199	0
1170	10003493	12"" Ductile Iron Pipe, Cl 350	20	208	3301	WATER PLANT	W T&D	8/3/2005	2,380	0	0	705	1,675	0	0	0	0	0	0	0	0	0	0	0
1171	10003494	12"" Di 1/4 Bend Mj 45	20	208	3301	WATER PLANT	W T&D	8/3/2005	168	0	0	50	118	0	0	0	0	0	0	0	0	0	0	0
1172	10003495	12"" Di 1/8 Bend Mj 90	20	208	3301	WATER PLANT	W T&D	8/3/2005	204	0	0	60	144	0	0	0	0	0	0	0	0	0	0	0
1173	10003496	12"" Di 1/16 Bend Mj 22 1/2	20	208	3301	WATER PLANT	W T&D	8/3/2005	336	0	0	100	236	0	0	0	0	0	0	0	0	0	0	0
1174	10003497	12"" Solid Sleeve Mj	20	208	3301	WATER PLANT	W T&D	8/3/2005	266	0	0	79	187	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1175	10003498	12"" Di Joint Restraint Kits W/ 3/4"" Ro	20	208	3301	WATER PLANT	W T&D	8/3/2005	440	0	0	130	310	0	0	0	0	0	0	0	0	0	0	0
1176	10003499	12"" Di Mj Wye	20	208	3301	WATER PLANT	W T&D	8/3/2005	671	0	0	199	472	0	0	0	0	0	0	0	0	0	0	0
1177	10003500	12"" Mj Kits	20	208	3301	WATER PLANT	W T&D	8/3/2005	126	0	0	37	89	0	0	0	0	0	0	0	0	0	0	0
1178	10003501	12"" Zip Flange Or Equal To Adapt To Fla	20	208	3301	WATER PLANT	W T&D	8/3/2005	378	0	0	112	266	0	0	0	0	0	0	0	0	0	0	0
1179	10003502	Ammonia Analyzer/2Nd Floor Treatment Gal	20	208	3301	WATER PLANT	W Treatment	3/28/2000	8,920	0	8,920	0	0	0	0	0	0	0	0	0	0	0	0	0
1180	10003503	Water Facility-Equipment/ Jefferson St	20	208	3301	WATER PLANT	W Treatment	9/30/2000	15,200	0	15,200	0	0	0	0	0	0	0	0	0	0	0	0	0
1181	10003504	24"" X 12"" Wet Tap, Including Materials	20	208	3301	WATER PLANT	W T&D	8/24/2005	9,582	0	0	2,840	6,742	0	0	0	0	0	0	0	0	0	0	0
1182	10003505	Complete Underdrain System Filter #4	20	208	3301	WATER PLANT	W Treatment	8/21/1998	8,612	0	8,612	0	0	0	0	0	0	0	0	0	0	0	0	0
1183	10003506	(1) 12"" Bermad #730 H-Thg Valve For By	20	208	3301	WATER PLANT	W Treatment	8/26/2005	7,965	0	7,965	0	0	0	0	0	0	0	0	0	0	0	0	0
1184	10003507	Belts For Water Plant Job	20	208	3301	WATER PLANT	W Treatment	8/8/2005	494	0	494	0	0	0	0	0	0	0	0	0	0	0	0	0
1185	10003508	Design For Raw Water Bypass/Claricones	20	208	3301	WATER PLANT	General	9/26/2005	1,835	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,835
1186	10003509	18 X 18 Rotating Assembly Repair	20	208	3301	WATER PLANT	W Treatment	9/26/2005	8,915	0	8,915	0	0	0	0	0	0	0	0	0	0	0	0	0
1187	10003510	Rotating Assembly Per Quote# 070605Cs4	20	208	3301	WATER PLANT	W Treatment	9/26/2005	6,050	0	6,050	0	0	0	0	0	0	0	0	0	0	0	0	0
1188	10003511	Emergency Repair For Cl2 Crane Host At W	20	208	3301	WATER PLANT	W Treatment	9/15/2005	3,080	0	3,080	0	0	0	0	0	0	0	0	0	0	0	0	0
1189	10003512	Replace Conduit & Wiring To Lighting On	20	208	3301	WATER PLANT	W Treatment	1/31/2005	2,601	0	2,601	0	0	0	0	0	0	0	0	0	0	0	0	0
1190	10003513	40 Hp Motor For Centrifuge	20	208	3301	WATER PLANT	W Treatment	12/22/2005	1,541	0	1,541	0	0	0	0	0	0	0	0	0	0	0	0	0
1191	10003514	Repairs To Wtp As A Result Of Hurricane	20	209	3501	WASTERWATER PLANT	WW Treatment	6/20/2005	3,749	0	0	0	0	0	0	3,749	0	0	0	0	0	0	0	0
1192	10003515	Design For Installation Of Raw Water Byp	20	208	3301	WATER PLANT	General	12/30/2005	1,223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,223
1193	10003516	Filter Nozzles For (2) Potable Water San	20	208	3301	WATER PLANT	W Treatment	3/1/2006	18,000	0	18,000	0	0	0	0	0	0	0	0	0	0	0	0	0
1194	10003517	Freight	20	208	3301	WATER PLANT	General	3/1/2006	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120
1195	10003518	Ir-Scada System	20	208	3301	WATER PLANT	W Treatment	7/14/1998	8,375	0	8,375	0	0	0	0	0	0	0	0	0	0	0	0	0
1196	10003519	Safety Platform Freight Charge	10	105	3301	WATER PLANT	General	6/17/1994	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110
1197	10003520	Lime Building & Safety Platform	10	105	3301	WATER PLANT	W Treatment	5/20/1994	6,560	0	6,560	0	0	0	0	0	0	0	0	0	0	0	0	0
1198	10003521	Water System Land (Location Unknown)	70	701	3301	WATER PLANT	W Treatment	9/30/1979	35,615	0	35,615	0	0	0	0	0	0	0	0	0	0	0	0	0
1199	10003522	Pep Pumps And Parts	20	209	3301	WATER PLANT	WW Collection	5/16/2006	194	0	0	0	0	0	0	0	194	0	0	0	0	0	0	0
1200	10003523	E-One Misc Pump Prts	20	209	3502	WW COLLECTION AND REUSE	General	5/16/2006	842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	842
1201	10003524	Dr5000-01 Spectrophotometer	30	309	3301	WATER PLANT	General	7/10/2006	5,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,924
1202	10003525	Chambers - 16 Inch	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	5,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,280
1203	10003526	Control Panel	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	4,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,950
1204	10003527	High Level Floats	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,050
1205	10003528	J-Box	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	1,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,350
1206	10003529	New Style Lids	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	1,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,080
1207	10003530	Old Style Lids	20	209	3502	WW COLLECTION AND REUSE	General	6/22/2006	468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	468
1208	10003531	Old Style Lids	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	612
1209	10003532	3"" X 1 1/2 Rubber Bushing	20	209	3502	WW COLLECTION AND REUSE	General	7/10/2006	195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	195
1210	10003533	Pep Pump Replacements	20	209	3502	WW COLLECTION AND REUSE	WW COLLECTION	6/19/2006	6,900	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0	0
1211	10003534	Mobile Port Station	20	209	3502	WW COLLECTION AND REUSE	General	5/30/2006	468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	468
1212	10003535	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	1/7/2004	19,722	0	19,722	0	0	0	0	0	0	0	0	0	0	0	0	0
1213	10003536	Wtr Treatment Plant Expansion & Improvem	20	208	3301	WATER PLANT	W Treatment	2/11/2004	22,911	0	22,911	0	0	0	0	0	0	0	0	0	0	0	0	0
1214	10003537	Wtr Treatment Plant Expansion & Improvem	20	208	3301	WATER PLANT	W Treatment	3/29/2004	26,395	0	26,395	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	10003538	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	3/29/2004	10,666	0	10,666	0	0	0	0	0	0	0	0	0	0	0	0	0
1216	10003539	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	9/26/2005	57,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57,207
1217	10003540	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	9/26/2005	84,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84,901
1218	10003541	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	1/7/2004	1,545	0	1,545	0	0	0	0	0	0	0	0	0	0	0	0	0
1219	10003542	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	1/7/2004	19,722	0	19,722	0	0	0	0	0	0	0	0	0	0	0	0	0
1220	10003543	Water Treatment Plant Expansion And Impr	20	208	3301	WATER PLANT	W Treatment	8/2/2004	9,325	0	9,325	0	0	0	0	0	0	0	0	0	0	0	0	0
1221	10003544	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	8/30/2004	17,407	0	17,407	0	0	0	0	0	0	0	0	0	0	0	0	0
1222	10003545	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	7/28/2004	18,789	0	18,789	0	0	0	0	0	0	0	0	0	0	0	0	0
1223	10003546	Water Treatment Plant Expansion And Impr	20	208	3301	WATER PLANT	W Treatment	11/22/2004	670	0	670	0	0	0	0	0	0	0	0	0	0	0	0	0
1224	10003547	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	12/13/2004	1,702	0	1,702	0	0	0	0	0	0	0	0	0	0	0	0	0
1225	10003548	Water Treatment Plant Expansion & Improv	20	208	3301	WATER PLANT	W Treatment	12/13/2004	612	0	612	0	0	0	0	0	0	0	0	0	0	0	0	0
1226	10003549	Dep Permit	20	208	3301	WATER PLANT	General	8/10/2004	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500
1227	10003550	Permit	20	208	3301	WATER PLANT	General	8/6/2004	7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,500
1228	10003551	Engineering Services	20	208	3301	WATER PLANT	General	9/30/2003	9,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,861
1229	10003552	Work Authorization To Prepare A Response	20	208	3301	WATER PLANT	General	2/23/2005	2,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,889
1230	10003553	Work Authorization For Development Of An	20	208	3301	WATER PLANT	General	2/23/2005	1,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,750
1231	10003554	Work Authorization For Development Of An	20	208	3301	WATER PLANT	General	2/23/2005	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,600
1232	10003555	Work Authorization For Consultant To Pre	20	208	3301	WATER PLANT	General	3/14/2005	3,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,932
1233	10003556	Rfq For Dep/Bldg Services	20	208	3301	WATER PLANT	General	11/22/2004	129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	129
1234	10003557	Work Authorization For Development Of An	20	208	3301	WATER PLANT	General	5/5/2005	1,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,900
1235	10003558	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	6/27/2005	28,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,391
1236	10003559	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	7/6/2005	85,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85,399
1237	10003560	Volusia County Requested Additional Info	20	208	3301	WATER PLANT	General	6/30/2005	2,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,348
1238	10003561	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	8/3/2005	56,587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,587
1239	10003562	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	12/29/2005	131,012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131,012
1240	10003563	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	2/14/2006	29,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,531
1241	10003564	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	2/28/2006	23,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,200
1242	10003565	Work Authorization For Additional Wtp De	20	208	3301	WATER PLANT	General	2/28/2006	22,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,285
1243	10003566	Work Authorization For Assessment Of Pro	20	208	3301	WATER PLANT	General	3/13/2006	2,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,125
1244	10003567	Work Authorization For Topographic Surve	20	208	3301	WATER PLANT	General	1/18/2006	5,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,178
1245	10003568	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	1/25/2006	59,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59,042
1246	10003569	Volusia County Requested Additional Info	20	208	3301	WATER PLANT	General	1/25/2006	1,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,878
1247	10003570	Work Authorization For Bidding Services	20	208	3301	WATER PLANT	General	6/5/2006	5,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,509
1248	10003571	Volusia County Requested Additional Info	20	208	3301	WATER PLANT	General	5/11/2006	470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	470
1249	10003572	Design Of 2 Million Gallons Per Day Wtp	20	208	3301	WATER PLANT	General	5/10/2006	168,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168,378
1250	10003573	Wtp Expansion - Construction - Meadors F	20	208	3301	WATER PLANT	W Treatment	9/30/2006	1,848,034	0	1,848,034	0	0	0	0	0	0	0	0	0	0	0	0	0
1251	10003574	Water Treatment Plant - Jefferson St	20	208	3301	WATER PLANT	W Treatment	1/7/2004	1,545	0	1,545	0	0	0	0	0	0	0	0	0	0	0	0	0
1252	10003575	Wtp - Fiberglass Clean Tank - Owner Dire	20	208	3301	WATER PLANT	W Treatment	3/29/2007	13,190	0	13,190	0	0	0	0	0	0	0	0	0	0	0	0	0
1253	10003576	Wtp - Filter Structure Replace - Lab Ser	20	208	3301	WATER PLANT	W Treatment	6/29/2007	378	0	378	0	0	0	0	0	0	0	0	0	0	0	0	0
1254	10003577	Wtp - Filter Structure Replace - Lab Ser	20	208	3301	WATER PLANT	W Treatment	5/30/2007	410	0	410	0	0	0	0	0	0	0	0	0	0	0	0	0
1255	10003578	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	11/20/2006	6,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,627
1256	10003579	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	11/27/2006	26,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,300
1257	10003580	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	6/15/2007	16,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,483
1258	10003581	Wtp - Lime Softening - Engineering Servi	20	208	3301	WATER PLANT	General	8/31/2007	1,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,713
1259	10003582	Wtp - Filter Structure Replace - Pump Eq	20	208	3301	WATER PLANT	W Treatment	5/21/2007	92,435	0	92,435	0	0	0	0	0	0	0	0	0	0	0	0	0
1260	10003583	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	12/22/2006	6,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,627
1261	10003584	Wtp - Additional Design Work	20	208	3301	WATER PLANT	General	12/22/2006	37,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,094
1262	10003585	Wtp - Static Mixer	20	208	3301	WATER PLANT	W Treatment	1/19/2007	39,000	0	39,000	0	0	0	0	0	0	0	0	0	0	0	0	0
1263	10003586	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	2/17/2007	8,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,907
1264	10003587	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	2/14/2007	13,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,253
1265	10003588	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	2/21/2007	21,629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,629
1266	10003589	Wtp - Membrane Treatment Facility - Valv	20	208	3301	WATER PLANT	W Treatment	2/21/2007	690,251	0	690,251	0	0	0	0	0	0	0	0	0	0	0	0	0
1267	10003590	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	1/17/2007	6,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,627
1268	10003591	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	1/24/2007	20,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,846
1269	10003592	Wtp - Additional Design Work	20	208	3301	WATER PLANT	General	1/17/2007	12,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,755
1270	10003593	Wtp - 2 Cartridge Filters For Membrane F	20	208	3301	WATER PLANT	W Treatment	6/5/2007	50,920	0	50,920	0	0	0	0	0	0	0	0	0	0	0	0	0
1271	10003594	Wtp - Cleaning System Cartridge Filter	20	208	3301	WATER PLANT	W Treatment	6/14/2007	15,390	0	15,390	0	0	0	0	0	0	0	0	0	0	0	0	0
1272	10003595	Wtp - Chutes, Flexes, Auxillary Componen	20	208	3301	WATER PLANT	W Treatment	5/29/2007	5,000	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1273	10003596	Wtp - Set Of Control Panels	20	208	3301	WATER PLANT	W Treatment	6/12/2007	50,000	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0
1274	10003597	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	W Treatment	4/18/2007	18,801	0	18,801	0	0	0	0	0	0	0	0	0	0	0	0	0
1275	10003598	Wtp - Additional Design Work	20	208	3301	WATER PLANT	General	4/18/2007	26,450	0	0	0	0	0	0	0	0	0	0	0	0	0	26,450	0
1276	10003599	Wtp - Recarbonation Basin - Design	20	208	3301	WATER PLANT	General	4/24/2007	6,985	0	0	0	0	0	0	0	0	0	0	0	0	0	6,985	0
1277	10003600	Wtp - Recarbonation Basin - Design	20	208	3301	WATER PLANT	General	4/24/2007	4,425	0	0	0	0	0	0	0	0	0	0	0	0	0	4,425	0
1278	10003601	Wtp - Additional Design Work	20	208	3301	WATER PLANT	General	10/18/2006	10,636	0	0	0	0	0	0	0	0	0	0	0	0	0	10,636	0
1279	10003602	Wtp - Engineering & Design Work	20	208	3301	WATER PLANT	General	9/15/2007	22,828	0	0	0	0	0	0	0	0	0	0	0	0	0	22,828	0
1280	10003603	Wtp - Design Filter Structure - Fy 2006	20	208	3301	WATER PLANT	General	9/30/2006	50,300	0	0	0	0	0	0	0	0	0	0	0	0	0	50,300	0
1281	10003604	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	10/19/2006	2,717	0	0	0	0	0	0	0	0	0	0	0	0	0	2,717	0
1282	10003605	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	10/18/2006	9,694	0	0	0	0	0	0	0	0	0	0	0	0	0	9,694	0
1283	10003606	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	9/30/2006	3,910	0	0	0	0	0	0	0	0	0	0	0	0	0	3,910	0
1284	10003607	Wtp - Const Admin - Flow Pacing - Engine	20	208	3301	WATER PLANT	General	10/18/2006	4,425	0	0	0	0	0	0	0	0	0	0	0	0	0	4,425	0
1285	10003608	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	General	9/30/2006	8,948	0	0	0	0	0	0	0	0	0	0	0	0	0	8,948	0
1286	10003609	Water Treatment Plant - 298 Tomoka Av -	20	208	3301	WATER PLANT	W Treatment	1/1/1945	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1287	10003610	Wtr Wtp Engineering - Barnes Ferland-1 1	20	208	3301	WATER PLANT	W Treatment	6/16/2008	5,575	0	5,575	0	0	0	0	0	0	0	0	0	0	0	0	0
1288	10003611	Wtr Wtp Engineering - Cdm - 12 Invoices	20	208	3301	WATER PLANT	W Treatment	5/22/2008	101,420	0	101,420	0	0	0	0	0	0	0	0	0	0	0	0	0
1289	10003612	Wtr Wtp Engineering - Quentin Hampton -	20	208	3301	WATER PLANT	W Treatment	6/5/2008	94,665	0	94,665	0	0	0	0	0	0	0	0	0	0	0	0	0
1290	10003613	Wtr Wtp Engineering - Cdm - 6 Invoices	20	208	3301	WATER PLANT	W Treatment	5/27/2008	47,840	0	47,840	0	0	0	0	0	0	0	0	0	0	0	0	0
1291	10003614	Wtr Wtp Engineering - Nodarse & Assoc -	20	208	3301	WATER PLANT	W Treatment	4/30/2008	1,726	0	1,726	0	0	0	0	0	0	0	0	0	0	0	0	0
1292	10003615	Wtr Wtp Engineering -Engineering Techno-	20	208	3301	WATER PLANT	W Treatment	2/8/2008	2,500	0	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0
1293	10003616	Wtr Wtp Construction - Mcmahan Const - 1	20	208	3301	WATER PLANT	W Treatment	10/31/2007	91,732	0	91,732	0	0	0	0	0	0	0	0	0	0	0	0	0
1294	10003617	Wtr Wtp Construction - Mcmahan Const - 7	20	208	3301	WATER PLANT	W Treatment	5/30/2008	2,673,653	0	2,673,653	0	0	0	0	0	0	0	0	0	0	0	0	0
1295	10003618	Wtr Wtp Construction - Various Const - 3	20	208	3301	WATER PLANT	W Treatment	4/30/2008	803,756	0	803,756	0	0	0	0	0	0	0	0	0	0	0	0	0
1296	10003619	Wtr Wtp Engineering-High Srv Pump-Qhampt	20	208	3301	WATER PLANT	W Treatment	7/14/2008	10,713	0	10,713	0	0	0	0	0	0	0	0	0	0	0	0	0
1297	10003620	Wtr Plant Rehabs - 11 Invoices	20	208	3301	WATER PLANT	W Treatment	3/18/2008	96,520	0	96,520	0	0	0	0	0	0	0	0	0	0	0	0	0
1298	10003621	Wtr Wtp Treatment Plant Exp & Imp-Multi	20	208	3301	WATER PLANT	W Treatment	9/30/2007	15,045,812	0	15,045,812	0	0	0	0	0	0	0	0	0	0	0	0	0
1299	10003622	Wtr Wtp Treatment Plant Eng-Cdm 2 Invoic	20	208	3301	WATER PLANT	W Treatment	10/19/2006	12,410	0	12,410	0	0	0	0	0	0	0	0	0	0	0	0	0
1300	10003623	Wtr Wtp Treatment Plant Operations Train	20	208	3301	WATER PLANT	W Treatment	4/23/2008	170,838	0	170,838	0	0	0	0	0	0	0	0	0	0	0	0	0
1301	10003624	Wtp - Const Admin - Engineering Services	20	208	3301	WATER PLANT	W Treatment	4/18/2007	274,671	0	274,671	0	0	0	0	0	0	0	0	0	0	0	0	0
1302	10003625	Wtp - Construction Design Work	20	208	3301	WATER PLANT	W Treatment	9/30/2007	365,050	0	365,050	0	0	0	0	0	0	0	0	0	0	0	0	0
1303	10003626	Wtp - Plant Engineering Services - Fy 20	20	208	3301	WATER PLANT	General	9/30/2006	69,221	0	0	0	0	0	0	0	0	0	0	0	0	0	69,221	0
1304	10003627	Wtr Wtp Improvements	20	208	3301	WATER PLANT	W Treatment	9/30/2002	2,031,490	0	2,031,490	0	0	0	0	0	0	0	0	0	0	0	0	0
1305	10003711	Improvements	20	208	3301	WATER PLANT	W Treatment	8/31/2000	98,750	0	98,750	0	0	0	0	0	0	0	0	0	0	0	0	0
1306	10003731	Sterthaus Dr Roadway Reconst	20	209	3501	WASTERWATER PLANT	WW T&C	2/5/2002	3,455	0	0	0	0	0	0	0	1,379	2,076	0	0	0	0	0	0
1307	10003733	Wtr Main Unknown Locations 2"" Line Repl	20	208	3301	WATER PLANT	W T&D	8/6/2001	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
1308	10003734	Pmt #8 Final	20	208	3301	WATER PLANT	General	6/11/2001	7,051	0	0	0	0	0	0	0	0	0	0	0	0	0	7,051	0
1309	10003735	Improvements	20	208	3301	WATER PLANT	W Treatment	5/20/2001	87,772	0	87,772	0	0	0	0	0	0	0	0	0	0	0	0	0
1310	10003736	Pmt #2 & 3	20	208	3301	WATER PLANT	General	5/20/2001	29,257	0	0	0	0	0	0	0	0	0	0	0	0	0	29,257	0
1311	10003737	Final Pmt #8	20	208	3301	WATER PLANT	General	6/11/2001	68,892	0	0	0	0	0	0	0	0	0	0	0	0	0	68,892	0
1312	10003738	Payment	20	208	3301	WATER PLANT	W Treatment	9/12/2001	140,000	0	140,000	0	0	0	0	0	0	0	0	0	0	0	0	0
1313	10003739	Permit Fees	20	208	3301	WATER PLANT	General	8/6/2001	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	0
1314	10003740	Permit Fee	20	208	3301	WATER PLANT	General	10/30/2001	250	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
1315	10003741	Copies	20	208	3301	WATER PLANT	General	12/4/2001	61	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0
1316	10003742	2"" Diameter Water Main Replacement	20	208	3301	WATER PLANT	W T&D	2/11/2004	2,540	0	0	753	1,787	0	0	0	0	0	0	0	0	0	0	0
1317	10003743	Water Permit Fee	20	208	3301	WATER PLANT	General	10/22/2003	250	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
1318	10003744	Eng. Services	20	208	3301	WATER PLANT	General	9/17/2003	5,509	0	0	0	0	0	0	0	0	0	0	0	0	0	5,509	0
1319	10003745	Water Permit Fee	20	208	3301	WATER PLANT	General	8/4/2003	250	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
1320	10003746	Engin. Services	20	208	3301	WATER PLANT	General	7/31/2003	7,798	0	0	0	0	0	0	0	0	0	0	0	0	0	7,798	0
1321	10003747	Pmt #6	20	208	3301	WATER PLANT	General	9/30/2003	22,809	0	0	0	0	0	0	0	0	0	0	0	0	0	22,809	0
1322	10003748	Pmt #5	20	208	3301	WATER PLANT	General	7/11/2003	24,568	0	0	0	0	0	0	0	0	0	0	0	0	0	24,568	0
1323	10003749	Pmt #4	20	208	3301	WATER PLANT	General	4/29/2003	32,058	0	0	0	0	0	0	0	0	0	0	0	0	0	32,058	0
1324	10003750	Pmt #3	20	208	3301	WATER PLANT	General	2/13/2003	25,920	0	0	0	0	0	0	0	0	0	0	0	0	0	25,920	0
1325	10003751	Pmt #2	20	208	3301	WATER PLANT	General	12/12/2002	32,732	0	0	0	0	0	0	0	0	0	0	0	0	0	32,732	0
1326	10003752	2"" Diameter Water Main Replacement	20	208	3301	WATER PLANT	W T&D	9/22/2005	3,549	0	0	1,052	2,497	0	0	0	0	0	0	0	0	0	0	0
1327	10003753	Lift Sta 6M - 390 Tomoka Avenue	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/15/2000	192	0	0	0	0	0	0	0	76	115	0	0	0	0	0	0
1328	10003754	Lift Sta 6M Environmental Site Assessmen	20	209	3502	WW COLLECTION AND REUSE	General	10/4/1999	1,183	0	0	0	0	0	0	0	0	0	0	0	0	0	1,183	0
1329	10003755	Wtr Main Unknown Locations 6,8,10 & 12 I	20	208	3301	WATER PLANT	W T&D	5/4/2001	500	0	0	0	148	352	0	0	0	0	0	0	0	0	0	0
1330	10003756	Hall Rd Right Of Way Permit	20	208	3301	WATER PLANT	General	5/4/2001	325	0	0	0	0	0	0	0	0	0	0	0	0	0	325	0
1331	10003757	A1A Water Main Extension	20	208	3301	WATER PLANT	W T&D	5/12/2004	22,140	0	0	6,561	15,579	0	0	0	0	0	0	0	0	0	0	0
1332	10003758	Replace 9 Water Main Crossings Along Us1	20	208	3301	WATER PLANT	W T&D	7/7/2004	33,122	0	0	9,816	23,306	0	0	0	0	0	0	0	0	0	0	0
1333	10003759	A1A Water Main Extension	20	208	3301	WATER PLANT	W T&D	9/17/2004	6,398	0	0	1,896	4,502	0	0	0	0	0	0	0	0	0	0	0
1334	10003760	Bid Ad	20	208	3301	WATER PLANT	General	1/25/2004	108	0	0	0	0	0	0	0	0	0	0	0	0	0	108	0
1335	10003761	Photos	20	208	3301	WATER PLANT	General	1/23/2004	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1336	10003762	Fed Ex	20	208	3301	WATER PLANT	General	10/28/2003	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
1337	10003763	Fed Ex	20	208	3301	WATER PLANT	General	9/23/2003	64	0	0	0	0	0	0	0	0	0	0	0	0	0	64	0
1338	10003764	Copies	20	208	3301	WATER PLANT	General	9/25/2003	496	0	0	0	0	0	0	0	0	0	0	0	0	0	496	0
1339	10003765	Legal Ad*Public Notice	20	208	3301	WATER PLANT	General	7/7/2003	107	0	0	0	0	0	0	0	0	0	0	0	0	0	107	0
1340	10003766	Water Permit	20	208	3301	WATER PLANT	General	7/8/2003	250	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
1341	10003767	Pmt #5 Final	20	208	3301	WATER PLANT	General	1/31/2003	8,624	0	0	0	0	0	0	0	0	0	0	0	0	0	8,624	0
1342	10003768	Pmt #4	20	208	3301	WATER PLANT	General	12/31/2002	32,320	0	0	0	0	0	0	0	0	0	0	0	0	0	32,320	0
1343	10003769	In Place Density Tests	20	208	3301	WATER PLANT	General	11/30/2002	184	0	0	0	0	0	0	0	0	0	0	0	0	0	184	0
1344	10003770	Pmt #3	20	208	3301	WATER PLANT	General	11/29/2002	52,259	0	0	0	0	0	0	0	0	0	0	0	0	0	52,259	0
1345	10003771	Pmt #2	20	208	3301	WATER PLANT	General	10/31/2002	268,327	0	0	0	0	0	0	0	0	0	0	0	0	0	268,327	0
1346	10003772	Replace 9 Water Main Crossings Along Us1	20	208	3301	WATER PLANT	W T&D	9/30/2004	93,747	0	0	27,783	65,964	0	0	0	0	0	0	0	0	0	0	0
1347	10003773	Final Adjustments Of Pay Items And Addit	20	208	3301	WATER PLANT	General	9/17/2004	29,004	0	0	0	0	0	0	0	0	0	0	0	0	0	29,004	0
1348	10003774	A1A Water Main Extension	20	208	3301	WATER PLANT	W T&D	1/9/2004	128,002	0	0	37,935	90,067	0	0	0	0	0	0	0	0	0	0	0
1349	10003775	A1A Water Main Extension	20	208	3301	WATER PLANT	W T&D	2/18/2004	63,309	0	0	18,762	44,547	0	0	0	0	0	0	0	0	0	0	0
1350	10003776	Cost For Bellsouth'S Subcontractor To Pe	20	208	3301	WATER PLANT	General	9/13/2005	659	0	0	0	0	0	0	0	0	0	0	0	0	0	659	0
1351	10003777	Copies	20	208	3301	WATER PLANT	General	8/30/2005	161	0	0	0	0	0	0	0	0	0	0	0	0	0	161	0
1352	10003778	Wtr Restore Sidewalk Ramp/Torn Up For Wa	20	208	3301	WATER PLANT	W T&D	5/19/2005	1,400	0	0	0	415	985	0	0	0	0	0	0	0	0	0	0
1353	10003779	Water Interconnect Fees	20	208	3301	WATER PLANT	General	10/1/2004	23,180	0	0	0	0	0	0	0	0	0	0	0	0	0	23,180	0
1354	10003780	Concrete Repair	20	208	3301	WATER PLANT	General	4/13/2004	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
1355	10003781	Lift Sta 4M - 329L Sanchez Ave	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/14/2001	46,657	0	0	0	0	0	0	0	18,620	28,037	0	0	0	0	0	0
1356	10003782	Lift Sta 4M Eng Services	20	209	3502	WW COLLECTION AND REUSE	General	7/31/2001	887	0	0	0	0	0	0	0	0	0	0	0	0	0	887	0
1357	10003783	Lift Sta 4M Sewer Permit Fee	20	209	3502	WW COLLECTION AND REUSE	General	7/2/2001	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1358	10003784	Lift Sta 4M Legal Ad	20	209	3502	WW COLLECTION AND REUSE	General	7/15/2001	98	0	0	0	0	0	0	0	0	0	0	0	0	0	98	0
1359	10003785	Lift Sta 4M Dep Permit Fee	20	209	3502	WW COLLECTION AND REUSE	General	9/28/2001	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1360	10003786	Lift Sta 4M Engin Services	20	209	3502	WW COLLECTION AND REUSE	General	9/13/2001	1,115	0	0	0	0	0	0	0	0	0	0	0	0	0	1,115	0
1361	10003787	Lift Sta 4M Engin Services	20	209	3502	WW COLLECTION AND REUSE	General	2/7/2002	90,475	0	0	0	0	0	0	0	0	0	0	0	0	0	90,475	0
1362	10003788	Lift Sta 4M Lift Station Improvements	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/8/2002	3,490	0	0	0	0	0	0	0	1,393	2,097	0	0	0	0	0	0
1363	10003789	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	3/1/2002	1,083	0	0	0	0	0	0	0	0	0	0	0	0	0	1,083	0
1364	10003790	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	4/15/2002	41,115	0	0	0	0	0	0	0	0	0	0	0	0	0	41,115	0
1365	10003791	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	3/26/2002	361	0	0	0	0	0	0	0	0	0	0	0	0	0	361	0
1366	10003792	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	4/10/2002	271	0	0	0	0	0	0	0	0	0	0	0	0	0	271	0
1367	10003793	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	4/19/2002	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
1368	10003794	Lift Sta 4M In Place Density Test	20	209	3502	WW COLLECTION AND REUSE	General	4/24/2002	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
1369	10003795	Lift Sta 4M Concrete Test Cylinders	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/20/2002	26	0	0	0	0	0	0	0	11	16	0	0	0	0	0	0
1370	10003796	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	5/17/2002	1,324	0	0	0	0	0	0	0	0	0	0	0	0	0	1,324	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1371	10003797	Lift Sta 4M In Place Density Test	20	209	3502	WW COLLECTION AND REUSE	General	4/24/2002	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
1372	10003798	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	5/15/2002	32,080	0	0	0	0	0	0	0	0	0	0	0	0	0	32,080	0
1373	10003799	Lift Sta 4M Payment #8	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/16/2002	21,401	0	0	0	0	0	0	0	8,541	12,860	0	0	0	0	0	0
1374	10003800	Lift Sta 4M Professional Services	20	209	3502	WW COLLECTION AND REUSE	General	9/23/2002	842	0	0	0	0	0	0	0	0	0	0	0	0	0	842	0
1375	10003801	Lift Sta 4M Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	11/26/2002	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
1376	10003802	Lift Sta 4M Film Processing	20	209	3502	WW COLLECTION AND REUSE	General	10/17/2002	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
1377	10003803	Lift Sta 4M Eng Services	20	209	3502	WW COLLECTION AND REUSE	General	11/7/2002	602	0	0	0	0	0	0	0	0	0	0	0	0	0	602	0
1378	10003804	Lift Sta 4M Pmt #10 Final	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/6/2002	4,689	0	0	0	0	0	0	0	1,871	2,817	0	0	0	0	0	0
1379	10003805	Lift Sta 4M Pmt #9	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/16/2002	193	0	0	0	0	0	0	0	77	116	0	0	0	0	0	0
1380	10003806	Lift Sta 4M Geotechnical Service	20	209	3502	WW COLLECTION AND REUSE	General	8/31/2000	892	0	0	0	0	0	0	0	0	0	0	0	0	0	892	0
1381	10003807	Lift Sta 4M & Western Relief Force Main	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/7/2002	115,151	0	0	0	0	0	0	0	45,955	69,196	0	0	0	0	0	0
1382	10003808	Lift Sta 4M Improvements	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/8/2002	1,188	0	0	0	0	0	0	0	474	714	0	0	0	0	0	0
1383	10003809	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	4/15/2002	52,329	0	0	0	0	0	0	0	0	0	0	0	0	0	52,329	0
1384	10003810	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	3/26/2002	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	2,314	0
1385	10003811	Lift Sta 4M Professional Services	20	209	3502	WW COLLECTION AND REUSE	General	3/26/2002	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1386	10003812	Lift Sta 4M Professional Services	20	209	3502	WW COLLECTION AND REUSE	General	4/10/2002	344	0	0	0	0	0	0	0	0	0	0	0	0	0	344	0
1387	10003813	Lift Sta 4M Professional Services	20	209	3502	WW COLLECTION AND REUSE	General	4/19/2002	34	0	0	0	0	0	0	0	0	0	0	0	0	0	34	0
1388	10003814	Lift Sta 4M In Place Density Test	20	209	3502	WW COLLECTION AND REUSE	General	4/24/2002	34	0	0	0	0	0	0	0	0	0	0	0	0	0	34	0
1389	10003815	Lift Sta 4M Concrete Test Cylinders	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/20/2002	34	0	0	0	0	0	0	0	13	20	0	0	0	0	0	0
1390	10003816	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	5/17/2002	1,471	0	0	0	0	0	0	0	0	0	0	0	0	0	1,471	0
1391	10003817	Lift Sta 4M In Place Density Test	20	209	3502	WW COLLECTION AND REUSE	General	4/24/2002	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0
1392	10003818	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	5/15/2002	40,829	0	0	0	0	0	0	0	0	0	0	0	0	0	40,829	0
1393	10003819	Lift Sta 4M Design & Engineering	20	209	3502	WW COLLECTION AND REUSE	General	1/12/2004	3,390	0	0	0	0	0	0	0	0	0	0	0	0	0	3,390	0
1394	10003820	Lift Sta 4M Design & Engineering	20	209	3502	WW COLLECTION AND REUSE	General	3/8/2004	5,720	0	0	0	0	0	0	0	0	0	0	0	0	0	5,720	0
1395	10003821	Lift Sta 4M Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/8/2004	9,359	0	0	0	0	0	0	0	3,735	5,624	0	0	0	0	0	0
1396	10003822	Lift Sta 4M Design & Engineering	20	209	3502	WW COLLECTION AND REUSE	General	5/3/2004	635	0	0	0	0	0	0	0	0	0	0	0	0	0	635	0
1397	10003823	Lift Sta 4M Improvements	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/3/2001	19,590	0	0	0	0	0	0	0	7,818	11,772	0	0	0	0	0	0
1398	10003824	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	8/27/2003	1,693	0	0	0	0	0	0	0	0	0	0	0	0	0	1,693	0
1399	10003825	Lift Sta 4M Final Pmt	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/22/2003	10,500	0	0	0	0	0	0	0	4,190	6,310	0	0	0	0	0	0
1400	10003826	Lift Sta 4M Final Pmt*Retainage Returned	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/22/2003	17,450	0	0	0	0	0	0	0	6,964	10,486	0	0	0	0	0	0
1401	10003827	Lift Sta 4M Eng Services	20	209	3502	WW COLLECTION AND REUSE	General	8/7/2003	1,715	0	0	0	0	0	0	0	0	0	0	0	0	0	1,715	0
1402	10003828	Lift Sta 4M Pmt #5	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/31/2003	7,200	0	0	0	0	0	0	0	2,873	4,327	0	0	0	0	0	0
1403	10003829	Lift Sta 4M Pump Rehab Engineering Servi	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/1/2003	6,870	0	0	0	0	0	0	0	2,742	4,128	0	0	0	0	0	0
1404	10003830	Lift Sta 4M Pmt #4	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/30/2003	12,080	0	0	0	0	0	0	0	4,821	7,259	0	0	0	0	0	0
1405	10003831	Lift Sta 4M Pmt #3	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/28/2003	108,520	0	0	0	0	0	0	0	43,309	65,211	0	0	0	0	0	0
1406	10003832	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	5/8/2003	1,571	0	0	0	0	0	0	0	0	0	0	0	0	0	1,571	0
1407	10003833	Lift Sta 4M Pmt #2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/30/2003	9,000	0	0	0	0	0	0	0	3,592	5,408	0	0	0	0	0	0
1408	10003834	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	4/30/2003	179	0	0	0	0	0	0	0	0	0	0	0	0	0	179	0
1409	10003835	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	4/3/2003	3,142	0	0	0	0	0	0	0	0	0	0	0	0	0	3,142	0
1410	10003836	Lift Sta 4M Pmt #1	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/27/2003	20,250	0	0	0	0	0	0	0	8,081	12,169	0	0	0	0	0	0
1411	10003837	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	2/25/2003	2,588	0	0	0	0	0	0	0	0	0	0	0	0	0	2,588	0
1412	10003838	Lift Sta 4M Sanitary Sewer Permit Fee	20	209	3502	WW COLLECTION AND REUSE	General	11/21/2002	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1413	10003839	Lift Sta 4M Legal Ad * Public Notice	20	209	3502	WW COLLECTION AND REUSE	General	11/17/2002	96	0	0	0	0	0	0	0	0	0	0	0	0	0	96	0
1414	10003840	Lift Sta 4M Pmt #10 Final	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/6/2002	5,967	0	0	0	0	0	0	0	2,381	3,586	0	0	0	0	0	0
1415	10003841	Lift Sta 4M Pmt #10 Final	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/6/2002	5,967	0	0	0	0	0	0	0	2,381	3,586	0	0	0	0	0	0
1416	10003842	Lift Sta 4M Western Relay Pmt #9	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/16/2002	245	0	0	0	0	0	0	0	98	147	0	0	0	0	0	0
1417	10003843	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	10/16/2002	13,171	0	0	0	0	0	0	0	0	0	0	0	0	0	13,171	0
1418	10003844	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	9/30/2003	3,032	0	0	0	0	0	0	0	0	0	0	0	0	0	3,032	0
1419	10003845	Lift Sta 4M Engineering Services	20	209	3502	WW COLLECTION AND REUSE	General	9/2/2003	800	0	0	0	0	0	0	0	0	0	0	0	0	0	800	0
1420	10003846	Lift Sta 4M Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	4/26/2005	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
1421	10003847	Lift Sta 4M 6"" Flygt Pump 30 Hp	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/18/2001	30,952	0	0	0	0	0	0	0	12,353	18,600	0	0	0	0	0	0
1422	10003848	Lift Sta Misc (3) 8-In Dip Risers At 4M	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/13/2006	34,800	0	0	0	0	0	0	0	13,888	20,912	0	0	0	0	0	0
1423	10003849	Lift Sta 4M Prof Services	20	209	3502	WW COLLECTION AND REUSE	General	9/30/2002	118,391	0	0	0	0	0	0	0	0	0	0	0	0	0	118,391	0
1424	10003865	It-Server-Questys Document Imaging	30	308	1303	INFORMATION TECHNOLOGY	OTHER	8/3/2001	9,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,711
1425	10003866	It-Server-Click 2 Gov Core & Modules	30	308	1303	INFORMATION TECHNOLOGY	OTHER	5/29/2001	16,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,460
1426	10003867	Veh 01 Liftmore Power Hoist Power Boom	30	303	3501	WASTERWATER PLANT	General	7/2/2001	14,084	0	0	0	0	0	0	0	0	0	0	0	0	0	14,084	0
1427	10003869	Veh 01 Utility Body	40	404	3502	WW COLLECTION AND REUSE	General	7/2/2001	4,341	0	0	0	0	0	0	0	0	0	0	0	0	0	4,341	0
1428	10003880	Cmplx Fleet New Fuel Storage Facility	10	105	4103	FLEET	OTHER	6/27/2008	117,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117,487
1429	10004357	Water System Fire Hydrants 00-01	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	10/1/2000	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1430	10004358	38 Hydrants & Sod	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	6/18/2001	49,768	0	0	0	0	49,768	0	0	0	0	0	0	0	0	0	0
1431	10004359	Hydrant Valves & Pipe Fittings	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	5/3/2001	108,678	0	0	0	0	108,678	0	0	0	0	0	0	0	0	0	0
1432	10004360	Tapping Sleeve	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	3/26/2001	363	0	0	0	0	363	0	0	0	0	0	0	0	0	0	0
1433	10004361	Hydrant Riser Kits	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	3/1/2001	3,912	0	0	0	0	3,912	0	0	0	0	0	0	0	0	0	0
1434	10004362	Legal Ad	20	208	3302	WATER DISTRIBUTION	General	12/17/2000	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
1435	10004363	Sod	20	208	3302	WATER DISTRIBUTION	General	9/25/2001	57,144	0	0	0	0	0	0	0	0	0	0	0	0	0	57,144	0
1436	10004365	Rst 01 Trail King 52T32 Trailer (Haul Ex	30	311	3302	WATER DISTRIBUTION	General	9/24/2001	5,315	0	0	0	0	0	0	0	0	0	0	0	0	0	5,315	0
1437	10004377	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	4/6/2004	23,741	0	0	7,036	16,705	0	0	0	0	0	0	0	0	0	0	0
1438	10004381	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	5/12/2004	14,643	0	0	4,340	10,303	0	0	0	0	0	0	0	0	0	0	0
1439	10004386	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	6/17/2004	20,259	0	0	6,004	14,255	0	0	0	0	0	0	0	0	0	0	0
1440	10004391	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	7/7/2004	26,173	0	0	7,757	18,416	0	0	0	0	0	0	0	0	0	0	0
1441	10004396	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	8/19/2004	26,031	0	0	7,715	18,317	0	0	0	0	0	0	0	0	0	0	0
1442	10004401	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	9/14/2004	20,182	0	0	5,981	14,201	0	0	0	0	0	0	0	0	0	0	0
1443	10004405	2"" Water Main Replacement Portion Of St	20	208	3301	WATER PLANT	W T&D	9/29/2004	7,726	0	0	2,290	5,436	0	0	0	0	0	0	0	0	0	0	0
1444	10004413	Change Order #2, Relocation Of Water Lin	20	208	3301	WATER PLANT	W T&D	11/17/2004	25,000	0	0	7,409	17,591	0	0	0	0	0	0	0	0	0	0	0
1445	10004414	Change Order #3, Relocation Of Reuse Lin	20	208	3301	WATER PLANT	W T&D	11/17/2004	24,690	0	0	7,317	17,373	0	0	0	0	0	0	0	0	0	0	0
1446	10004444	Force Main Permit	20	209	3501	WASTERWATER PLANT	OTHER	9/29/2004	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250
1447	10004460	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	3/9/2005	9,108	0	0	2,699	6,409	0	0	0	0	0	0	0	0	0	0	0
1448	10004461	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	3/9/2005	33,398	0	0	9,898	23,500	0	0	0	0	0	0	0	0	0	0	0
1449	10004462	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	3/9/2005	15,181	0	0	0	0	0	0	0	6,058	9,122	0	0	0	0	0	0
1450	10004466	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	4/7/2005	7,034	0	0	2,085	4,950	0	0	0	0	0	0	0	0	0	0	0
1451	10004467	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	4/7/2005	25,793	0	0	7,644	18,149	0	0	0	0	0	0	0	0	0	0	0
1452	10004468	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	4/7/2005	11,724	0	0	0	0	0	0	0	4,679	7,045	0	0	0	0	0	0
1453	10004477	Adjusting For Final Installed Quantities	20	208	3301	WATER PLANT	General	5/5/2005	4,462	0	0	0	0	0	0	0	0	0	0	0	0	0	4,462	0
1454	10004483	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	5/11/2005	8,792	0	0	2,606	6,186	0	0	0	0	0	0	0	0	0	0	0
1455	10004484	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	5/11/2005	32,237	0	0	9,554	22,683	0	0	0	0	0	0	0	0	0	0	0
1456	10004485	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	5/11/2005	14,653	0	0	0	0	0	0	0	5,848	8,805	0	0	0	0	0	0
1457	10004489	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	6/14/2005	9,183	0	0	2,721	6,461	0	0	0	0	0	0	0	0	0	0	0
1458	10004490	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	6/14/2005	33,671	0	0	9,979	23,692	0	0	0	0	0	0	0	0	0	0	0
1459	10004491	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	6/14/2005	15,305	0	0	0	0	0	0	0	6,108	9,197	0	0	0	0	0	0
1460	10004497	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	7/15/2005	13,143	0	0	3,895	9,248	0	0	0	0	0	0	0	0	0	0	0
1461	10004498	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	7/15/2005	48,192	0	0	14,282	33,910	0	0	0	0	0	0	0	0	0	0	0
1462	10004499	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	7/15/2005	21,906	0	0	0	0	0	0	0	8,742	13,163	0	0	0	0	0	0
1463	10004508	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	8/17/2005	12,867	0	0	3,813	9,054	0	0	0	0	0	0	0	0	0	0	0
1464	10004509	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	8/17/2005	47,180	0	0	13,982	33,198	0	0	0	0	0	0	0	0	0	0	0
1465	10004510	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	8/17/2005	21,445	0	0	0	0	0	0	0	8,559	12,887	0	0	0	0	0	0
1466	10004515	Fed Ex Overnight	20	209	3501	WASTERWATER PLANT	OTHER	12/28/2004	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
1467	10004522	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	9/27/2005	3,118	0	0	924	2,194	0	0	0	0	0	0	0	0	0	0	0
1468	10004523	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	9/27/2005	11,434	0	0	3,389	8,045	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1469	10004524	Drainage - Dormont Slip Lining Sanitary	20	209	3501	WASTERWATER PLANT	WW T&C	9/27/2005	5,197	0	0	0	0	0	0	0	2,074	3,123	0	0	0	0	0	0
1470	10004528	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	12/5/2005	14,663	0	0	4,346	10,318	0	0	0	0	0	0	0	0	0	0	0
1471	10004529	2"" Water Main Replacement Portion Of Th	20	208	3301	WATER PLANT	W T&D	12/5/2005	1,828	0	0	542	1,286	0	0	0	0	0	0	0	0	0	0	0
1472	10004530	Slip Lining Of Sanitary Sewer Portion Of	20	209	3501	WASTERWATER PLANT	WW T&C	12/5/2005	4,178	0	0	0	0	0	0	0	1,667	2,510	0	0	0	0	0	0
1473	10004531	Addition Of 12-In Force Main From John A	20	209	3501	WASTERWATER PLANT	WW T&C	12/5/2005	53,572	0	0	0	0	0	0	0	21,380	32,192	0	0	0	0	0	0
1474	10004533	Change Order #3-Additl Water Tie-In On A	20	208	3301	WATER PLANT	W T&D	5/5/2006	1,500	0	0	445	1,055	0	0	0	0	0	0	0	0	0	0	0
1475	10004534	Change Order #4 - Water Main Upgrades	20	208	3301	WATER PLANT	W T&D	5/5/2006	19,200	0	0	5,690	13,510	0	0	0	0	0	0	0	0	0	0	0
1476	10004535	Addition Of 12-In Force Main From John A	20	209	3501	WASTERWATER PLANT	WW T&C	5/5/2006	30,318	0	0	0	0	0	0	0	12,099	18,219	0	0	0	0	0	0
1477	10004536	Change Order #2, Construction Of New 12-	20	209	3501	WASTERWATER PLANT	WW T&C	5/5/2006	22,445	0	0	0	0	0	0	0	8,957	13,488	0	0	0	0	0	0
1478	10004593	Well 1 Rima Well Field - #50 - #53 Rima	20	208	3301	WATER PLANT	W Supply	11/15/2001	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1479	10004594	Prof Services	20	208	3301	WATER PLANT	General	11/15/2001	2,658	0	0	0	0	0	0	0	0	0	0	0	0	0	2,658	0
1480	10004595	Prof Services	20	208	3301	WATER PLANT	General	12/6/2001	8,223	0	0	0	0	0	0	0	0	0	0	0	0	0	8,223	0
1481	10004596	Water Permit	20	208	3301	WATER PLANT	General	1/7/2002	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1482	10004597	Prof Services	20	208	3301	WATER PLANT	General	1/16/2002	12,654	0	0	0	0	0	0	0	0	0	0	0	0	0	12,654	0
1483	10004598	Prof Services	20	208	3301	WATER PLANT	General	3/6/2002	1,062	0	0	0	0	0	0	0	0	0	0	0	0	0	1,062	0
1484	10004599	Prof Services	20	208	3301	WATER PLANT	General	4/11/2002	1,062	0	0	0	0	0	0	0	0	0	0	0	0	0	1,062	0
1485	10004600	Prof Services	20	208	3301	WATER PLANT	General	5/2/2002	1,180	0	0	0	0	0	0	0	0	0	0	0	0	0	1,180	0
1486	10004601	24"" Raw Water Transmission Main	20	208	3301	WATER PLANT	W Supply	1/27/2004	3,741	3,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1487	10004602	24-Inch Raw Water Main-Construction	20	208	3301	WATER PLANT	W Supply	1/30/2004	380,333	380,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1488	10004603	Well Rima Ridge 24-Inch Raw Water Main-C	20	208	3301	WATER PLANT	W Supply	3/31/2004	196,901	196,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1489	10004604	24-Inch Raw Water Transmission Main - Co	20	208	3301	WATER PLANT	W Supply	2/16/2004	889	889	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1490	10004605	24-Inch Raw Water Main-Construction	20	208	3301	WATER PLANT	W Supply	2/24/2004	449,013	449,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1491	10004606	24-Inch Raw Water Transmission Main - Co	20	208	3301	WATER PLANT	W Supply	3/2/2004	1,256	1,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1492	10004607	24"" Raw Water Transmission Main	20	208	3301	WATER PLANT	W Supply	3/3/2004	4,814	4,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1493	10004608	24-Inch Raw Water Main-Construction	20	208	3301	WATER PLANT	W Supply	3/22/2004	409,964	409,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1494	10004609	24"" Raw Water Transmission Main	20	208	3301	WATER PLANT	W Supply	3/29/2004	6,217	6,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1495	10004610	24-Inch Raw Water Transmission Main - Co	20	208	3301	WATER PLANT	W Supply	4/6/2004	555	555	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1496	10004611	24-Inch Raw Water Transmission Main - Co	20	208	3301	WATER PLANT	W Supply	5/3/2004	735	735	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1497	10004612	24"" Raw Water Transmission Main	20	208	3301	WATER PLANT	W Supply	5/19/2004	5,067	5,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1498	10004613	24"" Raw Water Transmission Main	20	208	3301	WATER PLANT	W Supply	6/15/2004	2,690	2,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1499	10004614	24-Inch Raw Water Main-Construction	20	208	3301	WATER PLANT	W Supply	9/30/2004	77,721	77,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1500	10004615	24"" Raw Water Transmission Main	20	208	3301	WATER PLANT	W Supply	9/14/2004	1,504	1,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1501	10004616	40 Additional Hours Of Construction Insp	20	208	3301	WATER PLANT	General	9/14/2004	1,260	0	0	0	0	0	0	0	0	0	0	0	0	0	1,260	0
1502	10004617	16"" Potable Wtr Main Ext.	20	208	3301	WATER PLANT	W T&D	10/8/2003	620	0	0	184	436	0	0	0	0	0	0	0	0	0	0	0	0
1503	10004618	Legal Ad*Public Notice	20	208	3301	WATER PLANT	General	8/17/2003	94	0	0	0	0	0	0	0	0	0	0	0	0	0	94	0
1504	10004619	Water Permit	20	208	3301	WATER PLANT	General	6/5/2003	375	0	0	0	0	0	0	0	0	0	0	0	0	0	375	0
1505	10004620	Field Survey*Rima Ridge	70	701	3301	WATER PLANT	General	11/22/2002	13,800	0	0	0	0	0	0	0	0	0	0	0	0	0	13,800	0
1506	10004621	Field Survey	70	701	3301	WATER PLANT	General	10/26/2002	3,928	0	0	0	0	0	0	0	0	0	0	0	0	0	3,928	0
1507	10004622	Eng Services	20	208	3301	WATER PLANT	General	9/30/2003	75,498	0	0	0	0	0	0	0	0	0	0	0	0	0	75,498	0
1508	10004623	Eng Services	20	208	3301	WATER PLANT	General	6/23/2003	2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	2,400	0
1509	10004624	Consulting Services	20	208	3301	WATER PLANT	General	12/7/2004	768	0	0	0	0	0	0	0	0	0	0	0	0	0	768	0
1510	10004625	Easement And Construction Surveys	70	701	3301	WATER PLANT	General	9/30/2005	3,932	0	0	0	0	0	0	0	0	0	0	0	0	0	3,932	0
1511	10004626	Easement And Construction Surveys	70	701	3301	WATER PLANT	General	9/29/2005	5,492	0	0	0	0	0	0	0	0	0	0	0	0	0	5,492	0
1512	10004627	Rima Ridge	20	208	3301	WATER PLANT	General	12/22/2004	1,238	0	0	0	0	0	0	0	0	0	0	0	0	0	1,238	0
1513	10004628	Easement And Construction Surveys	70	701	3301	WATER PLANT	General	12/30/2005	3,332	0	0	0	0	0	0	0	0	0	0	0	0	0	3,332	0
1514	10004629	Shipping	20	208	3301	WATER PLANT	General	6/20/2006	140	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0
1515	10004630	Well #51 Division Ave Field	20	208	3301	WATER PLANT	W Supply	5/1/2006	5,340	5,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1516	10004631	Consulting Services	20	208	3301	WATER PLANT	General	9/30/1994	532	0	0	0	0	0	0	0	0	0	0	0	0	0	532	0
1517	10004632	Construction Service	20	208	3301	WATER PLANT	General	9/2/1994	198	0	0	0	0	0	0	0	0	0	0	0	0	0	198	0
1518	10004633	Construction Material Testing Service	20	208	3301	WATER PLANT	General	8/30/1994	134	0	0	0	0	0	0	0	0	0	0	0	0	0	134	0
1519	10004634	Rima Ridge - Testing Service	20	208	3301	WATER PLANT	General	8/25/1994	127	0	0	0	0	0	0	0	0	0	0	0	0	0	127	0
1520	10004635	Construction Service	20	208	3301	WATER PLANT	General	8/17/1994	538	0	0	0	0	0	0	0	0	0	0	0	0	0	538	0
1521	10004636	Testing	20	208	3301	WATER PLANT	General	7/29/1994	118	0	0	0	0	0	0	0	0	0	0	0	0	0	118	0
1522	10004637	Construction Services	20	208	3301	WATER PLANT	General	7/19/1994	615	0	0	0	0	0	0	0	0	0	0	0	0	0	615	0
1523	10004638	Reimburse Expenses	20	208	3301	WATER PLANT	General	7/19/1994	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1524	10004639	Construction	20	208	3301	WATER PLANT	General	4/29/1994	264	0	0	0	0	0	0	0	0	0	0	0	0	0	264	0
1525	10004640	Engineering	20	208	3301	WATER PLANT	General	3/4/1994	731	0	0	0	0	0	0	0	0	0	0	0	0	0	731	0
1526	10004641	Engineering	20	208	3301	WATER PLANT	General	2/4/1994	2,437	0	0	0	0	0	0	0	0	0	0	0	0	0	2,437	0
1527	10004642	Engineering	20	208	3301	WATER PLANT	General	1/7/1994	1,218	0	0	0	0	0	0	0	0	0	0	0	0	0	1,218	0
1528	10004643	Fpl Easement	70	701	3301	WATER PLANT	General	1/6/1994	4,776	0	0	0	0	0	0	0	0	0	0	0	0	0	4,776	0
1529	10004644	Engineering	20	208	3301	WATER PLANT	General	12/10/1993	1,462	0	0	0	0	0	0	0	0	0	0	0	0	0	1,462	0
1530	10004645	Engineering	20	208	3301	WATER PLANT	General	11/12/1993	2,924	0	0	0	0	0	0	0	0	0	0	0	0	0	2,924	0
1531	10004646	Engineering	20	208	3301	WATER PLANT	General	10/15/1993	2,924	0	0	0	0	0	0	0	0	0	0	0	0	0	2,924	0
1532	10004647	New Production Wells	20	208	3301	WATER PLANT	W Supply	7/17/1994	1,185	1,185	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1533	10004648	New Production Wells	20	208	3301	WATER PLANT	W Supply	5/2/1994	3,369	3,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1534	10004649	Reimburse Expenses	20	208	3301	WATER PLANT	General	5/2/1994	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
1535	10004650	Engineering	20	208	3301	WATER PLANT	General	4/29/1994	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0
1536	10004651	Reimburse Expenses	20	208	3301	WATER PLANT	General	4/7/1994	410	0	0	0	0	0	0	0	0	0	0	0	0	0	410	0
1537	10004652	Reimburse Expenses	20	208	3301	WATER PLANT	General	3/4/1994	140	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0
1538	10004653	Engineering	20	208	3301	WATER PLANT	General	2/4/1994	1,882	0	0	0	0	0	0	0	0	0	0	0	0	0	1,882	0
1539	10004654	Reimburse Expenses	20	208	3301	WATER PLANT	General	2/4/1994	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
1540	10004655	Engineering	20	208	3301	WATER PLANT	General	1/7/1994	235	0	0	0	0	0	0	0	0	0	0	0	0	0	235	0
1541	10004656	Reimburse Expenses	20	208	3301	WATER PLANT	General	1/7/1994	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1542	10004657	New Production Wells	20	208	3301	WATER PLANT	W Supply	12/16/1993	427	427	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1543	10004658	Reimburse Expenses	20	208	3301	WATER PLANT	General	12/16/1993	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1544	10004659	West Wells - Additional	20	208	3301	WATER PLANT	W Supply	12/10/1993	438	438	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1545	10004660	Reimburse Expenses	20	208	3301	WATER PLANT	General	12/10/1993	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1546	10004661	Engineering	20	208	3301	WATER PLANT	General	12/10/1993	1,383	0	0	0	0	0	0	0	0	0	0	0	0	0	1,383	0
1547	10004662	West Wells - Additional	20	208	3301	WATER PLANT	W Supply	11/12/1993	1,539	1,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1548	10004663	Reimburse Expenses	20	208	3301	WATER PLANT	General	11/12/1993	22	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
1549	10004664	Engineering	20	208	3301	WATER PLANT	General	11/12/1993	1,836	0	0	0	0	0	0	0	0	0	0	0	0	0	1,836	0
1550	10004665	Reimburse Expenses	20	208	3301	WATER PLANT	General	11/12/1993	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1551	10004666	New Production Wells	20	208	3301	WATER PLANT	W Supply	11/10/1993	536	536	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1552	10004667	Engineering	20	208	3301	WATER PLANT	General	10/15/1993	1,291	0	0	0	0	0	0	0	0	0	0	0	0	0	1,291	0
1553	10004668	Reimburse Expenses	20	208	3301	WATER PLANT	General	10/15/1993	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0
1554	10004669	New Production Wells	20	208	3301	WATER PLANT	W Supply	10/13/1993	165	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1555	10004670	Construction	20	208	3301	WATER PLANT	W Treatment	9/26/1994	81,304	0	81,304	0	0	0	0	0	0	0	0	0	0	0	0	0
1556	10004671	Construction	20	208	3301	WATER PLANT	W Treatment	8/31/1994	157,345	0	157,345	0	0	0	0	0	0	0	0	0	0	0	0	0
1557	10004672	Construction	20	208	3301	WATER PLANT	W Treatment	6/23/1994	49,253	0	49,253	0	0	0	0	0	0	0	0	0	0	0	0	0
1558	10004673	Construction	20	208	3301	WATER PLANT	W Treatment	5/26/1994	8,405	0	8,405	0	0	0	0	0	0	0	0	0	0	0	0	0
1559	10004674	Construction	20	208	3301	WATER PLANT	W Treatment	5/25/1994	12,795	0	12,795	0	0	0	0	0	0	0	0	0	0	0	0	0
1560	10004675	Construction	20	208	3301	WATER PLANT	W Treatment	4/30/1994	21,945	0	21,945	0	0	0	0	0	0	0	0	0	0	0	0	0
1561	10004676	Rental Dozer For Land Clearing	20	208	3301	WATER PLANT	General	4/29/1994	193	0	0	0	0	0	0	0	0	0	0	0	0	0	193	0
1562	10004677	Shell	20	208	3301	WATER PLANT	General	4/28/1994	176	0	0	0	0	0	0	0	0	0	0	0	0	0	176	0
1563	10004678	Rental Dozer For Land Clearing	20	208	3301	WATER PLANT	General	4/18/1994	55	0	0	0	0	0	0	0	0	0	0	0	0	0	55	0
1564	10004679	Shell	20	208	3301	WATER PLANT	General	4/14/1994	88	0	0	0	0	0	0	0	0	0	0	0	0	0	88	0
1565	10004680	Dozer Rental For Land Clearing	20	208	3301	WATER PLANT	General	4/13/1994	179	0	0	0	0	0	0	0	0	0	0	0	0	0	179	0
1566	10004681	Permit Fees	20	208	3301	WATER PLANT	General	4/11/1994	700	0	0	0	0	0	0	0	0	0	0	0	0	0	700	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1567	10004682	Construction	20	208	3301	WATER PLANT	W Treatment	1/25/1994	22,202	0	22,202	0	0	0	0	0	0	0	0	0	0	0	0	0
1568	10004683	Construction	20	208	3301	WATER PLANT	W Treatment	12/24/1993	36,635	0	36,635	0	0	0	0	0	0	0	0	0	0	0	0	0
1569	10004684	Construction	20	208	3301	WATER PLANT	W Treatment	11/25/1993	84,550	0	84,550	0	0	0	0	0	0	0	0	0	0	0	0	0
1570	10004685	Construction	20	208	3301	WATER PLANT	W Treatment	10/25/1993	117,935	0	117,935	0	0	0	0	0	0	0	0	0	0	0	0	0
1571	10004686	Equipping Well 52 And 53	20	208	3301	WATER PLANT	W Supply	3/4/1994	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1572	10004687	Well #52 & 53 Rima Ridge	20	208	3301	WATER PLANT	W Supply	9/30/1994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1573	10004688	Well Pump & Motor For Well #53	20	208	3301	WATER PLANT	W Supply	7/27/2006	4,988	4,988	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1574	10004689	Well Rima Ridge-Eng-Consol Survey	20	208	3301	WATER PLANT	W Supply	3/11/2008	5,990	5,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1575	10004690	Well Rima Ridge-Eng-Barnes Fer-6 Invoic	20	208	3301	WATER PLANT	W Supply	12/20/2007	5,617	5,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1576	10004691	Well Rima Ridge-Eng-Pennington Moore-3 I	20	208	3301	WATER PLANT	W Supply	12/20/2007	5,356	5,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1577	10004692	Well Rima Ridge-Eng-Pennington Moore-9 I	20	208	3301	WATER PLANT	W Supply	9/24/2007	8,688	8,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1578	10004693	Well Rima Ridge 24-Inch Raw Water Main-C	20	208	3301	WATER PLANT	W Supply	9/30/2004	160,321	160,321	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1579	10004694	Prof Services	20	208	3301	WATER PLANT	General	1/16/2002	5,034	0	0	0	0	0	0	0	0	0	0	0	0	0	5,034	0
1580	10004695	Rst 01 Thompson 6Tsv-Djdrt Vacuum 6"" Po	30	305	3501	WASTERWATER PLANT	General	11/30/2001	30,700	0	0	0	0	0	0	0	0	0	0	0	0	0	30,700	0
1581	10004706	Pump Sta Rehab & Upgrades	20	208	3301	WATER PLANT	W T&D	2/7/2002	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
1582	10004707	Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/29/2005	2,246	0	0	0	0	0	0	0	896	1,350	0	0	0	0	0	0	0
1583	10004708	Pump Sta Eng Design For Standby Generato	20	209	3502	WW COLLECTION AND REUSE	General	12/29/2005	7,099	0	0	0	0	0	0	0	0	0	0	0	0	0	7,099	0
1584	10004709	Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/9/2006	1,797	0	0	0	0	0	0	0	717	1,080	0	0	0	0	0	0	0
1585	10004710	Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/9/2006	389	0	0	0	0	0	0	0	155	234	0	0	0	0	0	0	0
1586	10004711	Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/8/2006	449	0	0	0	0	0	0	0	179	270	0	0	0	0	0	0	0
1587	10004712	Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/15/2006	3,301	0	0	0	0	0	0	0	1,317	1,983	0	0	0	0	0	0	0
1588	10004713	Pump Station Rehabilitation	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/15/2006	551	0	0	0	0	0	0	0	220	331	0	0	0	0	0	0	0
1589	10004714	Pump Sta Northwest Booster Pump Station	20	208	3302	WATER DISTRIBUTION	W T&D	6/20/1994	1,652	0	0	489	1,162	0	0	0	0	0	0	0	0	0	0	0	0
1590	10004741	Gen 02 John Deere Jd120S/13 (At Hunters	30	302	3502	WW COLLECTION AND REUSE	General	5/7/2002	24,782	0	0	0	0	0	0	0	0	0	0	0	0	0	24,782	0
1591	10004768	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	6/14/2005	1,696	0	0	503	1,193	0	0	0	0	0	0	0	0	0	0	0	0
1592	10004770	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	8/3/2005	904	0	0	268	636	0	0	0	0	0	0	0	0	0	0	0	0
1593	10004777	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	7/18/2005	1,581	0	0	469	1,113	0	0	0	0	0	0	0	0	0	0	0	0
1594	10004787	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	9/28/2005	953	0	0	282	670	0	0	0	0	0	0	0	0	0	0	0	0
1595	10004791	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	9/28/2005	1,529	0	0	453	1,076	0	0	0	0	0	0	0	0	0	0	0	0
1596	10004797	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	11/17/2005	1,151	0	0	341	810	0	0	0	0	0	0	0	0	0	0	0	0
1597	10004801	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	12/14/2005	1,204	0	0	357	848	0	0	0	0	0	0	0	0	0	0	0	0
1598	10004807	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	2/16/2006	3,967	0	0	1,176	2,791	0	0	0	0	0	0	0	0	0	0	0	0
1599	10004811	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	3/20/2006	4,568	0	0	1,354	3,214	0	0	0	0	0	0	0	0	0	0	0	0
1600	10004816	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	1/11/2006	1,597	0	0	473	1,124	0	0	0	0	0	0	0	0	0	0	0	0
1601	10004818	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	5/18/2006	2,169	0	0	643	1,526	0	0	0	0	0	0	0	0	0	0	0	0
1602	10004819	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	4/25/2006	3,980	0	0	1,179	2,800	0	0	0	0	0	0	0	0	0	0	0	0
1603	10004835	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	6/8/2006	2,450	0	0	726	1,724	0	0	0	0	0	0	0	0	0	0	0	0
1604	10004838	2"" Diameter Main Replacement Portion Of	20	208	3301	WATER PLANT	W T&D	7/12/2006	1,518	0	0	450	1,068	0	0	0	0	0	0	0	0	0	0	0	0
1605	10004843	Wtr Main Hull Road & Airport Rd 12"" Loo	20	208	3301	WATER PLANT	W T&D	9/30/2002	4,350	0	0	1,289	3,061	0	0	0	0	0	0	0	0	0	0	0	0
1606	10004844	Wtr Main Obsc Road Extension Constructio	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2007	39,074	0	0	11,580	27,494	0	0	0	0	0	0	0	0	0	0	0	0
1607	10004845	Wtr Main Obsc Road Extension Constructio	20	208	3302	WATER DISTRIBUTION	W T&D	12/19/2007	2,926	0	0	867	2,059	0	0	0	0	0	0	0	0	0	0	0	0
1608	10004920	It-Esri - Gis Software For Looking Glass	30	308	3301	WATER PLANT	W T&D	9/27/2004	6,064	0	0	1,797	4,267	0	0	0	0	0	0	0	0	0	0	0	0
1609	10004921	It-Esri-Gis Software License For Looking	30	308	3301	WATER PLANT	General	9/27/2004	6,064	0	0	0	0	0	0	0	0	0	0	0	0	0	6,064	0
1610	10005028	I-95/Us1 Utility Relocation	20	208	3301	WATER PLANT	W T&D	1/7/2004	19,460	0	0	5,767	13,693	0	0	0	0	0	0	0	0	0	0	0	0
1611	10005029	I-95/Us1 Utility Relocation - Constructi	20	208	3301	WATER PLANT	W T&D	10/31/2003	138,236	0	0	40,968	97,268	0	0	0	0	0	0	0	0	0	0	0	0
1612	10005030	I-95/Us1 Utility Relocation - Constructi	20	208	3301	WATER PLANT	W T&D	1/21/2004	1,165	0	0	345	820	0	0	0	0	0	0	0	0	0	0	0	0
1613	10005031	I-95/Us1 Utility Relocation - Constructi	20	208	3301	WATER PLANT	W T&D	1/22/2004	1,165	0	0	345	820	0	0	0	0	0	0	0	0	0	0	0	0
1614	10005032	I-95/Us1 Utility Relocation	20	208	3301	WATER PLANT	W T&D	1/27/2004	1,854	0	0	549	1,305	0	0	0	0	0	0	0	0	0	0	0	0
1615	10005033	Fed Ex	20	208	3301	WATER PLANT	General	12/15/2003	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
1616	10005034	Fed Ex	20	208	3301	WATER PLANT	General	10/28/2003	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
1617	10005035	Const Services	20	208	3301	WATER PLANT	General	12/22/2003	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	3,200	0
1618	10005036	Fed Ex	20	208	3301	WATER PLANT	General	4/22/2003	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
1619	10005037	Legal Ad Public Notice Bid #2003-12	20	208	3301	WATER PLANT	General	4/13/2003	114	0	0	0	0	0	0	0	0	0	0	0	0	0	114	0
1620	10005038	Engin. Services	20	208	3301	WATER PLANT	General	4/30/2003	2,210	0	0	0	0	0	0	0	0	0	0	0	0	0	2,210	0
1621	10005039	Eng. Services	20	208	3301	WATER PLANT	General	9/30/2003	12,628	0	0	0	0	0	0	0	0	0	0	0	0	0	12,628	0
1622	10005040	Eng. Services	20	208	3301	WATER PLANT	General	6/3/2003	4,741	0	0	0	0	0	0	0	0	0	0	0	0	0	4,741	0
1623	10005041	Eng. Services	20	208	3301	WATER PLANT	General	5/31/2003	75	0	0	0	0	0	0	0	0	0	0	0	0	0	75	0
1624	10005042	Eng. Services	20	208	3301	WATER PLANT	General	4/25/2003	4,380	0	0	0	0	0	0	0	0	0	0	0	0	0	4,380	0
1625	10005043	Drinking Water Permit	20	208	3301	WATER PLANT	General	3/24/2003	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1626	10005044	Eng. Services	20	208	3301	WATER PLANT	General	1/29/2003	23,098	0	0	0	0	0	0	0	0	0	0	0	0	0	23,098	0
1627	10005045	Eng Services	20	208	3301	WATER PLANT	General	1/3/2003	9,524	0	0	0	0	0	0	0	0	0	0	0	0	0	9,524	0
1628	10005046	Eng. Services	20	208	3301	WATER PLANT	General	12/11/2002	4,362	0	0	0	0	0	0	0	0	0	0	0	0	0	4,362	0
1629	10005047	Pmt #1	20	208	3301	WATER PLANT	General	9/30/2003	286,717	0	0	0	0	0	0	0	0	0	0	0	0	0	286,717	0
1630	10005095	Consumptive Use Permit Renewal - Additio	20	208	3301	WATER PLANT	General	1/27/2004	4,440	0	0	0	0	0	0	0	0	0	0	0	0	0	4,440	0
1631	10005096	Consumptive Use Permit Renewal - Additio	20	208	3301	WATER PLANT	General	3/2/2004	2,290	0	0	0	0	0	0	0	0	0	0	0	0	0	2,290	0
1632	10005097	Consumptive Use Permit Renewal - Additio	20	208	3301	WATER PLANT	General	4/6/2004	480	0	0	0	0	0	0	0	0	0	0	0	0	0	480	0
1633	10005098	Extension Of Reclaimed Water To Tomoka O	20	208	3301	WATER PLANT	WW T&C	5/3/2004	7,650	0	0	0	0	0	0	0	3,053	4,597	0	0	0	0	0	0	0
1634	10005099	Extension Of Reclaimed Water To Tomoka O	20	208	3301	WATER PLANT	WW T&C	5/3/2004	4,250	0	0	0	0	0	0	0	1,696	2,554	0	0	0	0	0	0	0
1635	10005100	Consumptive Use Permit Renewal - Additio	20	208	3301	WATER PLANT	General	5/3/2004	360	0	0	0	0	0	0	0	0	0	0	0	0	0	360	0
1636	10005101	Consumptive Use Permit Renewal - Additio	20	208	3301	WATER PLANT	General	6/15/2004	480	0	0	0	0	0	0	0	0	0	0	0	0	0	480	0
1637	10005102	Extension Of Reclaimed Water To Tomoka O	20	208	3301	WATER PLANT	WW T&C	6/15/2004	1,530	0	0	0	0	0	0	0	611	919	0	0	0	0	0	0	0
1638	10005103	Consumptive Use Permit Renewal - Additio	20	208	3301	WATER PLANT	General	6/23/2004	528	0	0	0	0	0	0	0	0	0	0	0	0	0	528	0
1639	10005104	Legal Fees/Cup Renewal	20	208	3301	WATER PLANT	General	6/30/2004	760	0	0	0	0	0	0	0	0	0	0	0	0	0	760	0
1640	10005105	Attorney Fees / Permit	20	208	3301	WATER PLANT	General	3/31/2004	1,420	0	0	0	0	0	0	0	0	0	0	0	0	0	1,420	0
1641	10005106	Photos For A1A Reuse	20	208	3301	WATER PLANT	General	11/6/2003	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1642	10005107	Attorney Fees Permit	20	208	3301	WATER PLANT	General	12/9/2003	900	0	0	0	0	0	0	0	0	0	0	0	0	0	900	0
1643	10005108	Legal Fees Cup Renewal	20	208	3301	WATER PLANT	General	12/11/2003	4,179	0	0	0	0	0	0	0	0	0	0	0	0	0	4,179	0
1644	10005109	Extension Of Reclaimed Water To Tomoka O	20	208	3301	WATER PLANT	WW T&C	8/18/2004	2,720	0	0	0	0	0	0	0	1,086	1,634	0	0	0	0	0	0	0
1645	10005110	Tomoka Oaks Golf Course/Reclaimed Water	20	208	3301	WATER PLANT	WW T&C	12/4/2003	850	0	0	0	0	0	0	0	339	511	0	0	0	0	0	0	0
1646	10005111	Eng Services	20	208	3301	WATER PLANT	General	12/10/2002	692	0	0	0	0	0	0	0	0	0	0	0	0	0	692	0	0
1647	10005112	Attny. Fees*Permit Hunters Ridge	20	208	3301	WATER PLANT	General	9/30/2003	3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	3,320	0
1648	10005113	Work Authorization For Implementing New	20	208	3301	WATER PLANT	General	3/14/2005	585	0	0	0	0	0	0	0	0	0	0	0	0	0	585	0
1649	10005114	Work Authorization For Implementing New	20	208	3301	WATER PLANT	General	5/4/2005	2,490	0	0	0	0	0	0	0	0	0	0	0	0	0	2,490	0
1650	10005115	Work Authorization For Implementing New	20	208	3301	WATER PLANT	General	5/5/2005	1,174	0	0	0	0	0	0	0	0	0	0	0	0	0	1,174	0
1651	10005116	Work Authorization For Implementing New	20	208	3301	WATER PLANT	General	6/27/2005	220	0	0	0	0	0	0	0	0	0	0	0	0	0	220	0
1652	10005117	Work Authorization For Implementing New	20	208	3301	WATER PLANT	General	8/3/2005	955	0	0	0	0	0	0	0	0	0	0	0	0	0	955	0
1653	10005118	Wiring Technologies - Est Bal Due Bt Alt	20	208	3302	WATER DISTRIBUTION	General	9/30/2005	12,687	0	0	0	0	0	0	0	0	0	0	0	0	0	12,687	0
1654	10005119	Work Authorization For Implementing New	20	208	3301	WATER PLANT	General	12/29/2005	1,945	0	0	0	0	0	0	0	0	0	0	0	0	0	1,945	0
1655	10005568	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	8/26/2004	14,960	0	0	4,434	10,526	0	0	0	0	0	0	0	0	0	0	0	0
1656	10005572	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	9/1/2004	952	0	0	282	670	0	0	0	0	0	0	0	0	0	0	0	0
1657	10005576	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	9/30/2004	26,187	0	0	7,761	18,426	0	0	0	0	0	0	0	0	0	0	0	0
1658	10005580	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	11/22/2004	39,911	0	0	11,828	28,083	0	0	0	0	0	0	0	0	0	0	0	0
1659	10005584	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	12/13/2004	43,805	0	0	12,982	30,823	0	0	0	0	0	0	0	0	0	0	0	0
1660	10005598	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	1/18/2005	22,738	0	0	6,739	15,999	0	0	0	0	0	0	0	0	0	0	0	0
1661	10005600	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	1/20/2005	21,867	0	0	6,481	15,387	0	0	0	0	0	0	0	0	0	0	0	0
1662	10005604	2"" Water Main Replacement	20	208	3301	WATER PLANT	W T&D	2/2/2005	11,764	0	0	3,487	8,278	0	0	0	0	0	0	0	0	0	0	0	0
1663	10005628	Wtr Main Se40 Extension	20	208	3301	WATER PLANT	W T&D	9/30/2004	21,319	0	0	6,318	15,001	0	0	0	0	0	0	0	0	0	0	0	0
1664	10005629	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	9/14/2004	501	0	0	149	353	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1665	10005630	40 Additional Hours Of Construction Insp	20	208	3301	WATER PLANT	General	9/14/2004	420	0	0	0	0	0	0	0	0	0	0	0	0	0	420	0
1666	10005631	Joint Participation Agreement W/The Deve	20	209	3501	WASTERWATER PLANT	Other	11/22/2004	113,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,973
1667	10005632	Sr 40 Wtr Main	20	208	3302	WATER DISTRIBUTION	W T&D	12/22/2004	923	0	0	274	649	0	0	0	0	0	0	0	0	0	0	0
1668	10005633	Joint Participation Agreement W/The Deve	20	209	3501	WASTERWATER PLANT	Other	12/21/2004	92,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92,903
1669	10005634	24"" Raw Twr Transmi Main	20	208	3301	WATER PLANT	W Supply	10/8/2003	207	207	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1670	10005635	Prof Services	20	209	3501	WASTERWATER PLANT	Other	9/30/2004	8,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,425
1671	10005636	Offsite Sewer Reimbursement	20	209	3501	WASTERWATER PLANT	Other	8/30/2004	30,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,319
1672	10005637	Booth Rd Utility Ext.	20	208	3301	WATER PLANT	W T&D	10/23/2002	6	0	0	2	4	0	0	0	0	0	0	0	0	0	0	0
1673	10005638	Booth Rd Pmt #1	20	208	3301	WATER PLANT	General	12/31/2002	48,397	0	0	0	0	0	0	0	0	0	0	0	0	0	48,397	0
1674	10005639	Copies	20	209	3502	WW COLLECTION AND REUSE	General	10/14/2002	47	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0
1675	10005640	Water Permit	20	208	3301	WATER PLANT	General	6/5/2003	125	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0
1676	10005641	Eng Services	20	208	3301	WATER PLANT	General	6/3/2003	12,130	0	0	0	0	0	0	0	0	0	0	0	0	0	12,130	0
1677	10005642	Pmt #2 Eng Services	20	208	3301	WATER PLANT	General	4/24/2003	8,088	0	0	0	0	0	0	0	0	0	0	0	0	0	8,088	0
1678	10005643	Joint Participation Agreement W/The Deve	20	209	3501	WASTERWATER PLANT	Other	1/18/2005	81,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81,144
1679	10005644	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	1/24/2005	256	0	0	76	180	0	0	0	0	0	0	0	0	0	0	0
1680	10005645	Joint Participation Agreement W/The Deve	20	209	3501	WASTERWATER PLANT	Other	2/9/2005	81,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81,953
1681	10005646	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	1/27/2004	1,247	0	0	370	877	0	0	0	0	0	0	0	0	0	0	0
1682	10005647	16-Inch Potable Water Main Extension-Con	20	208	3301	WATER PLANT	W T&D	1/30/2004	139,277	0	0	41,276	98,001	0	0	0	0	0	0	0	0	0	0	0
1683	10005648	Wtr Main Sr40 16-Inch Potable Water Main	20	208	3301	WATER PLANT	W T&D	3/31/2004	72,105	0	0	21,369	50,736	0	0	0	0	0	0	0	0	0	0	0
1684	10005649	16-Inch Potalbe Water Main Extension -Co	20	208	3301	WATER PLANT	W T&D	2/16/2004	296	0	0	88	208	0	0	0	0	0	0	0	0	0	0	0
1685	10005650	16-Inch Potalbe Water Main Extension-Con	20	208	3301	WATER PLANT	W T&D	2/24/2004	164,427	0	0	48,730	115,697	0	0	0	0	0	0	0	0	0	0	0
1686	10005651	16-Inch Potalbe Water Main Extension -Co	20	208	3301	WATER PLANT	W T&D	3/2/2004	419	0	0	124	295	0	0	0	0	0	0	0	0	0	0	0
1687	10005652	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	3/3/2004	1,605	0	0	476	1,129	0	0	0	0	0	0	0	0	0	0	0
1688	10005653	16-Inch Potable Water Main Extension-Con	20	208	3301	WATER PLANT	W T&D	3/22/2004	150,127	0	0	44,492	105,636	0	0	0	0	0	0	0	0	0	0	0
1689	10005654	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	3/29/2004	2,072	0	0	614	1,458	0	0	0	0	0	0	0	0	0	0	0
1690	10005655	16-Inch Potalbe Water Main Extension -Co	20	208	3301	WATER PLANT	W T&D	4/6/2004	185	0	0	55	130	0	0	0	0	0	0	0	0	0	0	0
1691	10005656	16-Inch Potalbe Water Main Extension -Co	20	208	3301	WATER PLANT	W T&D	5/3/2004	245	0	0	73	172	0	0	0	0	0	0	0	0	0	0	0
1692	10005657	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	5/19/2004	1,689	0	0	501	1,188	0	0	0	0	0	0	0	0	0	0	0
1693	10005658	16"" Potable Water Main Extension	20	208	3301	WATER PLANT	W T&D	6/15/2004	897	0	0	266	631	0	0	0	0	0	0	0	0	0	0	0
1694	10005659	Raw Water Main Repair/Relocation On Sr40	20	208	3301	WATER PLANT	W Supply	9/30/2004	12,592	12,592	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1695	10005660	Raw Water Main Repair/Relocation On Sr40	20	208	3301	WATER PLANT	W Supply	3/22/2004	17,322	17,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1696	10005661	Raw Water Main Repair/Relocation On Sr40	20	208	3301	WATER PLANT	W Supply	2/24/2004	18,972	18,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1697	10005662	Raw Water Main Repair/Relocation On Sr40	20	208	3301	WATER PLANT	W Supply	1/30/2004	16,070	16,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1698	10005663	Raw Water Main Repair/Relocation On Sr40	20	208	3301	WATER PLANT	W Supply	1/30/2004	16,070	16,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1699	10005664	Water Main Break*Emergency Repair	20	208	3301	WATER PLANT	W T&D	11/9/1999	10,040	0	0	2,975	7,065	0	0	0	0	0	0	0	0	0	0	0
1700	10005665	Concrete For Pipe Forms	20	208	3301	WATER PLANT	General	8/18/2005	179	0	0	0	0	0	0	0	0	0	0	0	0	0	179	0
1701	10005666	Const. Services	20	209	3501	WASTERWATER PLANT	Other	3/20/2005	8,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,617
1702	10005667	Construction Services	20	209	3501	WASTERWATER PLANT	Other	2/20/2005	24,139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,139
1703	10005668	Const. Services	20	209	3501	WASTERWATER PLANT	Other	11/25/2004	74,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,813
1704	10005669	Const Services	20	209	3501	WASTERWATER PLANT	Other	11/25/2004	74,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,813
1705	10005670	Joint Participation Agreement W/The Deve	20	209	3501	WASTERWATER PLANT	Other	12/28/2005	17,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,660
1706	10005671	1St Amendment To Impact Fee Reimbursemen	20	209	3501	WASTERWATER PLANT	Other	12/28/2005	5,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,895
1707	10005672	Wtr Water Main Relocation Sr40 Traffic S	20	208	3302	WATER DISTRIBUTION	W T&D	9/14/1998	7,874	0	0	2,334	5,541	0	0	0	0	0	0	0	0	0	0	0
1708	10005673	Wtr Main Sr40 Ext Construction	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2004	68,430	0	0	20,280	48,150	0	0	0	0	0	0	0	0	0	0	0
1709	10005674	Ww Main Sr40 Tuscany Ext Construction	20	209	3501	WASTERWATER PLANT	WW T&C	9/24/2004	8,425	0	0	0	0	0	0	0	3,362	5,063	0	0	0	0	0	0
1710	10005779	Veh 03 Ford Ranger Pickup	40	404	3501	WASTERWATER PLANT	General	1/7/2003	12,224	0	0	0	0	0	0	0	0	0	0	0	0	0	12,224	0
1711	10005824	Effluent Reuse Tomoka / Washington	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/11/2005	343	0	0	0	0	0	0	0	137	206	0	0	0	0	0	0
1712	10005825	Effluent Tomoka / Washington Bid Adv	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/16/2005	130	0	0	0	0	0	0	0	52	78	0	0	0	0	0	0
1713	10005826	Effluent Install Line On S Washington	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/18/2005	80,785	0	0	0	0	0	0	0	32,240	48,545	0	0	0	0	0	0
1714	10005827	Effluent Tomoka Design Raw Water Bypass	20	209	3502	WW COLLECTION AND REUSE	General	6/30/2005	5,505	0	0	0	0	0	0	0	0	0	0	0	0	0	5,505	0
1715	10005828	Effluent Tomoka Design Raw Water Bypass	20	209	3502	WW COLLECTION AND REUSE	General	6/30/2005	3,670	0	0	0	0	0	0	0	0	0	0	0	0	0	3,670	0
1716	10005829	Effluent Tomoka Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	2/22/2005	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0
1717	10005830	Effluent Reuse Install Reuse Line S Wash	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2005	27,468	0	0	0	0	0	0	0	10,962	16,506	0	0	0	0	0	0
1718	10005831	Effluent Tomoka Const Progressive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/16/2007	2,500	0	0	0	0	0	0	0	998	1,502	0	0	0	0	0	0
1719	10005833	Cost For Bellsouth/S Subcontractor To Pe	20	209	3501	WASTERWATER PLANT	OTHER	5/5/2005	1,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,253
1720	10005834	N Pen Force Main Ext	20	209	3501	WASTERWATER PLANT	WW T&C	8/5/2005	250	0	0	0	0	0	0	0	100	150	0	0	0	0	0	0
1721	10005835	Force Main Improvements - A1A	20	209	3501	WASTERWATER PLANT	WW T&C	3/15/2006	59,775	0	0	0	0	0	0	0	23,855	35,920	0	0	0	0	0	0
1722	10005836	Distribution System Improvements - A1A	20	208	3301	WATER PLANT	W T&D	3/15/2006	127,022	0	0	37,644	89,378	0	0	0	0	0	0	0	0	0	0	0
1723	10005837	Distribution System Improvements - A1A	20	208	3301	WATER PLANT	W T&D	5/30/2006	149,843	0	0	44,408	105,436	0	0	0	0	0	0	0	0	0	0	0
1724	10005838	Distribution System Improvements - A1A	20	208	3301	WATER PLANT	W T&D	4/20/2006	89,756	0	0	26,600	63,156	0	0	0	0	0	0	0	0	0	0	0
1725	10005839	Force Main Improvements - A1A	20	209	3501	WASTERWATER PLANT	WW T&C	5/30/2006	70,515	0	0	0	0	0	0	0	28,141	42,373	0	0	0	0	0	0
1726	10005840	Force Main Improvements - A1A	20	209	3501	WASTERWATER PLANT	WW T&C	4/20/2006	42,238	0	0	0	0	0	0	0	16,857	25,382	0	0	0	0	0	0
1727	10005841	Distribution System Improvements - A1A	20	208	3301	WATER PLANT	W T&D	7/27/2006	92,491	0	0	27,411	65,081	0	0	0	0	0	0	0	0	0	0	0
1728	10005842	Force Main Improvements - A1A	20	209	3501	WASTERWATER PLANT	WW T&C	7/27/2006	43,525	0	0	0	0	0	0	0	17,370	26,155	0	0	0	0	0	0
1729	10005863	Veh 02 Gmc 3/4 Ton, Utility Pickup Truck	40	404	3301	WATER PLANT	General	5/2/2002	19,016	0	0	0	0	0	0	0	0	0	0	0	0	0	19,016	0
1730	10005864	Veh 02 Gmc 3/4 Ton 3500 Utility Truck	40	404	3501	WASTERWATER PLANT	General	5/2/2002	18,851	0	0	0	0	0	0	0	0	0	0	0	0	0	18,851	0
1731	10005866	Rst 03 International Dump Truck	30	303	3502	WW COLLECTION AND REUSE	General	7/19/2002	44,238	0	0	0	0	0	0	0	0	0	0	0	0	0	44,238	0
1732	10005875	Effluent Reuse S Peninsula Feasability S	20	209	3502	WW COLLECTION AND REUSE	General	9/30/2004	9,494	0	0	0	0	0	0	0	0	0	0	0	0	0	9,494	0
1733	10005876	Effluent Consulting Service	20	209	3501	WASTERWATER PLANT	OTHER	7/29/2004	9,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,494
1734	10005877	Effluent Reuse Construction	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2004	8,847	0	0	0	0	0	0	0	3,531	5,316	0	0	0	0	0	0
1735	10005878	Riverside Dr Land/Storage Tank	70	701	3502	WW COLLECTION AND REUSE	WW T&C	3/26/2001	1,300	0	0	0	0	0	0	0	519	781	0	0	0	0	0	0
1736	10005879	South Peninsula Reuse Storage & Pumping	70	701	3502	WW COLLECTION AND REUSE	WW T&C	12/4/2001	110,879	0	0	0	0	0	0	0	44,250	66,629	0	0	0	0	0	0
1737	10005880	Evaluate Alternative Storage	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/7/2006	7,100	0	0	0	0	0	0	0	2,833	4,267	0	0	0	0	0	0
1738	10005881	Effluent Reuse- 96 Improvements-Fund 439	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1996	2,622,016	0	0	0	0	0	0	0	1,046,406	1,575,611	0	0	0	0	0	0
1739	10005882	2003 Reuse System Improvements (North Pe	20	209	3501	WASTERWATER PLANT	WW T&C	1/20/2004	11,025	0	0	0	0	0	0	0	4,400	6,625	0	0	0	0	0	0
1740	10005883	2003 Reuse System Improvements (North Pe	20	209	3501	WASTERWATER PLANT	WW T&C	5/3/2004	10,825	0	0	0	0	0	0	0	4,320	6,505	0	0	0	0	0	0
1741	10005884	Application Fee	20	209	3501	WASTERWATER PLANT	OTHER	7/1/2005	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500
1742	10005885	2003 Reuse System Improvements (North Pe	20	209	3501	WASTERWATER PLANT	WW T&C	7/7/2004	21,650	0	0	0	0	0	0	0	8,640	13,010	0	0	0	0	0	0
1743	10005886	2003 Reuse System Impvmts (North Peninsu	20	209	3501	WASTERWATER PLANT	WW T&C	8/23/2004	1,405	0	0	0	0	0	0	0	561	844	0	0	0	0	0	0
1744	10005887	2003 Reuse System Improvements (North Pe	20	209	3501	WASTERWATER PLANT	WW T&C	5/3/2004	10,825	0	0	0	0	0	0	0	4,320	6,505	0	0	0	0	0	0
1745	10005888	Landscaping Concept Prepared By The Golf	20	209	3501	WASTERWATER PLANT	General	12/15/2004	6,106	0	0	0	0	0	0	0	0	0	0	0	0	0	6,106	0
1746	10005889	Bid Ad	20	209	3501	WASTERWATER PLANT	OTHER	9/8/2004	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108
1747	10005890	Storage Tank Permit	20	209	3501	WASTERWATER PLANT	General	8/11/2004	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
1748	10005891	2003 Reuse System Impvmts (North Peninsu	20	209	3501	WASTERWATER PLANT	WW T&C	2/16/2004	1,701	0	0	0	0	0	0	0	679	1,022	0	0	0	0	0	0
1749	10005892	Additional/Correction	20	209	3501	WASTERWATER PLANT	General	8/5/2004	1,448	0	0	0	0	0	0	0	0	0	0	0	0	0	1,448	0
1750	10005893	Work Authorization For Design Modificati	20	209	3501	WASTERWATER PLANT	General	2/14/2005	14,356	0	0	0	0	0	0	0	0	0	0	0	0	0	14,356	0
1751	10005894	Legal Ad Required By Fdep	20	209	3501	WASTERWATER PLANT	Other	10/12/2004	359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	359
1752	10005895	Work Authorization For Additional Work -	20	209	3501	WASTERWATER PLANT	General	5/5/2005	3,095	0	0	0	0	0	0	0	0	0	0	0	0	0	3,095	0
1753	10005896	Work Authorization For Additional Work -	20	209	3501	WASTERWATER PLANT	General	8/17/2005	25,668	0	0	0	0	0	0	0	0	0	0	0	0	0	25,668	0
1754	10005897	Work Authorization For Additional Geotec	20	209	3501	WASTERWATER PLANT	General	8/17/2005	1,038	0	0	0	0	0	0	0	0	0	0	0	0	0	1,038	0
1755	10005898	Consulting Services	20	209	3501	WASTERWATER PLANT	OTHER	11/9/2004	14,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,356
1756	10005899	2003 Reuse System Improvements (North Pe	20	209	3501	WASTERWATER PLANT	WW T&C	12/20/2005	3,832	0	0	0	0	0	0	0	1,529	2,303	0	0	0	0	0	0
1757	10005900	Work Authorization For Additional Work -	20	209	3501	WASTERWATER PLANT	OTHER	12/20/2005	1,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,448
1758	10005901	2003 Reuse System Improvements (North Pe	20	209	3501	WASTERWATER PLANT	WW T&C	5/22/2006	95	0	0	0	0	0	0	0	38	57	0	0	0	0	0	0
1759	10005902	Work Authorization For Additional Work -	20	209	3501	WASTERWATER PLANT	OTHER	5/15/2006	619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	619
1760	10005903	Work Authorization For Additional Work -	20	209	3501	WASTERWATER PLANT	OTHER	5/22/2006	1,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,761
1761	10005904	Effluent Reuse N Peninsula	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/20/2004	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1762	10005905	Effluent Pumps	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1763	10005906	Rotating Assembly For Aurora Pump	30	305	3502	WW COLLECTION AND REUSE	WW T&C	9/1/2000	9,775	0	0	0	0	0	0	0	3,901	5,874	0	0	0	0	0	0
1764	10005907	Pumps/172	30	305	3502	WW COLLECTION AND REUSE	WW T&C	12/6/1999	45,264	0	0	0	0	0	0	0	18,064	27,200	0	0	0	0	0	0
1765	10005908	New Style Chambers 16""	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	1,980	0	0	0	0	0	0	0	790	1,190	0	0	0	0	0	0
1766	10005909	Risers New Style 12""	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	1,200	0	0	0	0	0	0	0	479	721	0	0	0	0	0	0
1767	10005910	J-Boxes	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	540	0	0	0	0	0	0	0	216	324	0	0	0	0	0	0
1768	10005911	Control Panels	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	1,980	0	0	0	0	0	0	0	790	1,190	0	0	0	0	0	0
1769	10005912	New Style Lids	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	248	0	0	0	0	0	0	0	99	149	0	0	0	0	0	0
1770	10005913	Old Style Lids	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2004	216	0	0	0	0	0	0	0	86	130	0	0	0	0	0	0
1771	10005914	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	6/11/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1772	10005915	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	6/11/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1773	10005916	New Style Chambers 16""	30	309	3502	WW COLLECTION AND REUSE	WW T&C	8/12/2004	2,475	0	0	0	0	0	0	0	988	1,487	0	0	0	0	0	0
1774	10005917	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	9/15/2004	5,175	0	0	0	0	0	0	0	2,065	3,110	0	0	0	0	0	0
1775	10005918	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	10/4/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1776	10005919	Float Switch	30	309	3502	WW COLLECTION AND REUSE	WW T&C	10/8/2003	273	0	0	0	0	0	0	0	109	164	0	0	0	0	0	0
1777	10005920	Pilot Green Bulbs	30	309	3502	WW COLLECTION AND REUSE	WW T&C	10/8/2003	216	0	0	0	0	0	0	0	86	130	0	0	0	0	0	0
1778	10005921	110 V Automatic Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	9/5/2003	1,725	0	0	0	0	0	0	0	688	1,037	0	0	0	0	0	0
1779	10005922	Tsurumi Pump .5/Hp 15	30	305	3502	WW COLLECTION AND REUSE	WW T&C	7/2/2003	5,175	0	0	0	0	0	0	0	2,065	3,110	0	0	0	0	0	0
1780	10005923	Pep Tank Parts	30	309	3502	WW COLLECTION AND REUSE	WW COLLECTION	5/30/2003	2,190	0	0	0	0	0	0	0	0	2,190	0	0	0	0	0	0
1781	10005924	Pep Tank Parts	30	309	3502	WW COLLECTION AND REUSE	WW COLLECTION	5/23/2003	2,760	0	0	0	0	0	0	0	0	2,760	0	0	0	0	0	0
1782	10005925	Rehab Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	5/23/2003	5,175	0	0	0	0	0	0	0	2,065	3,110	0	0	0	0	0	0
1783	10005926	Pep Tank Parts	30	309	3502	WW COLLECTION AND REUSE	WW COLLECTION	5/14/2003	11,426	0	0	0	0	0	0	0	0	11,426	0	0	0	0	0	0
1784	10005927	16"" Chambers For Rehabs	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/15/2003	495	0	0	0	0	0	0	0	198	297	0	0	0	0	0	0
1785	10005928	Bjm Auto. Pumps .5Hp	30	305	3502	WW COLLECTION AND REUSE	WW T&C	4/9/2003	4,425	0	0	0	0	0	0	0	1,766	2,659	0	0	0	0	0	0
1786	10005929	Pvc Materials	30	309	3502	WW COLLECTION AND REUSE	WW T&C	4/1/2003	1,057	0	0	0	0	0	0	0	422	635	0	0	0	0	0	0
1787	10005930	Junction Boxes, Control Panel,P/C Insert	30	309	3502	WW COLLECTION AND REUSE	WW T&C	2/27/2003	5,382	0	0	0	0	0	0	0	2,148	3,234	0	0	0	0	0	0
1788	10005931	Reuse Pump Replacement Parts	30	305	3502	WW COLLECTION AND REUSE	WW T&C	2/10/2003	85	0	0	0	0	0	0	0	34	51	0	0	0	0	0	0
1789	10005932	Bjm .05Hp Pump	30	305	3502	WW COLLECTION AND REUSE	WW T&C	12/20/2002	8,850	0	0	0	0	0	0	0	3,532	5,318	0	0	0	0	0	0
1790	10005933	Tsurumi Pump	30	305	3502	WW COLLECTION AND REUSE	WW T&C	11/6/2002	5,999	0	0	0	0	0	0	0	2,394	3,605	0	0	0	0	0	0
1791	10005934	Eff. Pump Replacement	30	305	3502	WW COLLECTION AND REUSE	WW T&C	10/2/2002	5,999	0	0	0	0	0	0	0	2,394	3,605	0	0	0	0	0	0
1792	10005935	1050 Gal Traffic Tank Assembled W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	8/20/2004	6,063	0	0	0	0	0	0	0	2,419	3,643	0	0	0	0	0	0
1793	10005936	1050 Gal Traffic Tank Assembled W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	8/30/2004	6,063	0	0	0	0	0	0	0	2,419	3,643	0	0	0	0	0	0
1794	10005937	1050 Gal Traffic Tank Assembled W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	9/29/2004	6,063	0	0	0	0	0	0	0	2,419	3,643	0	0	0	0	0	0
1795	10005938	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	12/15/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1796	10005939	Pumps & Accessories	30	305	3502	WW COLLECTION AND REUSE	WW T&C	8/11/2004	5,175	0	0	0	0	0	0	0	2,065	3,110	0	0	0	0	0	0
1797	10005940	E/One 2' Extension Kit	30	305	3502	WW COLLECTION AND REUSE	WW T&C	1/11/2005	732	0	0	0	0	0	0	0	292	440	0	0	0	0	0	0
1798	10005941	E/One 2' Extension Kit	30	305	3502	WW COLLECTION AND REUSE	WW T&C	1/11/2005	411	0	0	0	0	0	0	0	164	247	0	0	0	0	0	0
1799	10005942	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	1/11/2005	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1800	10005943	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	1/11/2005	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1801	10005944	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	1/24/2005	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1802	10005945	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	1/28/2005	2,425	0	0	0	0	0	0	0	968	1,457	0	0	0	0	0	0
1803	10005946	E/One Grinder Pump Stations	30	305	3502	WW COLLECTION AND REUSE	WW T&C	2/8/2005	13,945	0	0	0	0	0	0	0	5,565	8,380	0	0	0	0	0	0
1804	10005947	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	3/14/2005	611	0	0	0	0	0	0	0	244	367	0	0	0	0	0	0
1805	10005948	Power Generation Equip	30	302	3301	WATER PLANT	General	6/30/2004	7,074	0	0	0	0	0	0	0	0	0	0	0	0	0	7,074	0
1806	10005949	11/2"" Adaptaflex	30	309	3502	WW COLLECTION AND REUSE	General	8/6/2004	195	0	0	0	0	0	0	0	0	0	0	0	0	0	195	0
1807	10005950	Concrete Mix	30	309	3502	WW COLLECTION AND REUSE	General	9/30/2004	148	0	0	0	0	0	0	0	0	0	0	0	0	0	148	0
1808	10005951	Clips, Ties, Pvc Fittings	30	309	3502	WW COLLECTION AND REUSE	General	9/30/2004	403	0	0	0	0	0	0	0	0	0	0	0	0	0	403	0
1809	10005952	Tools, Saw Blades Etc.	30	309	3502	WW COLLECTION AND REUSE	General	9/29/2004	200	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0
1810	10005953	11/4"" Coupling	30	309	3502	WW COLLECTION AND REUSE	General	9/23/2004	322	0	0	0	0	0	0	0	0	0	0	0	0	0	322	0
1811	10005954	Tools	30	309	3502	WW COLLECTION AND REUSE	General	9/30/2004	103	0	0	0	0	0	0	0	0	0	0	0	0	0	103	0
1812	10005955	Clear Bulb For Pilot Light	30	309	3502	WW COLLECTION AND REUSE	General	9/8/2004	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
1813	10005956	Bushings	30	309	3502	WW COLLECTION AND REUSE	General	9/1/2004	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1814	10005957	Swing Check, Pvc Cleaner	30	309	3502	WW COLLECTION AND REUSE	General	8/26/2004	206	0	0	0	0	0	0	0	0	0	0	0	0	0	206	0
1815	10005958	Swing Check, Bushings Etc	30	309	3502	WW COLLECTION AND REUSE	General	8/11/2004	426	0	0	0	0	0	0	0	0	0	0	0	0	0	426	0
1816	10005959	Ball Valve, Tee, Coupling	30	306	3502	WW COLLECTION AND REUSE	General	8/2/2004	71	0	0	0	0	0	0	0	0	0	0	0	0	0	71	0
1817	10005960	Swing Ck.,Glue, Cleaner Etc	30	309	3502	WW COLLECTION AND REUSE	General	7/22/2004	385	0	0	0	0	0	0	0	0	0	0	0	0	0	385	0
1818	10005961	Pvc Ball Valve	30	309	3502	WW COLLECTION AND REUSE	General	7/20/2004	361	0	0	0	0	0	0	0	0	0	0	0	0	0	361	0
1819	10005962	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	6/16/2004	38	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0
1820	10005963	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	6/11/2004	262	0	0	0	0	0	0	0	0	0	0	0	0	0	262	0
1821	10005964	Labor To Troubleshoot Wire	30	309	3502	WW COLLECTION AND REUSE	General	12/13/2004	172	0	0	0	0	0	0	0	0	0	0	0	0	0	172	0
1822	10005965	Pvc, Plugs, Cleaner Etc...	30	309	3502	WW COLLECTION AND REUSE	General	4/6/2005	448	0	0	0	0	0	0	0	0	0	0	0	0	0	448	0
1823	10005966	Swing Check, Male Adptrs.	30	309	3502	WW COLLECTION AND REUSE	General	3/7/2005	391	0	0	0	0	0	0	0	0	0	0	0	0	0	391	0
1824	10005967	Swing Check, Sunk Plug	30	309	3502	WW COLLECTION AND REUSE	General	2/18/2005	496	0	0	0	0	0	0	0	0	0	0	0	0	0	496	0
1825	10005968	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	2/1/2005	510	0	0	0	0	0	0	0	0	0	0	0	0	0	510	0
1826	10005969	11/2"" Adaptaflex & Buls	30	309	3502	WW COLLECTION AND REUSE	General	1/21/2005	221	0	0	0	0	0	0	0	0	0	0	0	0	0	221	0
1827	10005970	1/4 Mip X 1-1/4 Cts Comp	30	309	3502	WW COLLECTION AND REUSE	General	1/19/2005	22	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
1828	10005971	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	12/2/2004	1,349	0	0	0	0	0	0	0	0	0	0	0	0	0	1,349	0
1829	10005972	Ele. Supplies	30	309	3502	WW COLLECTION AND REUSE	General	12/3/2004	196	0	0	0	0	0	0	0	0	0	0	0	0	0	196	0
1830	10005973	Green Power Light / 5	30	309	3502	WW COLLECTION AND REUSE	General	11/30/2004	255	0	0	0	0	0	0	0	0	0	0	0	0	0	255	0
1831	10005974	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	11/12/2004	438	0	0	0	0	0	0	0	0	0	0	0	0	0	438	0
1832	10005975	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	11/2/2004	425	0	0	0	0	0	0	0	0	0	0	0	0	0	425	0
1833	10005976	Co Plugs	30	309	3502	WW COLLECTION AND REUSE	General	10/20/2004	221	0	0	0	0	0	0	0	0	0	0	0	0	0	221	0
1834	10005977	Supplies	30	309	3502	WW COLLECTION AND REUSE	General	10/7/2004	656	0	0	0	0	0	0	0	0	0	0	0	0	0	656	0
1835	10005978	Floratam Sod	20	209	3502	WW COLLECTION AND REUSE	General	10/11/2004	98	0	0	0	0	0	0	0	0	0	0	0	0	0	98	0
1836	10005979	Tsurmi Pump	30	305	3502	WW COLLECTION AND REUSE	WW T&C	11/6/2000	325	0	0	0	0	0	0	0	130	195	0	0	0	0	0	0
1837	10005980	50 Tsurumi Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	1/17/2001	29,395	0	0	0	0	0	0	0	11,731	17,664	0	0	0	0	0	0
1838	10005981	40 Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	11/7/2000	11,600	0	0	0	0	0	0	0	4,629	6,971	0	0	0	0	0	0
1839	10005982	1050 Gal Tank W/ Assembly	30	310	3502	WW COLLECTION AND REUSE	WW T&C	9/20/2001	3,788	0	0	0	0	0	0	0	1,512	2,276	0	0	0	0	0	0
1840	10005983	32 Tsurumi .5Hp Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2001	3,599	0	0	0	0	0	0	0	1,436	2,163	0	0	0	0	0	0
1841	10005984	32 Tsurumi .5Hp Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2001	5,999	0	0	0	0	0	0	0	2,394	3,605	0	0	0	0	0	0
1842	10005985	32 Tsurumi Pumps 12 New & 20 Replacemen	30	305	3502	WW COLLECTION AND REUSE	WW T&C	11/26/2001	9,598	0	0	0	0	0	0	0	3,831	5,768	0	0	0	0	0	0
1843	10005986	Pvc Parts For Pep Tanks	30	309	3502	WW COLLECTION AND REUSE	WW Collection	11/6/2001	154	0	0	0	0	0	0	0	0	154	0	0	0	0	0	0
1844	10005987	20 Gaskets, O-Rings & Screws	30	309	3502	WW COLLECTION AND REUSE	General	12/20/2001	132	0	0	0	0	0	0	0	0	0	0	0	0	0	132	0
1845	10005988	20 Tsurumi Pumps Model #40Psha	30	309	3502	WW COLLECTION AND REUSE	WW T&C	12/28/2001	5,999	0	0	0	0	0	0	0	2,394	3,605	0	0	0	0	0	0
1846	10005989	1050 Gal Tank Assemb./10	30	310	3502	WW COLLECTION AND REUSE	WW T&C	1/17/2002	9,720	0	0	0	0	0	0	0	3,879	5,841	0	0	0	0	0	0
1847	10005990	20 Tsurumi Model 4-Psha .5 Hp 110V Autom	30	309	3502	WW COLLECTION AND REUSE	WW T&C	2/27/2002	5,999	0	0	0	0	0	0	0	2,394	3,605	0	0	0	0	0	0
1848	10005991	12 Tsurumi Pump Model 40Psha .5 Hp 110V	30	305	3502	WW COLLECTION AND REUSE	WW T&C	2/27/2002	3,599	0	0	0	0	0	0	0	1,436	2,163	0	0	0	0	0	0
1849	10005992	1050 Gal Tank Assem. /15	30	310	3502	WW COLLECTION AND REUSE	WW T&C	3/22/2002	14,580	0	0	0	0	0	0	0	5,819	8,761	0	0	0	0	0	0
1850	10005993	10 1050 Gal Tank Assem.	30	310	3502	WW COLLECTION AND REUSE	WW T&C	5/13/2002	9,720	0	0	0	0	0	0	0	3,879	5,841	0	0	0	0	0	0
1851	10005994	5 1050 Gal Tank W/Assembly	30	310	3502	WW COLLECTION AND REUSE	WW T&C	9/17/2002	4,860	0	0	0	0	0	0	0	1,940	2,920	0	0	0	0	0	0
1852	10005995	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	11/26/2003	12,075	0	0	0	0	0	0	0	4,819	7,256	0	0	0	0	0	0
1853	10005996	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	11/26/2003	12,075	0	0	0	0	0	0	0	4,819	7,256	0	0	0	0	0	0
1854	10005997	Tsurumi Pump Model 4 Psha .5Hp 110 V Aut	30	305	3502	WW COLLECTION AND REUSE	WW T&C	10/30/2003	5,175	0	0	0	0	0	0	0	2,065	3,110	0	0	0	0	0	0
1855	10005998	Tsurumi Pump Model 4-Psha .5Hp 110 V Aut	30	305	3502	WW COLLECTION AND REUSE	WW T&C	10/30/2003	5,175	0	0	0	0	0	0	0	2,065	3,110	0	0	0	0	0	0
1856	10005999	E/One Grinder Pump Stations	30	305	3502	WW COLLECTION AND REUSE	WW T&C	5/12/2004	13,000	0	0	0	0	0	0	0	5,188	7,812	0	0	0	0	0	0
1857	10006000	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	5/13/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1858	10006001	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	5/13/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1859	10006002	Pump Supplies	30	305	3502	WW COLLECTION AND REUSE	General	2/24/2005	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0
1860	10006003	Wtp Raw Water Bypass Permit	30	309	3301	WATER PLANT	General	6/17/2005	300	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1861	10006004	Risers New Style 12""	30	309	3502	WW COLLECTION AND REUSE	General	8/30/2004	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500	0
1862	10006005	J-Boxes	30	309	3502	WW COLLECTION AND REUSE	General	8/30/2004	675	0	0	0	0	0	0	0	0	0	0	0	0	0	675	0
1863	10006006	Control Panels	30	309	3502	WW COLLECTION AND REUSE	General	8/30/2004	990	0	0	0	0	0	0	0	0	0	0	0	0	0	990	0
1864	10006007	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	6/11/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1865	10006008	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	10/25/2004	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1866	10006009	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	10/25/2004	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1867	10006010	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	12/1/2004	2,425	0	0	0	0	0	0	0	968	1,457	0	0	0	0	0	0
1868	10006011	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	12/1/2004	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1869	10006012	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	12/15/2004	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1870	10006013	Irrigation Material	30	309	3502	WW COLLECTION AND REUSE	General	7/25/2003	233	0	0	0	0	0	0	0	0	0	0	0	0	0	233	0
1871	10006014	1050 Gal Traffic Tank Assemble W/Marine	30	310	3502	WW COLLECTION AND REUSE	WW T&C	3/30/2005	7,275	0	0	0	0	0	0	0	2,903	4,372	0	0	0	0	0	0
1872	10006015	Replacement Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	12/7/2005	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1873	10006016	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	4/8/2005	6,900	0	0	0	0	0	0	0	2,754	4,146	0	0	0	0	0	0
1874	10006017	J Boxes	30	309	3502	WW COLLECTION AND REUSE	General	4/8/2005	450	0	0	0	0	0	0	0	0	0	0	0	0	0	450	0
1875	10006018	1 1/2"" Rubber Bushings	30	309	3502	WW COLLECTION AND REUSE	General	4/8/2005	65	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0
1876	10006019	High Level Floats	30	309	3502	WW COLLECTION AND REUSE	General	4/8/2005	350	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0
1877	10006020	Repair Supplies	30	305	3502	WW COLLECTION AND REUSE	General	10/26/2005	296	0	0	0	0	0	0	0	0	0	0	0	0	0	296	0
1878	10006021	12"" New Style Risers	30	309	3502	WW COLLECTION AND REUSE	General	4/22/2005	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	0
1879	10006022	New Style Lids (Small)	30	309	3502	WW COLLECTION AND REUSE	General	4/22/2005	360	0	0	0	0	0	0	0	0	0	0	0	0	0	360	0
1880	10006023	10 30"" Lids @ $41.25 Each	30	310	3502	WW COLLECTION AND REUSE	General	4/7/2005	413	0	0	0	0	0	0	0	0	0	0	0	0	0	413	0
1881	10006024	Riser*E-One Installation	30	309	3502	WW COLLECTION AND REUSE	General	9/25/2001	370	0	0	0	0	0	0	0	0	0	0	0	0	0	370	0
1882	10006025	Effluent Pump 16"" Propeller	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1998	5,600	0	0	0	0	0	0	0	2,235	3,365	0	0	0	0	0	0
1883	10006026	Paint And Pump Repairs	30	305	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2000	10,600	0	0	0	0	0	0	0	4,230	6,370	0	0	0	0	0	0
1884	10006027	12"" Old Style Risers	30	309	3502	WW COLLECTION AND REUSE	General	8/24/2005	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	0
1885	10006028	J Boxes	30	309	3502	WW COLLECTION AND REUSE	General	8/24/2005	450	0	0	0	0	0	0	0	0	0	0	0	0	0	450	0
1886	10006029	New Style Lids (Small)	30	309	3502	WW COLLECTION AND REUSE	General	8/24/2005	360	0	0	0	0	0	0	0	0	0	0	0	0	0	360	0
1887	10006030	1 1/2"" Rubber Bushings	30	309	3502	WW COLLECTION AND REUSE	General	8/24/2005	65	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0
1888	10006031	High Level Floats	30	309	3502	WW COLLECTION AND REUSE	General	8/24/2005	350	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0
1889	10006032	Power Generation Equip	30	302	3301	WATER PLANT	General	3/4/2005	2,710	0	0	0	0	0	0	0	0	0	0	0	0	0	2,710	0
1890	10006033	Pep Tank Supplies	30	309	3502	WW COLLECTION AND REUSE	WW Collection	5/18/2005	187	0	0	0	0	0	0	0	0	187	0	0	0	0	0	0
1891	10006034	Pep Tank Supplies	30	309	3502	WW COLLECTION AND REUSE	WW Collection	4/10/2005	318	0	0	0	0	0	0	0	0	318	0	0	0	0	0	0
1892	10006035	15% Fuel Surcharge	30	309	3502	WW COLLECTION AND REUSE	General	9/26/2005	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
1893	10006036	Freight - Pneumatic	30	309	3502	WW COLLECTION AND REUSE	General	9/26/2005	1,900	0	0	0	0	0	0	0	0	0	0	0	0	0	1,900	0
1894	10006037	Filter Sand Media For (2) Filters	30	309	3502	WW COLLECTION AND REUSE	General	9/26/2005	4,185	0	0	0	0	0	0	0	0	0	0	0	0	0	4,185	0
1895	10006038	15% Fuel Surcharge	30	309	3502	WW COLLECTION AND REUSE	General	9/26/2005	273	0	0	0	0	0	0	0	0	0	0	0	0	0	273	0
1896	10006039	Pep Tanks Less Pumps	30	309	3502	WW COLLECTION AND REUSE	WW Collection	9/26/2005	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
1897	10006040	Pumps For Pep Tanks	30	305	3502	WW COLLECTION AND REUSE	WW Collection	9/26/2005	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
1898	10006041	Pumps For Pep Tanks	30	305	3502	WW COLLECTION AND REUSE	WW Collection	9/26/2005	6,900	0	0	0	0	0	0	0	0	6,900	0	0	0	0	0	0
1899	10006042	Pep Tanks Less Pumps	30	309	3502	WW COLLECTION AND REUSE	WW Collection	9/27/2005	2,425	0	0	0	0	0	0	0	0	2,425	0	0	0	0	0	0
1900	10006043	Pep Tanks - New Installation	30	309	3502	WW COLLECTION AND REUSE	WW Collection	9/27/2005	4,850	0	0	0	0	0	0	0	0	4,850	0	0	0	0	0	0
1901	10006044	Pep Tanks - New Installation	30	309	3502	WW COLLECTION AND REUSE	WW Collection	9/27/2005	19,400	0	0	0	0	0	0	0	0	19,400	0	0	0	0	0	0
1902	10006045	Pep Tanks Less Pumps	30	309	3502	WW COLLECTION AND REUSE	WW Collection	9/27/2005	7,275	0	0	0	0	0	0	0	0	7,275	0	0	0	0	0	0
1903	10006046	Tsurumi Effluent Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	9/8/2004	10,005	0	0	0	0	0	0	0	3,993	6,012	0	0	0	0	0	0
1904	10006047	Replacement Pumps	30	305	3502	WW COLLECTION AND REUSE	WW T&C	1/25/2006	4,485	0	0	0	0	0	0	0	1,790	2,695	0	0	0	0	0	0
1905	10006048	Effluent Engineering Evaluation Of	20	208	3301	WATER PLANT	General	5/22/2006	2,526	0	0	0	0	0	0	0	0	0	0	0	0	0	2,526	0
1906	10006049	Effluent Engineering Evaluation	20	208	3301	WATER PLANT	General	5/22/2006	5,162	0	0	0	0	0	0	0	0	0	0	0	0	0	5,162	0
1907	10006050	Effluent Engineering Evaluation	20	208	3301	WATER PLANT	General	8/10/2006	2,196	0	0	0	0	0	0	0	0	0	0	0	0	0	2,196	0
1908	10006051	Effluent Engineering Evaluation	20	208	3301	WATER PLANT	General	8/10/2006	549	0	0	0	0	0	0	0	0	0	0	0	0	0	549	0
1909	10006052	Effluent Engineering Evaluation	20	208	3301	WATER PLANT	General	8/10/2006	549	0	0	0	0	0	0	0	0	0	0	0	0	0	549	0
1910	10006053	Effluent Reuse Hunters Ridge	20	209	3501	WASTERWATER PLANT	WW T&C	1/12/2004	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1911	10006054	2003 Reuse System Improvements (Hunter'S	20	209	3501	WASTERWATER PLANT	WW T&C	1/12/2004	1,512	0	0	0	0	0	0	0	603	909	0	0	0	0	0	0
1912	10006055	2003 Reuse System Impvmts (Hunter'S Ridg	20	209	3501	WASTERWATER PLANT	WW T&C	2/16/2004	1,701	0	0	0	0	0	0	0	679	1,022	0	0	0	0	0	0
1913	10006056	2003 Reuse System Impvmts (Hunter'S Ridg	20	209	3501	WASTERWATER PLANT	WW T&C	2/16/2004	1,701	0	0	0	0	0	0	0	679	1,022	0	0	0	0	0	0
1914	10006057	2003 Reuse System Improvements (Hunter'S	20	209	3501	WASTERWATER PLANT	WW T&C	1/12/2004	1,512	0	0	0	0	0	0	0	603	909	0	0	0	0	0	0
1915	10006058	Ad For Storage Container	20	209	3501	WASTERWATER PLANT	OTHER	8/11/2005	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57
1916	10006059	2003 Reuse System Improvements (Hunter'S	20	209	3501	WASTERWATER PLANT	WW T&C	8/30/2004	2,922	0	0	0	0	0	0	0	1,166	1,756	0	0	0	0	0	0
1917	10006060	2003 Reuse System Impvmts (Hunter'S Ridg	20	209	3501	WASTERWATER PLANT	WW T&C	8/23/2004	1,405	0	0	0	0	0	0	0	561	844	0	0	0	0	0	0
1918	10006061	Additional/Correction	20	209	3501	WASTERWATER PLANT	General	8/17/2005	1,948	0	0	0	0	0	0	0	0	0	0	0	0	0	1,948	0
1919	10006062	2003 Reuse System Improvements (Hunter'S	20	209	3501	WASTERWATER PLANT	WW T&C	3/8/2004	1,512	0	0	0	0	0	0	0	603	909	0	0	0	0	0	0
1920	10006063	Additional/Correction	20	209	3501	WASTERWATER PLANT	General	2/14/2005	3,896	0	0	0	0	0	0	0	0	0	0	0	0	0	3,896	0
1921	10006064	Additional/Correction	20	209	3501	WASTERWATER PLANT	General	2/14/2005	700	0	0	0	0	0	0	0	0	0	0	0	0	0	700	0
1922	10006065	Additional/Correction	20	209	3501	WASTERWATER PLANT	General	5/5/2005	2,922	0	0	0	0	0	0	0	0	0	0	0	0	0	2,922	0
1923	10006066	2003 Reuse System Improvements (Hunter'S	20	209	3501	WASTERWATER PLANT	WW T&C	9/22/2004	5,595	0	0	0	0	0	0	0	2,233	3,362	0	0	0	0	0	0
1924	10006067	Work Authorization For Additional Design	20	209	3501	WASTERWATER PLANT	Indirect	8/17/2005	7,200	0	0	0	0	0	0	0	0	0	0	0	0	7,200	0	0
1925	10006068	Hunter'S Ridge Irrigation & Fire Protect	20	209	3501	WASTERWATER PLANT	WW T&C	2/9/2006	1,500	0	0	0	0	0	0	0	599	901	0	0	0	0	0	0
1926	10006069	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	2/16/2006	8,611	0	0	0	0	0	0	8,611	0	0	0	0	0	0	0	0
1927	10006070	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	3/15/2006	104,564	0	0	0	0	0	0	104,564	0	0	0	0	0	0	0	0
1928	10006071	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	1/19/2006	8,775	0	0	0	0	0	0	8,775	0	0	0	0	0	0	0	0
1929	10006072	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	6/5/2006	88,200	0	0	0	0	0	0	88,200	0	0	0	0	0	0	0	0
1930	10006073	Work Authorization For Materials Testing	20	209	3501	WASTERWATER PLANT	Indirect	6/5/2006	355	0	0	0	0	0	0	0	0	0	0	0	0	355	0	0
1931	10006074	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	5/10/2006	181,800	0	0	0	0	0	0	181,800	0	0	0	0	0	0	0	0
1932	10006075	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	4/11/2006	290,250	0	0	0	0	0	0	290,250	0	0	0	0	0	0	0	0
1933	10006076	Work Authorization For Materials Testing	20	209	3501	WASTERWATER PLANT	Indirect	6/5/2006	35	0	0	0	0	0	0	0	0	0	0	0	0	35	0	0
1934	10006077	Work Authorization For Materials Testing	20	209	3501	WASTERWATER PLANT	Indirect	6/5/2006	80	0	0	0	0	0	0	0	0	0	0	0	0	80	0	0
1935	10006078	50Hp V'Fd 460 Volt For Hunters Ridge Irrg	20	209	3501	WASTERWATER PLANT	General	7/26/2006	4,085	0	0	0	0	0	0	0	0	0	0	0	0	0	4,085	0
1936	10006079	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	7/27/2006	27,000	0	0	0	0	0	0	27,000	0	0	0	0	0	0	0	0
1937	10006080	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	8/9/2006	46,900	0	0	0	0	0	0	46,900	0	0	0	0	0	0	0	0
1938	10006081	Construction Of 800,000 Gallon Irrigatio	20	209	3501	WASTERWATER PLANT	WW Treatment	8/15/2006	2,000	0	0	0	0	0	0	2,000	0	0	0	0	0	0	0	0
1939	10006082	Effluent Const 800,000 Gallon Irrigation	20	209	3501	WASTERWATER PLANT	WW Treatment	8/10/2006	23,122	0	0	0	0	0	0	23,122	0	0	0	0	0	0	0	0
1940	10006083	Effluent Reuse Phase I East Side Of A1A	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/18/2004	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1941	10006084	A1A Reuse Extension	20	209	3501	WASTERWATER PLANT	WW T&C	2/18/2004	15,827	0	0	0	0	0	0	0	6,316	9,511	0	0	0	0	0	0
1942	10006085	A1A Reuse Extension	20	209	3501	WASTERWATER PLANT	WW T&C	5/12/2004	5,535	0	0	0	0	0	0	0	2,209	3,326	0	0	0	0	0	0
1943	10006086	A1A Reuse Extension	20	209	3501	WASTERWATER PLANT	WW T&C	9/17/2004	1,407	0	0	0	0	0	0	0	562	846	0	0	0	0	0	0
1944	10006087	Final Adjustment Of Pay Items And Additi	20	209	3501	WASTERWATER PLANT	OTHER	9/17/2004	13,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,239
1945	10006088	Fed Ex A1A Reuse	20	209	3501	WASTERWATER PLANT	OTHER	8/26/2003	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
1946	10006089	A1A Reuse Extension	20	209	3501	WASTERWATER PLANT	WW T&C	1/9/2004	32,000	0	0	0	0	0	0	0	12,771	19,230	0	0	0	0	0	0
1947	10006090	Wastewater Lab	10	105	3501	WASTERWATER PLANT	WW Treatment	8/28/2001	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
1948	10006091	Electrical Parts/Supplies	10	105	3501	WASTERWATER PLANT	WW Treatment	8/28/2001	52	0	0	0	0	0	0	52	0	0	0	0	0	0	0	0
1949	10006092	Paint Lab Interior	10	105	3501	WASTERWATER PLANT	WW Treatment	8/24/2001	375	0	0	0	0	0	0	375	0	0	0	0	0	0	0	0
1950	10006093	Electrical Material For Lab	10	105	3501	WASTERWATER PLANT	WW Treatment	8/22/2001	119	0	0	0	0	0	0	119	0	0	0	0	0	0	0	0
1951	10006094	Tile For Lab	10	105	3501	WASTERWATER PLANT	WW Treatment	8/31/2001	3,243	0	0	0	0	0	0	3,243	0	0	0	0	0	0	0	0
1952	10006095	Prec Bath Sm Coliform	10	105	3501	WASTERWATER PLANT	WW Treatment	9/3/2001	1,026	0	0	0	0	0	0	1,026	0	0	0	0	0	0	0	0
1953	10006096	Lab Furniture	30	309	3501	WASTERWATER PLANT	WW Treatment	9/13/2001	24,849	0	0	0	0	0	0	24,849	0	0	0	0	0	0	0	0
1954	10006097	Incubator	30	309	3501	WASTERWATER PLANT	WW Treatment	10/17/2001	2,360	0	0	0	0	0	0	2,360	0	0	0	0	0	0	0	0
1955	10006098	Stainless Steel Duct Work For Chemical H	10	105	3501	WASTERWATER PLANT	WW Treatment	11/7/2001	1,081	0	0	0	0	0	0	1,081	0	0	0	0	0	0	0	0
1956	10006099	Cable	10	105	3501	WASTERWATER PLANT	WW Treatment	12/17/2001	155	0	0	0	0	0	0	155	0	0	0	0	0	0	0	0
1957	10006100	Tall Case,Shelving,Touch Up Cans,Work Ma	30	309	3501	WASTERWATER PLANT	General	11/16/2001	2,037	0	0	0	0	0	0	0	0	0	0	0	0	0	2,037	0
1958	10006101	Distillation Unit For Ww Lab	30	309	3501	WASTERWATER PLANT	WW Treatment	12/31/2001	4,749	0	0	0	0	0	0	4,749	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
1959	10006102	Kjeldahl Digestor 115Vac	30	309	3501	WASTERWATER PLANT	WW Treatment	1/30/2002	1,405	0	0	0	0	0	0	1,405	0	0	0	0	0	0	0	0
1960	10006103	Prec Bath Sm Coliform	30	309	3501	WASTERWATER PLANT	WW Treatment	2/22/2002	689	0	0	0	0	0	0	689	0	0	0	0	0	0	0	0
1961	10006104	Portable Sampler	30	309	3501	WASTERWATER PLANT	WW Treatment	12/1/2000	5,655	0	0	0	0	0	0	5,655	0	0	0	0	0	0	0	0
1962	10006107	Lift Sta 2P - 605 Riverside Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1963	10006108	Lift Sta 2P Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	General	8/17/2005	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	357
1964	10006109	Lift Sta 2P Permit Fee	20	209	3502	WW COLLECTION AND REUSE	General	11/2/2005	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125
1965	10006110	Lift Sta 2P	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/22/2006	470	0	0	0	0	0	0	0	188	282	0	0	0	0	0	0
1966	10006111	Lift Sta 2P	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/22/2006	470	0	0	0	0	0	0	0	188	282	0	0	0	0	0	0
1967	10006112	Lift Sta 2P - Construction - Censtate -	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/11/2008	8,000	0	0	0	0	0	0	0	3,193	4,807	0	0	0	0	0	0
1968	10006113	Lift Sta 3P - 252 Riverside Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1969	10006114	Lift Sta 3P Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	General	8/17/2005	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	357
1970	10006115	Lift Sta 3P Permit Fee	20	209	3502	WW COLLECTION AND REUSE	General	11/2/2005	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125
1971	10006116	Lift Sta 3P	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/22/2006	470	0	0	0	0	0	0	0	188	282	0	0	0	0	0	0
1972	10006117	Lift Sta 3P	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/22/2006	470	0	0	0	0	0	0	0	188	282	0	0	0	0	0	0
1973	10006118	Lift Sta 5P - 812 Riverside Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1974	10006119	Lift Sta 5P Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	General	8/17/2005	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	357
1975	10006120	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/17/2005	50,217	0	0	0	0	0	0	0	20,041	30,176	0	0	0	0	0	0
1976	10006121	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/20/2005	18,600	0	0	0	0	0	0	0	7,423	11,177	0	0	0	0	0	0
1977	10006122	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/16/2006	13,800	0	0	0	0	0	0	0	5,507	8,293	0	0	0	0	0	0
1978	10006123	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/15/2006	22,949	0	0	0	0	0	0	0	9,159	13,790	0	0	0	0	0	0
1979	10006124	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/19/2006	6,215	0	0	0	0	0	0	0	2,480	3,735	0	0	0	0	0	0
1980	10006125	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/11/2006	25,076	0	0	0	0	0	0	0	10,007	15,068	0	0	0	0	0	0
1981	10006126	Lift Sta 5P Rehab/Impvmts Construction	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/13/2006	11,275	0	0	0	0	0	0	0	4,500	6,775	0	0	0	0	0	0
1982	10006127	Lift Sta 7P - 710L Alden Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1983	10006128	Lift Sta 7P Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	General	8/17/2005	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	357
1984	10006129	Lift Sta 8P - 1044 John Anderson Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1970	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1985	10006130	Lift Sta 8P Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	General	8/17/2005	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	357
1986	10006131	Lift Sta Om - 1260 Ocean Shore Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/17/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1987	10006132	Lift Sta Om Design For Standby Generator	20	209	3502	WW COLLECTION AND REUSE	General	8/17/2005	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	357
1988	10006133	Lift Sta Sc - 100 Hunters Ridge Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1989	10006134	Lift Sta Sc Interior Rehab On Ls	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2005	9,612	0	0	0	0	0	0	0	3,836	5,776	0	0	0	0	0	0
1990	10006135	Lift Sta Sc Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	5/24/2005	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
1991	10006136	Lift Sta Sc Eng Design For Standby Gener	20	209	3502	WW COLLECTION AND REUSE	General	2/9/2006	11,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,760
1992	10006137	Lift Sta Sc Design & Engineering	20	209	3502	WW COLLECTION AND REUSE	General	2/14/2006	3,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,410
1993	10006138	Lift Sta Sc Eng Design For Standby	20	209	3502	WW COLLECTION AND REUSE	General	3/7/2006	2,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,940
1994	10006139	Lift Sta Sc Design & Engineering	20	209	3502	WW COLLECTION AND REUSE	General	3/16/2006	1,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,326
1995	10006140	Lift Sta Sc Shadow X-Ing #2 Pump / Inv#	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/10/2004	1,774	0	0	0	0	0	0	0	708	1,066	0	0	0	0	0	0
1996	10006141	Lift Sta Sc Parts For Shadow Crossing Pu	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/29/2004	1,338	0	0	0	0	0	0	0	534	804	0	0	0	0	0	0
1997	10006142	Lift Sta Hunters Ridge High Service Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/23/2004	7,077	0	0	0	0	0	0	0	2,824	4,253	0	0	0	0	0	0
1998	10006143	Lift Sta 4P - 205 Seminole Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1980	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
1999	10006144	Lift Sta Tm - 83 Tomoka Meadows Blvd	20	209	3501	WASTERWATER PLANT	WW T&C	10/1/1973	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2000	10006168	Wtr Main Pine Tree Drive	20	208	3301	WATER PLANT	W T&D	9/20/2005	250	0	0	74	176	0	0	0	0	0	0	0	0	0	0	0	0
2001	10006169	Permits	20	208	3301	WATER PLANT	General	9/20/2005	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
2002	10006170	Consulting Services	20	208	3301	WATER PLANT	General	9/7/2005	641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	641	0
2003	10006171	Permits	20	208	3301	WATER PLANT	General	8/5/2005	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
2004	10006172	Design Of Pine Tree Drive	20	208	3301	WATER PLANT	General	9/19/2005	641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	641	0
2005	10006173	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	9/30/2005	1,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,425	0
2006	10006174	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	12/29/2005	8,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,968	0
2007	10006175	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	2/1/2006	6,405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,405	0
2008	10006176	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	2/16/2006	3,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,939	0
2009	10006177	Work Authorization For Geotechnical Expl	20	208	3301	WATER PLANT	General	3/13/2006	2,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,560	0
2010	10006178	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	5/22/2006	1,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,841	0
2011	10006179	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	5/22/2006	3,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,630	0
2012	10006180	Work Authorization For Design Of Pine Tr	20	208	3301	WATER PLANT	General	5/22/2006	2,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,503	0
2013	10006181	Effluent Mainland Reuse - 401 N Beach St	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1990	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
2014	10006182	Effluent Mainland Reuse Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	2/22/2005	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
2015	10006183	Effluent Mainland Reuse Consulting Servi	20	209	3502	WW COLLECTION AND REUSE	General	1/2/2005	4,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,867	0
2016	10006184	Effluent Mainland Reuse Fed Ex	20	209	3502	WW COLLECTION AND REUSE	General	4/26/2005	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
2017	10006185	Effluent Mainland Reuse Legal Ad	20	209	3502	WW COLLECTION AND REUSE	General	1/7/2001	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	0
2018	10006186	Effluent Mainland Reuse Eng Design For S	20	209	3502	WW COLLECTION AND REUSE	General	7/6/2005	4,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,725	0
2019	10006187	Effluent Mainland Reuse Vfd Controller P	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/5/2005	6,329	0	0	0	0	0	0	0	2,526	3,803	0	0	0	0	0	0	0
2020	10006188	Effluent Mainland Reuse Permit For Rehab	20	209	3502	WW COLLECTION AND REUSE	General	12/29/2004	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
2021	10006189	Effluent Mainland Reuse Copies Of Prints	20	209	3502	WW COLLECTION AND REUSE	General	3/31/2005	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0
2022	10006190	Effluent Mainland Reuse Eng Services	20	209	3502	WW COLLECTION AND REUSE	General	11/7/2002	497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	497	0
2023	10006191	Effluent Mainland Reuse Pump Station	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/14/1994	17,325	0	0	0	0	0	0	0	6,914	10,411	0	0	0	0	0	0	0
2024	10006195	Ww Force Main Us 1	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2005	7,026	0	0	0	0	0	0	0	2,804	4,222	0	0	0	0	0	0	0
2025	10006196	Ww Force Main N Us 1-Geotechnical Explor	20	209	3502	WW COLLECTION AND REUSE	General	2/1/2006	2,028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,028	0
2026	10006197	Ww Force Main N Us 1-Geotechnical Explor	20	209	3502	WW COLLECTION AND REUSE	General	2/1/2006	795	0	0	0	0	0	0	0	0	0	0	0	0	0	0	795	0
2027	10006198	Ww Force Main N Us 1-Design Services For	20	209	3502	WW COLLECTION AND REUSE	General	2/9/2006	14,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,052	0
2028	10006199	Ww Force Main N Us 1-Design Services For	20	209	3502	WW COLLECTION AND REUSE	General	5/15/2006	17,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,255	0
2029	10006200	Ww Force Main N Us 1-Design Services For	20	209	3502	WW COLLECTION AND REUSE	General	5/15/2006	5,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,850	0
2030	10006201	Ww Force Main N Us 1-Design Services For	20	209	3502	WW COLLECTION AND REUSE	General	8/21/2006	735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	735	0
2031	10006202	Ww Force Main N Us 1-Const Materials & T	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/31/2006	516	0	0	0	0	0	0	0	206	310	0	0	0	0	0	0	0
2032	10006203	Ww Force Main N Us 1-Const Materials & T	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2006	154	0	0	0	0	0	0	0	61	93	0	0	0	0	0	0	0
2033	10006204	Ww Force Main N Us 1-Const Materials & T	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/23/2006	860	0	0	0	0	0	0	0	343	517	0	0	0	0	0	0	0
2034	10006205	Ww Force Main N Us 1-Eng-Mckim-6 Invoice	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/6/2008	11,825	0	0	0	0	0	0	0	4,719	7,106	0	0	0	0	0	0	0
2035	10006206	Ww Force Main N Us 1-Eng-Q Hampton-2 Inv	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/2/2008	48,688	0	0	0	0	0	0	0	19,431	29,257	0	0	0	0	0	0	0
2036	10006207	Ww Force Main N Us 1-Const Masci 4 Invoi	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2007	471,187	0	0	0	0	0	0	0	188,043	283,143	0	0	0	0	0	0	0
2037	10006208	Ww Force Main N Us 1-Eng-Q Hampton-Multi	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/7/2007	30,799	0	0	0	0	0	0	0	12,291	18,508	0	0	0	0	0	0	0
2038	10006209	Ww Force Main Us 1 & Wilmette - Const -	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2006	858,036	0	0	0	0	0	0	0	342,429	515,607	0	0	0	0	0	0	0
2039	10006211	Gen 04 Atlas Capco 200 Kw Trailer/Genera	30	302	3301	WATER PLANT	General	9/30/2005	54,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,000	0
2040	10006212	Gen 125 Kw Atlas Copco 125 Kw Trailer/Ge	30	302	3302	WATER DISTRIBUTION	General	11/9/2004	47,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,000	0
2041	10006213	Ww Tymber Creek/Airport Rd Utility Reloc	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/2/2005	250	0	0	0	0	0	0	0	100	150	0	0	0	0	0	0	0
2042	10006214	Copies	20	209	3502	WW COLLECTION AND REUSE	General	10/19/2005	376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	376	0
2043	10006215	Wastewater Permits	20	208	3302	WATER DISTRIBUTION	General	11/1/2005	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
2044	10006227	Rst 06 Sterling 14-16 Yard Dump Truck	30	303	3301	WATER PLANT	General	1/13/2006	102,245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102,245	0
2045	10006228	Rst 06 Sterling 14-16 Yard Dump Truck	30	303	3501	WASTERWATER PLANT	Indirect	1/13/2006	102,245	0	0	0	0	0	0	0	0	0	0	0	0	0	102,245	0	0
2046	10006230	Lift Sta 5M - 900 W Granada - Misners Br	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1989	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
2047	10006231	Land Lift Sta 5M Misner'S Branch Puchase	70	701	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1989	141,375	0	0	0	0	0	0	0	56,421	84,954	0	0	0	0	0	0	0
2048	10006232	Land 5M Misners Branch Lnd-Adj Cost Imp	70	701	3502	WW COLLECTION AND REUSE	WW T&C	9/30/1992	16,483	0	0	0	0	0	0	0	6,578	9,905	0	0	0	0	0	0	0
2049	10006233	Lift Sta 5M Pump For Station	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/28/2005	9,847	0	0	0	0	0	0	0	3,930	5,917	0	0	0	0	0	0	0
2050	10006234	Land Cardinal Dr Future Use Storage Tank	70	701	3301	WATER PLANT	W Treatment	8/14/1996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2051	10006235	Land Water System/Titus Purchase/10 Lots	70	701	3301	WATER PLANT	W Treatment	8/14/1996	211,265	0	211,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2052	10006236	Lift Sta 7M - 901L N Beach Street	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/1/2006	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
2053	10006237	Lift Sta 7M Parts For #2 Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/8/2002	2,031	0	0	0	0	0	0	0	810	1,220	0	0	0	0	0	0	0
2054	10006238	Lift Sta 3M - 401 N Beach Street (Melros	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1970	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
2055	10006239	Lift Sta 3M 10"" Submersible Motor For M	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/28/2004	10,978	0	0	0	0	0	0	0	4,381	6,597	0	0	0	0	0	0	0
2056	10006240	Lift Sta 3M Pump & Motor Reuse Pump Stat	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/13/2004	12,622	0	0	0	0	0	0	0	5,037	7,585	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2057	10006241	Lift Sta Arp - 14L Sunshine Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/1/2006	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2058	10006242	Lift Sta Arp Parts #2 Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/29/2004	3,271	0	0	0	0	0	0	0	1,305	1,965	0	0	0	0	0	0
2059	10006243	Lift Sta Arp Sewpercoat Manholes	20	209	3501	WASTERWATER PLANT	WW T&C	9/26/2005	13,898	0	0	0	0	0	0	0	5,546	8,352	0	0	0	0	0	0
2060	10006244	Lift Sta Arp Manhole Repairs	20	209	3501	WASTERWATER PLANT	WW T&C	9/26/2005	3,220	0	0	0	0	0	0	0	1,285	1,935	0	0	0	0	0	0
2061	10006245	Lift Sta 4M1 - 1308L Overbrook Ave	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1977	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2062	10006246	Lift Sta 4M1 Flyght Parts Inv# 075411	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/22/2004	1,548	0	0	0	0	0	0	0	618	930	0	0	0	0	0	0
2063	10006247	Lift Sta Sm - 7 Sweetmeadow Ct	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1994	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2064	10006248	Lift Sta Sm Parts Inv# 075689	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/24/2004	643	0	0	0	0	0	0	0	257	386	0	0	0	0	0	0
2065	10006249	Lift Sta Sm Parts Inv# 075689	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/24/2004	145	0	0	0	0	0	0	0	58	87	0	0	0	0	0	0
2066	10006250	Lift Sta 12M - 22L Iroquois Trail	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/1/2006	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2067	10006251	Lift Sta 12M Pump Replacement	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/16/2003	3,320	0	0	0	0	0	0	0	1,325	1,995	0	0	0	0	0	0
2068	10006252	Lift Sta 1M - 699 S Beach St	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/1/2006	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2069	10006253	Land Lift Sta 1M	70	701	3502	WW COLLECTION AND REUSE	WW T&C	2/22/2001	13,056	0	0	0	0	0	0	0	5,210	7,845	0	0	0	0	0	0
2070	10006255	Sludge Holding And Handling Facility Upg	20	209	3501	WASTERWATER PLANT	WW Treatment	1/29/2002	1,465	0	0	0	0	0	0	1,465	0	0	0	0	0	0	0	0
2071	10006256	Engineering Fees	20	209	3501	WASTERWATER PLANT	WW Treatment	9/26/2002	19,608	0	0	0	0	0	0	19,608	0	0	0	0	0	0	0	0
2072	10006257	Ww Sludge Holding & Handling Facility U	20	209	3501	WASTERWATER PLANT	WW Treatment	11/10/2003	1,291	0	0	0	0	0	0	1,291	0	0	0	0	0	0	0	0
2073	10006258	Gear Box Repair	30	309	3501	WASTERWATER PLANT	WW Treatment	2/12/2004	8,493	0	0	0	0	0	0	8,493	0	0	0	0	0	0	0	0
2074	10006259	Gearbox For Post-Anoxic	30	309	3501	WASTERWATER PLANT	WW Treatment	4/26/2004	3,916	0	0	0	0	0	0	3,916	0	0	0	0	0	0	0	0
2075	10006260	Gearbox Adapter (Incl Motor Adptr & Rigi	30	309	3501	WASTERWATER PLANT	WW Treatment	9/30/2004	1,697	0	0	0	0	0	0	1,697	0	0	0	0	0	0	0	0
2076	10006261	Centrifuge Conveyor/Replace No.1 Centrif	30	305	3501	WASTERWATER PLANT	WW Treatment	5/14/2004	42,797	0	0	0	0	0	0	42,797	0	0	0	0	0	0	0	0
2077	10006262	Pump Replacement Parts	30	305	3501	WASTERWATER PLANT	WW Treatment	8/6/2003	2,990	0	0	0	0	0	0	2,990	0	0	0	0	0	0	0	0
2078	10006263	Pump Replacement Parts	30	305	3501	WASTERWATER PLANT	WW Treatment	7/11/2003	9,622	0	0	0	0	0	0	9,622	0	0	0	0	0	0	0	0
2079	10006264	Local Vfd Panel	30	309	3501	WASTERWATER PLANT	WW Treatment	6/11/2003	2,670	0	0	0	0	0	0	2,670	0	0	0	0	0	0	0	0
2080	10006265	Repair Gear Unit	30	305	3501	WASTERWATER PLANT	WW Treatment	5/29/2003	9,925	0	0	0	0	0	0	9,925	0	0	0	0	0	0	0	0
2081	10006266	Repair Centrifuge #2	30	305	3501	WASTERWATER PLANT	WW Treatment	5/29/2003	24,261	0	0	0	0	0	0	24,261	0	0	0	0	0	0	0	0
2082	10006267	Repair Centrifuge	30	305	3501	WASTERWATER PLANT	WW Treatment	3/27/2003	4,200	0	0	0	0	0	0	4,200	0	0	0	0	0	0	0	0
2083	10006268	Replace Feed Pipe*Centrifuge	30	305	3501	WASTERWATER PLANT	WW Treatment	3/27/2003	4,285	0	0	0	0	0	0	4,285	0	0	0	0	0	0	0	0
2084	10006269	Repair Centrifuge	30	305	3501	WASTERWATER PLANT	WW Treatment	3/27/2003	21,873	0	0	0	0	0	0	21,873	0	0	0	0	0	0	0	0
2085	10006270	Repair*Influent Motors #1 & #3	30	305	3501	WASTERWATER PLANT	WW Treatment	3/14/2003	10,092	0	0	0	0	0	0	10,092	0	0	0	0	0	0	0	0
2086	10006271	Hot Tap Flow Sensor 200	30	309	3501	WASTERWATER PLANT	WW Treatment	3/10/2003	2,167	0	0	0	0	0	0	2,167	0	0	0	0	0	0	0	0
2087	10006272	Monthly Centrifuge Rental	30	305	3501	WASTERWATER PLANT	OTHER	2/26/2003	15,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,422
2088	10006273	Replacement Grinder Pump	30	305	3501	WASTERWATER PLANT	WW Treatment	2/20/2003	6,746	0	0	0	0	0	0	6,746	0	0	0	0	0	0	0	0
2089	10006274	Replacement Grinder Pump	30	305	3501	WASTERWATER PLANT	WW Treatment	2/20/2003	6,746	0	0	0	0	0	0	6,746	0	0	0	0	0	0	0	0
2090	10006275	Centrifuge Gear Box	30	305	3501	WASTERWATER PLANT	WW Treatment	2/3/2003	29,843	0	0	0	0	0	0	29,843	0	0	0	0	0	0	0	0
2091	10006276	Monthly Centrifuge Rental	30	305	3501	WASTERWATER PLANT	OTHER	1/25/2003	15,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,422
2092	10006277	Eimco Chain Guard	30	309	3501	WASTERWATER PLANT	WW Treatment	1/21/2003	1,160	0	0	0	0	0	0	1,160	0	0	0	0	0	0	0	0
2093	10006278	Sludge Pump	30	305	3501	WASTERWATER PLANT	WW Treatment	1/21/2003	5,130	0	0	0	0	0	0	5,130	0	0	0	0	0	0	0	0
2094	10006279	Station Controller Pumps	30	305	3501	WASTERWATER PLANT	WW Treatment	1/17/2003	21,842	0	0	0	0	0	0	21,842	0	0	0	0	0	0	0	0
2095	10006280	Sludge Pump/Vfd Panel	30	305	3501	WASTERWATER PLANT	WW Treatment	12/27/2002	2,670	0	0	0	0	0	0	2,670	0	0	0	0	0	0	0	0
2096	10006281	Centrifuge Rental	30	305	3501	WASTERWATER PLANT	OTHER	12/26/2002	15,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,422
2097	10006282	Gear Assembly	30	309	3501	WASTERWATER PLANT	WW Treatment	11/28/2002	1,588	0	0	0	0	0	0	1,588	0	0	0	0	0	0	0	0
2098	10006283	Gear Assembly	30	309	3501	WASTERWATER PLANT	WW Treatment	11/27/2002	3,883	0	0	0	0	0	0	3,883	0	0	0	0	0	0	0	0
2099	10006284	Spectronic, 20+,115V	30	309	3501	WASTERWATER PLANT	WW Treatment	11/21/2002	1,348	0	0	0	0	0	0	1,348	0	0	0	0	0	0	0	0
2100	10006285	Sludge Pump Parts	30	305	3501	WASTERWATER PLANT	WW Treatment	11/13/2002	1,378	0	0	0	0	0	0	1,378	0	0	0	0	0	0	0	0
2101	10006286	Copies * Bid Contract	20	209	3501	WASTERWATER PLANT	OTHER	11/8/2002	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43
2102	10006287	Fed Ex	20	209	3501	WASTERWATER PLANT	OTHER	10/23/2002	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
2103	10006288	Eng. Services Sludge Holding Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	9/26/2003	8,406	0	0	0	0	0	0	8,406	0	0	0	0	0	0	0	0
2104	10006289	Eng. Services	20	209	3501	WASTERWATER PLANT	WW Treatment	7/25/2003	10,413	0	0	0	0	0	0	10,413	0	0	0	0	0	0	0	0
2105	10006290	Eng Services Fac Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	6/2/2003	10,480	0	0	0	0	0	0	10,480	0	0	0	0	0	0	0	0
2106	10006291	Eng Services Fac Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	3/21/2003	11,115	0	0	0	0	0	0	11,115	0	0	0	0	0	0	0	0
2107	10006292	Eng Services Fac Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	11/25/2002	4,689	0	0	0	0	0	0	4,689	0	0	0	0	0	0	0	0
2108	10006293	Pmt #14	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2003	9,408	0	0	0	0	0	0	0	0	0	0	0	0	0	9,408	0
2109	10006294	Pmt #15 Final	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2003	23,395	0	0	0	0	0	0	0	0	0	0	0	0	0	23,395	0
2110	10006295	Pmt #13	20	209	3501	WASTERWATER PLANT	GENERAL	7/25/2003	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0
2111	10006296	Pmt #12	20	209	3501	WASTERWATER PLANT	GENERAL	6/30/2003	23,549	0	0	0	0	0	0	0	0	0	0	0	0	0	23,549	0
2112	10006297	Eng. Services	20	209	3501	WASTERWATER PLANT	WW Treatment	6/10/2003	50	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0
2113	10006298	Pmt #11	20	209	3501	WASTERWATER PLANT	GENERAL	6/4/2003	66,572	0	0	0	0	0	0	0	0	0	0	0	0	0	66,572	0
2114	10006299	Pmt #10	20	209	3501	WASTERWATER PLANT	GENERAL	4/30/2003	22,248	0	0	0	0	0	0	0	0	0	0	0	0	0	22,248	0
2115	10006300	Pmt #9	20	209	3501	WASTERWATER PLANT	GENERAL	4/3/2003	6,340	0	0	0	0	0	0	0	0	0	0	0	0	0	6,340	0
2116	10006301	Eng Services	20	209	3501	WASTERWATER PLANT	WW Treatment	3/13/2003	50	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0
2117	10006302	Pmt #8	20	209	3501	WASTERWATER PLANT	GENERAL	2/28/2003	6,960	0	0	0	0	0	0	0	0	0	0	0	0	0	6,960	0
2118	10006303	Pmt #7	20	209	3501	WASTERWATER PLANT	GENERAL	1/31/2003	146,777	0	0	0	0	0	0	0	0	0	0	0	0	0	146,777	0
2119	10006304	Eng Services	20	209	3501	WASTERWATER PLANT	WW Treatment	1/14/2003	72	0	0	0	0	0	0	72	0	0	0	0	0	0	0	0
2120	10006305	Pmt #6	20	209	3501	WASTERWATER PLANT	GENERAL	12/31/2002	28,000	0	0	0	0	0	0	0	0	0	0	0	0	0	28,000	0
2121	10006306	Eng Service	20	209	3501	WASTERWATER PLANT	WW Treatment	11/27/2002	60	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0
2122	10006307	Pmt #5	20	209	3501	WASTERWATER PLANT	GENERAL	11/26/2002	58,652	0	0	0	0	0	0	0	0	0	0	0	0	0	58,652	0
2123	10006308	Eng Services	20	209	3501	WASTERWATER PLANT	WW Treatment	11/25/2002	119	0	0	0	0	0	0	119	0	0	0	0	0	0	0	0
2124	10006309	Pmt #4	20	209	3501	WASTERWATER PLANT	GENERAL	10/31/2002	37,127	0	0	0	0	0	0	0	0	0	0	0	0	0	37,127	0
2125	10006310	System Upgrade Gear Reducers*Materials	30	309	3501	WASTERWATER PLANT	WW Treatment	6/27/2000	38,737	0	0	0	0	0	0	38,737	0	0	0	0	0	0	0	0
2126	10006311	Recycle Pump Control #1&2 60 Hp Ac Drive	30	305	3501	WASTERWATER PLANT	WW Treatment	7/30/2001	5,859	0	0	0	0	0	0	5,859	0	0	0	0	0	0	0	0
2127	10006312	Ss-Reuse Pump Packing Gland	30	305	3501	WASTERWATER PLANT	GENERAL	7/18/2001	553	0	0	0	0	0	0	0	0	0	0	0	0	0	553	0
2128	10006313	Install & Testing Of Maple Systems Eff P	30	305	3501	WASTERWATER PLANT	WW Treatment	6/19/2001	2,500	0	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0
2129	10006314	Repair Effluent Chamber Labor/Materials	20	209	3501	WASTERWATER PLANT	WW Treatment	6/12/2001	1,650	0	0	0	0	0	0	1,650	0	0	0	0	0	0	0	0
2130	10006315	Gear Reducer For 75 Hp Carrousel System	30	309	3501	WASTERWATER PLANT	WW Treatment	6/8/2001	37,569	0	0	0	0	0	0	37,569	0	0	0	0	0	0	0	0
2131	10006316	Screw Pump Repairs Upper & Lower Bearing	30	305	3501	WASTERWATER PLANT	GENERAL	4/9/2001	5,515	0	0	0	0	0	0	0	0	0	0	0	0	0	5,515	0
2132	10006317	Cast Iron Impellar W/Ss Wear-4 Wear Ring	30	309	3501	WASTERWATER PLANT	GENERAL	3/9/2001	4,438	0	0	0	0	0	0	0	0	0	0	0	0	0	4,438	0
2133	10006318	Ecometrics Autovalve & Remote Meter Pane	30	309	3501	WASTERWATER PLANT	GENERAL	2/22/2001	10,650	0	0	0	0	0	0	0	0	0	0	0	0	0	10,650	0
2134	10006319	Odor Control Unit	30	309	3501	WASTERWATER PLANT	WW Treatment	2/2/2001	24,302	0	0	0	0	0	0	24,302	0	0	0	0	0	0	0	0
2135	10006320	Oil Seals	30	309	3501	WASTERWATER PLANT	WW Treatment	12/12/2000	1,254	0	0	0	0	0	0	1,254	0	0	0	0	0	0	0	0
2136	10006321	Filter Sand	30	309	3501	WASTERWATER PLANT	WW Treatment	12/8/2000	2,632	0	0	0	0	0	0	2,632	0	0	0	0	0	0	0	0
2137	10006322	Monorail Repair/Chlorine Bldg	20	209	3501	WASTERWATER PLANT	WW Treatment	8/22/2001	2,910	0	0	0	0	0	0	2,910	0	0	0	0	0	0	0	0
2138	10006323	Tailroll & Tailroll Bushings	20	209	3501	WASTERWATER PLANT	WW Treatment	11/5/2001	2,537	0	0	0	0	0	0	2,537	0	0	0	0	0	0	0	0
2139	10006324	Digital Entry Slide Gate	20	209	3501	WASTERWATER PLANT	WW Treatment	1/31/2002	6,479	0	0	0	0	0	0	6,479	0	0	0	0	0	0	0	0
2140	10006325	Payment 3	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2002	70,600	0	0	0	0	0	0	70,600	0	0	0	0	0	0	0	0
2141	10006326	Geotech. Eval For Sludge Handling Facil.	20	209	3501	WASTERWATER PLANT	OTHER	9/29/2001	1,468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,468
2142	10006327	Sludge Holding & Handling Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	9/28/2001	35,304	0	0	0	0	0	0	35,304	0	0	0	0	0	0	0	0
2143	10006328	Variale Frequency Assy.	20	209	3501	WASTERWATER PLANT	GENERAL	11/1/2002	47,230	0	0	0	0	0	0	0	0	0	0	0	0	0	47,230	0
2144	10006329	Fed Ex	20	209	3501	WASTERWATER PLANT	OTHER	10/28/2003	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
2145	10006330	Engineering Service	20	209	3501	WASTERWATER PLANT	WW Treatment	4/24/2002	1,956	0	0	0	0	0	0	1,956	0	0	0	0	0	0	0	0
2146	10006331	Engineering Service	20	209	3501	WASTERWATER PLANT	WW Treatment	4/24/2002	1,956	0	0	0	0	0	0	1,956	0	0	0	0	0	0	0	0
2147	10006332	Facility Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	8/26/2000	7,839	0	0	0	0	0	0	7,839	0	0	0	0	0	0	0	0
2148	10006333	Engineering Service	20	209	3501	WASTERWATER PLANT	WW Treatment	6/23/2000	7,295	0	0	0	0	0	0	7,295	0	0	0	0	0	0	0	0
2149	10006334	Ww Sluge Holding Facility Upgrade	20	209	3501	WASTERWATER PLANT	WW Treatment	6/23/2000	15,134	0	0	0	0	0	0	15,134	0	0	0	0	0	0	0	0
2150	10007149	Veh 06 Ford Escape 4X4	40	401	3301	WATER PLANT	GENERAL	5/10/2006	15,378	0	0	0	0	0	0	0	0	0	0	0	0	0	15,378	0
2151	10007169	Rst 06 Yale Forklift Glp060Vx 4 Wheel	30	303	3301	WATER PLANT	GENERAL	7/24/2006	20,392	0	0	0	0	0	0	0	0	0	0	0	0	0	20,392	0
2152	10007170	Rst 06 Option #G12020 Sideshifter	40	404	3301	WATER PLANT	GENERAL	8/2/2006	534	0	0	0	0	0	0	0	0	0	0	0	0	0	534	0
2153	10007171	Rst 06 Option #G2100X Control Valve	40	404	3301	WATER PLANT	GENERAL	8/2/2006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2154	10007172	Rst 06 Option #G2221X Headlights/Rwl	40	404	3301	WATER PLANT	GENERAL	8/2/2006	225	0	0	0	0	0	0	0	0	0	0	0	0	0	225	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2155	10007173	Rst 06 Option #00331, Diesel Engine	40	404	3301	WATER PLANT	GENERAL	8/2/2006	2,550	0	0	0	0	0	0	0	0	0	0	0	0	0	2,550	0
2156	10007174	Rst 06 Option #2043X, Full Susp Seat	40	404	3301	WATER PLANT	GENERAL	8/2/2006	198	0	0	0	0	0	0	0	0	0	0	0	0	0	198	0
2157	10007175	Rst 06 Option #14403 Hose Take Up	40	404	3301	WATER PLANT	GENERAL	8/2/2006	390	0	0	0	0	0	0	0	0	0	0	0	0	0	390	0
2158	10007176	Rst 06 Option #15908, 48"" Forks	40	404	3301	WATER PLANT	GENERAL	8/2/2006	39	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0
2159	10007177	Rst 06 Option #2250X, Strobe Light	40	404	3301	WATER PLANT	GENERAL	8/2/2006	213	0	0	0	0	0	0	0	0	0	0	0	0	0	213	0
2160	10007178	It-Neptune Ut Handheld Mtr Read Units W/	30	308	1302	UTILITY BILLING	GENERAL	11/10/2006	7,000	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	0
2161	10007179	It-Neptune, Dap, Rf Receiver For Ce5320X	30	308	1302	UTILITY BILLING	GENERAL	11/10/2006	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0
2162	10007180	It-Neptune, Dap Ce5320X Equinox On-Site	30	308	1302	UTILITY BILLING	GENERAL	11/14/2006	2,800	0	0	0	0	0	0	0	0	0	0	0	0	0	2,800	0
2163	10007181	It-Neptune, Dap Universal Cradle For Ce5	30	308	1302	UTILITY BILLING	GENERAL	11/10/2006	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	1,050	0
2164	10007182	It-Neptune, Advantage Ii Cordless Readin	30	308	1302	UTILITY BILLING	GENERAL	11/10/2006	1,996	0	0	0	0	0	0	0	0	0	0	0	0	0	1,996	0
2165	10007183	It-Neptune Ut Handheld Mtr Read Unit Sof	30	308	1302	UTILITY BILLING	GENERAL	10/23/2007	5,475	0	0	0	0	0	0	0	0	0	0	0	0	0	5,475	0
2166	10007184	It-Neptune Ut Handheld Mtr Read Unit Sof	30	308	1302	UTILITY BILLING	GENERAL	10/23/2007	5,475	0	0	0	0	0	0	0	0	0	0	0	0	0	5,475	0
2167	10007185	It-Neptune Ut Handheld Mtr Read Unit Sof	30	308	1302	UTILITY BILLING	GENERAL	10/23/2007	5,475	0	0	0	0	0	0	0	0	0	0	0	0	0	5,475	0
2168	10007214	Vise Plate For Right Rear Of Serv Body-D	40	404	3301	WATER PLANT	GENERAL	8/8/2007	150	0	0	0	0	0	0	0	0	0	0	0	0	0	150	0
2169	10007215	Trailer Towing Package	40	404	3301	WATER PLANT	GENERAL	8/8/2007	680	0	0	0	0	0	0	0	0	0	0	0	0	0	680	0
2170	10007216	Backup Alarm	30	309	3301	WATER PLANT	GENERAL	8/8/2007	105	0	0	0	0	0	0	0	0	0	0	0	0	0	105	0
2171	10007217	Electric Brake Controller	30	309	3301	WATER PLANT	GENERAL	8/8/2007	460	0	0	0	0	0	0	0	0	0	0	0	0	0	460	0
2172	10007218	Spray On Bed Liner For Service Body And	40	404	3301	WATER PLANT	GENERAL	8/8/2007	945	0	0	0	0	0	0	0	0	0	0	0	0	0	945	0
2173	10007219	Standard Wide Service Body For Single Wh	40	404	3301	WATER PLANT	GENERAL	8/8/2007	4,900	0	0	0	0	0	0	0	0	0	0	0	0	0	4,900	0
2174	10007322	It-Scada System For W-Ww-Base Asset	20	208	3301	WATER PLANT	W Treatment	1/1/1970	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
2175	10007323	It-Scada System-Ethernet	20	208	3301	WATER PLANT	W Treatment	6/19/2007	717	0	717	0	0	0	0	0	0	0	0	0	0	0	0	0
2176	10007324	It-Scada System-Engineering Services	20	208	3301	WATER PLANT	W Treatment	4/14/2007	17,800	0	17,800	0	0	0	0	0	0	0	0	0	0	0	0	0
2177	10007325	It-Scada System-Engineering Services	20	208	3301	WATER PLANT	W Treatment	6/9/2007	3,559	0	3,559	0	0	0	0	0	0	0	0	0	0	0	0	0
2178	10007326	It Scada System Upgrade	20	208	3301	WATER PLANT	W Treatment	9/30/2007	125,724	0	125,724	0	0	0	0	0	0	0	0	0	0	0	0	0
2179	10007327	It-Scada Telemetry - Master Radio(Under	30	308	3301	WATER PLANT	W Treatment	8/22/2005	5,860	0	5,860	0	0	0	0	0	0	0	0	0	0	0	0	0
2180	10007328	It Scada System Upgrade For New Plant	30	308	3301	WATER PLANT	W Treatment	6/3/2008	522,599	0	522,599	0	0	0	0	0	0	0	0	0	0	0	0	0
2181	10007329	It-Scada System-Engineering Services	20	208	3301	WATER PLANT	W Treatment	9/30/2007	17,776	0	17,776	0	0	0	0	0	0	0	0	0	0	0	0	0
2182	10007330	Scada System Upgrade*Y2K	20	209	3501	WASTERWATER PLANT	WW Treatment	2/25/2000	51,667	0	0	0	0	0	0	51,667	0	0	0	0	0	0	0	0
2183	10007331	Scada System Upgrade*Y2K	20	208	3301	WATER PLANT	W Treatment	2/25/2000	51,667	0	51,667	0	0	0	0	0	0	0	0	0	0	0	0	0
2184	10007332	Ww Force Main Tymber Creek	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/31/2006	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
2185	10007333	Ww Force Main Tymber Creek Geotechnical	20	209	3502	WW COLLECTION AND REUSE	GENERAL	10/31/2006	2,302	0	0	0	0	0	0	0	0	0	0	0	0	0	2,302	0
2186	10007334	Ww Force Main Tymber Creek Geotechnical	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2006	688	0	0	0	0	0	0	0	0	0	0	0	0	0	688	0
2187	10007335	Ww Force Main Tymber Ck-Fl Contract-4 In	20	209	3502	WW COLLECTION AND REUSE	WW T&C	2/22/2008	287,056	0	0	0	0	0	0	0	114,560	172,496	0	0	0	0	0	0
2188	10007336	Ww Force Main Tymber Ck-Eng-Qhampton-3 I	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/17/2008	17,680	0	0	0	0	0	0	0	7,056	10,624	0	0	0	0	0	0
2189	10007337	Ww Force Main Tymber Ck-Eng-Nodarse-3 In	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/30/2007	1,125	0	0	0	0	0	0	0	449	676	0	0	0	0	0	0
2190	10007338	Ww Force Main Tymber Ck-Const-Flentret 2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2007	108,063	0	0	0	0	0	0	0	43,126	64,937	0	0	0	0	0	0
2191	10007339	Ww Force Main Tymber Ck-Engineering Malt	20	209	3502	WW COLLECTION AND REUSE	GENERAL	4/5/2007	21,086	0	0	0	0	0	0	0	0	0	0	0	0	0	21,086	0
2192	10007340	Ww Wastewater Collection Lines -Base Ass	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/1/1950	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2193	10007341	Ww Us 1 Ww Collection Lines	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/4/2007	8,602	0	0	0	0	0	0	0	3,433	5,169	0	0	0	0	0	0
2194	10007342	Wtr Main Hand Ave & Us 1 Relocation	20	208	3302	WATER DISTRIBUTION	W T&D	9/6/2007	24,975	0	0	7,402	17,573	0	0	0	0	0	0	0	0	0	0	0
2195	10007343	Land Public Utilities - Deposit - 501 N	70	701	3501	WASTERWATER PLANT	WW Treatment	6/1/2007	5,000	0	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0
2196	10007344	Land Public Utilities - Vacant - 501 N O	70	701	3501	WASTERWATER PLANT	WW Treatment	9/11/2007	293,133	0	0	0	0	0	0	293,133	0	0	0	0	0	0	0	0
2197	10007345	Land Public Utilities - Velic Appraisal	70	701	3501	WASTERWATER PLANT	WW Treatment	9/28/2007	625	0	0	0	0	0	0	625	0	0	0	0	0	0	0	0
2198	10007346	Land Public Utilities - Advalorem Prop T	70	701	3501	WASTERWATER PLANT	WW Treatment	9/22/2007	4,052	0	0	0	0	0	0	4,052	0	0	0	0	0	0	0	0
2199	10007347	Land Public Utilities - Velic Appraisal	70	701	3501	WASTERWATER PLANT	WW Treatment	6/22/2007	1,800	0	0	0	0	0	0	1,800	0	0	0	0	0	0	0	0
2200	10007348	Well 1 Division Well Field - #7 - #21 Di	20	208	3301	WATER PLANT	W SUPPLY	1/1/1990	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2201	10007349	Well #13 & 15 - Division Ave - Rtu Repla	20	208	3301	WATER PLANT	W SUPPLY	5/7/2007	3,850	3,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2202	10007350	Well #8, 9, 10, 11 - Division Ave-Rtu Re	20	208	3301	WATER PLANT	W SUPPLY	5/7/2007	3,850	3,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2203	10007351	Submersible Pump Replacement For Well #1	30	305	3301	WATER PLANT	W SUPPLY	11/30/2000	1,461	1,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2204	10007352	Well #18 Jefferson St	20	208	3301	WATER PLANT	W SUPPLY	11/30/2000	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2205	10007353	Propeller Meter Assy/5	30	309	3301	WATER PLANT	W Treatment	8/25/2000	5,723	0	5,723	0	0	0	0	0	0	0	0	0	0	0	0	0
2206	10007354	Wellfield Rehab	20	208	3301	WATER PLANT	W SUPPLY	9/12/2000	2,340	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2207	10007355	Data Collection & Well Design	20	208	3301	WATER PLANT	W SUPPLY	3/2/2001	26,548	26,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2208	10007356	Eng Services	20	208	3301	WATER PLANT	GENERAL	1/31/2001	35,794	0	0	0	0	0	0	0	0	0	0	0	0	0	35,794	0
2209	10007357	Pmt #6 Final	20	208	3301	WATER PLANT	GENERAL	1/31/2001	1,622	0	0	0	0	0	0	0	0	0	0	0	0	0	1,622	0
2210	10007358	Legal Ad	20	208	3301	WATER PLANT	GENERAL	4/15/2001	92	0	0	0	0	0	0	0	0	0	0	0	0	0	92	0
2211	10007359	Permit Fees	20	208	3301	WATER PLANT	GENERAL	8/6/2001	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
2212	10007360	Prof Services	20	208	3301	WATER PLANT	GENERAL	9/28/2001	8,863	0	0	0	0	0	0	0	0	0	0	0	0	0	8,863	0
2213	10007361	Admin/Inspectin Fees	20	208	3301	WATER PLANT	GENERAL	10/16/2001	1,226	0	0	0	0	0	0	0	0	0	0	0	0	0	1,226	0
2214	10007362	Density Test	20	208	3301	WATER PLANT	GENERAL	10/31/2001	122	0	0	0	0	0	0	0	0	0	0	0	0	0	122	0
2215	10007363	Pmt #1	20	208	3301	WATER PLANT	GENERAL	10/15/2001	4,431	0	0	0	0	0	0	0	0	0	0	0	0	0	4,431	0
2216	10007364	Well 13&15 Pmt 1	20	208	3301	WATER PLANT	W SUPPLY	10/15/2001	4,431	4,431	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2217	10007365	Well 13 & 15 Pmt #2	20	208	3301	WATER PLANT	W SUPPLY	11/15/2001	31,045	31,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2218	10007366	Payment #2 (Diff Dept)	20	208	3301	WATER PLANT	GENERAL	11/15/2001	31,045	0	0	0	0	0	0	0	0	0	0	0	0	0	31,045	0
2219	10007367	Prof Services	20	208	3301	WATER PLANT	GENERAL	12/7/2001	10,410	0	0	0	0	0	0	0	0	0	0	0	0	0	10,410	0
2220	10007368	Well 13 & 15 Pmt #3	20	208	3301	WATER PLANT	W SUPPLY	12/15/2001	41,650	41,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2221	10007369	Well 13 & 15 Pmt #3(Diff Dept)	20	208	3301	WATER PLANT	W SUPPLY	12/15/2001	41,650	41,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2222	10007370	Engin. Services	20	208	3301	WATER PLANT	GENERAL	1/15/2002	100,035	0	0	0	0	0	0	0	0	0	0	0	0	0	100,035	0
2223	10007371	Eng. Services	20	208	3301	WATER PLANT	GENERAL	4/8/2002	4,082	0	0	0	0	0	0	0	0	0	0	0	0	0	4,082	0
2224	10007372	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	11/5/2003	1,753	1,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2225	10007373	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	1/27/2004	4,600	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2226	10007374	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	4/6/2004	4,003	4,003	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2227	10007375	Construction Services For Division Ave W	20	208	3301	WATER PLANT	W SUPPLY	5/12/2004	76,708	76,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2228	10007376	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	5/19/2004	3,221	3,221	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2229	10007377	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	6/15/2004	7,662	7,662	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2230	10007378	Construction Services For Division Ave W	20	208	3301	WATER PLANT	W SUPPLY	6/21/2004	68,100	68,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2231	10007379	Well Division Ave Construction	20	208	3301	WATER PLANT	W SUPPLY	6/24/2004	9,534	9,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2232	10007380	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	7/7/2004	6,921	6,921	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2233	10007381	Construction Services For Division Ave W	20	208	3301	WATER PLANT	W SUPPLY	7/7/2004	82,000	82,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2234	10007382	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	8/18/2004	1,601	1,601	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2235	10007383	Construction Services For Division Ave W	20	208	3301	WATER PLANT	W SUPPLY	8/19/2004	38,092	38,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2236	10007384	Division Ave Wellfield Rehab, 12A & 21A	20	208	3301	WATER PLANT	W SUPPLY	8/30/2004	208	208	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2237	10007385	Division Ave Wellfield Rehab, 12A & 21A	20	208	3301	WATER PLANT	W SUPPLY	8/26/2004	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2238	10007386	Division Ave Wellfield Rehab, 12A & 21A	20	208	3301	WATER PLANT	W SUPPLY	8/26/2004	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2239	10007387	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	8/10/2004	3,382	3,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2240	10007388	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	9/10/2004	801	801	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2241	10007389	(1) 10 Hp 230V Model 1505100-5 6"" Motor	20	208	3301	WATER PLANT	GENERAL	6/9/2006	2,253	0	0	0	0	0	0	0	0	0	0	0	0	0	2,253	0
2242	10007390	Division Avenue Wellfield Rehabilitation	20	208	3301	WATER PLANT	W SUPPLY	10/25/2004	320	320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2243	10007391	Utility Easement Mary Eliza Schmidt	70	701	3301	WATER PLANT	GENERAL	11/17/2003	4,064	0	0	0	0	0	0	0	0	0	0	0	0	0	4,064	0
2244	10007392	Legal Ad Public Notice	20	208	3301	WATER PLANT	GENERAL	9/28/2003	107	0	0	0	0	0	0	0	0	0	0	0	0	0	107	0
2245	10007393	Eng. Services	20	208	3301	WATER PLANT	GENERAL	9/30/2003	1,993	0	0	0	0	0	0	0	0	0	0	0	0	0	1,993	0
2246	10007394	Utility Easement Survey*Old Kings Rd	70	701	3301	WATER PLANT	W T&D	7/14/2003	200	0	0	59	141	0	0	0	0	0	0	0	0	0	0	0
2247	10007395	Eng. Services	20	208	3301	WATER PLANT	GENERAL	6/4/2003	6,133	0	0	0	0	0	0	0	0	0	0	0	0	0	6,133	0
2248	10007396	Water Permit	20	208	3301	WATER PLANT	GENERAL	8/25/2003	500	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
2249	10007397	Generator Transfer Switch	30	302	3501	WASTERWATER PLANT	GENERAL	4/10/2003	4,870	0	0	0	0	0	0	0	0	0	0	0	0	0	4,870	0
2250	10007398	Prof Services	20	208	3301	WATER PLANT	GENERAL	1/31/2005	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0
2251	10007399	Well Field Division Ave	20	208	3301	WATER PLANT	W SUPPLY	1/31/2000	18,393	18,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2252	10007400	(1) 15Hp 230V Model 3855150-2 6"" Motor	20	208	3301	WATER PLANT	GENERAL	5/10/2006	2,912	0	0	0	0	0	0	0	0	0	0	0	0	0	2,912	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2253	10007401	(3) 7 1/2 Hp 230V Model 150575-4 4"" Mot	20	208	3301	WATER PLANT	GENERAL	5/10/2006	5,584	0	0	0	0	0	0	0	0	0	0	0	0	0	5,584	0
2254	10007402	Abandon #3,4,5,7,18	20	208	3301	WATER PLANT	GENERAL	1/25/2006	16,672	0	0	0	0	0	0	0	0	0	0	0	0	0	16,672	0
2255	10007403	Abandon #3,4,5,7,18	20	208	3301	WATER PLANT	GENERAL	1/25/2006	4,737	0	0	0	0	0	0	0	0	0	0	0	0	0	4,737	0
2256	10007404	Wells-Division Ave Wellfield Rehab	20	208	3301	WATER PLANT	W SUPPLY	1/31/2000	18,393	18,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2257	10007405	Well 1 Division Well Field - Prop Taxes	70	701	3301	WATER PLANT	W SUPPLY	9/30/2003	1,133	1,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2258	10007406	Wells-Division Ave Wellfield Rehab-Multi	20	208	3301	WATER PLANT	W SUPPLY	8/14/2008	21,195	21,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2259	10007407	It-Work Orders-Utility Dist Only	30	308	4103	FLEET	OTHER	9/1/2007	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2260	10007408	It-Wo Utlty Dell Pwr Srvr-Maintainitproi	30	308	3301	WATER PLANT	GENERAL	9/13/2007	5,164	0	0	0	0	0	0	0	0	0	0	0	0	0	5,164	0
2261	10007412	Fuel St For Gen - Rebar For Tanks	10	105	3501	WASTERWATER PLANT	GENERAL	10/1/2007	341	0	0	0	0	0	0	0	0	0	0	0	0	0	341	0
2262	10007434	Well 1 St40 Well Field - #22 - #28 Divis	20	208	3301	WATER PLANT	W SUPPLY	1/1/1990	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2263	10007435	Well 1 Wtp Well Field - #1 - #6 Division	20	208	3301	WATER PLANT	W SUPPLY	1/1/1990	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2264	10007436	Pump Sta Riverview Pump Station-559 S Be	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1970	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2265	10007437	Pump Sta Melrose Reuse Station-401 N Bea	20	208	3302	WATER DISTRIBUTION	WW T&C	1/1/1990	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
2266	10007438	Pump Sta Granada Pump Station-1 N Beach	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1970	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
2267	10007439	Pump Sta Btw Irrig (Reuse) St-66 River C	20	208	3302	WATER DISTRIBUTION	WW T&C	1/1/2005	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2268	10007440	Tank-Ground Reuse Tank - 500 N Orchard S	20	209	3501	WASTERWATER PLANT	WW T&C	1/1/1996	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2269	10007441	Tank-Ground Water Tank - 100 Hunters Rdg	20	208	3301	WATER PLANT	GENERAL	1/1/1990	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2270	10007442	Tank-Bwt Ground Water Tank - 35 Breakawa	20	208	3301	WATER PLANT	GENERAL	1/1/1986	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2271	10007443	Tank-Bwt Elevated Water Tank - 35 Breaka	20	208	3301	WATER PLANT	GENERAL	1/1/1986	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2272	10007444	Tank-Bwt Ground Water Tank - 35 Breakawa	20	208	3301	WATER PLANT	GENERAL	1/1/1986	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2273	10007445	Tank-Water Tnk & Pump Sta-20 Standish	20	208	3301	WATER PLANT	GENERAL	1/1/1972	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2274	10007446	Interconnect - Ob/Ith - 1732 Ridge Ave	20	208	3301	WATER PLANT	GENERAL	1/1/1983	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2275	10007447	Interconnect - Ob/Db - 3000 N Atlantic A	20	208	3301	WATER PLANT	GENERAL	1/1/1986	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2276	10007448	Interconnect - Ob/Db - 664 S Nova Rd	20	208	3301	WATER PLANT	GENERAL	1/1/2000	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2277	10007449	Interconnect - Ob/Db - 425 Williamson Bl	20	208	3301	WATER PLANT	GENERAL	1/1/2007	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2278	10007450	Interconnect Ob/Db Finished Water (Res#	20	208	3302	WATER DISTRIBUTION	W T&D	7/27/2006	51,392	0	0	15,231	36,161	0	0	0	0	0	0	0	0	0	0	0
2279	10007451	Interconnect - Ob/Ith - 585 Calle Grande	20	208	3301	WATER PLANT	GENERAL	1/1/2007	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
2280	10007474	Gen Spectrum 50Dx60 Generator Portable*T	30	302	3501	WASTERWATER PLANT	GENERAL	11/18/1997	16,607	0	0	0	0	0	0	0	0	0	0	0	0	0	16,607	0
2281	10007478	Veh 08 Chevy Silverado	40	404	1302	UTILITY BILLING	GENERAL	3/25/2008	16,918	0	0	0	0	0	0	0	0	0	0	0	0	0	16,918	0
2282	10007486	Egp 71 Allis Chal 2800 Water Pump (Stand	20	208	3302	WATER DISTRIBUTION	W T&D	6/1/1971	25,000	0	0	7,409	17,591	0	0	0	0	0	0	0	0	0	0	0
2283	10007487	Gen 89 Marathon 431Rsl2006 Generator	30	302	7201	LEISURE SERVICES	OTHER	3/14/1989	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000
2284	10007488	Gen 84 Cat 340B Generator	30	302	3301	WATER PLANT	GENERAL	1/1/1984	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	0
2285	10007490	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2286	10007491	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2287	10007492	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2288	10007493	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2289	10007494	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2290	10007495	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2291	10007496	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	25,857	0	0	0	0	0	0	0	10,319	15,538	0	0	0	0	0	0
2292	10007497	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	38,287	0	0	0	0	0	0	0	15,280	23,007	0	0	0	0	0	0
2293	10007498	Gen 06 Baldor 65 Kw Generator	30	302	3502	WW COLLECTION AND REUSE	WW T&C	8/24/2006	38,287	0	0	0	0	0	0	0	15,280	23,007	0	0	0	0	0	0
2294	10007527	Lift Sta 7M1 - 1417L Oak Forest Drive	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2295	10007528	Lift Sta Wwwtp - 550 N Orchard St	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2296	10007529	Lift Sta Homac - 12 Southland Road	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2297	10007530	Lift Sta Mac - 1530 N Us 1 Hwy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2298	10007531	Lift Sta 2M - 173 S Beach St	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2299	10007532	Lift Sta Bc - 17 Bear Creek Path	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2300	10007533	Lift Sta Ib - 1899 N Us 1 Hwy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2301	10007534	Lift Sta Glf - 730 Airport Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2302	10007535	Lift Sta Pt - 18L Ocean Pines Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2303	10007536	Lift Sta Og - 9L Prairieview Ln	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2304	10007537	Lift Sta Sp - 33 Caladium Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2305	10007538	Lift Sta Sr - 5 Saddlers Run	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2306	10007539	Lift Sta Pws - 2100 Airport Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2307	10007540	Lift Sta Fq - 2300 Airport Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2308	10007541	Lift Sta Towne - 1482 W Granada Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2309	10007542	Lift Sta Cs - 2 Charleston Sq	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2310	10007543	Lift Sta Ayo - 600 Arroyo Pkwy	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2311	10007544	Lift Sta Lo - 717 Fleming Ave	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2312	10007545	Lift Sta Cam - 436 S Nova Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2313	10007546	Lift Sta So - 512L Sandy Oaks Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2314	10007547	Lift Sta Sl - 500 Shadow Lakes Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1970	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2315	10007548	Lift Sta 11M - 25 Stonehaven Trl	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1974	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2316	10007549	Lift Sta 10M - 150Timberline Trl	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1976	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2317	10007550	Lift Sta 9M - 391 Main Trl	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1976	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2318	10007551	Lift Sta 13M - 8L Twleve Oaks Trl	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1978	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2319	10007552	Lift Sta 8M3 - 103 River Bluff Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1976	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2320	10007553	Lift Sta 8M2 - 301 River Bluff Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1977	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2321	10007554	Lift Sta 8M1 - 83 N Saint Andrews Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1971	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2322	10007555	Lift Sta Ol1 - 51 Ormond Lakes Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1993	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2323	10007556	Lift Sta Ol2 - 90 Ormond Lakes Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1997	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2324	10007557	Lift Sta Ab1 - 5 Bluewater Lake Dr	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1996	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2325	10007558	Lift Sta Ab4 - 17 Cypress Grove Ln	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1997	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2326	10007559	Lift Sta Wm - 1531 W Granada Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1994	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2327	10007560	Lift Sta Hb - 211 Booth Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1993	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2328	10007561	Lift Sta Ab3 - 263 Blue Heron Lake Cir	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2000	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2329	10007562	Lift Sta Ab2 - 39 Beaver Lake Cir	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1999	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2330	10007563	Lift Sta Rbp - 775 Airport Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1990	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2331	10007564	Lift Sta Crn - 550 Williamson Blvd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2000	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2332	10007565	Lift Sta Obsc1 - 700 Hull Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2333	10007566	Lift Sta Obma1 - 770 Airport Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/1996	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2334	10007567	Lift Sta Obsc2 - 700 Hull Rd	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/1/2007	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2335	10007568	Lift Sta Obsc2 - Construction Halifax Pa	20	208	3502	WW COLLECTION AND REUSE	WW T&C	10/31/2007	37,538	0	0	0	0	0	0	0	14,981	22,557	0	0	0	0	0	0
2336	10007569	Lift Sta Obsc2 - Atlantic Electra	20	208	3502	WW COLLECTION AND REUSE	WW T&C	8/29/2007	2,954	0	0	0	0	0	0	0	1,179	1,775	0	0	0	0	0	0
2337	10007570	Force Main Lift Station	20	209	7201	LEISURE SERVICES	WW TRANSMISSION	2/5/1998	4,370	0	0	0	0	0	0	0	4,370	0	0	0	0	0	0	0
2338	10007571	It-Computer Hardware For Gis System	30	308	3301	WATER PLANT	General	8/30/2004	6,946	0	0	0	0	0	0	0	0	0	0	0	0	0	6,946	0
2339	10007572	Egp Surface (River)Water Flow Meter	30	309	3301	WATER PLANT	General	1/17/2002	1,250	0	0	0	0	0	0	0	0	0	0	0	0	0	1,250	0
2340	10007573	Ww Effluent Reuse Storage / Pumping Faci	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/30/2008	99,233	0	0	0	0	0	0	0	39,602	59,631	0	0	0	0	0	0
2341	10007574	Ww Effluent Reuse Storage / Pumping Faci	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/30/2008	1,951,205	0	0	0	0	0	0	0	778,696	1,172,510	0	0	0	0	0	0
2342	10007575	Effluent Storage-Eng-Unv Engineer-5 Invo	20	209	3502	WW COLLECTION AND REUSE	General	6/30/2008	8,181	0	0	0	0	0	0	0	0	0	0	0	0	0	8,181	0
2343	10007576	Effluent Storage-Eng-Q Hampton-7 Invoice	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/18/2008	78,465	0	0	0	0	0	0	0	31,314	47,151	0	0	0	0	0	0
2344	10007577	Effluent Storage-Eng-Q Hampton-Multiinv	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2007	144,052	0	0	0	0	0	0	0	57,489	86,563	0	0	0	0	0	0
2345	10007578	Pump Sta Nova Road & N Us 1 - 876 N Us 1	20	208	3302	WATER DISTRIBUTION	W T&D	1/2/2008	14,848	0	0	4,400	10,448	0	0	0	0	0	0	0	0	0	0	0
2346	10007579	Pump Sta Nova Road & N Us 1 - N Us 1 Hwy	20	208	3302	WATER DISTRIBUTION	W T&D	7/31/2008	168,621	0	0	49,973	118,649	0	0	0	0	0	0	0	0	0	0	0
2347	10007583	Ww Gravity Ww Pipeline Collection	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/11/2008	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2348	10007584	Ww Gravity Ww Pipeline Smoke Tests	20	209	3502	WW COLLECTION AND REUSE	General	4/30/2008	68,686	0	0	0	0	0	0	0	0	0	0	0	0	0	68,686	0
2349	10007585	Ww Gravity Ww Pipeline	20	209	3502	WW COLLECTION AND REUSE	WW T&C	1/4/2007	7,271	0	0	0	0	0	0	0	2,902	4,369	0	0	0	0	0	0
2350	10007603	Wtr Main Clyde Morris Blvd Relocation	20	208	3301	WATER PLANT	W T&D	9/30/2009	68,243	0	0	20,225	48,018	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2351	10007604	Wtr Main Clyde Morris Blvd Relocation	20	208	3302	WATER DISTRIBUTION	W T&D	2/29/2008	76,545	0	0	22,685	53,860	0	0	0	0	0	0	0	0	0	0	0
2352	10007606	Wtr Main Sterthaus Drive	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1990	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
2353	10007607	Wtr Main Sterthaus Dr (Reconstruction)	20	208	3302	WATER DISTRIBUTION	W T&D	2/5/2002	51,829	0	0	15,360	36,469	0	0	0	0	0	0	0	0	0	0	0	0
2354	10007608	Wtr Main Standish Dr	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1990	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
2355	10007609	Wtr Main Standish Water Permit	20	208	3302	WATER DISTRIBUTION	General	7/14/2003	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
2356	10007610	Wtr Main Coolidge	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1990	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
2357	10007611	Wtr Main Coolidge Water Permit	20	208	3302	WATER DISTRIBUTION	General	6/23/2003	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0
2358	10007612	Wtr Main Dormont / Ellicott	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1990	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
2359	10007613	Wtr Main Dormont / Ellicott Add'L Water	20	208	3302	WATER DISTRIBUTION	W T&D	8/15/2003	250	0	0	74	176	0	0	0	0	0	0	0	0	0	0	0	0
2360	10007614	Wtr Main Water Permit Dormont/Ellicott	20	208	3302	WATER DISTRIBUTION	General	7/17/2003	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
2361	10007615	Wtr Main Camellia	20	208	3302	WATER DISTRIBUTION	W T&D	1/1/1990	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
2362	10007616	Wtr Main 2"" Replacement For Camellia Dr	20	208	3302	WATER DISTRIBUTION	W T&D	4/5/2002	54,881	0	0	16,265	38,616	0	0	0	0	0	0	0	0	0	0	0	0
2363	10007617	Wtr Main 2"" Meter Replacement Camelia D	20	208	3302	WATER DISTRIBUTION	W METERS	5/20/2002	18,040	0	0	0	0	18,040	0	0	0	0	0	0	0	0	0	0	0
2364	10007618	Ww Line Extension Tuscany Subdivision	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/14/2006	2,389	0	0	0	0	0	0	0	953	1,435	0	0	0	0	0	0	0
2365	10007619	Wtr Water System General Rehab-Unknown L	20	208	3301	WATER PLANT	W T&D	9/30/2007	413,950	0	0	122,679	291,272	0	0	0	0	0	0	0	0	0	0	0	0
2366	10007620	Wtr Water System Const Dist Lines-Multia	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2007	268,903	0	0	79,692	189,210	0	0	0	0	0	0	0	0	0	0	0	0
2367	10007621	Wtr Water System General Rehab - Fy 2006	20	208	3301	WATER PLANT	W T&D	9/30/2006	920,527	0	0	272,808	647,719	0	0	0	0	0	0	0	0	0	0	0	0
2368	10007624	It-Server-Power Edge 2650	30	308	1303	INFORMATION TECHNOLOGY	OTHER	9/18/2003	6,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,287
2369	10007625	It-Server-Power Edge 2650	30	308	1303	INFORMATION TECHNOLOGY	OTHER	9/12/2003	6,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,630
2370	10007626	It-Server-Power Edge 2650	30	308	1303	INFORMATION TECHNOLOGY	OTHER	4/29/2003	5,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,617
2371	10007627	It-Server-Power Edge 2650	30	308	1303	INFORMATION TECHNOLOGY	OTHER	4/1/2003	5,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,510
2372	10007628	It-Server-Power Edge 2650	30	308	1303	INFORMATION TECHNOLOGY	OTHER	12/13/2002	5,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,750
2373	10007634	Ww Force Main Obsc Road Extension	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/14/2007	66,983	0	0	0	0	0	0	0	26,732	40,251	0	0	0	0	0	0	0
2374	10007635	Ww Force Main Obsc Road Extension	20	209	3501	WASTERWATER PLANT	WW T&C	12/19/2007	5,017	0	0	0	0	0	0	0	2,002	3,015	0	0	0	0	0	0	0
2375	10007658	Meters 5 Invoices	20	208	3301	WATER PLANT	General	9/17/2008	26,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,007	0
2376	10007659	Lift Stations	20	209	3501	WASTERWATER PLANT	WW T&C	8/1/2008	26,959	0	0	0	0	0	0	0	10,759	16,200	0	0	0	0	0	0	0
2377	10007660	Supplemental Mix Zone/Studies	20	209	3501	WASTERWATER PLANT	OTHER	8/6/2008	3,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,349
2378	10007661	Cl 2 Tank	20	209	3301	WATER PLANT	W Treatment	7/31/2008	11,772	0	11,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2379	10007662	Influent Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/12/2008	7,181	0	0	0	0	0	0	0	2,866	4,315	0	0	0	0	0	0	0
2380	10007663	Us1 Forcemain Ext Ii	20	209	3501	WASTERWATER PLANT	WW T&C	8/23/2008	4,050	0	0	0	0	0	0	0	1,616	2,434	0	0	0	0	0	0	0
2381	10007664	Wwtp Expansion	20	209	3501	WASTERWATER PLANT	WW Treatment	9/17/2008	30,290	0	0	0	0	0	0	30,290	0	0	0	0	0	0	0	0	0
2382	10007665	Engineering Division Avenue	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2008	11,762	0	0	3,486	8,276	0	0	0	0	0	0	0	0	0	0	0	0
2383	10007666	Nursery Cleanup	20	210	3401	SOLID WASTE COLLECTION	OTHER	8/30/2008	9,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,475
2384	10007667	Wells-Division Ave Wellfield Rehab-Multi	20	208	3301	WATER PLANT	W SUPPLY	8/14/2008	11,762	11,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2385	10007678	Alcazar, Buena Vista, Seville Sw	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2010	19,940	0	0	5,909	14,031	0	0	0	0	0	0	0	0	0	0	0	0
2386	10007711	Hand Avenue Upgrade-Utilities	20	208	3301	WATER PLANT	W T&D	9/30/2009	29,205	0	0	8,655	20,550	0	0	0	0	0	0	0	0	0	0	0	0
2387	10007712	Hand Avenue Upgrade-Utilities	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2010	3,100	0	0	919	2,181	0	0	0	0	0	0	0	0	0	0	0	0
2388	10007715	Hand Avenue Watermains	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2010	5,470	0	0	1,621	3,849	0	0	0	0	0	0	0	0	0	0	0	0
2389	10007717	Division Ave-Us1 To Beach	20	208	3301	WATER PLANT	W T&D	9/30/2009	209,012	0	0	61,943	147,069	0	0	0	0	0	0	0	0	0	0	0	0
2390	10007719	Division Us1 To Beach Watermain	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2010	21,790	0	0	6,458	15,332	0	0	0	0	0	0	0	0	0	0	0	0
2391	10007724	John Anderson Watermain	20	208	3301	WATER PLANT	W T&D	9/30/2010	3,360	0	0	996	2,364	0	0	0	0	0	0	0	0	0	0	0	0
2392	10007731	Truck	40	404	3302	WATER DISTRIBUTION	General	9/30/2009	58,447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58,447	0
2393	10007732	Gravity Sewer Pipeline	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2009	23,909	0	0	0	0	0	0	0	9,542	14,367	0	0	0	0	0	0	0
2394	10007733	Low Pressure Effl Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2009	53,195	0	0	0	0	0	0	0	21,229	31,966	0	0	0	0	0	0	0
2395	10007734	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2009	32,999	0	0	0	0	0	0	0	0	32,999	0	0	0	0	0	0	0
2396	10007735	Meters	20	208	3301	WATER PLANT	W METERS	9/30/2009	35,892	0	0	0	0	0	35,892	0	0	0	0	0	0	0	0	0	0
2397	10007736	Scada	20	208	3301	WATER PLANT	W T&D	9/30/2009	61,530	0	0	18,235	43,295	0	0	0	0	0	0	0	0	0	0	0	0
2398	10007737	Wellfield Replacement	20	208	3301	WATER PLANT	W SUPPLY	9/30/2009	2,822	2,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2399	10007738	Pump Station Replacement	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2009	605,670	0	0	0	0	0	0	0	241,713	363,956	0	0	0	0	0	0	0
2400	10007739	Wwp Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2009	14,025	0	0	0	0	0	0	14,025	0	0	0	0	0	0	0	0	0
2401	10007740	Cross Connections	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2009	22,750	0	0	6,742	16,008	0	0	0	0	0	0	0	0	0	0	0	0
2402	10007741	General Facility Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2009	132,895	0	0	0	0	0	0	132,895	0	0	0	0	0	0	0	0	0
2403	10007742	General Facility Upgrades Wtp	20	208	3301	WATER PLANT	W Treatment	9/30/2009	11,480	0	11,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2404	10007743	Leak Detection System	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2009	58,561	0	0	17,355	41,206	0	0	0	0	0	0	0	0	0	0	0	0
2405	10007744	Wtp Electrical Feed	20	208	3301	WATER PLANT	W Treatment	9/30/2009	96,100	0	96,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2406	10007745	Wtp Expansion	20	208	3301	WATER PLANT	W Treatment	9/30/2009	11,060	0	11,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2407	10007746	Rima Ridge Wells	20	208	3301	WATER PLANT	W SUPPLY	9/30/2009	22,690	22,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2408	10007747	Potable Water Booster	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2009	8,831	0	0	2,617	6,214	0	0	0	0	0	0	0	0	0	0	0	0
2409	10007748	High Service Pump Vfd	20	208	3301	WATER PLANT	W T&D	9/30/2009	54,186	0	0	16,058	38,127	0	0	0	0	0	0	0	0	0	0	0	0
2410	10007749	Airport Road Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2009	211,188	0	0	0	0	0	0	0	84,282	126,906	0	0	0	0	0	0	0
2411	10007750	N Us1 Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2009	957,828	0	0	0	0	0	0	0	382,254	575,574	0	0	0	0	0	0	0
2412	10007751	Ww Plant Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2009	2,291,727	0	0	0	0	0	0	2,291,727	0	0	0	0	0	0	0	0	0
2413	10007752	Reuse Storage Pumping Station	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2009	1,031,502	0	0	0	0	0	0	0	411,656	619,845	0	0	0	0	0	0	0
2414	10007753	Distribution System	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2009	22,029	0	0	6,529	15,501	0	0	0	0	0	0	0	0	0	0	0	0
2415	10007754	Wellfield Replacement	20	208	3302	WATER DISTRIBUTION	W SUPPLY	9/30/2009	504,880	504,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2416	10007755	Wwtp Expansion	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2009	868,725	0	0	0	0	0	0	868,725	0	0	0	0	0	0	0	0	0
2417	10007759	Pump	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2009	7,214	0	0	0	0	0	0	0	2,879	4,335	0	0	0	0	0	0	0
2418	10007762	Above Ground Storage	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2009	7,586	0	0	0	0	0	0	7,586	0	0	0	0	0	0	0	0	0
2419	10007783	Sunshine Blvd Improvements	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2010	77,250	0	0	22,894	54,356	0	0	0	0	0	0	0	0	0	0	0	0
2420	10007814	Utility Relocation	20	208	3301	WATER PLANT	W T&D	9/30/2010	11,000	0	0	3,260	7,740	0	0	0	0	0	0	0	0	0	0	0	0
2421	10007815	Gravity Sewer Pipeline	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2010	10,636	0	0	0	0	0	0	0	4,245	6,391	0	0	0	0	0	0	0
2422	10007816	Low Pressure Effluent Pump Replacement	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2010	45,296	0	0	0	0	0	0	0	18,077	27,219	0	0	0	0	0	0	0
2423	10007817	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2010	29,993	0	0	0	0	0	0	0	0	29,993	0	0	0	0	0	0	0
2424	10007818	Meters	20	208	3301	WATER PLANT	W METERS	9/30/2010	79,164	0	0	0	0	0	79,164	0	0	0	0	0	0	0	0	0	0
2425	10007819	Pump Station	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2010	301,272	0	0	0	0	0	0	0	120,233	181,039	0	0	0	0	0	0	0
2426	10007820	High Service Pumps	20	208	3301	WATER PLANT	W T&D	9/30/2010	16,667	0	0	4,939	11,728	0	0	0	0	0	0	0	0	0	0	0	0
2427	10007821	Cross Connection Control	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2010	54,600	0	0	16,181	38,419	0	0	0	0	0	0	0	0	0	0	0	0
2428	10007822	Wwtp Plant Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2010	181,924	0	0	0	0	0	0	181,924	0	0	0	0	0	0	0	0	0
2429	10007823	Wtp Upgrades	20	208	3301	WATER PLANT	W T&D	9/30/2010	62,176	0	0	18,426	43,749	0	0	0	0	0	0	0	0	0	0	0	0
2430	10007824	Lime Softening Facility Upgrades	20	208	3301	WATER PLANT	W T&D	9/30/2010	14,484	0	0	4,292	10,192	0	0	0	0	0	0	0	0	0	0	0	0
2431	10007825	Water Plant Well Rehab	20	208	3301	WATER PLANT	W SUPPLY	9/30/2010	26,607	26,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2432	10007826	Wilmette Forcemain	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2010	54,410	0	0	0	0	0	0	0	21,714	32,696	0	0	0	0	0	0	0
2433	10007827	A/C	10	103	3501	WASTERWATER PLANT	WW Treatment	9/30/2010	9,240	0	0	0	0	0	0	9,240	0	0	0	0	0	0	0	0	0
2434	10007828	Pump Replacement	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2010	15,466	0	0	0	0	0	0	0	6,172	9,294	0	0	0	0	0	0	0
2435	10007829	Wtp System Upgrades	20	208	3301	WATER PLANT	W Treatment	9/30/2010	57,855	0	57,855	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2436	10007830	Hydrant Replacement	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	9/30/2010	5,800	0	0	0	0	5,800	0	0	0	0	0	0	0	0	0	0	0
2437	10007831	Utility Relocate Sr40/Us1	20	208	3301	WATER PLANT	W T&D	9/30/2010	242,328	0	0	71,816	170,511	0	0	0	0	0	0	0	0	0	0	0	0
2438	10007832	Computer Equipment	30	308	1302	UTILITY BILLING	GENERAL	9/30/2010	12,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,125	0
2439	10007833	Rima Ridge	20	208	3301	WATER PLANT	W SUPPLY	9/30/2010	215,646	215,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2440	10007834	High Service Pump	20	208	3301	WATER PLANT	W Treatment	9/30/2010	273,006	0	273,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2441	10007835	Airport Road Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2010	134,506	0	0	0	0	0	0	0	53,679	80,827	0	0	0	0	0	0	0
2442	10007836	Us1 Forcemain Phase Ii	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2010	29,393	0	0	0	0	0	0	0	11,730	17,663	0	0	0	0	0	0	0
2443	10007837	Wwtp Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2010	1,832,089	0	0	0	0	0	0	1,832,089	0	0	0	0	0	0	0	0	0
2444	10007838	Wwtp Rehab-Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2010	175,179	0	0	0	0	0	0	175,179	0	0	0	0	0	0	0	0	0
2445	10007839	Wwtp Rehab-Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2009	41,196	0	0	0	0	0	0	41,196	0	0	0	0	0	0	0	0	0
2446	10007840	Distribution Systems	20	208	3301	WATER PLANT	W T&D	9/30/2010	5,856	0	0	1,735	4,120	0	0	0	0	0	0	0	0	0	0	0	0
2447	10007841	Wellfield Replacement	20	208	3302	WATER DISTRIBUTION	W SUPPLY	9/30/2010	6,575	6,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2448	10007842	Wwtp Expansion	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2010	268,390	0	0	0	0	0	0	268,390	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2449	10007843	Wwtp Expansion-Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2010	118,410	0	0	0	0	0	0	118,410	0	0	0	0	0	0	0	0
2450	10007846	Ormond Shores Storm Drain	20	208	3302	WATER DISTRIBUTION	OTHER	9/30/2010	10,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,175
2451	10007938	Chevy Colorado	40	404	1302	UTILITY BILLING	GENERAL	9/30/2011	13,812	0	0	0	0	0	0	0	0	0	0	0	0	0	13,812	0
2452	10007939	Chevy Colorado	40	404	3501	WASTERWATER PLANT	GENERAL	9/30/2011	20,527	0	0	0	0	0	0	0	0	0	0	0	0	0	20,527	0
2453	10007941	Chevy Colorado	40	404	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2011	23,079	0	0	0	0	0	0	0	0	0	0	0	0	0	23,079	0
2454	10007943	Alcazar, Buena Vista, Seville	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2011	166,628	0	0	49,382	117,246	0	0	0	0	0	0	0	0	0	0	0
2455	10007944	Gravity Sewer Pipeline	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2011	199,595	0	0	0	0	0	0	0	79,655	119,940	0	0	0	0	0	0
2456	10007945	Low Press Effluent Pump Replacement	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2011	43,480	0	0	0	0	0	0	0	17,352	26,128	0	0	0	0	0	0
2457	10007946	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2011	36,810	0	0	0	0	0	0	0	0	36,810	0	0	0	0	0	0
2458	10007947	Residential Meter Replacement	20	208	3301	WATER PLANT	W METTERS	9/30/2011	85,692	0	0	0	0	0	85,692	0	0	0	0	0	0	0	0	0
2459	10007948	Utility Relocate - Tymber Creek Widening	20	208	3301	WATER PLANT	W T&D	9/30/2011	6,198	0	0	1,837	4,361	0	0	0	0	0	0	0	0	0	0	0
2460	10007949	High Service Pumps - Replacements	20	208	3301	WATER PLANT	W Treatment	9/30/2011	21,280	0	21,280	0	0	0	0	0	0	0	0	0	0	0	0	0
2461	10007950	Roll Off Filter Dumpster	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2011	33,130	0	0	0	0	0	0	0	0	0	0	0	0	0	33,130	0
2462	10007951	Utility Relocate - Tymber Creek Widening	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2011	359	0	0	106	253	0	0	0	0	0	0	0	0	0	0	0
2463	10007952	Water Plant Well Rehab Program	20	208	3301	WATER PLANT	W SUPPLY	9/30/2011	70,278	70,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2464	10007953	Hydrant Replacement	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	9/30/2011	265,842	0	0	0	0	265,842	0	0	0	0	0	0	0	0	0	0
2465	10007954	2 Inch Main Replacement	20	208	3301	WATER PLANT	W T&D	9/30/2011	18,330	0	0	5,432	12,898	0	0	0	0	0	0	0	0	0	0	0
2466	10007955	General Facility Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2011	79,929	0	0	0	0	0	0	79,929	0	0	0	0	0	0	0	0
2467	10007956	General Facility Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2011	121,828	0	0	0	0	0	0	121,828	0	0	0	0	0	0	0	0
2468	10007957	Airport Road Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2011	726	0	0	0	0	0	0	0	290	436	0	0	0	0	0	0
2469	10007958	N Us1 Forcemain Phase Ii (Srf)	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2011	41,082	0	0	0	0	0	0	0	16,395	24,687	0	0	0	0	0	0
2470	10007959	Coolidge Ave Stormwater	20	208	3302	WATER DISTRIBUTION	OTHER	9/30/2011	243,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	243,103
2471	10007960	Hand Ave Collector Rd Upgrade	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2011	195	0	0	58	137	0	0	0	0	0	0	0	0	0	0	0
2472	10007961	Rima Ridge Well	20	208	3301	WATER PLANT	W SUPPLY	9/30/2011	1,059,078	1,059,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2473	10007962	Distribution System	20	208	3301	WATER PLANT	W T&D	9/30/2011	321,992	0	0	95,426	226,566	0	0	0	0	0	0	0	0	0	0	0
2474	10007963	2008 Lift Station	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2011	275,015	0	0	0	0	0	0	0	109,754	165,261	0	0	0	0	0	0
2475	10007964	Airport Road Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2011	80,889	0	0	0	0	0	0	0	32,281	48,607	0	0	0	0	0	0
2476	10007965	N Us1 Forcemain Phase Ii (Srf)	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2011	187,264	0	0	0	0	0	0	0	74,734	112,530	0	0	0	0	0	0
2477	10007966	Ww Plant Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2011	57,070	0	0	0	0	0	0	57,070	0	0	0	0	0	0	0	0
2478	10007967	Wwtp Expansion	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2011	9,754,678	0	0	0	0	0	0	9,754,678	0	0	0	0	0	0	0	0
2479	10007968	Sw Transfer Facility Lift Station	20	210	3401	SOLID WASTE COLLECTION	WW TRANSMISSION	9/30/2011	17,046	0	0	0	0	0	0	0	17,046	0	0	0	0	0	0	0
2480	10007970	Donated Easements Res. 2010-190, 2010-1	60	601	3502	WW COLLECTION AND REUSE	OTHER	9/30/2011	68,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68,743
2481	10007990	Watermain Improvements	20	208	3301	WATER PLANT	W T&D	9/30/2012	41,222	0	0	12,217	29,005	0	0	0	0	0	0	0	0	0	0	0
2482	10008045	2012 Chevy Colorado	40	404	3501	WASTERWATER PLANT	GENERAL	9/30/2012	16,943	0	0	0	0	0	0	0	0	0	0	0	0	0	16,943	0
2483	10008046	2012 Ford Transit	40	401	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2012	18,353	0	0	0	0	0	0	0	0	0	0	0	0	0	18,353	0
2484	10008047	Meters	20	208	1302	UTILITY BILLING	W METERS	9/30/2012	99,275	0	0	0	0	0	99,275	0	0	0	0	0	0	0	0	0
2485	10008048	General Facilities Major Maintenance	20	208	3301	WATER PLANT	GENERAL	9/30/2012	64,183	0	0	0	0	0	0	0	0	0	0	0	0	0	64,183	0
2486	10008049	Water Plant Well Rehab	20	208	3301	WATER PLANT	W SUPPLY	9/30/2012	55,302	55,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2487	10008050	Concentrate Piping	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2012	11,430	0	0	0	0	0	0	11,430	0	0	0	0	0	0	0	0
2488	10008051	General Facilities Major Maintenance	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2012	129,867	0	0	0	0	0	0	129,867	0	0	0	0	0	0	0	0
2489	10008052	Sludge Conveyor	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2012	47,939	0	0	0	0	0	0	47,939	0	0	0	0	0	0	0	0
2490	10008053	Lift Stations	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2012	5,649	0	0	0	0	0	0	0	2,254	3,394	0	0	0	0	0	0
2491	10008054	Watermain Replacements	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2012	320,093	0	0	94,863	225,230	0	0	0	0	0	0	0	0	0	0	0
2492	10008055	Alcazar, Buena Vista	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2012	194,647	0	0	57,686	136,962	0	0	0	0	0	0	0	0	0	0	0
2493	10008056	Hydrant Replacements	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	9/30/2012	192,592	0	0	0	0	192,592	0	0	0	0	0	0	0	0	0	0
2494	10008057	North Halifax Paving	20	209	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2012	11,498	0	0	0	0	0	0	0	0	0	0	0	0	0	11,498	0
2495	10008058	Utility Relocates	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2012	8,854	0	0	0	0	0	0	0	3,533	5,321	0	0	0	0	0	0
2496	10008059	Sanitary Sewer Pipeline	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2012	46,531	0	0	0	0	0	0	0	18,570	27,961	0	0	0	0	0	0
2497	10008060	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2012	50,141	0	0	0	0	0	0	0	0	50,141	0	0	0	0	0	0
2498	10008061	Low Pressure Effluent	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2012	44,119	0	0	0	0	0	0	0	17,607	26,512	0	0	0	0	0	0
2499	10008062	Utility Relocatioin Tymber Creek	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2012	4,137	0	0	1,226	2,911	0	0	0	0	0	0	0	0	0	0	0
2500	10008063	Hand Ave	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2012	210,266	0	0	62,315	147,952	0	0	0	0	0	0	0	0	0	0	0
2501	10008064	Airport Road Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2012	3,285,029	0	0	0	0	0	0	0	1,311,004	1,974,025	0	0	0	0	0	0
2502	10008065	Wwtp Expansion	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2012	8,128,741	0	0	0	0	0	0	8,128,741	0	0	0	0	0	0	0	0
2503	10008066	Reclaimed Watermain	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2012	2,758,243	0	0	0	0	0	0	0	1,100,772	1,657,471	0	0	0	0	0	0
2504	10008067	Transfer Station	20	210	3401	SOLID WASTE COLLECTION	OTHER	9/30/2012	15,522	0	0	0	0	0	0	0	0	0	0	0	0	0	15,522	0
2505	10008069	N Us 1 Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2012	7,285	0	0	0	0	0	0	0	2,907	4,378	0	0	0	0	0	0
2506	10008070	Airport Rd Forcemain-Capitalized Interes	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2012	28,247	0	0	0	0	0	0	0	11,273	16,974	0	0	0	0	0	0
2507	10008071	Donated Easements Res. 2012-19, 2012--1	60	601	3301	WATER PLANT	GENERAL	9/30/2012	5,280	0	0	0	0	0	0	0	0	0	0	0	0	0	5,280	0
2508	10008072	Wwtp -Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2012	220,150	0	0	0	0	0	0	220,150	0	0	0	0	0	0	0	0
2509	10008073	2 Inch Watermain	20	208	3301	WATER PLANT	W T&D	9/30/2013	1,261,685	0	0	373,914	887,771	0	0	0	0	0	0	0	0	0	0	0
2510	10008074	Airport Road Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2013	161,540	0	0	0	0	0	0	0	64,468	97,072	0	0	0	0	0	0
2511	10008099	Concentrate Piping	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2013	100,276	0	0	0	0	0	0	100,276	0	0	0	0	0	0	0	0
2512	10008104	Fdot Sr 40	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2013	51,885	0	0	0	0	0	0	0	20,707	31,179	0	0	0	0	0	0
2513	10008107	Ford F150	40	404	1302	UTILITY BILLING	GENERAL	9/30/2013	16,886	0	0	0	0	0	0	0	0	0	0	0	0	0	16,886	0
2514	10008111	Ford F150	40	404	3301	WATER PLANT	GENERAL	9/30/2013	15,805	0	0	0	0	0	0	0	0	0	0	0	0	0	15,805	0
2515	10008113	Ford F250	40	404	3301	WATER PLANT	GENERAL	9/30/2013	24,835	0	0	0	0	0	0	0	0	0	0	0	0	0	24,835	0
2516	10008119	Hand Avenue	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2013	323,012	0	0	95,728	227,284	0	0	0	0	0	0	0	0	0	0	0
2517	10008122	John Anderson	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2013	16,600	0	0	0	0	0	0	16,600	0	0	0	0	0	0	0	0
2518	10008123	John Anderson	20	208	3302	WATER DISTRIBUTION	OTHER	9/30/2013	10,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,940
2519	10008126	Lift Station	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2013	11,231	0	0	0	0	0	0	0	4,482	6,749	0	0	0	0	0	0
2520	10008127	Lift Station Pump	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2013	7,358	0	0	0	0	0	0	0	2,936	4,421	0	0	0	0	0	0
2521	10008131	Meters	30	309	3301	WATER PLANT	W METERS	9/30/2013	153,077	0	0	0	0	0	153,077	0	0	0	0	0	0	0	0	0
2522	10008133	N Halifax Roadway	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2013	160,651	0	0	0	0	0	0	0	64,113	96,538	0	0	0	0	0	0
2523	10008136	N Halifax Roadway	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2013	88,798	0	0	26,316	62,482	0	0	0	0	0	0	0	0	0	0	0
2524	10008142	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2013	129,845	0	0	0	0	0	0	0	0	129,845	0	0	0	0	0	0
2525	10008145	Reclaim Watermain	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2013	707,089	0	0	0	0	0	0	0	282,188	424,901	0	0	0	0	0	0
2526	10008150	Sludge Conveyor System	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2013	14,173	0	0	0	0	0	0	14,173	0	0	0	0	0	0	0	0
2527	10008160	Transfer Lift Station	20	210	3401	SOLID WASTE COLLECTION	WW TRANSMISSION	9/30/2013	93,733	0	0	0	0	0	0	0	93,733	0	0	0	0	0	0	0
2528	10008161	Tv Truck Upgrade	30	303	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2013	15,700	0	0	0	0	0	0	0	0	0	0	0	0	0	15,700	0
2529	10008162	Tymber Creek Utility Relocate	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2013	108,448	0	0	32,140	76,308	0	0	0	0	0	0	0	0	0	0	0
2530	10008164	Us 1 Forcemain	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2013	8,700	0	0	0	0	0	0	0	3,472	5,228	0	0	0	0	0	0
2531	10008165	Utility Relocate A1A	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2013	61,576	0	0	0	0	0	0	0	24,574	37,002	0	0	0	0	0	0
2532	10008166	Vacuum Septic Truck	30	303	3501	WASTERWATER PLANT	GENERAL	9/30/2013	123,117	0	0	0	0	0	0	0	0	0	0	0	0	0	123,117	0
2533	10008167	Water System Upgrades	20	208	3301	WATER PLANT	GENERAL	9/30/2013	79,544	0	0	0	0	0	0	0	0	0	0	0	0	0	79,544	0
2534	10008168	Watermain Replacement	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2013	256,802	0	0	76,106	180,696	0	0	0	0	0	0	0	0	0	0	0
2535	10008169	Wells	20	208	3301	WATER PLANT	W SUPPLY	9/30/2013	7,736	7,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2536	10008172	Ww System Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2013	61,671	0	0	0	0	0	0	61,671	0	0	0	0	0	0	0	0
2537	10008173	Wwtp Expansion	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2013	1,794,698	0	0	0	0	0	0	1,794,698	0	0	0	0	0	0	0	0
2538	10008174	Division Wellfield	20	208	3501	WASTERWATER PLANT	W SUPPLY	9/30/2013	7,337	7,337	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2539	10008176	2 Inch Watermain-Capitalized Interest	20	208	3301	WATER PLANT	W T&D	9/30/2013	95,044	0	0	28,167	66,877	0	0	0	0	0	0	0	0	0	0	0
2540	10008209	Hand Avenue Upgrade	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2014	2,094	0	0	621	1,473	0	0	0	0	0	0	0	0	0	0	0
2541	10008212	John Anderson	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2014	349,890	0	0	0	0	0	0	349,890	0	0	0	0	0	0	0	0
2542	10008218	Utility Relocate Tymber Creek	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2014	104,810	0	0	31,061	73,748	0	0	0	0	0	0	0	0	0	0	0
2543	10008219	Lift Stations	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2014	441,603	0	0	0	0	0	0	0	176,237	265,366	0	0	0	0	0	0
2544	10008220	Pumps And Lines	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2014	32,170	0	0	0	0	0	0	32,170	0	0	0	0	0	0	0	0
2545	10008221	Concentrate Piping	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2014	123,581	0	0	0	0	0	0	123,581	0	0	0	0	0	0	0	0
2546	10008223	Lift Station Rehab	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2014	11,428	0	0	0	0	0	0	0	4,561	6,867	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2547	10008224	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2014	19,845	0	0	0	0	0	0	0	0	19,845	0	0	0	0	0	0
2548	10008225	Sanitary Sewer Replacement	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2014	109,400	0	0	0	0	0	0	0	43,660	65,740	0	0	0	0	0	0
2549	10008226	Division Wellfields	20	208	3501	WASTERWATER PLANT	W SUPPLY	9/30/2014	29,383	29,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2550	10008227	Pump And Motors	20	208	3301	WATER PLANT	GENERAL	9/30/2014	62,922	0	0	0	0	0	0	0	0	0	0	0	0	0	62,922	0
2551	10008228	Meter Replacement	20	209	3501	WASTERWATER PLANT	W METERS	9/30/2014	110,263	0	0	0	0	0	110,263	0	0	0	0	0	0	0	0	0
2552	10008229	Water Storage Tank	20	209	3501	WASTERWATER PLANT	W SUPPLY	9/30/2014	69,836	69,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2553	10008230	Leeway Elevated Tank	20	208	3301	WATER PLANT	GENERAL	9/30/2014	6,515	0	0	0	0	0	0	0	0	0	0	0	0	0	6,515	0
2554	10008231	S Peninsula Reuse Water Ext	20	208	3302	WATER DISTRIBUTION	WW T&C	9/30/2014	39,205	0	0	0	0	0	0	0	15,646	23,559	0	0	0	0	0	0
2555	10008232	Pumps And Motors	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2014	172,486	0	0	0	0	0	0	172,486	0	0	0	0	0	0	0	0
2556	10008233	Watermain Replacement	20	208	3301	WATER PLANT	W T&D	9/30/2014	386,708	0	0	114,605	272,103	0	0	0	0	0	0	0	0	0	0	0
2557	10008234	5 Neptune Handheld Meters	30	308	1302	UTILITY BILLING	GENERAL	9/30/2014	5,878	0	0	0	0	0	0	0	0	0	0	0	0	0	5,878	0
2558	10008235	5 Neptune Handheld Meters	30	308	1302	UTILITY BILLING	GENERAL	9/30/2014	5,878	0	0	0	0	0	0	0	0	0	0	0	0	0	5,878	0
2559	10008236	5 Neptune Handheld Meters	30	308	1302	UTILITY BILLING	GENERAL	9/30/2014	5,878	0	0	0	0	0	0	0	0	0	0	0	0	0	5,878	0
2560	10008237	5 Neptune Handheld Meters	30	308	1302	UTILITY BILLING	GENERAL	9/30/2014	5,878	0	0	0	0	0	0	0	0	0	0	0	0	0	5,878	0
2561	10008238	5 Neptune Handheld Meters	30	308	1302	UTILITY BILLING	GENERAL	9/30/2014	5,878	0	0	0	0	0	0	0	0	0	0	0	0	0	5,878	0
2562	10008239	Meter Replacement	20	208	1302	UTILITY BILLING	W METERS	9/30/2014	457,073	0	0	0	0	0	457,073	0	0	0	0	0	0	0	0	0
2563	10008240	Dual Check Valve Replacement	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2014	35,670	0	0	10,571	25,099	0	0	0	0	0	0	0	0	0	0	0
2564	10008241	Pumps And Motors	20	208	3301	WATER PLANT	GENERAL	9/30/2014	29,749	0	0	0	0	0	0	0	0	0	0	0	0	0	29,749	0
2565	10008242	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2014	131,043	0	0	0	0	0	0	0	0	131,043	0	0	0	0	0	0
2566	10008243	Master Plan	20	208	3301	WATER PLANT	GENERAL	9/30/2014	44,534	0	0	0	0	0	0	0	0	0	0	0	0	0	44,534	0
2567	10008244	Master Plan	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2014	43,627	0	0	0	0	0	0	0	0	0	0	0	0	0	43,627	0
2568	10008245	2 Inch Watermains	20	208	3301	WATER PLANT	W T&D	9/30/2014	1,983,178	0	0	587,736	1,395,442	0	0	0	0	0	0	0	0	0	0	0
2569	10008271	2013 Ford F450	40	404	3501	WASTERWATER PLANT	GENERAL	9/30/2014	72,887	0	0	0	0	0	0	0	0	0	0	0	0	0	72,887	0
2570	10008272	2015 Freightliner	30	303	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2014	124,527	0	0	0	0	0	0	0	0	0	0	0	0	0	124,527	0
2571	10008273	2015 Vac Con	30	303	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2014	245,739	0	0	0	0	0	0	0	0	245,739	0	0	0	0	0	0
2572	10008288	Donated Easements 4238-01-13-0021	60	602	3301	WATER PLANT	GENERAL	9/30/2014	794	0	0	0	0	0	0	0	0	0	0	0	0	0	794	0
2573	10008289	Donated Easements 4206-00-00-0023	60	602	3301	WATER PLANT	GENERAL	9/30/2014	2,646	0	0	0	0	0	0	0	0	0	0	0	0	0	2,646	0
2574	10008314	Fiber Optics	20	208	3301	WATER PLANT	GENERAL	9/30/2015	24,890	0	0	0	0	0	0	0	0	0	0	0	0	0	24,890	0
2575	10008371	2014 Cat Excavator	30	303	3501	WASTERWATER PLANT	GENERAL	9/30/2015	66,360	0	0	0	0	0	0	0	0	0	0	0	0	0	66,360	0
2576	10008372	2013 Eh Wachs 77-000-38 Unit	30	303	3302	WATER DISTRIBUTION	GENERAL	9/30/2015	59,250	0	0	0	0	0	0	0	0	0	0	0	0	0	59,250	0
2577	10008373	2015 Ford F-150	40	404	3302	WATER DISTRIBUTION	GENERAL	9/30/2015	18,006	0	0	0	0	0	0	0	0	0	0	0	0	0	18,006	0
2578	10008374	2013 Sullair 185 Dpq	30	311	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2015	12,950	0	0	0	0	0	0	0	0	0	0	0	0	0	12,950	0
2579	10008375	2015 Towmaster	30	311	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2015	11,622	0	0	0	0	0	0	0	0	0	0	0	0	0	11,622	0
2580	10008376	2015 Harben 4018 Dtd	30	303	3502	WW COLLECTION AND REUSE	GENERAL	9/30/2015	47,363	0	0	0	0	0	0	0	0	0	0	0	0	0	47,363	0
2581	10008379	John Anderson Drive	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2015	26,738	0	0	0	0	0	0	0	26,738	0	0	0	0	0	0	0
2582	10008383	Utility Relocate	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2015	6,670	0	0	1,977	4,693	0	0	0	0	0	0	0	0	0	0	0
2583	10008384	Rima Wells Generator	20	208	3302	WATER DISTRIBUTION	GENERAL	9/30/2015	2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	2,400	0
2584	10008385	Lift Station Rehab	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2015	31,876	0	0	0	0	0	0	0	12,721	19,155	0	0	0	0	0	0
2585	10008386	Division Wellfield	20	209	3501	WASTERWATER PLANT	W SUPPLY	9/30/2015	398,689	398,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2586	10008387	South Pen Reuse Main Extension	20	208	3302	WATER DISTRIBUTION	WW T&C	9/30/2015	482,777	0	0	0	0	0	0	0	192,669	290,108	0	0	0	0	0	0
2587	10008388	Watermain Replacement	20	208	3301	WATER PLANT	W T&D	9/30/2015	1,300,401	0	0	385,388	915,013	0	0	0	0	0	0	0	0	0	0	0
2588	10008389	Dual Check Valve	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2015	177,356	0	0	52,561	124,795	0	0	0	0	0	0	0	0	0	0	0
2589	10008390	Meter Replacements	20	208	1302	UTILITY BILLING	W METERS	9/30/2015	467,041	0	0	0	0	0	467,041	0	0	0	0	0	0	0	0	0
2590	10008391	Ww Sludge Thickener	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2015	32,774	0	0	0	0	0	0	32,774	0	0	0	0	0	0	0	0
2591	10008392	Lift Station Rehab	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2015	24,691	0	0	0	0	0	0	0	9,854	14,837	0	0	0	0	0	0
2592	10008393	General Facility Upgrades	20	208	3301	WATER PLANT	GENERAL	9/30/2015	176,659	0	0	0	0	0	0	0	0	0	0	0	0	0	176,659	0
2593	10008394	Pep Tanks	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2015	190,335	0	0	0	0	0	0	0	0	190,335	0	0	0	0	0	0
2594	10008395	Meter Installations	20	208	3301	WATER PLANT	W METERS	9/30/2015	153,357	0	0	0	0	0	153,357	0	0	0	0	0	0	0	0	0
2595	10008396	Water Storage Tank Repair	20	208	3301	WATER PLANT	W Treatment	9/30/2015	35,274	0	35,274	0	0	0	0	0	0	0	0	0	0	0	0	0
2596	10008397	Hydrant Replacement	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	9/30/2015	28,927	0	0	0	0	28,927	0	0	0	0	0	0	0	0	0	0
2597	10008398	Water Plant Aeration System	20	208	3301	WATER PLANT	W Treatment	9/30/2015	5,244	0	5,244	0	0	0	0	0	0	0	0	0	0	0	0	0
2598	10008399	Wp Lime Silo Dust Collection	20	208	3301	WATER PLANT	W Treatment	9/30/2015	18,382	0	18,382	0	0	0	0	0	0	0	0	0	0	0	0	0
2599	10008400	Water Plant Pump & Controls	20	208	3301	WATER PLANT	W Treatment	9/30/2015	11,249	0	11,249	0	0	0	0	0	0	0	0	0	0	0	0	0
2600	10008401	Fiber Optics	20	208	1302	UTILITY BILLING	GENERAL	9/30/2015	98,266	0	0	0	0	0	0	0	0	0	0	0	0	0	98,266	0
2601	10008402	Master Plan	20	208	3301	WATER PLANT	GENERAL	9/30/2015	43,726	0	0	0	0	0	0	0	0	0	0	0	0	0	43,726	0
2602	10008403	Ww Plant Rehab	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2015	30,701	0	0	0	0	0	0	30,701	0	0	0	0	0	0	0	0
2603	10008404	Master Plan	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2015	35,740	0	0	0	0	0	0	0	0	0	0	0	0	0	35,740	0
2604	10008406	General Facility Upgrades	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2015	161,206	0	0	0	0	0	0	161,206	0	0	0	0	0	0	0	0
2605	10008415	Donated Easements 4230-00-00-0291	60	602	3301	WATER PLANT	GENERAL	9/30/2015	26,024	0	0	0	0	0	0	0	0	0	0	0	0	0	26,024	0
2606	10008417	Wwtp Phase I-Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2011	87,683	0	0	0	0	0	0	87,683	0	0	0	0	0	0	0	0
2607	10008418	Wwtp Expansion-Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2013	76,170	0	0	0	0	0	0	76,170	0	0	0	0	0	0	0	0
2608	10008419	Wwtp Expansion-Capitalized Interest	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2011	527,922	0	0	0	0	0	0	527,922	0	0	0	0	0	0	0	0
2609	10008420	2 Inch Watermain-Capitalized Interest	20	208	3501	WASTERWATER PLANT	W T&D	9/30/2018	5,451	0	0	1,616	3,836	0	0	0	0	0	0	0	0	0	0	0
2610	10008422	2 Inch Watermain-Capitalized Interest	20	209	3301	WATER PLANT	W T&D	9/30/2014	20,870	0	0	6,185	14,685	0	0	0	0	0	0	0	0	0	0	0
2611	10008471	Rima Wells Generator	30	302	3302	WATER DISTRIBUTION	GENERAL	9/30/2016	243,063	0	0	0	0	0	0	0	0	0	0	0	0	0	243,063	0
2612	10008472	Lift Station Saddlers Run	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2016	159,684	0	0	0	0	0	0	0	63,727	95,957	0	0	0	0	0	0
2613	10008473	Division Wellfield	20	209	3501	WASTERWATER PLANT	W SUPPLY	9/30/2016	98,973	98,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2614	10008474	S Pen Reuse Main Ext Fy15	20	208	3302	WATER DISTRIBUTION	WW T&C	9/30/2016	7,496	0	0	0	0	0	0	0	2,992	4,504	0	0	0	0	0	0
2615	10008475	Shadows Crossing Fm	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2016	466	0	0	0	0	0	0	0	186	280	0	0	0	0	0	0
2616	10008476	Watermain Repl Phase Ii	20	208	3301	WATER PLANT	W T&D	9/30/2016	2,319,679	0	0	687,462	1,632,217	0	0	0	0	0	0	0	0	0	0	0
2617	10008477	Dual Check Valve Repl	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2016	14,909	0	0	4,418	10,491	0	0	0	0	0	0	0	0	0	0	0
2618	10008478	Interactive Voice Respons	30	308	1302	UTILITY BILLING	GENERAL	9/30/2016	72,200	0	0	0	0	0	0	0	0	0	0	0	0	0	72,200	0
2619	10008479	Citywd Meter Replacement	20	208	1302	UTILITY BILLING	W METERS	9/30/2016	535,517	0	0	0	0	0	535,517	0	0	0	0	0	0	0	0	0
2620	10008480	Breakaway Util Elec & Pum	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2016	39,635	0	0	0	0	0	0	0	15,818	23,817	0	0	0	0	0	0
2621	10008481	Ww Sludge Thickener	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2016	604,481	0	0	0	0	0	0	604,481	0	0	0	0	0	0	0	0
2622	10008482	Wm Repl Phase Iii/ N Pen	20	208	3302	WATER DISTRIBUTION	W T&D	9/30/2016	1,826,962	0	0	541,440	1,285,522	0	0	0	0	0	0	0	0	0	0	0
2623	10008483	Lift Station 8M-1	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2016	265,153	0	0	0	0	0	0	0	105,818	159,334	0	0	0	0	0	0
2624	10008484	Pep Replacement	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2016	141,758	0	0	0	0	0	0	0	0	141,758	0	0	0	0	0	0
2625	10008485	Meter Installations	20	208	3301	WATER PLANT	W METERS	9/30/2016	149,486	0	0	0	0	0	149,486	0	0	0	0	0	0	0	0	0
2626	10008486	Sanitarysewer Inflow Fy15	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2016	123,625	0	0	0	0	0	0	0	49,337	74,288	0	0	0	0	0	0
2627	10008487	Wtp Water Storage Tank	20	208	3301	WATER PLANT	W Treatment	9/30/2016	49,883	0	49,883	0	0	0	0	0	0	0	0	0	0	0	0	0
2628	10008488	Hydrant Replacement Fy15	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	9/30/2016	433,380	0	0	0	0	433,380	0	0	0	0	0	0	0	0	0	0
2629	10008489	Wp Aeration	20	208	3301	WATER PLANT	W Treatment	9/30/2016	219,064	0	219,064	0	0	0	0	0	0	0	0	0	0	0	0	0
2630	10008490	Wp Lime Silo Dust Coll	20	208	3301	WATER PLANT	W Treatment	9/30/2016	235,613	0	235,613	0	0	0	0	0	0	0	0	0	0	0	0	0
2631	10008491	Wp Pump & Controls	20	208	3301	WATER PLANT	W Treatment	9/30/2016	454,906	0	454,906	0	0	0	0	0	0	0	0	0	0	0	0	0
2632	10008492	Fibert Optics Wtp To Elc	20	208	1302	UTILITY BILLING	GENERAL	9/30/2016	63,702	0	0	0	0	0	0	0	0	0	0	0	0	0	63,702	0
2633	10008493	Sans Storage Add'L Capaci	30	308	1302	UTILITY BILLING	GENERAL	9/30/2016	61,950	0	0	0	0	0	0	0	0	0	0	0	0	0	61,950	0
2634	10008494	Avalanche Sampler For Wastewater Plant	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2016	5,932	0	0	0	0	0	0	0	0	0	0	0	0	0	5,932	0
2635	10008495	Microwave Solids Analyzer	20	208	3301	WATER PLANT	W Treatment	9/30/2016	10,810	0	10,810	0	0	0	0	0	0	0	0	0	0	0	0	0
2636	10008496	Gen Fac Upgrades W&Ww	20	208	3301	WATER PLANT	GENERAL	9/30/2016	232,364	0	0	0	0	0	0	0	0	0	0	0	0	0	232,364	0
2637	10008497	Outfall Pipe Relacement	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2016	824,236	0	0	0	0	0	0	0	328,940	495,296	0	0	0	0	0	0
2638	10008498	Process & Instr Control	90	901	3301	WATER PLANT	W Treatment	9/30/2016	547,649	0	547,649	0	0	0	0	0	0	0	0	0	0	0	0	0
2639	10008499	Wtp Solid Handling Fac Up	90	901	3501	WASTERWATER PLANT	WW Treatment	9/30/2016	267,294	0	0	0	0	0	0	267,294	0	0	0	0	0	0	0	0
2640	10008500	Comm Infra Remote Util	20	208	1302	UTILITY BILLING	GENERAL	9/30/2016	33,461	0	0	0	0	0	0	0	0	0	0	0	0	0	33,461	0
2641	10008501	Sodium Hypochlorite Tank	20	209	3502	WW COLLECTION AND REUSE	WW Treatment	9/30/2016	79,681	0	0	0	0	0	0	79,681	0	0	0	0	0	0	0	0
2642	10008502	Lift Station Bar/.10M,12M	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2018	312,274	0	0	0	0	0	0	0	124,624	187,651	0	0	0	0	0	0
2643	10008504	South Pen Reclaimed Fy16	20	209	3501	WASTERWATER PLANT	WW T&C	9/30/2018	3,058,338	0	0	0	0	0	0	0	1,220,535	1,837,803	0	0	0	0	0	0
2644	10008530	Thompson Pump	30	305	3501	WASTERWATER PLANT	WW Treatment	9/30/2016	33,398	0	0	0	0	0	0	33,398	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	Other
2645	10008531	Back-Hoe Replacement	30	303	3302	WATER DISTRIBUTION	GENERAL	9/30/2016	94,882	0	0	0	0	0	0	0	0	0	0	0	0	0	94,882	0
2646	10008532	2016 Ford F350	40	404	3302	WATER DISTRIBUTION	GENERAL	9/30/2016	30,309	0	0	0	0	0	0	0	0	0	0	0	0	0	30,309	0
2647	10008533	2016 Ford F350	40	404	3501	WASTERWATER PLANT	General	9/30/2016	30,309	0	0	0	0	0	0	0	0	0	0	0	0	0	30,309	0
2648	10008534	2016 Glbp Global M4	30	303	3401	SOLID WASTE COLLECTION	General	9/30/2016	226,843	0	0	0	0	0	0	0	0	0	0	0	0	0	226,843	0
2649	10008544	Power Supply Controller	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2016	6,160	0	0	0	0	0	0	0	0	0	0	0	0	0	6,160	0
2650	10008545	Pump/Motor	20	208	3301	WATER PLANT	W Treatment	9/30/2016	8,126	0	8,126	0	0	0	0	0	0	0	0	0	0	0	0	0
2651	10008546	6"" Silent Check Valve	20	208	3301	WATER PLANT	W Treatment	9/30/2016	5,728	0	5,728	0	0	0	0	0	0	0	0	0	0	0	0	0
2652	10008547	Feeder Belt / Pump Tubes	20	208	3301	WATER PLANT	W Treatment	9/30/2016	13,687	0	13,687	0	0	0	0	0	0	0	0	0	0	0	0	0
2653	10008548	Submersible Mixer	20	209	3501	WASTERWATER PLANT	GENERAL	9/30/2016	5,989	0	0	0	0	0	0	0	0	0	0	0	0	0	5,989	0
2654	10008549	Controller	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2016	5,359	0	0	0	0	0	0	5,359	0	0	0	0	0	0	0	0
2655	10008550	Refrigerated Sampler For Wwtp	30	309	3501	WASTERWATER PLANT	GENERAL	9/30/2016	7,623	0	0	0	0	0	0	0	0	0	0	0	0	0	7,623	0
2656	10008551	CAPITALIZED INTEREST WATERMAIN REPL PHAS	20	208	3301	WATER PLANT	Other	9/30/2016	7,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,952
2657	10008555	45 Black Creek Way	60	602	3301	WATER PLANT	W T&D	9/30/2016	723	0	0	214	509	0	0	0	0	0	0	0	0	0	0	0
2658	10008556	46 Black Creek Way	60	602	3301	WATER PLANT	W T&D	9/30/2016	488	0	0	145	343	0	0	0	0	0	0	0	0	0	0	0
2659	10008557	983 John Anderson Drive	60	602	3301	WATER PLANT	W T&D	9/30/2016	665	0	0	197	468	0	0	0	0	0	0	0	0	0	0	0
2660	10008564	Sanitary Sewer Force Main System	20	209	3301	WATER PLANT	WW T&C	9/30/2016	320,000	0	0	0	0	0	0	0	127,707	192,293	0	0	0	0	0	0
2661	20000010	FORCE MAIN SHADOW CROSSING	20	209	3501	WASTERWATER PLANT	WW T&C	4/30/2017	63,444	0	0	0	0	0	0	0	25,319	38,124	0	0	0	0	0	0
2662	20000011	SANITARY SEWER INFLOW INFILTRATION	20	209	3301	WATER PLANT	WW T&C	4/30/2018	222,896	0	0	0	0	0	0	0	88,954	133,942	0	0	0	0	0	0
2663	20000012	WATER STORAGE TANK REPAIRS	20	209	3501	WASTERWATER PLANT	WW Treatment	4/30/2017	962,660	0	0	0	0	0	0	962,660	0	0	0	0	0	0	0	0
2664	20000017	CITYWIDE METER REPLACEMENT	20	208	1302	UTILITY BILLING	W Meters	9/30/2017	571,545	0	0	0	0	0	571,545	0	0	0	0	0	0	0	0	0
2665	20000018	PEP REPLACEMENT	20	209	3502	WW COLLECTION AND REUSE	WW Collection	9/30/2017	178,213	0	0	0	0	0	0	0	0	178,213	0	0	0	0	0	0
2666	20000019	METER INSTALLATIONS	20	208	3301	WATER PLANT	W Meters	9/30/2017	127,192	0	0	0	0	0	127,192	0	0	0	0	0	0	0	0	0
2667	20000023	NORTHWEST US1 UTILITY IMPROVEMENTS	20	208	3301	WATER PLANT	W T&D	8/31/2017	722,684	0	0	214,175	508,509	0	0	0	0	0	0	0	0	0	0	0
2668	20000025	WWTP SLUDGE DEWATERING UPGRADES	20	209	3501	WASTERWATER PLANT	WW Treatment	8/31/2017	1,795,572	0	0	0	0	0	0	1,795,572	0	0	0	0	0	0	0	0
2669	20000028	UTILITY EXTENSION*ORMOND CROSSING	20	208	3301	WATER PLANT	W T&D	7/29/2017	397,538	0	0	117,815	279,724	0	0	0	0	0	0	0	0	0	0	0
2670	20000029	WTP LIME SLAKER & ONSITE HYPO UPGRADE	90	901	3301	WATER PLANT	W Treatment	8/31/2017	1,348,134	0	1,348,134	0	0	0	0	0	0	0	0	0	0	0	0	0
2671	20000045	REPLACE ROOF*WTP ADMIN BUILDING	10	104	7201	LEISURE SERVICES	W TREATMENT	4/3/2017	817	0	817	0	0	0	0	0	0	0	0	0	0	0	0	0
2672	20000047	REPLACE ROOF*WTP AERATOR BUILDING	10	104	7201	LEISURE SERVICES	W TREATMENT	5/1/2017	10,277	0	10,277	0	0	0	0	0	0	0	0	0	0	0	0	0
2673	20000055	FIRE HYDRANT REPLACEMENT	20	208	3302	WATER DISTRIBUTION	W HYDRANTS	6/15/2018	50,112	0	0	0	0	50,112	0	0	0	0	0	0	0	0	0	0
2674	20000056	CONTROLWAVE PANEL & LICENSE	20	209	3501	WASTERWATER PLANT	WW Treatment	7/20/2018	32,891	0	0	0	0	0	0	32,891	0	0	0	0	0	0	0	0
2675	20000057	SECONDARY RAW WATER TRANSMISSION MAIN	90	901	3502	WW COLLECTION AND REUSE	W SUPPLY	8/26/2017	260,459	260,459	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2676	20000068	A/C UNIT*501 N ORCHARD	10	103	3301	WATER PLANT	W Treatment	9/6/2017	7,880	0	7,880	0	0	0	0	0	0	0	0	0	0	0	0	0
2677	20000071	Centrifuge Gear	20	209	3501	WASTERWATER PLANT	WW Treatment	4/25/2017	41,560	0	0	0	0	0	0	41,560	0	0	0	0	0	0	0	0
2678	20000073	50 HP MOTOR FLOR EFFLUENT#2	20	209	3501	WASTERWATER PLANT	WW Treatment	7/14/2017	16,175	0	0	0	0	0	0	16,175	0	0	0	0	0	0	0	0
2679	20000074	WWTP MAINTENANCE BAY DOOR REPLACEMENT	10	107	3501	WASTERWATER PLANT	WW Treatment	4/11/2017	12,876	0	0	0	0	0	0	12,876	0	0	0	0	0	0	0	0
2680	20000075	PUMP MOTOR	20	209	3501	WASTERWATER PLANT	WW Treatment	8/24/2017	5,222	0	0	0	0	0	0	5,222	0	0	0	0	0	0	0	0
2681	20000077	BREAKAWAY UTILITY YARD/PUMP UPGRADE	20	209	3501	WASTERWATER PLANT	WW Treatment	6/23/2017	301,299	0	0	0	0	0	0	301,299	0	0	0	0	0	0	0	0
2682	20000078	WWTP INFLUENT PUMP STA VFD POWER QUALITY	20	209	3501	WASTERWATER PLANT	WW Treatment	8/18/2017	197,207	0	0	0	0	0	0	197,207	0	0	0	0	0	0	0	0
2683	20000081	THERMISTORS MOTOR	20	209	3501	WASTERWATER PLANT	WW Treatment	8/29/2017	12,635	0	0	0	0	0	0	12,635	0	0	0	0	0	0	0	0
2684	20000082	WATER PLANT A/C UNIT	10	103	3301	WATER PLANT	W Treatment	6/16/2017	7,086	0	7,086	0	0	0	0	0	0	0	0	0	0	0	0	0
2685	20000083	WTP/BREAKAWAY STORAGE TANK REHAB	20	208	3301	WATER PLANT	W Treatment	5/5/2017	11,665	0	11,665	0	0	0	0	0	0	0	0	0	0	0	0	0
2686	20000086	SCADA Pole	10	105	3501	WASTERWATER PLANT	General	6/23/2017	5,670	0	0	0	0	0	0	0	0	0	0	0	0	0	5,670	0
2687	20000089	refurbishh Centrifuge #001-017	20	209	3501	WASTERWATER PLANT	WW Treatment	3/28/2017	109,939	0	0	0	0	0	0	109,939	0	0	0	0	0	0	0	0
2688	20000090	REFRIGERATED SAMPLER	30	309	3501	WASTERWATER PLANT	General	9/30/2017	7,595	0	0	0	0	0	0	0	0	0	0	0	0	0	7,595	0
2689	20000091	LIST STATION 1M PUMP REPLACEMENT	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2017	44,433	0	0	0	0	0	0	0	17,732	26,700	0	0	0	0	0	0
2690	20000092	125 HP PUMP NID 20082961	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/30/2017	23,144	0	0	0	0	0	0	0	9,236	13,908	0	0	0	0	0	0
2691	20000093	ELECTRIC ACTUATOR	20	208	3301	WATER PLANT	GENERAL	9/30/2017	14,029	0	0	0	0	0	0	0	0	0	0	0	0	0	14,029	0
2692	20000094	A1A PM CONNECTION MOD	20	208	3301	WATER PLANT	GENERAL	9/30/2017	9,738	0	0	0	0	0	0	0	0	0	0	0	0	0	9,738	0
2693	20000101	GENERATOR	30	302	3501	WASTERWATER PLANT	General	8/31/2017	186,116	0	0	0	0	0	0	0	0	0	0	0	0	0	186,116	0
2694	20000105	HUNTINGTON VILLAS PHASE 1B	60	602	3301	WATER PLANT	W T&D	9/30/2017	7,097	0	0	2,103	4,994	0	0	0	0	0	0	0	0	0	0	0
2695	20000106	ORMOND CENTRAL SUBMERGED LAND UTILITY	60	602	3301	WATER PLANT	W T&D	9/30/2017	74,617	0	0	22,114	52,504	0	0	0	0	0	0	0	0	0	0	0
2696	20000107	2017 FORD F-350	40	404	3302	WATER DISTRIBUTION	GENERAL	12/6/2017	35,235	0	0	0	0	0	0	0	0	0	0	0	0	0	35,235	0
2697	20000108	2017 FORD F-350	40	404	3302	WATER DISTRIBUTION	GENERAL	12/6/2017	35,235	0	0	0	0	0	0	0	0	0	0	0	0	0	35,235	0
2698	20000110	FY 17/18 METER REPLACEMENT PROGRAM	20	208	1302	UTILITY BILLING	W Meters	11/30/2017	244,039	0	0	0	0	0	244,039	0	0	0	0	0	0	0	0	0
2699	20000114	2018 FORD F-350	40	404	3302	WATER DISTRIBUTION	GENERAL	5/30/2018	37,864	0	0	0	0	0	0	0	0	0	0	0	0	0	37,864	0
2700	20000115	PROFESSION SERVICES*DEER CREEK	20	209	3502	WW COLLECTION AND REUSE	GENERAL	11/30/2017	49,686	0	0	0	0	0	0	0	0	0	0	0	0	0	49,686	0
2701	20000117	LIFT STA 3M/TOMOKA MEADOWS & ASHFORD LAK	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/28/2018	529,675	0	0	0	0	0	0	0	211,385	318,290	0	0	0	0	0	0
2702	20000124	FORCEMAIN UPGRADES DESIGN	20	209	3502	WW COLLECTION AND REUSE	WW T&C	6/30/2018	220,492	0	0	0	0	0	0	0	87,995	132,497	0	0	0	0	0	0
2703	20000125	2018 FORD F350	40	404	3502	WW COLLECTION AND REUSE	GENERAL	6/27/2018	39,482	0	0	0	0	0	0	0	0	0	0	0	0	0	39,482	0
2704	20000126	2018 FORD F350 4X2	40	404	3502	WW COLLECTION AND REUSE	GENERAL	7/25/2018	34,432	0	0	0	0	0	0	0	0	0	0	0	0	0	34,432	0
2705	20000127	FORD F-150 TRUCK REPLACE #338	40	404	1302	UTILITY BILLING	General	6/11/2018	21,079	0	0	0	0	0	0	0	0	0	0	0	0	0	21,079	0
2706	20000128	2017 F-450 SOFTWARE SUPPORT*TRUCKS	40	404	3501	WASTERWATER PLANT	General	4/20/2018	206,086	0	0	0	0	0	0	0	0	0	0	0	0	0	206,086	0
2707	20000129	WWTP SODIUM BISULFITE STORAGE TANK REPLA	20	209	3502	WW COLLECTION AND REUSE	WW Treatment	5/11/2018	59,859	0	0	0	0	0	0	59,859	0	0	0	0	0	0	0	0
2708	20000135	METER REGISTERS	20	208	3301	WATER PLANT	W Meters	1/8/2018	74,444	0	0	0	0	0	74,444	0	0	0	0	0	0	0	0	0
2709	20000138	930M8 LOADER	30	303	3302	WATER DISTRIBUTION	GENERAL	2/26/2018	67,311	0	0	0	0	0	0	0	0	0	0	0	0	0	67,311	0
2710	20000141	CONCRETE STORAGE TANK REPAIRS	20	208	3302	WATER DISTRIBUTION	W SUPPLY	3/30/2018	50,080	50,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2711	20000148	MOTOR FOR GRANADA BOOSTER	20	209	3501	WASTERWATER PLANT	WW T&C	4/13/2018	5,926	0	0	0	0	0	0	0	2,365	3,561	0	0	0	0	0	0
2712	20000149	BWT RECLAIM STORAGE & PUMP STA*TOPOGRAPH	20	209	3501	WASTERWATER PLANT	WW T&C	6/29/2018	3,177,187	0	0	0	0	0	0	0	1,267,966	1,909,222	0	0	0	0	0	0
2713	20000150	LAWN EQUIPMENT FLEET	30	304	3301	WATER PLANT	General	7/10/2018	8,425	0	0	0	0	0	0	0	0	0	0	0	0	0	8,425	0
2714	20000151	REFRIGERATED SAMPLER	30	309	3501	WASTERWATER PLANT	General	7/18/2018	7,841	0	0	0	0	0	0	0	0	0	0	0	0	0	7,841	0
2715	20000152	F550 FORD CREW CHAS CAB DRW	40	404	3502	WW COLLECTION AND REUSE	General	7/27/2018	55,990	0	0	0	0	0	0	0	0	0	0	0	0	0	55,990	0
2716	20000154	REROOF BREAKAWAYS TRLS MAINTENANCE BLDG	10	105	7201	LEISURE SERVICES	OTHER	8/4/2018	24,447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,447
2717	20000156	Replace Low Pressure Reverse Osmosis WTP	20	209	3501	WASTERWATER PLANT	WW Treatment	7/28/2018	346,459	0	0	0	0	0	0	346,459	0	0	0	0	0	0	0	0
2718	20000158	REFRIGERATED SAMPLER WWTP	30	309	3501	WASTERWATER PLANT	General	5/22/2018	7,841	0	0	0	0	0	0	0	0	0	0	0	0	0	7,841	0
2719	20000159	SPARE REFRIGERATED SAMPLER WWTP	30	309	3501	WASTERWATER PLANT	General	8/6/2018	15,682	0	0	0	0	0	0	0	0	0	0	0	0	0	15,682	0
2720	20000160	INSTALL 900 AMP DISCONNECT SWITCHES DI	20	209	3301	WATER PLANT	General	6/27/2018	7,971	0	0	0	0	0	0	0	0	0	0	0	0	0	7,971	0
2721	20000163	MANHOLE REPAIR*387 N BEACH ST	20	208	3301	WATER PLANT	WW T&C	9/12/2018	64,281	0	0	0	0	0	0	0	25,654	38,627	0	0	0	0	0	0
2722	20000165	CARRIER 10 TON DUAL COMPRESSOR	20	208	3301	WATER PLANT	General	8/30/2018	14,470	0	0	0	0	0	0	0	0	0	0	0	0	0	14,470	0
2723	20000169	REPLACEMENT PUMP FOR LS #7M	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/3/2018	5,716	0	0	0	0	0	0	0	2,281	3,435	0	0	0	0	0	0
2724	20000170	REPLACE PUMP #1 @ 10M LS	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/3/2018	5,716	0	0	0	0	0	0	0	2,281	3,435	0	0	0	0	0	0
2725	20000171	REPLACE PUMP #2 @ 6M	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/13/2018	20,877	0	0	0	0	0	0	0	8,332	12,545	0	0	0	0	0	0
2726	20000172	PUMP FOR HOMAC LIFT STATION	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/23/2018	8,597	0	0	0	0	0	0	0	3,431	5,166	0	0	0	0	0	0
2727	20000174	PUMP #1 @ 3M LIFT STATION	20	209	3501	WASTERWATER PLANT	WW T&C	7/23/2018	5,888	0	0	0	0	0	0	0	2,350	3,538	0	0	0	0	0	0
2728	20000177	PEP TANK MAINTENANCE MATERIALS	20	209	3502	WW COLLECTION AND REUSE	WW Collection	11/2/2017	223,838	0	0	0	0	0	0	0	0	223,838	0	0	0	0	0	0
2729	20000182	REPLACEMENT PUMP	20	209	3502	WW COLLECTION AND REUSE	WW T&C	12/11/2017	15,052	0	0	0	0	0	0	0	6,007	9,045	0	0	0	0	0	0
2730	20000183	PUMP FOR II VILLAGIO LIFT STATION	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/28/2017	46,005	0	0	0	0	0	0	0	18,360	27,645	0	0	0	0	0	0
2731	20000187	REPLACE CANOPY ON PUMP #375	30	305	3501	WASTERWATER PLANT	General	8/21/2018	18,614	0	0	0	0	0	0	0	0	0	0	0	0	0	18,614	0
2732	20000188	PUMP #3 @ BREAKAWAY TRAILS LIFT STATION	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/28/2018	19,014	0	0	0	0	0	0	0	7,588	11,426	0	0	0	0	0	0
2733	20000189	240 S NOVA RD, ORMOND BEACH, 32174	60	602	3301	WATER PLANT	General	9/19/2018	12,759	0	0	0	0	0	0	0	0	0	0	0	0	0	12,759	0
2734	20000190	83 N ST ANDREWS DR, ORMOND BEACH, 32174	60	602	3301	WATER PLANT	General	8/8/2018	2,044	0	0	0	0	0	0	0	0	0	0	0	0	0	2,044	0
2735	20000191	N US HWY 1, ORMOND BEACH, 32174	60	602	3301	WATER PLANT	General	1/2/2018	33,129	0	0	0	0	0	0	0	0	0	0	0	0	0	33,129	0
2736	20000192	1245 W GRANADA BLVD, ORMOND BEACH, 32174	60	602	3301	WATER PLANT	General	1/2/2018	9,386	0	0	0	0	0	0	0	0	0	0	0	0	0	9,386	0
2737	20000204	N US1 NW CORRIDOR FORCE MAIN ADDITIONS	90	901	3501	WASTERWATER PLANT	WW T&C	7/12/2019	289,367	0	0	0	0	0	0	0	115,482	173,885	0	0	0	0	0	0
2738	20000210	WATER METERS	20	208	1302	UTILITY BILLING	W Meters	12/5/2018	290,749	0	0	0	0	0	290,749	0	0	0	0	0	0	0	0	0
2739	20000211	SHADOW CROSSINGS PUMP STATION REHAB	20	209	3501	WASTERWATER PLANT	WW T&C	2/28/2019	33,060	0	0	0	0	0	0	0	13,194	19,866	0	0	0	0	0	0
2740	20000214	2019 FORD VAN 1FTYE1CM6KKA66536	40	401	3502	WW COLLECTION AND REUSE	General	3/8/2019	23,327	0	0	0	0	0	0	0	0	0	0	0	0	0	23,327	0
2741	20000226	ENCLOSED 2200 GENERATOR*LIFT STATION E07	30	302	3501	WASTERWATER PLANT	WW T&C	6/25/2019	38,090	0	0	0	0	0	0	0	15,201	22,889	0	0	0	0	0	0
2742	20000227	WTP CLARICONE WALKWAY & SUPPORT STRUCTUR	20	208	3301	WATER PLANT	WATER PLANT	11/26/2018	126,006	0	126,006	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Ormond Beach
Water and Wastewater System Connection Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Asset Code	Description	Class CD	Subclass	Location	Location Description	Allocation	Date Acquired	Acquired Cost	Water						Wastewater			Reclaimed			Other Plant		Other
										Supply	Treatment	Transmission	Distribution	Hydrants	Meters	Treatment	Transmission	Collection	Treatment	Transmission	Distribution	Indirect	General	
2743	20000228	CONTACT CHAMBER MIXERS*WWTP	20	209	3502	WW COLLECTION AND REUSE	WW Treatment	8/2/2019	24,762	0	0	0	0	0	0	24,762	0	0	0	0	0	0	0	0
2744	20000229	MOTOR FOR 1P LS	20	209	3502	WW COLLECTION AND REUSE	WW T&C	9/10/2019	12,580	0	0	0	0	0	0	0	5,020	7,560	0	0	0	0	0	0
2745	20000230	REPLACEMENT PUMP FOR CYPRESS PLACE #1	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/30/2019	18,278	0	0	0	0	0	0	0	7,294	10,984	0	0	0	0	0	0
2746	20000231	REPLACEMENT PUMP FOR WALMART #2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	5/13/2019	7,449	0	0	0	0	0	0	0	2,973	4,476	0	0	0	0	0	0
2747	20000232	VFD FOR HIGH SERVICE PUMP #7	20	208	3301	WATER PLANT	WATER PLANT	10/23/2018	6,494	0	6,494	0	0	0	0	0	0	0	0	0	0	0	0	0
2748	20000233	REPLACE PUMP #2 @ 10M LIFT STATION	20	209	3501	WASTERWATER PLANT	WW T&C	11/5/2018	5,888	0	0	0	0	0	0	0	2,350	3,538	0	0	0	0	0	0
2749	20000234	CHEMICAL FEED SYSTEM IMP AT WTP THRU 5/3	90	901	3301	WATER PLANT	WATER PLANT	6/17/2019	111,371	0	111,371	0	0	0	0	0	0	0	0	0	0	0	0	0
2750	20000238	CONTROL UNIT	30	309	3501	WASTERWATER PLANT	WW Treatment	1/16/2019	6,521	0	0	0	0	0	0	6,521	0	0	0	0	0	0	0	0
2751	20000240	METER REGISTERS	20	208	3301	WATER PLANT	W Meters	11/6/2018	59,400	0	0	0	0	0	59,400	0	0	0	0	0	0	0	0	0
2752	20000241	REPLACE PUMP #2*TOWNE SQ LS	20	209	3501	WASTERWATER PLANT	WW T&C	2/5/2019	5,377	0	0	0	0	0	0	0	2,146	3,231	0	0	0	0	0	0
2753	20000242	FIRELINE METER	20	208	3301	WATER PLANT	W Meters	3/8/2019	14,381	0	0	0	0	0	14,381	0	0	0	0	0	0	0	0	0
2754	20000243	REMOVE AND ENCLOSE STORAGE ROOM DOORWAY	10	105	1103	CITY HALL	OTHER	5/31/2019	24,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,950
2755	20000244	OB WESTERN AREA MASTER PLAN UPDATE 8/1-3	90	901	3301	WATER PLANT	General	9/11/2019	63,290	0	0	0	0	0	0	0	0	0	0	0	0	0	63,290	0
2756	20000245	PUMPS*WW SKID ASSEMBLY	20	209	3502	WW COLLECTION AND REUSE	WW T&C	10/16/2018	8,368	0	0	0	0	0	0	0	3,340	5,028	0	0	0	0	0	0
2757	20000246	HIGH SERVICE PUMP 7 MOTOR	20	208	3301	WATER PLANT	GENERAL	10/23/2018	5,886	0	0	0	0	0	0	0	0	0	0	0	0	0	5,886	0
2758	20000247	ELECTRICAL WORK*AERATOR #2	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/20/2018	5,725	0	0	0	0	0	0	0	2,285	3,440	0	0	0	0	0	0
2759	20000248	REPLACE PUMP #2 @ 10M LIFT STATION	20	209	3502	WW COLLECTION AND REUSE	WW T&C	11/5/2018	5,888	0	0	0	0	0	0	0	2,350	3,538	0	0	0	0	0	0
2760	20000249	PINETRAIL LIFT STATION SUB PUMP #1	20	209	3501	WASTERWATER PLANT	WW T&C	11/15/2018	8,855	0	0	0	0	0	0	0	3,534	5,321	0	0	0	0	0	0
2761	20000250	PUMP @1 FOR 7M LIFT STATION	20	209	3501	WASTERWATER PLANT	WW T&C	11/15/2018	5,888	0	0	0	0	0	0	0	2,350	3,538	0	0	0	0	0	0
2762	20000252	MOTOR FORSLUDGE DIGESTER BLOWER #2	20	209	3501	WASTERWATER PLANT	WW Treatment	12/20/2018	5,935	0	0	0	0	0	0	5,935	0	0	0	0	0	0	0	0
2763	20000253	ELECTRICAL AERATOR EQ TANK AERAOR	20	209	3501	WASTERWATER PLANT	WW Treatment	12/20/2018	6,365	0	0	0	0	0	0	6,365	0	0	0	0	0	0	0	0
2764	20000254	CENTRIFUGE SLUDGE FEED PUMP #2	20	209	3501	WASTERWATER PLANT	WW Treatment	12/17/2018	12,827	0	0	0	0	0	0	12,827	0	0	0	0	0	0	0	0
2765	20000255	A/C ON HIGH SERVICE PUMP #7	20	208	3301	WATER PLANT	General	1/7/2019	10,215	0	0	0	0	0	0	0	0	0	0	0	0	0	10,215	0
2766	20000256	REPLACE PUMP #1*5M LIFT STATION	20	209	3501	WASTERWATER PLANT	WW T&C	10/3/2018	17,995	0	0	0	0	0	0	0	7,181	10,813	0	0	0	0	0	0
2767	20000257	GE MDS SD MASTER RADIO STATION	20	208	3301	WATER PLANT	General	1/18/2019	6,547	0	0	0	0	0	0	0	0	0	0	0	0	0	6,547	0
2768	20000258	AUMUH 811 PUMP CASING	20	208	3301	WATER PLANT	General	1/22/2019	11,400	0	0	0	0	0	0	0	0	0	0	0	0	0	11,400	0
2769	20000259	PEP PUMPS*WEST ORMOND AREA	20	209	3502	WW COLLECTION AND REUSE	WW Collection	3/11/2019	70,803	0	0	0	0	0	0	0	0	70,803	0	0	0	0	0	0
2770	20000260	INSTALL ELECTRICAL TO WWTP MIXER	20	209	3501	WASTERWATER PLANT	WW Treatment	3/25/2019	15,940	0	0	0	0	0	0	15,940	0	0	0	0	0	0	0	0
2771	20000261	REPLACEMENT PUMP FOR LS# 5M PUMP #3	20	209	3501	WASTERWATER PLANT	WW T&C	4/16/2019	19,463	0	0	0	0	0	0	0	7,767	11,695	0	0	0	0	0	0
2772	20000262	INSTALL SCADA POLE*HUNTER'S RIDGE	20	209	3501	WASTERWATER PLANT	General	4/25/2019	6,235	0	0	0	0	0	0	0	0	0	0	0	0	0	6,235	0
2773	20000263	NIDEC ELECTRIC MOTOR	20	209	3501	WASTERWATER PLANT	General	3/29/2019	21,503	0	0	0	0	0	0	0	0	0	0	0	0	0	21,503	0
2774	20000264	ELECTRICAL WORK@ 6M LS	20	209	3501	WASTERWATER PLANT	WW T&C	5/30/2019	10,725	0	0	0	0	0	0	0	4,280	6,445	0	0	0	0	0	0
2775	20000265	ddr/ Scrubber pumps	20	208	3301	WATER PLANT	General	6/5/2019	23,233	0	0	0	0	0	0	0	0	0	0	0	0	0	23,233	0
2776	20000266	CONVEYOR BELT FOR*WWTP	20	209	3501	WASTERWATER PLANT	WW Treatment	9/18/2019	22,500	0	0	0	0	0	0	22,500	0	0	0	0	0	0	0	0
2777	20000269	WATER METERS	20	208	3302	WATER DISTRIBUTION	W METERS	9/18/2019	16,164	0	0	0	0	0	16,164	0	0	0	0	0	0	0	0	0
2778	20000270	GRANADA/CLYDE MORRIS EMERGENCY REPAIR	20	209	3501	WASTERWATER PLANT	WW Treatment	8/2/2019	42,765	0	0	0	0	0	0	42,765	0	0	0	0	0	0	0	0
2779	20000271	WWTP AMP CORD & ADAPTER	20	209	3501	WASTERWATER PLANT	General	4/12/2019	6,640	0	0	0	0	0	0	0	0	0	0	0	0	0	6,640	0
2780	20000273	875 STERTHAUS DRIVE	60	602	3301	WATER PLANT	General	9/30/2019	15,773	0	0	0	0	0	0	0	0	0	0	0	0	0	15,773	0
2781	20000274	35 BREAKAWAY TR , ORMOND BEACH	60	602	3301	WATER PLANT	General	9/30/2019	585	0	0	0	0	0	0	0	0	0	0	0	0	0	585	0
2782	20000275	600 WEST GRANADA	60	602	3301	WATER PLANT	General	9/30/2019	9,148	0	0	0	0	0	0	0	0	0	0	0	0	0	9,148	0
2783	20000276	650 WEST GRANADA BLVD	60	602	3301	WATER PLANT	General	9/30/2019	21,344	0	0	0	0	0	0	0	0	0	0	0	0	0	21,344	0
2784	20000277	PLANTATION OAKS SUBDIVISION	60	602	3301	WATER PLANT	General	9/30/2019	58,027	0	0	0	0	0	0	0	0	0	0	0	0	0	58,027	0
2785	20000278	125 EAST GRANADA BLVD	60	602	3301	WATER PLANT	General	9/30/2019	49,406	0	0	0	0	0	0	0	0	0	0	0	0	0	49,406	0
2786	20000281	2019-20 METER Replacement	20	208	1302	UTILITY BILLING	W Meters	10/11/2019	293,706	0	0	0	0	0	293,706	0	0	0	0	0	0	0	0	0
2787	20000282	AIRPORT RD/SR40 WATER MAIN LOOP DESIGN	90	901	3302	WATER DISTRIBUTION	W T&D	3/11/2020	89,253	0	0	26,451	62,802	0	0	0	0	0	0	0	0	0	0	0
2788	20000293	GRANADA SEWER LINE REPAIRS	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/29/2020	614,538	0	0	0	0	0	0	0	245,252	369,285	0	0	0	0	0	0
2789	20000294	NOVA LANDFILL-LINER REPAIR	20	210	7201	LEISURE SERVICES	OTHER	7/7/2020	174,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	174,837
2790	20000325	2020 Ford F-150	40	404	1302	UTILITY BILLING	General	8/11/2020	23,911	0	0	0	0	0	0	0	0	0	0	0	0	0	23,911	0
2791	20000326	2020 Ford F-250	40	404	3501	WASTERWATER PLANT	General	7/28/2020	28,601	0	0	0	0	0	0	0	0	0	0	0	0	0	28,601	0
2792	20000327	2020 FORD F-250	40	404	3301	WATER PLANT	General	7/30/2020	28,601	0	0	0	0	0	0	0	0	0	0	0	0	0	28,601	0
2793	20000328	2021 PETERBILT TRACTOR*WW PLANT	40	404	3501	WASTERWATER PLANT	General	8/20/2020	126,902	0	0	0	0	0	0	0	0	0	0	0	0	0	126,902	0
2794	20000329	METERES & REGISTERS	20	208	3302	WATER DISTRIBUTION	W METERS	11/18/2019	89,715	0	0	0	0	0	89,715	0	0	0	0	0	0	0	0	0
2795	20000330	DDR/E ONE PUMPS PEP SYSTEMS	20	209	3502	WW COLLECTION AND REUSE	WW Collection	10/28/2019	27,787	0	0	0	0	0	0	0	0	27,787	0	0	0	0	0	0
2796	20000331	CEI SERVICES FOR*WTP ELEVATED STORAGE TA	20	209	3502	WW COLLECTION AND REUSE	General	10/31/2019	51,166	0	0	0	0	0	0	0	0	0	0	0	0	0	51,166	0
2797	20000332	16" WATER MAIN IN MEDIAN SR40	20	208	3301	WATER PLANT	W T&D	9/30/2020	28,450	0	0	8,431	20,019	0	0	0	0	0	0	0	0	0	0	0
2798	20000333	REPLACEMENT LIME SLUDGE PUMP	20	208	3301	WATER PLANT	WATER PLANT	11/8/2019	10,845	0	10,845	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2799	20000334	CHECK VALVES*WTP LPRO	20	208	3301	WATER PLANT	WATER PLANT	12/24/2019	8,831	0	8,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2800	20000335	HOSE & RUBBER FOR TUBULAR ELEMENTS WW	20	208	3301	WATER PLANT	WW Treatment	2/10/2020	10,061	0	0	0	0	0	0	10,061	0	0	0	0	0	0	0	0
2801	20000336	REPAIR BACKWASH TRANSFER PUMP#2	20	208	3301	WATER PLANT	WATER PLANT	4/16/2020	19,000	0	19,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2802	20000337	REPAIR FLOWSERVE P#1 @ Hi Service P	20	208	3301	WATER PLANT	WATER PLANT	6/11/2020	12,240	0	12,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2803	20000338	REPLACEMENT PUMP FOR SANMARCO LS PUMP #2	20	209	3501	WASTERWATER PLANT	WW T&C	12/3/2019	6,927	0	0	0	0	0	0	0	2,765	4,163	0	0	0	0	0	0
2804	20000339	REPLACEMENT PUMP FOR LS#OG PUMP #1	20	209	3501	WASTERWATER PLANT	WW T&C	12/3/2019	10,233	0	0	0	0	0	0	0	4,084	6,149	0	0	0	0	0	0
2805	20000340	REPLACEMENT FOR LS #OG PUMP #2	20	209	3501	WASTERWATER PLANT	WW T&C	12/9/2019	10,233	0	0	0	0	0	0	0	4,084	6,149	0	0	0	0	0	0
2806	20000341	REPLACEMENT PUMP FOR LS#2M	20	209	3501	WASTERWATER PLANT	WW T&C	11/27/2019	6,927	0	0	0	0	0	0	0	2,765	4,163	0	0	0	0	0	0
2807	20000342	REPAIR P#2 @ 12M LS	20	209	3501	WASTERWATER PLANT	WW T&C	3/16/2020	5,785	0	0	0	0	0	0	0	2,309	3,476	0	0	0	0	0	0
2808	20000343	VFD POWERFLEX FOR CENTRIFUGE	20	209	3501	WASTERWATER PLANT	WW Treatment	3/1/2020	7,021	0	0	0	0	0	0	7,021	0	0	0	0	0	0	0	0
2809	20000344	REPLACE P#1 @ 7M LS	20	209	3501	WASTERWATER PLANT	WW T&C	7/22/2020	6,992	0	0	0	0	0	0	0	2,790	4,202	0	0	0	0	0	0
2810	20000345	EMERGENCY SANITARY SEWER MANHOLE REPAIR	20	209	3502	WW COLLECTION AND REUSE	WW T&C	4/2/2020	50,643	0	0	0	0	0	0	0	20,211	30,432	0	0	0	0	0	0
2811	20000346	OUTFALL REPAIR MELROSE	20	209	3502	WW COLLECTION AND REUSE	WW T&C	8/25/2020	45,167	0	0	0	0	0	0	0	18,025	27,142	0	0	0	0	0	0
2812	20000355	PEP PUMPS*WW COLLECTION & REUSE	20	209	3502	WW COLLECTION AND REUSE	WW Collection	3/24/2020	16,450	0	0	0	0	0	0	0	0	16,450	0	0	0	0	0	0
2813	20000356	PEP PUMPS	20	209	3502	WW COLLECTION AND REUSE	WW Collection	6/12/2020	16,450	0	0	0	0	0	0	0	0	16,450	0	0	0	0	0	0
2814	20000359	PUMP	20	209	3502	WW COLLECTION AND REUSE	WW T&C	7/9/2020	32,900	0	0	0	0	0	0	0	13,130	19,770	0	0	0	0	0	0
2815	20000360	PUMP REPAIRS*ORCHARD REUSE PS	20	209	3501	WASTERWATER PLANT	WW T&C	6/11/2020	6,595	0	0	0	0	0	0	0	2,632	3,963	0	0	0	0	0	0
2816	20000361	POWERFLEX VFD*WATER PLANT	20	208	3301	WATER PLANT	WATER PLANT	7/20/2020	15,790	0	15,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2817	20000362	AERATOR REPAIR*WASTE WATER PLANT	20	209	3501	WASTERWATER PLANT	WW Treatment	8/17/2020	7,101	0	0	0	0	0	0	7,101	0	0	0	0	0	0	0	0
2818	20000363	ELECTRIC ACTUATOR WTP	20	209	3501	WASTERWATER PLANT	WW Treatment	8/14/2020	5,420	0	0	0	0	0	0	5,420	0	0	0	0	0	0	0	0
2819	20000364	PUMP REPAIRS* 4M LS	20	209	3501	WASTERWATER PLANT	WW T&C	8/20/2020	12,536	0	0	0	0	0	0	0	5,003	7,533	0	0	0	0	0	0
2820	20000365	ddr/ Electrical @ well 30H to 29H	20	209	3501	WASTERWATER PLANT	WW Treatment	9/24/2020	18,005	0	0	0	0	0	0	18,005	0	0	0	0	0	0	0	0
2821	20000366	RTU PANEL ASSEMBLIES*WWP	20	209	3501	WASTERWATER PLANT	WW Treatment	9/30/2020	24,218	0	0	0	0	0	0	24,218	0	0	0	0	0	0	0	0
2822	20000367	N BEACH STREET EMERGENCY REPAIR	20	209	3502	WW COLLECTION AND REUSE	WW T&C	3/18/2020	21,187	0	0	0	0	0	0	0	8,456	12,732	0	0	0	0	0	0
2823	20000369	STORM AND SEWER LINING YEAR 2	90	901	3302	WATER DISTRIBUTION	OTHER	2/29/2020	151,879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	151,879
2824	20000370	UTILITY EASEMENTS HUNTERS RIDGE	60	602	3301	WATER PLANT	General	9/30/2020	6,928	0	0	0	0	0	0	0	0	0	0	0	0	0	6,928	0
2825	20000371	39 BEAVER LAKE UTILITY EASEMENT	60	602	3301	WATER PLANT	General	9/30/2020	22,386	0	0	0	0	0	0	0	0	0	0	0	0	0	22,386	0
2826	20000372	PLANTATION OAKS SUBDIVISION	60	602	3301	WATER PLANT	W T&D	9/30/2020	115,144	0	0	34,124	81,020	0	0	0	0	0	0	0	0	0	0	0
2827	29999999	CAPITLIZED INTEREST 2017	20	208	3301	WATER PLANT	General	9/30/2017	17,647	0	0	0	0	0	0	0	0	0	0	0	0	0	17,647	0
2828		Total Assets							$251,530,365	$5,267,962	$66,173,392	$8,602,099	$19,769,698	$1,139,376	$6,204,197	$76,860,787	$19,299,468	$31,675,708	$0	$0	$0	$109,915	$14,224,522	$2,203,241
2829		Allocation Factors								2.24%	28.16%	3.66%	8.41%	0.48%	2.64%	32.71%	8.21%	13.48%	0.00%	0.00%	0.00%			
2830		Allocation of Indirect Assets								2,464	30,952	4,024	9,247	533	2,902	35,951	9,027	14,816	0	0	0			
2831		Total Allocated Assets								$5,270,426	$66,204,344	$8,606,122	$19,778,945	$1,139,909	$6,207,099	$76,896,737	$19,308,495	$31,690,524	$0	$0	$0			
2832		Allocation Factors								2.24%	28.16%	3.66%	8.41%	0.48%	2.64%	32.71%	8.21%	13.48%	0.00%	0.00%	0.00%			

CITY OF

Ormond Beach

Municipal Impact Fees Study

March 29, 2023

RAFTELIS

March 29, 2023

Honorable Mayor and
Members of the City Commission
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Subject: **Municipal Impact Fees Study**

Ladies and Gentlemen:

We have completed our study of the municipal impact fees for parks and recreation, stormwater, local roads, and mobility fees as well as our impact fee feasibility analysis for the police and fire departments for the City of Ormond (the "City") and have summarized the results of our analysis, assumptions, and conclusions in this report, which is submitted for your consideration. This report summarizes both the basis for the proposed impact fees in order to provide funds to meet the City's capital expenditure requirements for such services allocable to growth as well as basis for the recommendation regarding potential implementation of police and fire impact fees.

During the course of the study, it was determined that the proposed impact fees should meet a number of goals and objectives. These goals and objectives primarily deal with fee sufficiency and level. Specifically, the major objectives considered in this study include:

- The Impact Fees should be sufficient to fund the projected capital requirements associated with providing service to new growth and development;
- The Impact Fees should not be used to fund deficiencies in capital needs of the City, if any; and
- The Impact Fees should be based upon reasonable level of service standards which meet the needs of the City and are similar to industry standards.

The proposed municipal services impact fees presented in this report should meet the above objectives, as identified by the City during this study. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Raftelis Financial Consultants, Inc. (Raftelis) considers the proposed fees to be cost-based, reasonable, and representative of the funding requirements of the City.

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We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.



Anthony Hairston
Vice President

KITTELSON & ASSOCIATES



Stephanie Shealey, P.E.
Senior Engineer



Shawn Ocasio
Manager

AH/dc
Attachments

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

Executive Summary

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to new development responsible for such costs. To the extent new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices suggest the assignment of such cost to those residents or system users responsible for such costs. The City of Ormond Beach (City) has recognized this capital funding strategy as being an appropriate method of funding the certain future capital requirements of the City. The City has, in the past, adopted impact fees for the following municipal services:

- Parks and Recreation
- Stormwater
- Transportation

This report addresses the impact fees associated with parks and recreation, stormwater, and transportation (collectively, the "Municipal Services Impact Fees"). The City currently has impact fees for all these services as noted above. Raftelis Financial Consultants, Inc. (Raftelis) was retained to review and develop proposed fees, as appropriate. In addition, Raftelis was tasked to conduct a feasibility study for police and fire services in order to determine if the City should consider implementing police and fire impact fees.

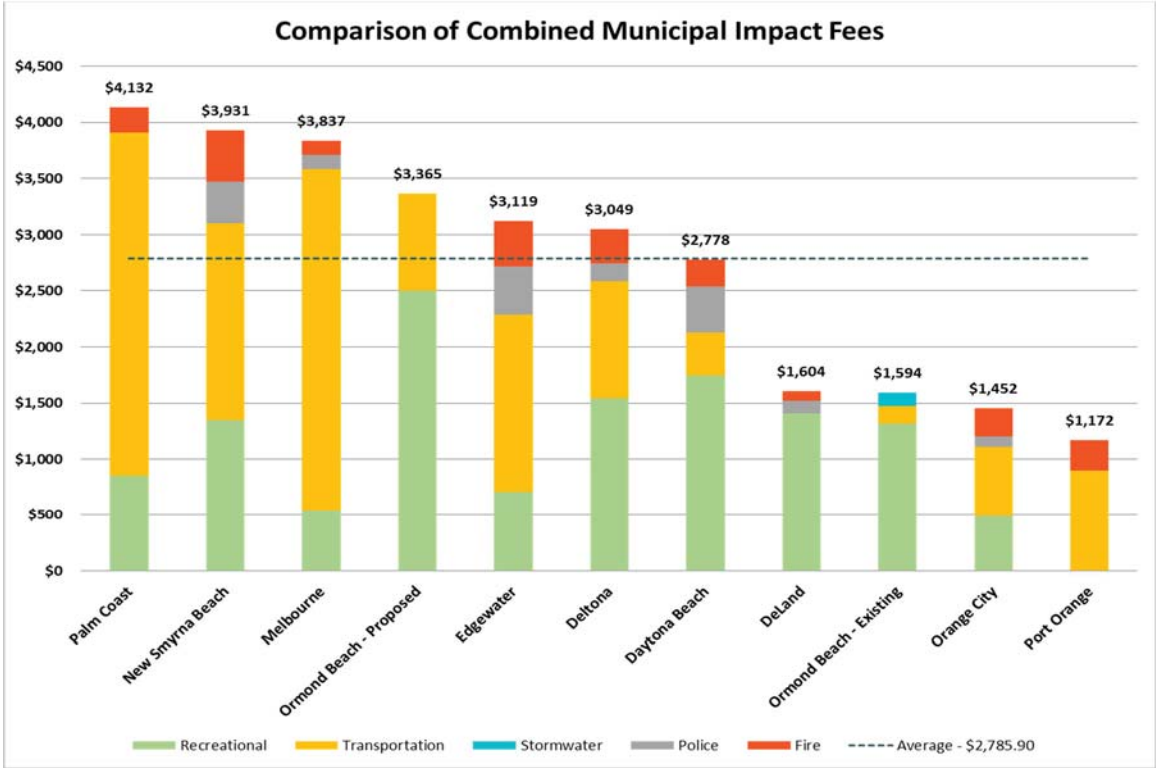
Based on the subsequent discussions in this section, the following table summarizes the City's existing to proposed impact fees for the single-family residential classification as follows:

Single-family Residential Impact Fees		
	Existing Fees	Proposed Fess
Parks and Recreation	$1,312.24	$2,500.00
Stormwater	119.39	0.00
Local Roads	162.61	864.59
Total	**$1,594.24**	**$3,364.59**

Mobility Fees		
	Existing Fees	Proposed Fess
Rate per Person Trip	$16.00	$85.67

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A comparison of the City's existing and proposed single-family residential impact fees levels to other local municipalities is shown below for informational purposes.



As shown above, the City's calculated impact fees are comparable to the impact fees charged other Florida communities surveyed.

The existing and proposed fee shown above for parks and recreation is only charged to residential properties, while fees for roads are also charged to non-residential properties. The non-residential fees are unique to the service requirements of each property. A detailed discussion on impact fees for both residential and non-residential properties is provided for in subsequent sections of this study report.

Findings and Recommendations

The following is a summary of the observations and recommendations following our investigation, analyses, and preparation of this report:

1. The impact fees must be reasonably related to the cost of providing capital facilities / equipment needed to accommodate new growth. The impact fees collected must be used by the City to address the capital costs related to serving new development. Based on the information made available by the City, the proposed impact fees are designed to meet these Florida legal requirements.

2. Pursuant to Florida Statutes Section 163.31801, the City must provide notice no less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee.

3. Collection of the fee may not be required before the issuance of the building permit.

4. In compliance with Florida Statutes the City should collect and maintain revenue from each type of municipal fee in designated sub-accounts and use such fees on those facilities designated for each purpose.

5. The City should adopt the impact fees as proposed to ensure adequate funding sources are available to fund future service expansion projects needed to provide the identified level of service to new growth.

6. The fees developed within this report reflect recovery of identified costs and the City has discretion to phase-in or otherwise adopt less than the fully calculated fees. However, the adoption of fees less than the fully calculated rates should be applied to all land uses equally in order to maintain the calculations herein in correct proportion. Adopting less than the calculated rates would increase the reliance on general fund and other revenue sources to meet the demands of growth.

7. For reasons detailed in Section 4 of this report the City should consider the discontinuation of its stormwater impact fees.

8. The City should revise its impact fee credit policy so that credits from demolitions will not have an expiration date.

9. As detailed in Sections 6 and 7 of this report, we recommend that the City consider pursuing the development and establishment of police and fire protection impact fees.

The subsequent sections of this report provide detailed discussions on the existing and proposed impact fees for parks and recreation services, stormwater service, and local roads / mobility service as well as a discussion on the police and fire feasibility analyses and recommendations.

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SECTION 1 – INTRODUCTION

Introduction

The City of Ormond Beach (City) is located in Volusia County (County) north of Daytona Beach and south of Palm Coast. The City comprises 38.91 square miles and provides an array of services to year-round and seasonal residents. The municipal services in demand include parks and recreation, police, fire / EMS services, and stormwater management. Based on the published U.S. Census in 2020, the City's permanent population was 43,080. Based on historical growth trends and discussions with the City's Planning Department, the estimated 2021 population was 44,041. It is anticipated that the City will have modest growth over the next 20 years with the City's population projected to reach 50,630 with approximately 21,730 housing units by 2040 (Forecast Period). In addition to housing, the City anticipates commercial development to continue to support new residents. In order to meet this anticipated growth and development and to maintain current levels of service, the City will need to fund capital improvements to serve such development.

The City's Municipal Services Impact Fees were last updated in 1996. Although the City has indexed such rates annually thereafter, rates need to be reviewed periodically to ensure that such fees reflect current actual investments made to serve growth, and to adequately reflect additional needs required to service new developments. Therefore, the City authorized Raftelis, to evaluate the existing parks and recreation, stormwater management, and roads / mobility impact fees and to complete a feasibility analysis on potential new impact fees for police and fire protection service.

Authorization

Raftelis was authorized by the City to evaluate and develop parks and recreation and stormwater impact fees as well as preform a feasibility analysis to assess the potential for police and fire impact fees pursuant to an agreement between the City and Raftelis. The scope of work for this project, as defined in the agreement, was to:

1. For each service, review and analyze the capital requirements of the City that are needed to meet the level of service standards for the municipal function. This analysis includes a review of: i) the existing and future facility and equipment inventory of each specific municipal function; ii) service area population and development demographics and future needs; and iii) services provided by class of customers.

2. Where appropriate, develop a fee to be charged to new development in order to recover the capital costs associated with providing municipal services. This analysis includes the apportionment of costs among customer / development classifications, and the development of the fee per equivalent billing unit.

3. Make recommendations as to additional impact fees to charge for services that the City provides.

4. Develop a comparison of the impact fees and associated billing attributes for similar charges imposed by other neighboring jurisdictions.

5. Prepare a report that documents our analyses, assumptions, and conclusions for consideration by the City Manager and City Commission.

Criteria for Impact Fees

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to those new customers that benefit from the facilities funded by such expenditures. To the extent new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices suggest the assignment of such costs to those residents or system users responsible for such costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way".

Historically, impact fees in Florida were a result of home rule powers with the requirements associated with the development, administration, accounting and expenditure governed by case law. However, Section 163.31801 of the Florida Statutes, known as the "Florida Impact Fee Act", was created on June 14, 2006, which placed specific requirements and limitations on that home rule authority. This statue has been amended several times since its initial adoption, including significant additional provisions in 2021 such as limiting the percentage increase for a change in impact fees. Appendix A at the end of the report includes the full Florida impact fee statute.

The statute provides specific impact fee criteria, certain precedents established by case law also constitute the legal requirements associated with impact fees. Some of the major criteria includes the following:

1. The impact fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a relationship to the amount of services requested;

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users;

3. The impact fee should, to the extent practical, only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements that are required solely due to growth. Therefore, expenses due to normal renewal and replacement of a facility (e.g., replacement of a capital asset) should be borne by all users of the facility or municipality. Similarly, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility; and

4. The local government must adopt a revenue-producing ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the impact fee generates. Therefore, the funds collected from the impact fees should be retained in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria provided above, the impact fees herein will: 1) include local current costs of improvements associated with the capacities needed to serve new growth; 2) not reflect costs of improvements associated with the renewal and replacement (R&R) of existing capital assets or deficiencies in level of service attributed to existing development; and 3) not include any costs of operation and maintenance of the capital improvements and equipment.

This section provides only a general background regarding impact fees. Certain circumstances and issues regarding the interpretation of specific statutes or case law should be addressed by qualified legal counsel.

Impact Fee Methods

There are several different methods for the calculation of an impact fee. The calculation is dependent on the type of fee being calculated (e.g., recreational services, transportation, etc.), cost and engineering data available, and the

availability of other local data such as household and population projections, current levels of service, and other related items. The proposed Municipal Services Impact Fees reflected in this report are predominately based on three separate methods. There were three major methods of impact fee calculation considered in this analysis. These three methods were: i) the improvements-driven method; ii) the standards-driven method; and iii) the buy-in or recoupment approach. These methods have been utilized in the development of impact fees for local governments throughout Florida.

The improvements-driven method is an approach that utilizes a specific list of existing or planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements that have been identified in the capital improvements element of the Comprehensive Plan or capital improvement budget of the entity. The standards-driven method does not utilize the cost of improvements based on anticipated needs as stated in the capital improvement plan but rather uses a set of theoretical standards to determine the cost of the improvements associated with new growth. The buy-in or recoupment method is based on this historical cost of assets, and adjustments to the basis of these assets, currently in service and the current population. The primary difference between the three methodologies is how the capital costs, which must be recovered from the application of the fee, are calculated.

The proposed impact fees herein for the municipal services include the application of these methods based on the capital facilities required to provide services and meet the City's service level standards. Where appropriate, the blending of methods occurred and a more complete discussion of the methods used for the determination of the impact fees are presented in Sections 3 through 5.

Summary of Report

In addition to Section 1, this report has been subdivided into six (6) other sections. The following is a brief discussion of the remaining sections included in this report.

Section 2 – City Demographics. This section of the report provides a general discussion of the residential land use characteristics. Also presented in this section is the forecast of the residential dwelling units and non-residential development that is necessary in the design of the impact fees for the municipal services.

Section 3 – Parks and Recreation Service Impact Fee Analysis. This section discusses the development of the recreation impact fee, including the capital requirements associated with providing parks and recreation facilities to the City's residents, the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 4 – Stormwater Impact Fee Analysis. This section discusses the existing stormwater system, a discussion on stormwater system funding approaches, the current stormwater impact fees charged, and recommendations regarding the fees.

Section 5 – Transportation Impact Fee Analysis. This section discusses the development of the local roads and mobility impact fees, including the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with fee determination.

Section 6 – Police Facilities Impact Fee Feasibility Analysis. This section discusses the feasibility of possibly developing impact fees for police services in the future, including a review of current capital costs, a comparison of police impact fees charged in neighboring communities, and a potential fee range.

Section 7 – Fire Protection Facilities Impact Fee Feasibility Analysis. This section discusses the feasibility of possibly developing impact fees for fire protection services, including a review of current capital costs for providing fire services, a comparison of fire impact fees charged in neighboring communities, and a potential fee range.

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SECTION 2 – CITY DEMOGRAPHICS

General

This section provides a general discussion of the current service area, including population and housing statistics and other demographic information related to land use. Additionally, a discussion of the anticipated growth in population and associated growth in residential dwelling units is also contained in this section.

Population and Development Forecast

Regardless of the approach taken to formulate impact fees, a forecast of the population of the City is needed in order to: i) have an appropriate planning horizon to ensure that capital improvement needs and costs are apportioned over a suitable growth segment; ii) link LOS requirements to the capital facility plan; and iii) identify any deficiencies in existing capital facilities related to the LOS standards and current population served.

As shown in Table 2-1 at the end of this section, the City's total estimated population is 44,041 in 2021. Based on information provided by the City, it is estimated that the total population will approach approximately 45,829 residents by 2025 and 50,630 residents by the year 2040. Thus, the population growth anticipated by the City is expected to be moderate, approximately 1.00% on an average annual basis through the year 2030 and then conservatively by 0.50% percent through the year 2040.

Historical and Projected Population and Dwelling Units

Year	Total Population	Total Dwelling Units	Average Persons per Occupied Dwelling Unit
2020 [1]	43,080	18,489	2.33
2021	44,041	18,700	2.33
2022	44,677	19,175	2.33
2025	45,829	19,669	2.33
2030	48,167	20,673	2.33
2040	50,630	21,730	2.33

[1] Future population estimates shown based on a review of historical population growth as obtained from the U.S. Census Bureau, from projections from the University of Florida's Florida Housing Data Clearinghouse, and discussions with City staff.

To the extent the projection of future development materially changes, it would then be appropriate for the City to re-evaluate the impact fees developed in this report.

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Persons per Household

In order to develop recreational impact fees based on the type of residential properties to estimate the impact on recreational facilities, Raftelis evaluated the existing residential units within the City. Based on the historical relationships of persons per dwelling unit for single-family, multi-family, and mobile home property types used in the existing fees as well as revised population and unit data from the Census Bureau an estimate of persons per unit was developed and is shown below.

- Single-family Persons per Household – 2.53
- Multi-family Persons per Household – 2.05
- Mobile Home Persons per Household – 1.68
- City Average Persons per Household – 2.33

It should be noted that with respect to Sections 6 and 7 in this report, further demographic data and related functional population analyses would be required in order to develop potential police and fire impact fees. At this time the proposed fees being calculated (the parks and recreation fees described in Section 3) do not involve this type of approach as they only apply to residential development and not nonresidential development.

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Section 2
City of Ormond Beach
Municipal Impact Fee Study

List of Tables

Table	Description
2-1	Population and Housing Forecast

Table 2-1
City of Ormond Beach
Municipal Impact Fee Study

Population and Housing Forecast

Line No.	Fiscal Year	Annual Average Rate	Total Population [1]	Total Units	Average Pop. per Unit
1	2010		38,137	16,193	2.36
2	2019	0.88%	41,282	18,024	2.36
3	2020	4.36%	43,080	18,489	2.33
4	2021	2.23%	44,041	18,902	2.33
5	2022	1.44%	44,677	19,175	2.33
6	2025	1.00%	45,829	19,669	2.33
7	2026	1.00%	46,491	19,953	2.33
8	2030	1.00%	48,167	20,673	2.33
9	2040	0.50%	50,630	21,730	2.33
10	Overall 2020 - 2040	0.81%			

Footnote:

[1] Future population estimates based on a review of historical population growth as obtained from the US Census Bureau and from projections from the City.

SECTION 3 – PARKS AND RECREATION SERVICE IMPACT FEE ANALYSIS

General

This section provides a discussion of the development and design of the proposed impact fee for parks and recreation services. Included in this section is a discussion of the City's adopted level of service (LOS) standards, facility requirements, and related capital costs included as the basis for the fee determination, and the design of the fee to be applied to new growth within the City.

Level of Service Standards

As outlined in the City's Comprehensive Plan and Parks and Recreation Master Plan, the City has adopted Level of Service (LOS) standards for recreational facilities and activities. With respect to open space, the City has adopted a recreational open-space LOS standard of thirteen (13.00) acres per 1,000 residents in total. The City currently owns and maintains an inventory of parks. A summary of the City-owned and -operated parks (existing and under development) is summarized on Table 3-1. The City's current inventory includes 607.45 acres including neighborhood parks, mini-parks, community centers, and more. Table 3-2 provides a detailed listing of the City's current investment in the parks, including land, improvements, facilities, and equipment, which total approximately $58.1 million. As shown in Table 3-3 and based on the estimated population of 44,041 residents in 2021, the City has an existing level of service for total open space of 13.0 acres per 1,000 population, which results in the City having an existing surplus as follows:

Descriptions	Amounts
Population 2021	44,041
Open Space LOS	13.0 Acres per 1,000 Population
Required Acres	572.53 Acres
Current City Inventory	607.45 Acres
Surplus/(Deficiency)	34.92 Acres

It should also be noted that as the City's population grows over time this surplus of acreage per 1,000 population will decrease. However, the City has plans for the acquisition of additional land at multiple sites that will go towards maintaining the required parks and recreation LOS throughout the forecast window through 2040.

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Existing Recreational Assets

In the determination of the fee, the historical costs of the existing assets and any grant funding for those assets was considered. The City's existing assets are categorized by type and are summarized below.

Inventory of City Parks and Recreational Facilities [1]	
Description	Historical Cost
Assets Included in Fee Calculation:	
Land	$10,599,856
Facilities	30,422,508
Activity-related	14,615,760
Subtotal	$55,638,123
Assets Excluded From Fee Calculation:	
Machinery and Equipment	$947,032
Other Excluded Assets	1,544,333
Subtotal	$2,491,365
Total Existing Investment in Parks and Recreation	$58,129,488

[1] Amounts as shown on Table 3-2.

As shown above, of the $59,129,488 in recreational assets, $55,638,123 is included in the calculation of the impact fee.

Capital Improvement Plan

In the determination of the fee, the following five- (5) year capital improvement plan was provided by the City for this project. Along with the City's existing investment in recreation assets this capital improvement plan is anticipated and designed to provide recreation services to the City's "buildout" dwelling unit level and maintain the identified level of service standards. The City's capital improvements are summarized below.

Projected Future City Investment in Recreational Facilities and Activities (Capital Plan) [1]	
Description	Amount
Total Improvements	$6,229,053
Less:	
Grant Funding	(2,149,303)
R&R Projects	(547,249)
Future Investment Included in Fee Calculation	$3,532,501

[1] Amounts as provided by City staff and are shown on Table 3-4.

As can be seen above, the City anticipates spending $3,532,501 in order to further acquire and develop the parks and recreation facilities to provide the desired level of recreation services to the City after adjustments for grants and renewal and replacement (R&R) projects.

Design of Recreational Facility Impact Fee

The method used to calculate the impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments available to serve new growth and the costs associated with adding additional capacity to serve the City's future recreation needs are recognized. Table 3-5 at the end of this report summarizes the results of the impact fee calculation. The following is a brief description of the method used in this study:

- Development of Recoverable Assets – Based on the City's existing investment in recreation and park facilities, and the dwelling unit projections at "buildout", the total estimated cost of existing assets to serve residents is identified.

- Development of Total Capital Need – Based on the City's estimated capital costs of developing future park facilities, and the dwelling unit projections, the total estimated cost to serve existing residents is developed.

- Development of Equivalent Impact Fee Units – This data which was provided by Staff in the form of the City's anticipated "buildout" dwelling unit capacity. These figures are used to develop a proposed fee per dwelling unit.

- Calculation of Cost per Dwelling Unit – Once the total capital costs allocable to future resident are determined, the impact fee unit per dwelling (residence) is calculated. This calculation represents the average cost of recreation facilities per dwelling person multiplied by the estimated persons per dwelling unit for single-family, multi-family, and mobile home residential dwellings.

RECREATIONAL FACILITY IMPACT FEE ASSUMPTIONS

In the development of the recreation impact fees, several assumptions were utilized. The major assumptions used in the development of the impact fees are as follows:

1. The development of the cost for the recreation facilities impact fees was based on the City's current inventory of parks and recreational activities, the recommended level of service standards for recreational facilities, and the City's estimated capital costs to develop future facilities and activities.

2. As indicated in Table 3-5, the City has identified existing needs totaling $49,942,204, which includes a credit for grants and R&R projects, which reduced the burden by $9,855,920. The total needs were based primarily on actual investments made by the City, which should be recouped from future residential growth.

3. No credits from other revenue sources have been identified for the purposes of this calculation, as it is assumed that other funding sources generated by future users will be utilized to provide for the necessary ongoing operating and repair / replacement costs required.

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IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the recreation impact fee as calculated in detail on Table 3-5 was determined as follows:

Description			Amounts
Existing Investment in Parks and Recreation [1]			$55,638,123
Future Investment in Parks and Recreation [2]			4,160,001
Total Existing and Future Investment in Parks and Recreation Through 2025			$59,798,124
Previously Grant Funded/Donated Assets [3]			($9,228,420)
Planned Future Grant Funded/Donated Assets Through 2025 [3]			(627,500)
Total Grant Funded/Donated Assets Through 2025			($9,855,920)
Total Existing and Proposed Investment in Parks and Recreation			$49,942,204
Total City Population in 2040 [4]			50,630
Total Costs to be Recovered per Person			$986.41
	Single-family	Multi-family	Mobile Home
Total Costs to be Recovered per Person	$986.41	$986.41	$986.41
Estimated Persons per Dwelling Unit [5]	2.53	2.05	1.68
Total Costs to be Recovered per Dwelling Unit	$2,500.07	$2,021.49	$1,658.45
Total Costs to be Recovered per Dwelling Unit (Rounded)	$2,500.00	$2,021.00	$1,658.00

[1] Existing investment amount shown based on Table 3-2.
[2] Future investment amount shown based on Table 3-4.
[3] Amount based on information provided by City Staff.
[4] Buildout population shown based on Table 2-1.
[5] Amounts shown based on average population and housing unit data as obtained from the American Community Survey for 2019-2015 from the U.S. Census Bureau.

As shown above, the maximum supportable impact fees are $2,500.00, $2,021.00 and $1,658.00 per dwelling unit for single-family, multi-family, and mobile home, respectively. Each of these fees are being increased by a percentage between 90.5% and 111.01%. The recent update to Section 168.31801 F.S. added the following subsection, which provides certain limitations of how municipalities can increase impact fees:

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.
(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.
(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.
(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.
(e) An impact fee may not be increased more than once every 4 years.
(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitation.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

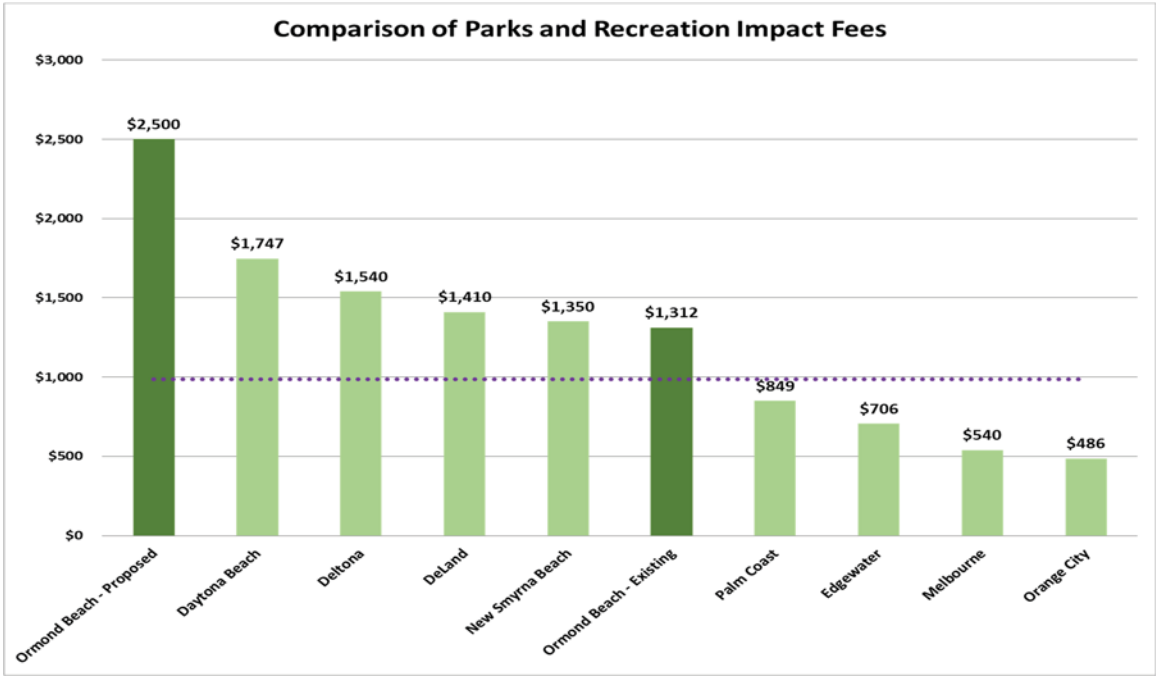
3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

(h) This subsection operates retroactively to January 1, 2021.

With the maximum supportable impact fee being significantly higher than the City's current fees due to the current investment and future significant planned investment in the department as well as the projected new growth requiring future investment in recreation facilities to maintain its level of service, the City has decided to pursue a fee increase via the extraordinary circumstances provision of the statute.

Impact Fee Comparisons

In order to provide the City additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other jurisdictions was prepared. Table 3-6 at the end of this section summarizes the impact fees for recreational services charged by other communities with the proposed rates of the City. Please note that each community may establish a different LOS standard to meet its demographic needs for recreation facilities and activities. The City can anticipate variances between other communities.



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Section 3
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

List of Tables

Table	Description
3-1	Inventory of City Parks and Recreation Facilities
3-2	Summary of Existing City Investments in Parks and Recreation
3-3	Existing Level of Service and Open-Space Needs
3-4	Multi Year Capital Improvement Plan
3-5	Design of Parks and Recreation Impact Fee
3-6	Parks and Recreation Services Impact Fee Comparison

Table 3-1
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Inventory of City Parks and Recreation Facilities [1]

Line No.	Facility Classification	Acres	Facilities
1	**Ames Park**	**1.28**	(12) Parking (1) Restrooms (1) Gazebo (11) Park Benches (1) Walk/Jog Path (1) Fishing Permitted (1) Pier/Dock (1) Special Feature/Art
2	**Andy Romano Beachfront Park**	**3.47**	(199) Parking (1) Restrooms (1) Gazebo (15) Park Benches (1) Playground (1) Picnic Tables (1) Picnic Grill (1) Large Pavilion (1) Splash pad (1) Outdoor Showers (1) Fishing Permitted
3	**Arroyo Oaks Mini Park**	**0.24**	(2) Parking (1) Special Feature/Art
4	**Arroyo Parkway Passive Park**	**16.87**	
5	**Bailey Riverbridge Gardens**	**3.62**	(20) Parking (12) Park Benches (1) Picnic Tables (1) Special Feature/Art
6	**Birthplace of Speed Park**	**0.68**	(11) Parking (1) Restrooms (1) Park Benches (1) Picnic Tables (1) Picnic Grill (1) Large Pavilion (1) Pier/Dock
7	**Casements Campus - (Includes Ormond Beach Tennis Center)**	**5.47**	(70) Parking (1) Restrooms (1) Community Center (1) Meeting Room (1) Kitchen
8	**Cassen Park**	**3.66**	(47) Parking (1) Restrooms (1) Gazebo (1) Park Benches (1) Picnic Tables (1) Walk/Jog Path (1) Boat Ramp (1) Canoe/Kayak Launch (1) Fishing Permitted (1) Pier/Dock
9	**Central Park I**	**21.08**	(40) Parking (1) Restrooms (1) Park Benches (1) Playground (1) Picnic Tables (1) Large Pavilion (1) Basketball Court (1) Canoe/Kayak Launch (1) Fishing Permitted

Table 3-1
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Inventory of City Parks and Recreation Facilities [1]

Line No.	Facility Classification	Acres	Facilities
			(1) Pier/Dock (1) Community Gardens
10	**Central Park II**	**15.29**	(24) Parking (1) Gazebo (1) Basketball Court (1) Tennis Court (1) Pickleball Court (1) Fishing Permitted (1) Pier/Dock (1) Community Gardens
11	**Central Park III**	**62.23**	(5) Parking (1) Park Benches (1) Walk/Jog Path (1) Fitness Stations (1) Canoe/Kayak Launch
12	**Central Park IV**	**53.89**	(19) Parking (1) Restrooms (1) Park Benches (1) Walk/Jog Path (1) Canoe/Kayak Launch (1) Fishing Permitted (1) Pier/Dock (1) Community Center (1) Meeting Room
13	**Division Avenue Passive Park**	**3.80**	
14	**Firehouse Park**	**0.31**	(19) Parking (1) Park Benches (1) Playground (1) Picnic Tables (1) Special Feature/Art
15	**Fortunato Park**	**4.29**	(28) Parking (1) Restrooms (1) Park Benches (1) Playground (1) Picnic Tables (1) Picnic Grill (1) Nature Trail (1) Bike Trail (1) Canoe/Kayak Launch (1) Fishing Permitted (1) Pier/Dock (1) Special Feature/Art
16	**GF Althouse Trail (Part of Central Park III)**	**3.70**	(8) Parking (1) Walk/Jog Path (1) Bike Trail (1) Canoe/Kayak Launch (1) Fishing Permitted (1) Pier/Dock
17	**Haas Park**	**14.95**	(1) Park Benches (1) Walk/Jog Path
18	**Hospital Gardens Mini-Park**	**0.08**	(1) Park Benches
19	**Huguenot Mini-Park**	**0.67**	(3) Parking (1) Park Benches (1) Picnic Tables

Table 3-1
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Inventory of City Parks and Recreation Facilities [1]

Line No.	Facility Classification	Acres	Facilities
20	**Indian Mound Mini-Park**	**0.35**	
21	**Lakebridge Drive Passive Park**	**2.85**	
22	**Limitless Playground (Included in Ormond Beach Sports Complex)**	**0.00**	(32) Parking (1) Gazebo (1) Park Benches (1) Playground (1) Picnic Tables (1) Picnic Grill (1) Small Pavilion (1) Large Pavilion
23	**Lincoln Ave Park**	**0.42**	(1) Park Benches
24	**Mainstreet Mini-Park**	**0.37**	(1) Park Benches
25	**Memorial Gardens Park**	**2.69**	(33) Parking (1) Gazebo (1) Park Benches (1) Walk/Jog Path (1) Special Feature/Art
26	**Milton W. Pepper Mini-Park**	**0.16**	(1) Park Benches (1) Playground
27	**Neptune Beach Mini-Park**	**0.19**	(1) Parking
28	**Nova Community Park**	**63.78**	(96) Parking (1) Restrooms (1) Park Benches (1) Playground (1) Picnic Tables (1) Large Pavilion (2) Basketball Court (6) Tennis Court (4) Pickleball Court (4) Handball Court (4) Baseball Field (1) Softball Field (1) Skate Park (1) Walk/Jog Path (1) Batting Cages (1) Concessions (1) Community Center (1) Meeting Room (1) Gymnasium (1) Weight Room
29	**Nova Road Passive Park North**	**1.74**	
30	**Nova Road Passive Park South**	**11.05**	
31	**Optimist Park (Included in Ormond Beach Sports Complex)**	**0.00**	(20) Parking (1) Park Benches (1) Picnic Tables (1) Picnic Grill (1) Horseshoes
32	**Ormond Beach Lions Mini-Park**	**0.04**	(1) Park Benches
33	**Ormond Beach Middle School Park**	**2.40**	(67) Parking (4) Basketball Court (2) Tennis Court (3) Football Field

Table 3-1
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Inventory of City Parks and Recreation Facilities [1]

Line No.	Facility Classification	Acres	Facilities
34	**Ormond Beach Performing Arts Center**	**0.60**	(172) Parking (1) Restrooms (1) Special Feature/Art (1) Meeting Room
35	**Ormond Beach Senior Center**	**0.40**	(54) Parking (1) Restrooms (1) Special Feature/Art (1) Community Center (1) Meeting Room
36	**Ormond Beach Skate Park**	**0.00**	(24) Parking (1) Restrooms (1) Park Benches (1) Skate Park
37	**Ormond Beach Sports Complex (includes Optimist and Limitless parks)**	**130.35**	(748) Parking (1) Restrooms (1) Park Benches (1) Playground (1) Picnic Tables (1) Picnic Grill (1) Large Pavilion (4) Baseball Field (5) Softball Field (4) T-Ball Field (3) Football Field (12) Soccer Field (1) Shuffleboard Court (1) Batting Cages
38	**Ormond Beach Tennis Center**	**0.00**	(70) Parking (1) Restrooms (8) Tennis Court
39	**Ormond Parkway Mini-Park**	**0.19**	(2) Parking (1) Park Benches
40	**Ormond Shores Mini-Park**	**1.32**	(1) Park Benches (1) Walk/Jog Path
41	**Osceola Elementary School Park**	**5.25**	(13) Parking (1) Park Benches (1) Playground (1) Picnic Tables (1) Picnic Grill (1) Large Pavilion (1) Basketball Court (1) Softball Field
42	**Plaza Grand Mini-Park**	**1.34**	
43	**Riverbend Nature Park**	**81.88**	(22) Parking (1) Restrooms (1) Park Benches (1) Playground (1) Picnic Tables (1) Picnic Grill (1) Small Pavilion (1) Nature Trail (1) Walk/Jog Path (1) Bike Trail (1) Fitness Stations (1) Canoe/Kayak Launch

Table 3-1
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Inventory of City Parks and Recreation Facilities [1]

Line No.	Facility Classification	Acres	Facilities
			(1) Fishing Permitted
			(1) Pier/Dock
			(1) Special Feature/Art
44	**Riviera Park**	**5.77**	(26) Parking
			(1) Park Benches
			(1) Playground
			(1) Picnic Tables
			(1) Picnic Grill
			(1) Small Pavilion
			(1) Walk/Jog Path
			(1) Fishing Permitted
			(1) Pier/Dock
			(1) Special Feature/Art
45	**Rockefeller Gardens Park**	**2.24**	(70) Parking
			(1) Park Benches
			(1) Walk/Jog Path
			(1) Special Feature/Art
46	**Sanchez Park**	**8.41**	(15) Parking
			(1) Restrooms
			(1) Park Benches
			(1) Playground
			(1) Picnic Tables
			(1) Picnic Grill
			(1) Large Pavilion
			(1) Nature Trail
			(1) Walk/Jog Path
			(1) Boat Ramp
			(1) Canoe/Kayak Launch
			(1) Fishing Permitted
			(1) Pier/Dock
47	**Santa Lucia Bench Mini-Park**	**0.27**	(1) Park Benches
48	**S. Old Kings Road Passive Park**	**4.22**	
49	**S. Ormond Neighborhood Center**	**6.99**	(43) Parking
			(1) Restrooms
			(1) Park Benches
			(1) Playground
			(1) Picnic Tables
			(1) Large Pavilion
			(1) Basketball Court
			(2) Tennis Court
			(1) Handball Court
			(1) Baseball Field
			(1) Walk/Jog Path
			(1) Splash pad
			(1) Concessions
			(1) Community Center
			(1) Meeting Room
			(1) Gymnasium
50	**Ted Porter Mini-Park**	**0.18**	(1) Park Benches
51	**Vadner Mini-Park**	**0.63**	(1) Park Benches
52	**Waldo O. Berry Heritage Mini-Park**	**0.24**	(1) Picnic Tables
			(1) Picnic Grill
53	**W. Ormond Community Park**	**17.30**	
54	**W. Ormond Wetlands Park**	**38.00**	(10) Parking

Table 3-1
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Inventory of City Parks and Recreation Facilities [1]

Line No.	Facility Classification	Acres	Facilities
			(1) Nature Trail
55	**Woodmere Mini-Park**	**0.25**	

56	**Summary**	Acres
57	Mini	114.86
58	Passive	74.75
59	Community	221.74
60	Special Use	4.70
61	Sports Complex	130.35
62	Neighborhood	23.05
63	Natural Resources	38.00
64	**Total**	**607.45**

Footnotes
[1] Park acreage and facilities inventory as provided by the City.

Table 3-2
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Summary of Existing City Investments in Parks and Recreation

Line No.	Description	Historical Cost [1]
	Assets Included in Fee Calculation	
1	Land	$10,599,856
2	Facilities	30,422,508
3	Activity Related	14,615,760
4	Total Assets Included in Fee Calculation	$55,638,123
	Assets Excluded from Fee Calculation	
5	Machinery and Equipment	$947,032
6	Other Excluded Assets (Donations, Non Recreation Items, etc.)	1,544,333
7	Total Assets Excluded from Fee Calculation	$2,491,365
8	Total Existing Investment in Parks and Recreation Assets	$58,129,488

Footnotes

[1] Amounts reflected as provided by the City as of September 30, 2020.

Table 3-3
City of Ormond Beach
Parks and Recreation Impact Fee Analysis

Existing Level of Service and Open-Space Needs

Line No.	Facility Classification	City Open Space Standards [1] Acres	Per	Population	Existing City Facilities [2] Total Acres	Per	2021 Population	To City Standards Required	Surplus / (Deficiency)
1	Parks	13.00	[3]	1,000	607.45		44,041	572.53	34.92
2	Total	13.00		1,000	607.45		44,041	572.53	34.92

Footnotes

[1] As provided in the City's Comprehensive Plan.
[2] Inventory and Classification as provided by the City and as provided in detail in Table 3-1.
[3] The City's standard is to provide approximately 13 Acres per 1,000 residents.

Table 3-4
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Multi-Year Capital Improvement Plan [1]

Line No.	Description	2021-2025 Total	Grant Funding	R&R Adjustments	Adjusted Total	New, R&R or Upgrade
1	Community Development Block Grant Projects	$129,803	($129,803)	$0	$0	R&R
2	Facility Hardening	1,000,000	(750,000)	(250,000)	0	R&R
3	Performing Arts Center Renovations	607,000	(607,000)	0	0	R&R
4	Ormond Beach Sports Complex Access and Drainage	484,950	0	(113,249)	371,701	Upgrade / New
5	Environmental Discovery Center Trail System Connection	455,000	(227,500)	0	227,500	Upgrade / New
6	Landscape Renovations	15,000	0	(15,000)	0	R&R
7	Nova LED Baseball Lighting	1,800,000	(400,000)	0	1,400,000	Upgrade / New
8	Nova Parking & Fitness Stations	901,300	0	0	901,300	Upgrade / New
9	Ormond Beach Sports Complex Parking	632,000	0	0	632,000	Upgrade / New
10	Tree Replacement Program	50,000	(35,000)	(15,000)	0	R&R
11	Vehicle Replacement	154,000	0	(154,000)	0	R&R
12	**Total Capital Improvement Program**	$6,229,053	($2,149,303)	($547,249)	$3,532,501	

Footnotes:

[1] Amounts shown based on capital planning information provided by the Parks Department.

Table 3-5
City of Ormond Beach
Parks and Recreation Services Impact Fee Analysis

Design of Parks and Recreation Impact Fee

Line No.	Description	Amount
1	Existing Investment in Parks and Recreation [1]	$55,638,123
2	Future Investment in Parks and Recreation [2]	4,160,001
3	Total Existing and Future Investment in Parks and Recreation Through 2025	$59,798,124
4	Previously Grant Funded / Donated Assets [3]	($9,228,420)
5	Planned Future Grant Funded / Donated Assets Through 2025 [3]	(627,500)
6	Total Grant Funded / Donated Assets Through 2025	($9,855,920)
7	Total Existing and Proposed Investment in Parks and Recreation	$49,942,204
	Estimated Population Served	Amount
8	Projected 2040 Population [4]	50,630
9	Estimated Population Served	50,630
	Cost Per Person Calculation	
10	Allocated Costs	$49,942,204
11	Projected 2040 Population [4]	50,630
12	Cost Per Person	$986.41
	Fee Calculation	Single Family
13	Cost Per Person	$986.41
14	Persons Per Dwelling Unit [5]	2.53
15	Total Cost Per Dwelling Unit	$2,500.07
16	Rounded Cost Per Unit - Maximum Supportable Impact Fee	**$2,500.00**
	Fee Calculation	Multi-Family
17	Cost Per Person	$986.41
18	Persons Per Dwelling Unit [5]	2.05
19	Total Cost Per Dwelling Unit	$2,021.49
20	Rounded Cost Per Unit - Maximum Supportable Impact Fee	**$2,021.00**
	Fee Calculation	Mobile Home
21	Cost Per Person	$986.41
22	Persons Per Dwelling Unit [5]	1.68
23	Total Cost Per Dwelling Unit	$1,658.45
24	Rounded Cost Per Unit - Maximum Supportable Impact Fee	**$1,658.00**

Footnotes:

[1] Existing investment amount shown based on Table 3-2.

[2] Future investment amount shown based on Table 3-4.

[3] Amount based on information provided by City Staff.

[4] Buildout population shown based on Table 2-1.

[5] Amounts shown based on average population and housing unit data as obtained from the American Community Survey for 2019-2015 from the US Census Bureau.

Table 3-6
City of Ormond Beach
Municipal Impact Fee and Utility Connection Fee Study

Parks & Recreation Impact Fee Comparison [*]

Line No.	Municipality	Parks & Recreation
1	Ormond Beach - Existing	$1,312.24
2	Ormond Beach - Proposed	$2,500.00
3	New Smyrna Beach	$1,350.00
4	Daytona Beach	$1,747.00
5	DeLand	$1,409.77
6	Deltona	$1,539.90
7	Edgewater	$705.54
8	Melbourne	$540.00
9	Orange City	$486.47
10	Palm Coast	$849.24
11	Port Orange	N/A
12	Titusville	N/A
13	Volusia County	$245.46
14	Average Fee	$985.93

[*] As of October 2021

SECTION 4 – STORMWATER IMPACT FEE ANALYSIS

Background

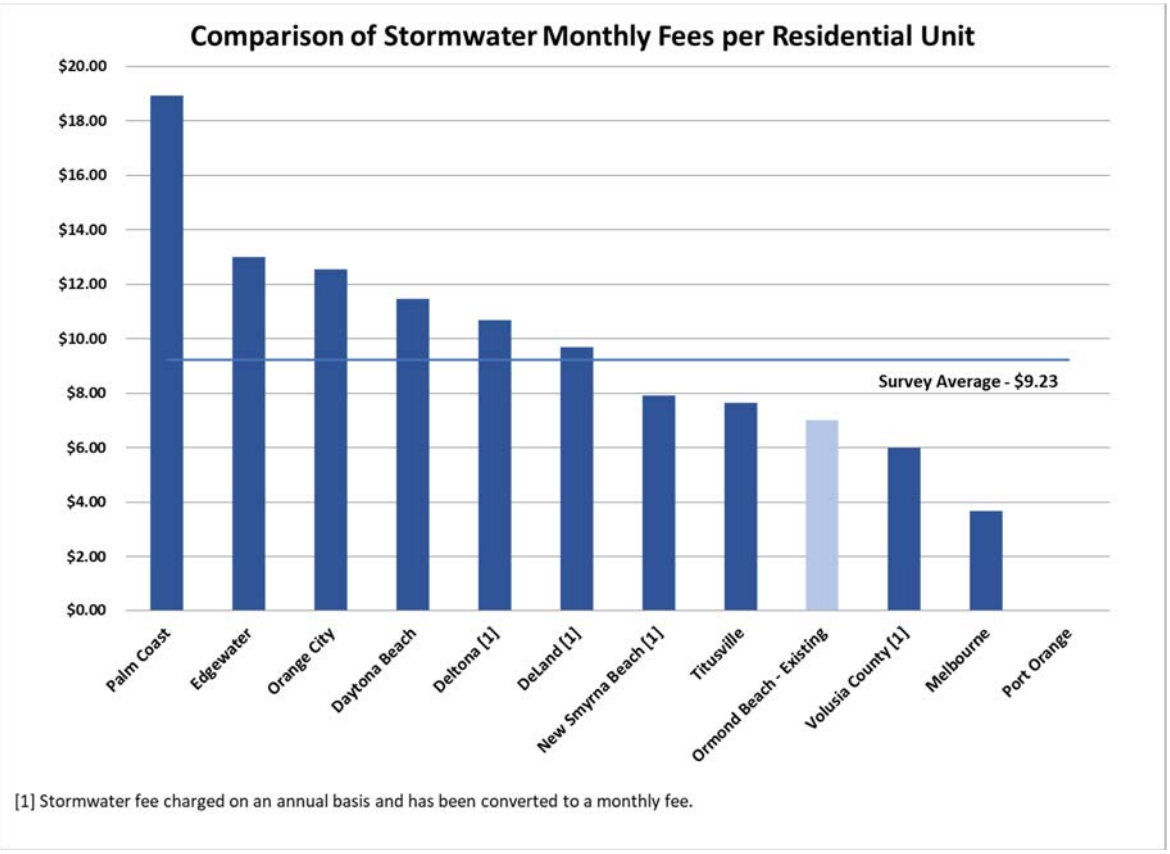
The City maintains over 96 miles of drainage systems to mitigate flooding associated with stormwater runoff and has a street sweeping program to aid in drainage and reduce runoff contamination. The stormwater program is primary funded from user fees within a special revenue fund. The City also has a stormwater drainage impact fee fund for expansion of existing stormwater management facilities and construction of new stormwater management facilities. This section outlines our recommendation for the City to consider discontinuing the stormwater impact fee and focus on long term funding solutions through the existing monthly stormwater fee structure.

Stormwater Funding

The primary funding source used by Florida municipalities to address stormwater pollution and flooding is recurring stormwater utility fees with some communities using special assessments. The City has an established monthly stormwater fee of $7.00 per month per 3,000 feet of impervious area which generated annual stormwater fee revenue of $2,539,582 during FY 2020. This revenue is recurring and very stable since it is not dependent on the amount of development each year. The City also has a stormwater impact fee of $119.39 per single-family unit, during FY 2020 this impact fee generated $25,349. Impact fee revenues fluctuate from year to year and are subject to cumbersome administrative and legal requirements. It is generally difficult to identify growth related stormwater project costs since many projects are built to address existing needs and projected demands related to impacts from new development. The engineering analysis and other data needed to fulfill the current requirements of the Florida Impact Fee Act for stormwater impact fees may be complex and costly. We are also unaware of any other municipalities with stormwater impact fees in Florida. Most municipalities address their stormwater funding through a combination of recurring stormwater fees, grant funding, general tax revenue, and land development regulations.

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A number of municipalities in Florida collect recurring stormwater fees. The following is a comparison of stormwater fees in nearby jurisdictions:



There is no comparison for stormwater impact fees included herein since we are unaware of any in the southeast United States.

Recommendation

Given the difficulties identified above with stormwater impact fees in Florida and as the City has an existing and reliable primary revenue source in its stormwater fee, we recommend the City consider discontinuing imposition of stormwater impact fees. Existing stormwater impact fee funds should be expended in accordance with the Code requirements. The City can focus on optimizing its existing stormwater fee structure to fund the stormwater program activities and infrastructure.

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Section 4
City of Ormond Beach
Stormwater Impact Fee Analysis

List of Tables

Table	Description
4-1	Stormwater Fee Comparison

Table 4-1
City of Ormond Beach
Municipal Impact Fee Study

Stormwater Fee Comparison [*]

Line No.	Municipality	Monthly Rate per ERU
1	Ormond Beach - Existing	$7.00
2	New Smyrna Beach [1]	$7.92
3	Daytona Beach	$11.46
4	DeLand [1]	$9.68
5	Deltona [1]	$10.67
6	Edgewater	$13.00
7	Melbourne	$3.67
8	Orange City	$12.55
9	Palm Coast	$18.91
10	Titusville	$7.64
11	Volusia County [1]	$6.00
12	Average Fee	$10.15

[*] As of October 2021

SECTION 5 – TRANSPORTATION IMPACT FEE ANALYSIS

The City of Ormond Beach has two transportation impact fees – a local roads impact fee and a mobility fee. The Transportation Impact Fee is the fee that is applied to development and is used to increase the capacity of transportation infrastructure to support additional traffic that comes with new development. The Mobility Fee is used for specific corridors in the City which are considered capacity constrained, and thus the fee is used to increase the efficiency of the roadways and increase capacity for other modes (transit, pedestrian, bicycles) that would reduce the vehicular demand of the roadway.

Transportation fees can be calculated based off a finite set of developments / projects or based on the cost of each new trip on the roadway network. This impact fee update uses the second methodology and is thus not reliant on a specific development program or set of roadway projects.

Local Roads Impact Fee

REGIONAL MODEL UPDATES

The Central Florida Regional Planning Model (CFRPM), version 7.0, was used within this analysis. The currently approved CFRPM model was validated to account for current conditions within the City. Additionally, the developments listed in the City of Ormond Beach Commercial Development Report were reviewed, and those which added any residential development or at least 100,000 square feet of non-residential development were added to the appropriate transportation analysis zones (TAZs) in the model if they were not already reflected. The developments added to the regional model are shown in **Table 1**.

Table 1. New Development Added to Regional Model

Development Name	Residential Units (DU)	Non-Residential Area (SF)	TAZ
Perrott Depot	87	0	8431
Tymber Creek Apartments	300	0	8457
Ormond Central	0	286,000	8460
Shoppes at Granada Pointe	150	0	8461
Courtyards at Ormond	48	0	8483
Pineland – Phases IV & V	46	0	8486
The Cupola at Oceanside	12	0	8487
Plantation Oaks – Major Amendment, 2B, 2C, 2D	1,158	0	8523

DEMAND VARIABLES

The impact of new development on the roadway network, or demand for facility capacity, is defined and measured in terms of the number of estimated vehicle-miles-traveled for each unit of new development. The demand is calculated based on the following demand variables:

- Trip Generation by Land Use;
- Percentage of New Trips; and
- Average Trip Length / Assessed Trip Length

Trip Generation

Trip generation rates for the proposed local road impact fees and mobility fees are based on the ITE Trip Generation Manual, 11th Edition. Each of the land uses in the current ordinances were compared to similar land uses in the ITE Trip Generation Manual to determine the appropriate daily trip generation rate. When multiple land use codes in the Trip Generation Manual apply to the impact-fee land use, an average of the associated land uses were applied. Changes to the existing land uses are described below:

- **Single-family Residential:** The 11th Edition has added a "single-family attached" land use, which removes duplex / townhome uses (shared walls, but not shared floor/ceilings) from the multi-family land use. The single-family residential land use thus covers both attached and detached single-family homes.
- **Warehouse / Mini-Warehouse:** The mini-warehouse land use was combined with the warehouse land use. In the 11th Edition, the mini-warehouse has a daily trip generation rate (1.71), which is within the range of warehouse land uses (1.40-2.12) used to determine the trip generation rate.
- **Nursing Home:** The nursing home land use was switched from a per-thousand-square-feet calculation to a per-bed calculation to match available independent variables from the 11th Edition.
- **Commercial:** The commercial land use impact fee had been broken into categories based on the size of the development. The break points were updated to match the 11th Edition (<40 KSF, 40-150 KSF, >150 KSF).
- **CBD Sandwich Shop:** The CBD Sandwich Shop is a more specific land use than anything in the list, and thus was combined with restaurant.
- **Local Park:** The park land use was removed from the impact fee list, as municipal projects do not generally pay impact fees and trips are calculated by acre and not building square footages.
- **School / Church:** The school and church impact fees were broken into two separate categories. School impact fees will be calculated by number of students rather than building square footages.
- **Bank:** The 11th Edition does not include daily trip generation rates for the walk-in bank land use, and thus walk-in and drive-in bank were combined as a single land use.

A summary of the land uses and resulting trip generation rates is shown in Error! Reference source not found.

New Trip Percentage

Commercial and retail land uses generally attract a portion of their trips from vehicles already on the roadway network. Pass-by trips are defined as trips that are already exist on the roadway network visit the land use as part of a larger trip, rather the land use being the origin or destination. As pass-by trips are already on the roadway network, they are excluded from the calculation of rental fees, The new trip percentage is the percentage of those trips that are not impact fees. The ITE Trip Generation Handbook, 3rd Edition, was used to determine the pass-by rate, and by extension, the new trip percentage for each land use, as shown in Table 2.

Table 2. Daily Trip Generation Rates by Land Use					
Land Use (in Ordinance)	Unit	Impact Fee Rate	ITE Code	ITE Land Use	ITE Rate
Single-family	DU	8.32	210	Single-family Detached	9.43
			215	Single-family Attached	7.20
Multi-family	DU	5.27	220	Multi-family Housing (Low-rise)	6.74
			221	Multi-family Housing (Mid-rise)	4.54
			222	Multi-family Housing (High-rise)	4.54
Mobile/Manufactured Home	DU	7.12	240	Mobile Home Park	7.12
Hotel/Motel	Rooms	3.42	310	Hotel	1.92
			311	All Suites Hotel	4.40
			312	Business Hotel	4.02
			320	Motel	3.35
General/Government Office	KSF	16.44	710	General Office Building	10.84
			715	Single Tenant Office Building	13.07
			730	Government Office	22.59
			733	Government Office Complex	33.98
			750	Office Park	11.07
			760	R&D Center	11.08
			770	Business Park	12.44
Medical Office	KSF	33.03	720	Medical/Dental Office	36.00
			630	Clinic	38.16
			650	Free-Standing Emergency Room	24.94
Hospital	KSF	10.72	610	Hospital	10.72
Nursing Home	Beds	2.59	620	Nursing Home	3.06
			253	Congregate Care Facility	2.21
			254	Assisted Living	2.60
			255	Continuing Care Retirement Community	2.47
Industrial	KSF	4.33	110	Light Industrial	4.87
			130	Industrial Park	3.37
			140	Manufacturing	4.75
Warehouse	KSF	1.70	150	Warehouse	1.71
			151	Mini-Warehouse	1.45
			154	High-Cube Transload and Short-Term Storage Warehouse	1.40
			155	High-Cube Fulfillment Center	1.81
			157	High-Cube Cold Storage Warehouse	2.12
			821	Shopping Center (40-150k) w/o supermarket	67.52
General Commercial (<40,000)	KSF	54.45	822	Strip Retail Plaza (<40K)	54.45
General Commercial (40,000-150,000)	KSF	81.01	821	Shopping Center (40-150k) w/ supermarket	94.49
General Commercial (<150,000)	KSF	37.01	820	Shopping Center	37.01

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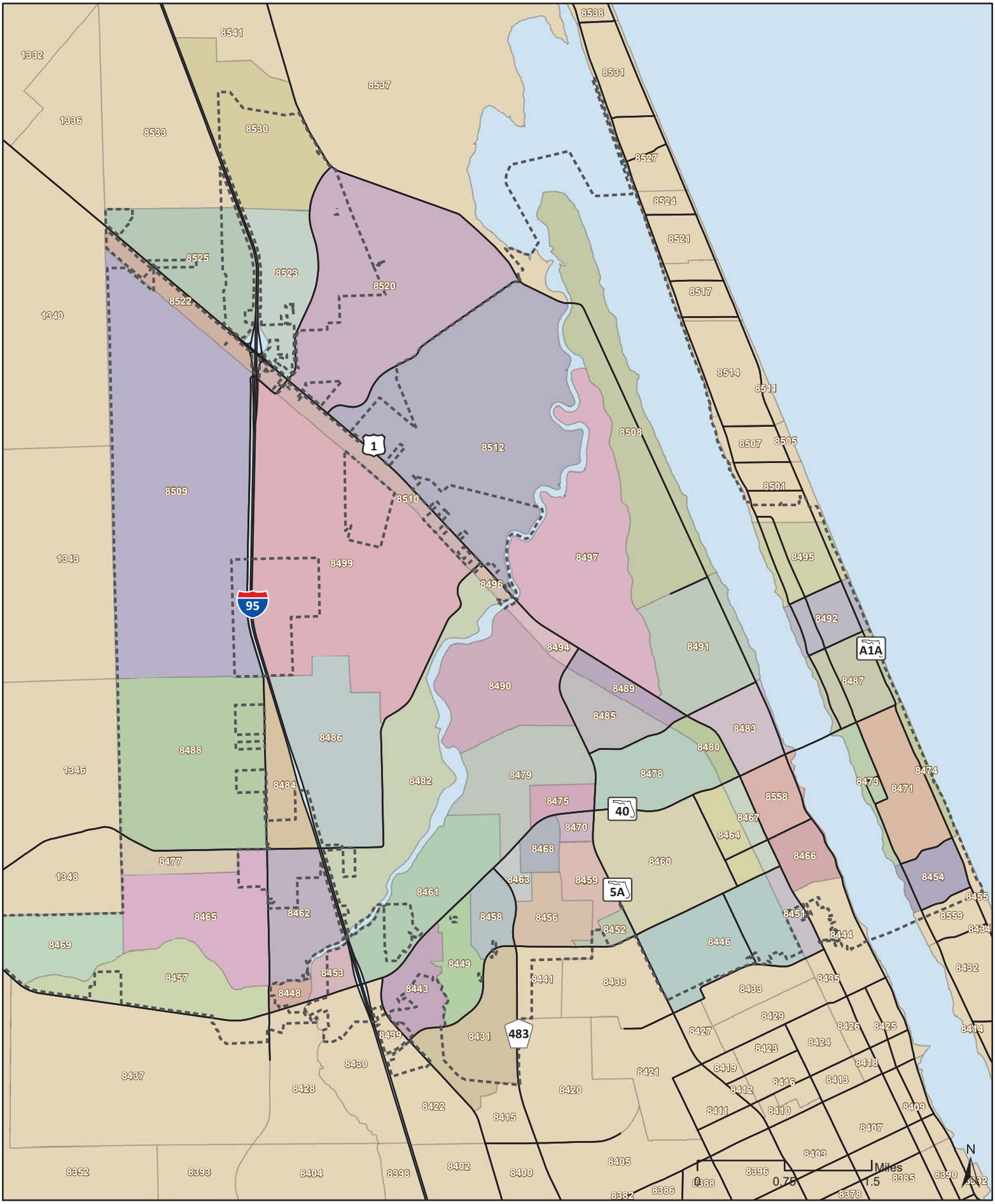
Table 2. Daily Trip Generation Rates by Land Use (cont'd.)					
Restaurant	KSF	96.06	930	Fast Casual Restaurant	97.14
			931	Fine Dining Restaurant	83.84
			932	High Turn-Over (Sit-Down) Restaurant	107.20
General Recreation	KSF	28.82	495	Recreation Center	28.82
Schools	Students	2.18	520	Elementary School	2.27
			522	Middle School	2.10
			525	High School	1.94
			530	Private School (K-8)	4.11
			532	Private School (K-12)	2.48
			534	Private High School	2.17
			537	Charter Elementary School	1.85
			540	Junior/Community College	1.15
			550	University/College	1.56
Church	KSF	7.60	560	Church	7.60
Day Care	KSF	47.62	565	Daycare	47.62
Bank	KSF	100.35	912	Drive-In Bank	100.35

Table 3. New Trip Percentages		
Land Use (in Ordinance)	Pass-by Rate	New Trip Factor
General Commercial	0.34	0.66
Restaurant	0.44	0.56
Bank	0.35	0.65

Average Trip Length

The total average trip length for trips that start or end within the City of Ormond Beach was calculated using the 2045 CFRPM 7.0 regional model. The traffic analysis zones (TAZs) within the City were identified and used to conduct a select zone analysis, which extracts information on just the trips from those zones. The TAZs used to define the City of Ormond Beach are shown in **Figure 1**. Using the select zone analysis, there were a total of 312,315 trips that start or end (or both) within the City of Ormond Beach, with a total Vehicle Miles Traveled (VMT) of 3,070,798. The VMT was divided by the number of trips to calculate the average trip length as 9.83 miles.

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Legend

- City of Ormond Beach
- TAZ within the City of Ormond Beach
- TAZ outside the City of Ormond Beach

Ormond Beach Impact Fee Analysis
CFRPM Version 7 | CF 2045
Figure 1
TAZs within the City of Ormond Beach

Assessed Trip Length

The City of Ormond Beach impact fees are calculated to address needed capacity improvements on City roadways, which are the City's responsibility. State and federal funds are available to pay for improvements on the interstate highways and Volusia County collects impact fees within the City of Ormond Beach that can be used to fund projects on County roadways within the City as well. Using the select zone analysis, the percentage of the VMT that occurs within the City of Ormond Beach on City roadways is 5.9%. The rest of the VMT occurs on County/State/Federal roadways which are not the responsibility of the City of Ormond Beach but are within the City limits (31.7%) or on any roadway outside the City limits (62.4% of the VMT). Excluding all county/state roadways and roadways outside of the City limits removes the need to calculate a separate reduction for the TCEA roadways (that are not included in the impact fee) or for the interstate facilities. Thus, the assessed trip length used in the proposed impact fees for the City of Ormond Beach is 5.9% of the 9.83 mile average trip length, or 0.58 miles.

Vehicle Occupancy

The average vehicle occupancy was determined using the Bureau of Transportation Statistics *Local Area Transportation Characteristics for Households* (LATCH) *Data*, which was based on data from the Federal Highway Administration 2017 National Household Travel Survey. The LATCH data provides estimated person trips and vehicular trips for each census tract. The average vehicular occupancy was determined by dividing the person trips by the vehicle trips, and results in an average of 1.49 persons per vehicle, as shown in **Error! Reference source not found.**.

Table 10: Vehicle Occupancy using LATCH Data

Census Tract	Person Trips	Vehicle Trips	Avg. Vehicle Occupancy
804	7.57	5.14	1.47
805	6.79	4.62	1.47
806	6.4	4.35	1.47
807	7.31	5.15	1.42
808.03	7.52	5.13	1.47
808.04	6.06	3.98	1.52
808.05	7.09	4.53	1.57
808.06	7.44	4.91	1.52
808.07	6.79	4.55	1.49
832.03	8.07	5.24	1.54
Total	**71.04**	**47.6**	**1.49**

COST VARIABLES

The City does not have any appropriate recent roadway project cost data; therefore recent comparable roadway projects in Volusia County constructed or programmed for construction in the next five (5) years by the County and the State were reviewed to develop a cost per lane-mile of capacity compared to the capacity of a lane-mile to determine the cost per vehicle-mile of travel. As the Ormond Beach impact fees can only be applied to capacity projects on local roadways, the projects analyzed were limited to roadways with no more than four (4) lanes.

Roadway Costs

Roadway costs were estimated from new roadway and roadway widening projects in the River to Sea Transportation Planning Organization Transportation Improvement Program and the Volusia County Capital Improvement Plan, which provided design, right-of-way, and construction costs for projects with funds committed between FY 2021/22 – FY 2025/26. There is one project in the Ormond Beach CIP that involves construction of a new roadway, the Doug Thomas Way Extension. However, the Doug Thomas Way Extension was not included in the calculation of roadway costs, as it is a driveway through the Ormond Beach Sports Complex. As shown in **4**, the average construction cost per lane mile is $4,073,885.

Table 4. Roadway Costs in TIP/CIP

Project	Description	Length	Total Project Cost	Cost per Lane Mile	Source
SR 40 – SR 15/US 17 to SR 11	2-4 Lane	6.376	$59,007,114	$4,627,283	River to Sea TIP
SR 40 – SR 11 to Cone Rd	2-4 Lane	7.64	$65,965,724	$4,317,129	River to Sea TIP
Beresford Ave – Blue Lake Ave to MLK Jr. Beltway	New 2 Lane	0.88	$3,709,304	$2,116,396	Volusia CIP
Blue Lake Extension – Blue Lake to SR 472	New 2 Lane	0.33	$3,395,594	$5,119,571	Volusia CIP
Howland Boulevard – Providence to Elkcam	2-4 Lane	2.17	$17,528,420	$4,038,806	Volusia CIP
Orange Camp Road – MLK Blvd to I-4	2-4 Lane	1.51	$12,760,375	$4,224,124	Volusia CIP
Williamson Blvd – Strickland Range Rd to Hand Ave	2-4 Lane	1.12	$8,198,000	$3,659,821	Volusia CIP
Average Cost per Lane Mile				***$4,073,885***	
Capacity Project Not Included (6-Lane Roadways)					
SR 600 (US 17) – I-4 EB to Tomoka Farms Rd	4-6 Lane	2.197	$45,900,000	$10,446,063	River to Sea TIP
SR 40 – Breakaway Tr to Williamson Blvd	4-6 Lane	2.46	$33,900,000	$6,890,244	River to Sea TIP

Average Capacity Improvement

The average capacity per lane mile for each project was calculated using roadway capacities from Table 1 in the Florida Department of Transportation Quality / Level-of-Service Handbook, as shown in **5**.

Table 5. Capacity from Roadway Projects

Project	Description	Length	Existing Capacity	Proposed Capacity	New Capacity Lane Miles
SR 40 - SR 15/US 17 to SR 11	2-4 Lane	6.38	17,700	39,800	140,910
SR 40 - SR 11 to Cone Rd	2-4 Lane	7.64	17,700	39,800	168,844
Beresford Ave - Blue Lake Ave to MLK Jr. Beltway	New 2 Lane	0.88	0	15,600	13,671
Blue Lake Extension - Blue Lake to SR 472	New 2 Lane	0.33	0	15,600	5,173
Howland Boulevard - Providence to Elkcam	2-4 Lane	2.17	15,600	33,800	39,494
Orange Camp Road - MLK Blvd to I-4	2-4 Lane	1.51	17,700	39,800	33,380
Williamson Blvd – Strickland Range Rd to Hand Ave	2-4 Lane	1.12	17,700	39,800	24,752
Total		**20.02**			**426,224**

Dividing the new capacity lane miles by twice the length of the improvements (to account for one lane in both directions), the average capacity per lane mile of construction is 10,643.

Non-motorized Costs

Bicycle and pedestrian trips make up a small portion of the total person-miles traveled within the City of Ormond Beach due to the relatively short nature of non-motorized trips. The infrastructure for bicycle and pedestrian trips is generally attached to the roadway in the form of bicycle lanes, sidewalks, or multi-use pathways that follow the road. A 12' multi-use path was included in the cost per mile for the two roadway projects on SR 40 and a sidewalk was included in the cost per mile for the Orange Camp Road widening project. As the costs for non-motorized improvements are included in the roadway costs when applicable, no additional non-motorized costs were added into the analysis.

Transit Costs

Votran is responsible for the expansion or operation of transit services within the City of Ormond Beach. As no dedicated bus facilities exist or are proposed within the City of Ormond Beach, transit services operate within the existing roadway right-of-way, and thus cost of infrastructure to support transit within the City is included within the costs to build and/or widen a road.

CREDITS

An analysis was completed to determine the current transportation funding sources for the City of Ormond Beach based on the FY 2020 – 2021 City of Ormond Beach Capital Improvement Plan. The City of Ormond Beach spends an average of $2,618,030 per year on roadway transportation improvements and/or maintenance and $3,081,330 per year on multimodal transportation improvements. A breakdown of transportation funding sources is shown in **6**.

Table 62. Transportation Revenue Sources

Funding Source	Annual Contribution
Roadway	
Local Option Gas Tax	$225,000
Property Taxes - Transportation	$572,109
River to Sea TPO Grant Funding	$1,441,161
Transportation Fund Balance	$379,760
TOTAL	***$2,618,030***
Multimodal	
Property Taxes - TIF	$429,975
River to Sea TPO Grant Funding	$33,325
TOTAL	***$463,300***
GRAND TOTAL	***$3,081,330***

The CIP currently has 12 transportation projects, as shown in **7**. Only one of the projects includes increasing roadway capacity (Doug Thomas Way Extension), which includes paving the current dirt driveway and extending the paved driveway through the Ormond Beach Sports Complex. As the property tax revenues that will be generated by new development within the City of Ormond Beach are needed to fund safety and maintenance projects, no ad valorem tax credit will be included in the proposed local roadway impact fees.

Table 7. CIP Transportation Projects				
		Funding Source		
Project Title	Project Type	Property Taxes	TPO Grant	Transportation Fund
Neighborhood Traffic Calming	Safety	X		X
Road Rehabilitation	Maintenance	X		X
Street Light Maintenance	Maintenance	X		
Traffic Signal Maintenance	Maintenance	X		
Sidewalk Repair & Replacement	Maintenance	X		
Doug Thomas Way Extension	New Road			X
Opticom Equipment	Maintenance	X		
Tomoka Elementary Connector Sidewalk	New Sidewalk	X	X	
Williamson/Hand Ave. Pedestrian Improv.	New Crosswalk		X	X
Pineland Trail Roadway Improvements	Reconstruct / Ped Improv.		X	X
Fluhart Drive Roundabouts	Safety		X	X
US 1 North Sidewalk	New Sidewalk		X	X

Gas Tax Credit

As additional funds are generated for transportation through the gas tax, the addition of new development is anticipated to increase the funding the City receives through the gas tax. As of June 2021, the cities within Volusia County agreed to a new formula for how much each city receives in gas tax revenue each year. Under the new formula, of the $0.11 per gallon the County collects in local option fuel & gas taxes, Volusia County receives 57.2% of the revenue, while the cities divide the remaining 42.8% share by a ratio of municipal lane miles each cities manages. The formula is being phased in during the first (5) years, as shown in **8**, at which point the formula will be recalculated based on the current number of municipal lane miles. The agreement is scheduled to be in effect until 2034. Based on the projected Ormond Beach Share in 2025/2026, it was assumed that Ormond Beach would receive $0.0045 per gallon in fuel taxes.

Table 8. Ormond Beach Share of Volusia County Fuel/Gas Taxes			
Year	Ormond Beach Percentage	Volusia County Fuel Taxes per Gallon	Ormond Beach Share
9/2021 – 8/2022	4.881%	$0.11	$0.0054
9/2022 – 8/2023	4.675%	$0.11	$0.0051
9/2023 – 8/2024	4.469%	$0.11	$0.0049
9/2024 – 8/2025	4.262%	$0.11	$0.0047
9/2025 – 8/2026	4.056%	$0.11	$0.0045

This credit is calculated assuming a 25-year facility life, 365 days a year operation, a 4.5% interest rate for municipal bonds (based on current Daytona Beach municipal bonds), and the average fuel efficiency of vehicles on the roadway system. The fuel efficiency of vehicles was set at 18.2 miles per gallon, based on the Federal Highway Administration Highway Statistics 2020, Table VM-1.

LOCAL ROAD IMPACT FEE CALCULATION

The local road impact fee was calculated based on the following formulas:

$$Total\ Impact\ Cost = \frac{(Daily\ Trips * Assessed\ Trip\ Length * \%\ New\ Trips)}{2} * \frac{Lane - Mile\ Cost}{Lane\ Mile\ Capacity}$$

$$Capital\ Improvement\ Credit = \frac{Daily\ Trips * Avg\ Trip\ Length * \%\ New\ Trips}{2} * 365 * \frac{Gas\ Tax}{Fuel\ Efficiency}$$

$$Impact\ Fee = Total\ Impact\ Cost - Capital\ Improvement\ Credit$$

The total impact cost uses the assessed trip length to limit the impact to just City-controlled facilities. However, the capital improvement credit uses the full trip length, as the gas tax collected by Volusia County is divided between the County and Cities, taking into account the proportion of trips within each City. The detailed calculations are shown in **Appendix A**. A summary of the existing local road impact fees and proposed local road impact fees by land use is shown in **Table 99**.

Table 9. Local Road Impact Fees by Land Use

Land Use	Unit	Proposed Fee	Current Fee
Single-family	DU	$864.59	$162.61
Multi-family	DU	$548.32	$162.61
Mobile/Manufactured Home	DU	$740.33	$162.61
Hotel/Motel	Rooms	$355.87	$114.85
General/Government Office	KSF	$1,709.28	$230.83
Medical Office	KSF	$3,434.79	$1,014.31
Hospital	KSF	$1,114.66	$212.64
Nursing Home	Beds	$268.79	n/a
Industrial	KSF	$450.23	$100.07
Warehouse	KSF	$176.56	$100.07
General Commercial (<40,000)	KSF	$3,736.72	$834.64
General Commercial (40,000-150,000)	KSF	$5,559.09	$802.81
General Commercial (<150,000)	KSF	$2,539.87	$602.67
Restaurant	KSF	$5,593.44	$881.26
General Recreation	KSF	$2,996.69	$59.13
Schools	Students	$226.79	n/a
Church	KSF	$790.25	$150.09
Day Care	KSF	$4,951.51	$329.27
Bank	KSF	$6,782.33	$1,355.44

With the maximum supportable impact fee being significantly higher than the City's current fees due to the cost of future investment as well as the projected new growth requiring future investment in additional infrastructure, the City has decided to pursue a fee increase via the extraordinary circumstances provision of the statute.

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MOBILITY FEE

In 2013, the City of Ormond Beach introduced a mobility fee for selected corridors. From the Ormond Beach Multi-Modal Strategy report, dated December 7, 2010:

> *It was clear that the City, County, and State could no longer afford to continue widening roads within Ormond Beach without substantial cost both in terms of right-of-way and business damages. As such, staff indicated that a more balanced approach to the future transportation needs of Ormond Beach was needed. Less emphasis on roadway capacity improvements and increased emphasis on making existing roads more efficient while improvements to transit and non-motorized roads as well better intermodal connections and network connectivity was needed.*

Three roadways were selected as Transportation Concurrency Exception Areas (TCEAs) from Votran's Eastside spine network, and the roadways are considered constrained as it relates to capacity improvements. Thus, along S.R. 40 (A1A to Williamson), U.S. 1 (Wilmette Avenue to the southern city line), and A1A (S.R. 40 to the city line), proportionate share fair contributions are replaced with a mobility fee.

Per Ordinance No. 2013-02, the mobility fee for a project is determined by calculating the number of person trips generated by the development and multiplying the number of person trips by the mobility fee rate. By ordinance, person trips are calculated by multiplying the development intensity by the vehicular trip rate in the latest ITE Trip Generation Manual and the average vehicle occupancy. Starting with the 10th Edition ITE Trip Generation Manual, person trip rates for some land uses are available. It is recommended that the ordinance be updated to allow for use of the person trip rates as applicable and available and keep the current method of estimating person trips (using the average vehicle occupancy) for those land uses without a person-trip rate.

The mobility fee is calculated on a person-trip basis:

$$\frac{Total\ Impact\ Cost}{Person - Trip} = \frac{(Assessed\ Trip\ Length)}{2 * Vehicle\ Occupancy} * \frac{Lane - Mile\ Cost}{Lane\ Mile\ Capacity}$$

$$\frac{Total\ Impact\ Cost}{Person - Trip} = \frac{0.58}{2 * 1.47} * \frac{\$4{,}073{,}885}{9{,}381} = \$85.67$$

Based on the current improvement costs and local roadway data, the mobility fee is $85.67 per person-trip for a new development. With the maximum supportable impact fee being significantly higher than the City's current fee due to the cost of future investment as well as the projected new growth requiring future investment in additional infrastructure, the City has decided to pursue a fee increase via the extraordinary circumstances provision of the statute.

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Table 10. Local Road Impact Fee Calculations																
Land Use (in Ordinance)	Unit	Trip Gen Rate	New Trip Factor	Average Trip Length	Non-State Hwy VMT	Assessed Trip Length	Cost per Lane Mile	Capacity per Lane Mile	Total Impact Cost	City Gas Tax Per Gallon	Fuel Efficiency	Annual Cap. Improv. Credit	Facility Life	Bond Interest Rate	Total Cap. Improv Credit	Proposed Local Road Impact Fee
Single-family	DU	8.32	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$922.97**	$0.0045	18.2	$3.69	25	4.5%	**$54.69**	**$864.59**
Multi-family	DU	5.27	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$585.34**	$0.0045	18.2	$2.34	25	4.5%	**$34.68**	**$548.32**
Mobile/Manufactured Home	DU	7.12	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$790.32**	$0.0045	18.2	$3.16	25	4.5%	**$46.83**	**$740.33**
Hotel/Motel	Rooms	3.42	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$379.90**	$0.0045	18.2	$1.52	25	4.5%	**$22.51**	**$355.87**
General/Government Office	KSF	16.44	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$1,824.69**	$0.0045	18.2	$7.29	25	4.5%	**$108.12**	**$1,709.28**
Medical Office	KSF	33.03	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$3,666.72**	$0.0045	18.2	$14.65	25	4.5%	**$217.27**	**$3,434.79**
Hospital	KSF	10.72	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$1,189.92**	$0.0045	18.2	$4.76	25	4.5%	**$70.51**	**$1,114.66**
Nursing Home	Beds	2.59	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$286.94**	$0.0045	18.2	$1.15	25	4.5%	**$17.00**	**$268.79**
Industrial	KSF	4.33	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$480.63**	$0.0045	18.2	$1.92	25	4.5%	**$28.48**	**$450.23**
Warehouse	KSF	1.70	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$188.48**	$0.0045	18.2	$0.75	25	4.5%	**$11.17**	**$176.56**
General Commercial (<40,000)	KSF	54.45	66%	9.83	5.9%	0.58	$4,073,885	9,381	**$3,989.02**	$0.0045	18.2	$15.94	25	4.5%	**$236.37**	**$3,736.72**
General Commercial (40,000-150,000)	KSF	81.01	66%	9.83	5.9%	0.58	$4,073,885	9,381	**$5,934.45**	$0.0045	18.2	$23.71	25	4.5%	**$351.64**	**$5,559.09**
General Commercial (<150,000)	KSF	37.01	66%	9.83	5.9%	0.58	$4,073,885	9,381	**$2,711.36**	$0.0045	18.2	$10.83	25	4.5%	**$160.66**	**$2,539.87**
Restaurant	KSF	96.06	56%	9.83	5.9%	0.58	$4,073,885	9,381	**$5,971.11**	$0.0045	18.2	$23.86	25	4.5%	**$353.82**	**$5,593.44**
General Recreation	KSF	28.82	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$3,199.03**	$0.0045	18.2	$12.78	25	4.5%	**$189.56**	**$2,996.69**
Schools	Students	2.18	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$242.10**	$0.0045	18.2	$0.97	25	4.5%	**$14.35**	**$226.79**
Church	KSF	7.60	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$843.60**	$0.0045	18.2	$3.37	25	4.5%	**$49.99**	**$790.25**
Day Care	KSF	47.62	100%	9.83	5.9%	0.58	$4,073,885	9,381	**$5,285.84**	$0.0045	18.2	$21.12	25	4.5%	**$313.21**	**$4,951.51**
Bank	KSF	100.35	65%	9.83	5.9%	0.58	$4,073,885	9,381	**$7,240.28**	$0.0045	18.2	$28.93	25	4.5%	**$429.02**	**$6,782.33**

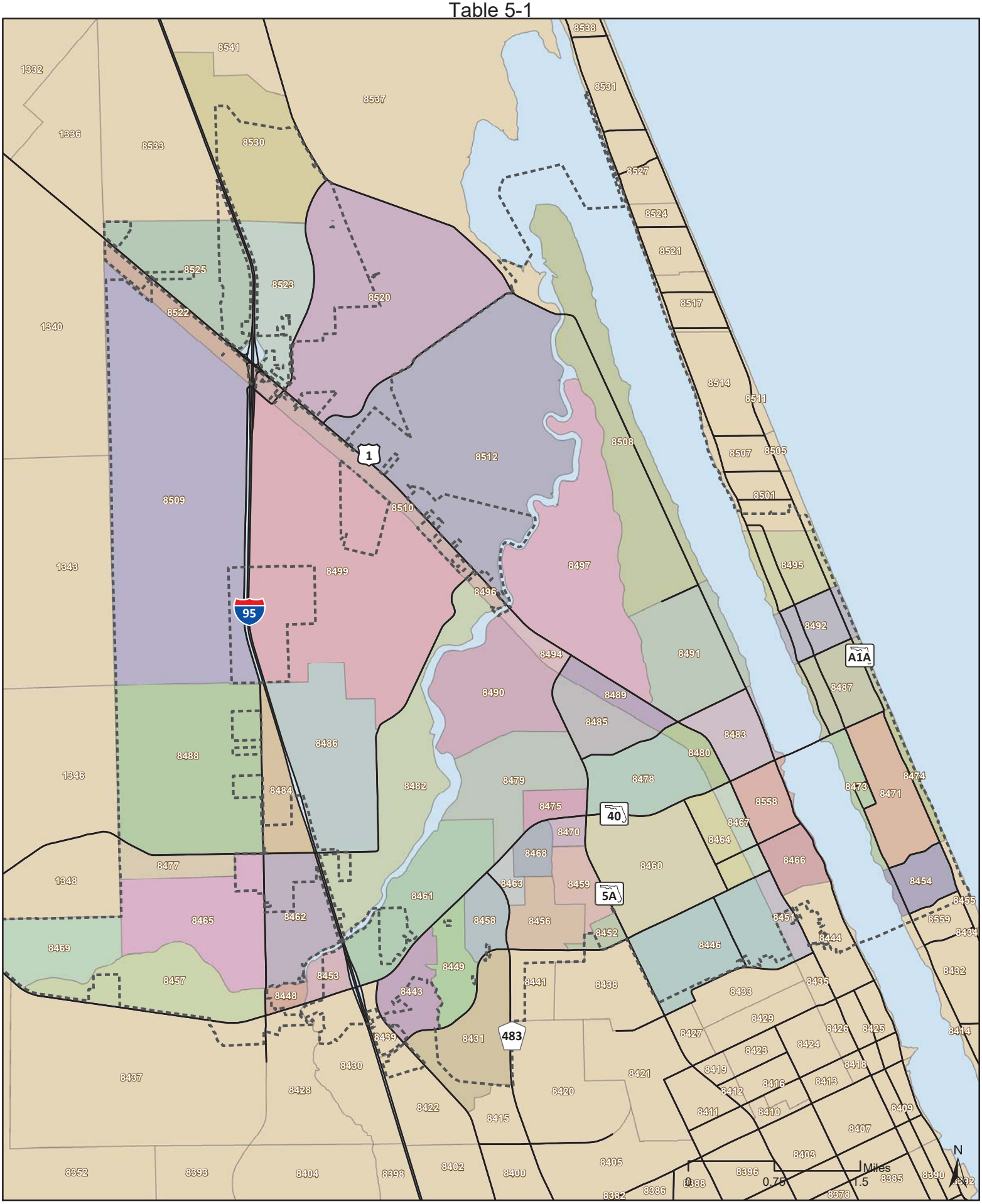
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TAZ	TAZ Area			2015						2045						TCEA Growth (2022-2045)					
	TCEA Area	Total Area	% in TCEA	SF	MF	Hotel	Industrial	Commercial	Service	SF	MF	Hotel	Industrial	Commercial	Service	SF	MF	Hotel	Industrial	Commercial	Service
8439	17.26522	62.3922	28%	0	332	83	40	28	402	2	332	108	40	32	435	0	0	5	0	1	7
8443	111.9818	222.022	50%	0	0	0	2	375	504	0	0	0	2	375	504	0	0	0	0	0	0
8444	51.15431	247.828	21%	441	19	0	27	296	224	446	23	0	27	297	226	1	1	0	0	0	0
8446	30.67205	561.733	5%	1,035	0	0	33	53	179	1,196	50	0	43	54	184	7	2	0	0	0	0
8449	58.12939	191.666	30%	124	5	0	0	0	95	228	17	0	0	54	126	24	3	0	0	13	7
8451	63.45087	86.1548	74%	63	7	16	118	42	173	63	7	16	123	42	173	0	0	0	3	0	0
8454	71.31024	156.98	45%	282	314	0	16	11	346	284	314	0	16	16	372	1	0	0	0	2	9
8455	37.28137	39.175	95%	0	158	669	0	4	593	2	158	862	0	6	601	1	0	141	0	1	6
8458	62.68815	146.828	43%	136	68	0	5	79	528	138	68	0	5	105	660	1	0	0	0	9	43
8461	263.0299	528.712	50%	686	309	0	19	271	646	750	478	0	19	288	734	24	64	0	0	6	34
8463	35.97567	53.9629	67%	13	189	0	4	0	6	15	189	0	4	0	6	1	0	0	0	0	0
8464	78.63425	142.124	55%	73	79	0	141	51	135	129	96	0	166	53	144	24	7	0	11	1	4
8466	80.67217	150.938	53%	291	87	0	11	70	311	309	93	0	11	83	376	7	2	0	0	5	27
8467	85.68821	85.6882	100%	75	8	14	47	112	171	84	12	18	51	122	223	7	3	3	3	8	40
8468	68.91692	89.8588	77%	187	0	0	0	5	581	189	0	0	0	5	581	1	0	0	0	0	0
8470	47.62216	48.2584	99%	60	0	0	18	35	190	69	4	0	18	38	235	7	3	0	0	2	34
8471	216.4187	339.392	64%	602	412	32	64	108	1,246	606	416	42	64	108	1,246	2	2	5	0	0	0
8473	27.89792	99.4947	28%	141	0	0	1	20	125	150	4	0	1	20	125	2	1	0	0	0	0
8474	51.55586	51.5559	100%	12	206	1,131	0	0	182	14	206	1457	0	0	182	2	0	250	0	0	0
8475	90.90826	95.3758	95%	177	145	0	16	263	290	179	145	0	16	296	290	1	0	0	0	24	0
8478	196.2414	358.41	55%	0	545	0	207	215	2,042	9	549	0	353	305	2492	4	2	0	61	38	189
8479	60.64948	462.474	13%	646	251	0	34	0	106	650	255	0	34	0	106	0	0	0	0	0	0
8480	76.25589	76.2589	100%	77	3	0	16	201	146	86	7	0	16	218	234	7	3	0	0	13	67
8483	150.2713	226.051	66%	439	43	0	96	105	476	459	97	0	96	116	534	10	28	0	0	6	30
8487	99.65286	273.149	36%	231	171	0	11	85	498	237	187	0	11	91	498	2	4	0	0	2	0
8489	18.83521	118.653	16%	0	0	0	94	0	0	2	0	0	103	51	256	0	0	0	1	6	31
8491	44.06024	514.659	9%	970	48	0	47	23	103	985	53	0	47	25	109	1	0	0	0	0	0
8558	129.8133	169.441	77%	253	75	0	30	107	703	271	81	0	30	107	711	11	4	0	0	0	5
8559	41.49737	112.865	37%	172	190	0	1	25	351	172	190	0	1	25	351	0	0	0	0	0	0
Total																148	129	399	79	136	526

Section 5
City of Ormond Beach
Transportation Impact Fee Analysis

List of Tables

Table	Description
5-1	TAZs Within the City of Ormond Beach (Figure 1)



Legend

- City of Ormond Beach
- TAZ within the City of Ormond Beach
- TAZ outside the City of Ormond Beach

Ormond Beach Impact Fee Analysis
CFRPM Version 7 | CF 2045
Figure 1
TAZs within the City of Ormond Beach

SECTION 6 – POLICE FACILITIES IMPACT FEE FEASIBILITY ANALYSIS

General

This section provides a discussion of our feasibility analysis with respect to the potential design and implementation of impact fees for police facilities and capital equipment. The feasibility evaluation summarized herein is based on i) a review of the availability of data required to calculate the fees; ii) the configuration of the department in terms of staffing and Level of Service (LOS) goals, existing and planned investment in assets to satisfy Florida legal requirements for impact fees criteria; iii) the potential estimated financial benefit to the City of adopting the fees; and iv) our recommendation as to whether or not the City should consider implementing this fee type.

Data Availability

As the first step in our feasibility analysis, we developed a comprehensive information request in support of an impact fee calculation analysis and provided it to the City in order to ascertain whether or not the City could provide the required supporting data that would be necessary to calculate proposed police impact fees. This detailed information request included, but was not limited to, detailed fixed asset records including all assets used and in service for the department, a detailed listing of all officers currently employed by the City including sworn, unsworn and support positions, the department's targeted Level of Service (LOS), planned capital expenditures, historical and planned capital grant funding, and historical response call data. After reviewing the detailed data provided by the City in response to these requests, we believe that the City does maintain and can provide the required supporting information required to develop the fees.

Department Configuration

LEVEL OF SERVICE AND DEPARTMENT STAFFING

In the evaluation of the capital facility needs for providing municipal services such as police protection, a level of service (LOS) standard should be developed. Level of service is an indication of the capacity per unit of demand for each public facility and capital equipment.

Based on information provided by the City's Police Department, there currently are 24.5 support positions and 73 sworn positions as shown on Table 6-1. These positions serve a total population of approximately 44,000 permanent residents as shown in Table 2-1. The current level of service provided by the department is 1.42 full-time sworn officers per 1,000 population served with a target LOS of 1.95 officers per 1,000 population served. However, based upon current staffing plans in the City's 2022 budget, there are plans to fund additional positions to reach a LOS of 1.75 officers per 1,000 population served. The City's currently level of service is comparable with police staffing guidelines as published by state and national law enforcement agencies as follows:

- The Federal Bureau of Investigation, U.S. Department of Justice, Uniform Crime Report that indicated an average achieved standard of 2.6 police officers and support personnel per 1,000 inhabitants for population areas in the southern United States.

- The Florida Department of Law Enforcement recognizes a state average of 2.36 officers per 1,000 population for police departments.

EXISTING INVESTMENT IN DEPARTMENT

As a part of our feasibility analysis, the original costs of the existing assets and any grant funding or contributions towards those assets were considered. This portion of the analysis was to ensure that there were significant capital assets that could be includable in a potential future fee calculation. The City's existing assets are categorized by major type and are summarized below.

Existing City Investment in Police Assets	
Description	Original Cost
Machinery and Equipment	$241,609
Major Vehicles	2,735,613
Other Capital Equipment and Facilities	3,802,827
Subtotal	$6,780,049
Grant Funded Assets	($696,370)
Net Recoverable Costs	**$6,083,679**

[*] Amounts as shown on Table 6-2.

As shown above, of the $6.8 million in police assets, approximately 10% is has been funded from grants and other outside sources.

PLANNED FUTURE INVESTMENT IN DEPARTMENT

The following capital improvement requirements were provided by the City in support of the feasibility analysis. Along with the City's existing investment in police assets, these capital requirements are anticipated and designed to maintain the department's ability to provide service to the City's near term population level and fulfill the budgeted level of service standards. The City's capital requirements are categorized by type of expenditure and are summarized below.

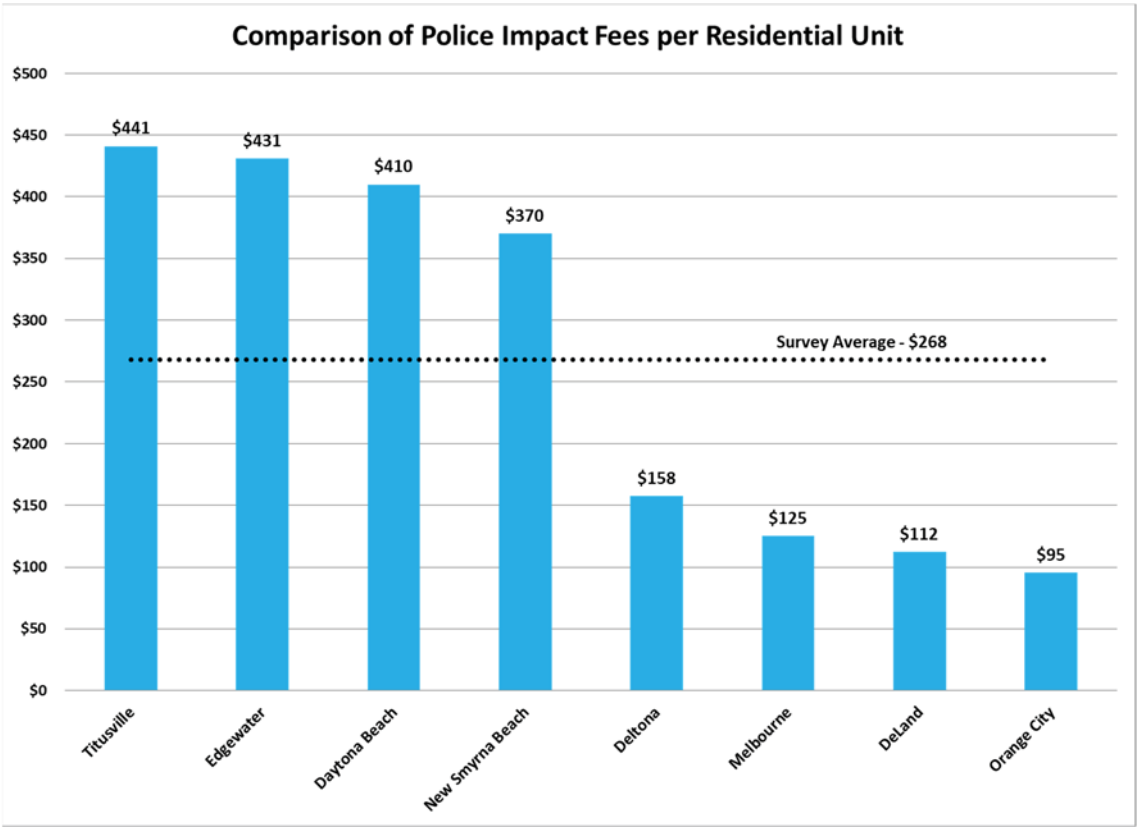
Projected Future City Investment in Police Assets (Capital Plan through 2025)	
Description	Amount
Machinery and Equipment	$291,000
Major Vehicles	1,015,000
Other Capital Equipment and Facilities	718,000
Planned Future City Investments in Police Assets	$2,024,000

[*] Amounts as shown on Table 6-3.

As can be seen above, the City anticipates spending $2,024,000 in order to further develop and replace the police assets and facilities to provide the desired level of service to the City as it grows through 2025. To the extent these planned investments are replacement of existing facilities, vehicles, and equipment then these cannot be funded from impact fees.

Potential Financial Benefit

A survey of police impact fees for eleven (11) neighboring municipalities was prepared as a part of the feasibility analysis for the City. Below is a graph showing the results of the comparison for the eight (8) municipalities that were able to obtain police impact fee information on.



As can be seen in the above graph, the police impact fees for the surveyed municipalities averaged at approximately $268 per residential unit with the highest being the City of Titusville at $441 per residential unit and the lowest being the City of Orange City at $95 per residential unit.

In order to project the potential residential impact fees that could be collectible we have assumed a proposed fee of $250 (which would be slightly lower than the surveyed average of $268 per residential unit) applied to the projected growth forecast of approximately 3,000 units through 2040 as shown in Table 2-1. Based on these assumptions the project potential residential impact fee revenues collected could be as high as about $760,000 over that 19-year period of time. It should be noted that this estimate does not include the revenues potentially collectible from non-residential growth as said growth and the associated fees could vary greatly between non-residential property types and application methodologies. It should be noted that any actual fee calculated could differ materially from the assumed fee of $250 per residential unit based on usage of the City's data as opposed to an approximation from a survey.

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Recommendation

It is our opinion that based on the City's ability to provide the necessary data required to support and calculate the fees, the configuration of the department (in terms of staffing, LOS, and significant existing and planned investment), and the potential benefit to the City as well as discussions our team has had with the City's Planning, Finance, and Police Departments that the City should consider developing and implementing police impact fees. It should be noted that further analysis and effort would be required to calculate the fees and ensure that such fees are cost justified based on recent and local data to ensure that the fees charged match the benefit provided to new development.

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Section 6
City of Ormond Beach
Police Services Impact Fee Feasibility Analysis

List of Tables

Table	Description
6-1	Summary of Existing Personnel
6-2	Police Department Fixed Assets
6-3	Police Multi-Year Capital Improvement Plan

Table 6-1
City of Ormond Beach
Police Services Impact Fee Feasibility Analysis

Summary of Existing Personnel

Line No.	Description	Budgeted Staff [1]
	Sworn Personnel	
1	Police Chief	1.0
2	Police Lieutenant	2.0
3	Police Captain	2.0
4	Police Corporal	5.0
5	Police Sergeant	7.0
6	Police Officer	43.0
7	**Total Sworn Personnel**	60.0
8	Civilian and Administrative	22.0
9	**Total Personnel**	82.0

Footnotes:

[1] As provided by the City's Police Department.

Table 6-2
City of Ormond Beach
Police Services Impact Fee Feasibility Analysis

Police Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	TYPE	CLASS CD	SUBCLASS	Subclass Description	Asset Category	LOCATION	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR
1	10000003	Rst 93 Ford F700 K74 Dump Truck	A	G	30	303	HEAVY EQUIPMENT	Major Vehicles	2101	POLICE	10/30/92	29,937.00	0.00	29,937.00
2	10000018	Eqp Surveillance Equipment	A	G	30	308	TECHNOLOGY IMPROVEMENTS	Other Capital Equipment and Facilities	2101	POLICE	08/14/91	7,546.82	0.00	7,546.82
3	10002622	It-Imaging Document System/Records-Polic	A	G	30	308	TECHNOLOGY IMPROVEMENTS	Other Capital Equipment and Facilities	2101	POLICE	04/05/99	8,086.85	0.00	8,086.85
4	10002875	Cmplx-Police Station 160 W Granada Blvd	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	05/15/00	77,209.59	13,897.73	63,311.86
5	10002876	Bluelines	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/19/00	2,774.40	499.39	2,275.01
6	10002877	Stormwater Permit Application	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	04/05/00	350.00	63.00	287.00
7	10002878	Analysis & Design	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	02/25/00	795.00	143.10	651.90
8	10002879	Demo Detective Bldg.	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/10/00	11,316.00	2,036.88	9,279.12
9	10002880	Asbestos Survey	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/30/00	450.00	81.00	369.00
10	10002881	Bluelines	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	07/08/00	72.90	13.12	59.78
11	10002882	Copies & Bluelines	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	07/03/00	825.80	148.65	677.15
12	10002883	Bluelines	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/10/00	166.32	29.95	136.37
13	10002884	In Place Density Test	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/29/00	818.50	147.33	671.17
14	10002885	Relocate Communication Tower	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/00	1,498.00	269.64	1,228.36
15	10002886	Architect Fees	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/02/00	8,317.15	1,497.09	6,820.07
16	10002887	Geotechnical Evaluation	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	07/31/00	2,835.00	510.30	2,324.70
17	10002888	Analysis	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/08/00	14,633.92	2,634.10	11,999.82
18	10002889	Pmt For Const	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/02/00	22,095.00	3,977.10	18,117.90
19	10002890	Pmt 1	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/00	71,620.00	12,891.60	58,728.40
20	10002891	Cmplx Police Station Analysis & Design	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/13/01	58,845.15	12,945.93	45,899.22
21	10002892	Technology Services Conduit/Receipticle	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	03/07/01	3,212.50	706.75	2,505.75
22	10002893	Painting	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/15/01	10,649.01	2,342.78	8,306.23
23	10002894	Finishing Materials/Stucco Etc	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/07/01	45,089.98	9,919.79	35,170.19
24	10002895	Glass*Glazing Mirrors	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/20/01	66,127.00	14,547.94	51,579.06
25	10002896	Security Door Control	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	07/31/01	32,107.00	7,063.54	25,043.46
26	10002897	Plumbing Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	07/05/01	3,546.77	780.29	2,766.48
27	10002898	Building Const. Payments #2-8.	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/30/00	1,523,266.40	335,118.60	1,188,147.80
28	10002899	Doors Frams & Hardware	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	02/24/01	31,305.00	6,887.10	24,417.90
29	10002900	Masonry Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/03/00	69,773.61	15,350.20	54,423.41
30	10002901	Electrical Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	04/27/01	80,929.26	17,804.44	63,124.82
31	10002902	Roofing Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	03/16/01	23,188.46	5,101.46	18,087.00
32	10002903	Window Shading Devices	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/10/01	3,000.00	660.00	2,340.00
33	10002904	Hvac Equipment	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	01/02/01	52,540.00	11,558.80	40,981.20
34	10002905	Generator/Diesel	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	03/20/01	40,350.00	8,877.00	31,473.00
35	10002906	Roofing Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	03/16/01	16,310.88	3,588.39	12,722.49
36	10002907	Joist & Deck Package	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	02/07/01	35,000.00	7,700.00	27,300.00
37	10002908	Fire Sprinkler Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	05/09/01	4,854.15	1,067.91	3,786.24
38	10002909	Structural Steel	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/05/00	10,674.24	2,348.33	8,325.91
39	10002910	Rebar Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/21/00	11,302.08	2,486.47	8,815.61
40	10002911	Density Test	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/17/01	7,672.25	1,687.90	5,984.36
41	10002912	Film Processing	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/22/01	36.54	8.04	28.50
42	10002913	Amendment Of Master Plan/Legal Services	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/06/00	1,509.60	332.12	1,177.48
43	10002914	Shooting Range	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	10/19/00	1,170.70	257.55	913.15
44	10002915	Door Supplies	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/23/01	464.00	102.08	361.92
45	10002916	Hvac Equipment	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/30/01	39,973.00	8,794.06	31,178.94
46	10002917	Contractors Payment	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/28/01	626,938.00	137,926.36	489,011.64
47	10002918	Contractors Payment	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/29/01	52,206.00	11,485.32	40,720.68
48	10002919	County Road Impact Fee	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	09/28/01	4,540.65	998.94	3,541.71
49	10002920	Paint	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/29/01	727.58	160.08	567.50
50	10002921	Prof Services	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/20/01	737.50	162.25	575.25
51	10002922	Architect Services	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/01	5,633.65	1,239.40	4,394.25
52	10002923	Window Shading Devices	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	08/28/01	10,900.00	2,398.00	8,502.00
53	10002924	Plaque	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/24/01	725.40	159.58	565.82
54	10002925	Doors,Frames & Hardware Mat.	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/29/01	15,600.00	3,432.00	12,168.00
55	10002926	Frames,Doors & Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/29/01	7,002.00	1,540.44	5,461.56
56	10002927	Concrete Test/Asphalt Extration	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	10/01/01	220.00	57.20	162.80
57	10002928	Technology	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	10/31/01	25,660.00	6,671.60	18,988.40
58	10002929	Doors,Frames And Hardware	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	10/25/01	4,762.79	1,238.33	3,524.46
59	10002930	Engineering Services	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/07/01	341.68	88.83	252.85
60	10002931	Cisco Routers	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/28/01	10,353.51	2,691.91	7,661.60
61	10002932	73 Interior Signage, 6 Exterior Signage	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	10/03/01	1,998.00	519.48	1,478.52
62	10002933	Land 179 Tomoka Ave Bowles Property	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	12/10/01	350.00	350.00	0.00
63	10002934	Plumbing Materials	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/07/01	10,187.81	2,648.84	7,538.97
64	10002935	Hall Const Payment	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	10/30/01	41,067.00	10,677.42	30,389.58
65	10002936	Hall Const Pmt	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/30/01	3,425.00	890.50	2,534.50
66	10002937	Title Search*Bowles (Police Sta Parking	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	12/07/01	125.00	125.00	0.00
67	10002938	Land - 170 West Granada Blvd	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	09/30/75	24,587.50	24,587.50	0.00
68	10002939	Police - Land - Was Old 194 W Granada Bl	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	09/30/74	15,000.00	15,000.00	0.00
69	10002940	Cmplx Police Sta Furniture Additional Pu	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/02	50,222.57	13,057.88	37,164.69
70	10002941	Cmplx Police Sta - Addtl Hall Const Paym	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/02	66,325.48	17,244.62	49,080.86
71	10002942	Architectural Services	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/10/01	2,180.36	566.90	1,613.46
72	10002943	Pmt #4	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/30/01	2,146.00	557.96	1,588.04
73	10002944	Cmplx Police Sta Planter Boxes	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/14/02	2,153.00	645.90	1,507.10
74	10002945	Facility Analysis & Design	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	02/11/02	501.24	130.32	370.92
75	10002946	Pmt #13	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	05/31/02	75,279.00	19,572.54	55,706.46
76	10002947	Cmplx Pd Fac Analysis & Design Engineeri	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/99	27,795.44	3,891.35	23,904.09
77	10002948	Final Payment	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/02	20,049.80	5,212.95	14,836.85
78	10002949	Property Appraisal - Southern Appraisal	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	02/11/99	850.00	850.00	0.00
79	10002950	Analysis - Facility Task	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/29/97	32,162.62	1,929.76	30,232.86
80	10002951	Analysis For New Station	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/30/91	6,872.50	0.00	6,872.50
81	10002952	Cmplx-Police Station Telephone System Up	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/22/03	480.00	144.00	336.00

Table 6-2
City of Ormond Beach
Police Services Impact Fee Feasibility Analysis

Police Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	TYPE	CLASS CD	SUBCLASS	Subclass Description	Asset Category	LOCATION	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR
82	10002953	Cmplx-Police Station-Telephone System Up	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/19/03	17,870.00	5,361.00	12,509.00
83	10002954	Cmplx Police Sta Decorative Plants	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	09/16/03	1,150.00	345.00	805.00
84	10002955	Cmplx Police Sta Planter Boxes	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	11/15/02	3,252.00	975.60	2,276.40
85	10002956	Pd Facility Study Engineering Services	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	05/19/98	8,599.78	859.98	7,739.80
86	10004540	Cmplx-Pal House/Waldo O Berry Heritage P	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	10/01/00	1.00	1.00	0.00
87	10004541	Cmplx Pal House Lumber & 2 Park Benches	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	09/28/01	334.95	73.68	261.27
88	10004542	Cmplx Pal House Concrete	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	10/19/01	786.20	204.41	581.79
89	10004543	Cmplx Pal House Trash Receptacles	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	10/11/01	313.91	81.61	232.30
90	10004544	Cmplx Pal House Mulch	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	10/26/01	326.00	84.76	241.24
91	10004545	Cmplx Pal House Sod	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	10/26/01	150.00	39.00	111.00
92	10004546	Cmplx Pal House Plants	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	10/18/01	1,276.25	331.83	944.43
93	10004547	Cmplx Pal House Irrigation System	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	10/31/01	2,935.00	763.10	2,171.90
94	10004548	Cmplx Pal House Picnic Tables	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	11/05/01	300.00	78.00	222.00
95	10004549	Cmplx Pal House/Cirelli-Scofield Prop Ti	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	04/19/96	8,006.00	8,006.00	0.00
96	10004550	Cmplx Pal House 2.5 Ton Air Conditioner	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/10/96	700.00	14.00	686.00
97	10004551	Cmplx Pal House Consulting - Rfp Ad	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	12/03/03	93.98	31.95	62.03
98	10004552	Cmplx Pal House Forfeiture Land Value (D	A	G	70	701	LAND	Other Capital Equipment and Facilities	2101	POLICE	04/19/96	3,750.00	3,750.00	0.00
99	10004553	Cmplx Pal House Forfeiture Bldg Value (D	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	04/19/96	14,476.00	289.52	14,186.48
100	10005774	Veh 03 Chevy Impala	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/13/03	17,111.00	0.00	17,111.00
101	10005860	Veh 05 Ford Ranger Truck	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	06/01/05	13,897.00	0.00	13,897.00
102	10007156	2006 Chevy Impala	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/24/06	14,197.01	0.00	14,197.01
103	10007193	Veh 07 Chevy Malibu	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/02/06	13,120.00	0.00	13,120.00
104	10007194	Veh Option #3K, Third Key	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/02/06	65.00	0.00	65.00
105	10007195	Veh Option: Remote Keyless Entry	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/02/06	296.00	0.00	296.00
106	10007196	Veh Option #Csp90 Corner Strobe Kits-Whe	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/02/06	430.00	0.00	430.00
107	10007197	Veh Option #Value-5/75 Manufacturers Ext	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/02/06	1,415.00	0.00	1,415.00
108	10007205	Eqp 9' Stop Stick Rack Kit, Black	A	G	30	307	POLICE TOOLS & EQUIPMENT	Machinery and Equipment	2101	POLICE	05/25/07	18,120.00	1,812.00	16,308.00
109	10007456	Eqp Bar Code System Evidence Room	A	G	30	309	NON-SPECIFIC TOOLS & EQUIP	Machinery and Equipment	2101	POLICE	07/06/01	14,985.00	0.00	14,985.00
110	10007461	It-Internal Affairs Management Software	A	G	30	308	TECHNOLOGY IMPROVEMENTS	Other Capital Equipment and Facilities	2101	POLICE	02/26/02	1,500.00	0.00	1,500.00
111	10007479	Rst 03 Command Ht101 Mobile Command Vehi	A	G	30	303	HEAVY EQUIPMENT	Major Vehicles	2101	POLICE	10/20/03	99,978.00	0.00	99,978.00
112	10007504	Veh 08 Ford Crown Victoria	A	G	40	401	CAR	Major Vehicles	2101	POLICE	11/02/07	21,255.00	0.00	21,255.00
113	10007506	Veh 08 Ford Crown Victoria	A	G	40	401	CAR	Major Vehicles	2101	POLICE	11/02/07	21,255.00	0.00	21,255.00
114	10007507	Veh 08 Chevy Colorado 4X4	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	04/02/08	13,203.00	0.00	13,203.00
115	10007508	Veh 08 Chevy Colorado 4X4	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	03/05/08	13,203.00	0.00	13,203.00
116	10007640	Eqp Citation Writer	A	G	30	308	TECHNOLOGY IMPROVEMENTS	Other Capital Equipment and Facilities	2101	POLICE	06/25/08	11,069.73	0.00	11,069.73
117	10007706	2009 Crown Vic	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/09	23,454.00	0.00	23,454.00
118	10007800	2010 Ford Crown Vic	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/10	24,879.00	0.00	24,879.00
119	10007801	2010 Ford Crown Vic	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/10	24,879.00	0.00	24,879.00
120	10007802	Crown Vic #085	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/10	23,733.00	0.00	23,733.00
121	10007804	Impala #85	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/10	19,286.00	0.00	19,286.00
122	10007908	Crown Interceptor	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	27,469.00	0.00	27,469.00
123	10007909	2011 Ford Crown Vic	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	27,469.00	0.00	27,469.00
124	10007910	2011 Ford Crown Vic	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	27,469.00	0.00	27,469.00
125	10007911	Crown Vic	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	24,799.00	0.00	24,799.00
126	10007912	Chevy Impala	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	19,419.00	0.00	19,419.00
127	10007913	2011 Ford Explorer	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	24,139.00	0.00	24,139.00
128	10007914	Equinox	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/11	21,387.00	0.00	21,387.00
129	10008009	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	30,893.00	0.00	30,893.00
130	10008010	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	30,893.00	0.00	30,893.00
131	10008011	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	30,893.00	0.00	30,893.00
132	10008012	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	30,893.00	0.00	30,893.00
133	10008013	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	30,893.00	0.00	30,893.00
134	10008014	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	30,893.00	0.00	30,893.00
135	10008015	2012 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	31,367.00	0.00	31,367.00
136	10008016	2012 F150	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/12	19,527.55	0.00	19,527.55
137	10008017	2012 Chevy Malibu	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	19,186.00	0.00	19,186.00
138	10008018	2012 Chevy Impala	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	24,257.74	0.00	24,257.74
139	10008020	2012 Chevy Pu	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/12	18,133.00	0.00	18,133.00
140	10008021	2012 For Taurus	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/12	22,446.00	0.00	22,446.00
141	10008028	2012 Chevy Colorado	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/12	18,063.50	0.00	18,063.50
142	10008081	2012 Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
143	10008082	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
144	10008083	2012 Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
145	10008084	2012 Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
146	10008085	2012 Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
147	10008086	2012 Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
148	10008087	2012 Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	394.00	0.00	394.00
149	10008088	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.26	0.00	1,114.26
150	10008089	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.26	0.00	1,114.26
151	10008090	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.26	0.00	1,114.26
152	10008091	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.27	0.00	1,114.27
153	10008092	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.27	0.00	1,114.27
154	10008093	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.27	0.00	1,114.27
155	10008094	Chevy Caprice Graphics	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	1,114.27	0.00	1,114.27
156	10008109	Ford F150	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/13	19,084.00	0.00	19,084.00
157	10008114	Ford Fusion	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/13	19,639.00	0.00	19,639.00
158	10008208	Police Fence	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	09/30/14	32,206.15	23,832.54	8,373.61
159	10008249	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,386.00	0.00	32,386.00
160	10008250	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,386.00	0.00	32,386.00
161	10008251	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,386.00	0.00	32,386.00
162	10008252	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,386.00	0.00	32,386.00

Table 6-2
City of Ormond Beach
Police Services Impact Fee Feasibility Analysis

Police Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	TYPE	CLASS CD	SUBCLASS	Subclass Description	Asset Category	LOCATION	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR
163	10008253	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,386.00	0.00	32,386.00
164	10008254	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,386.00	0.00	32,386.00
165	10008255	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	32,594.00	0.00	32,594.00
166	10008256	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
167	10008257	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
168	10008258	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
169	10008259	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
170	10008260	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
171	10008261	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
172	10008262	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.64	0.00	33,475.64
173	10008263	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	33,475.66	0.00	33,475.66
174	10008264	2013 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/14	24,766.00	0.00	24,766.00
175	10008316	Police Fencing	A	G	20	202	POLICE	Other Capital Equipment and Facilities	2101	POLICE	09/30/15	16,896.65	13,179.38	3,717.28
176	10008329	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	33,215.01	0.01	33,215.01
177	10008330	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	33,215.01	0.01	33,215.01
178	10008331	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	33,215.01	0.01	33,215.01
179	10008332	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	33,215.01	0.01	33,215.01
180	10008333	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	33,215.05	0.01	33,215.05
181	10008334	2015 Chevy Impala	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	20,577.00	0.00	20,577.00
182	10008335	2015 Chevy Malibu	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	18,758.00	0.00	18,758.00
183	10008336	2015 Ford Taurus	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	22,542.00	0.00	22,542.00
184	10008337	2015 Ford Transit Connect	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	18,718.00	0.00	18,718.00
185	10008338	2015 Ford Transit Connect	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/15	21,668.00	0.00	21,668.00
186	10008510	2016 Ford Transit Cargo	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/16	30,731.00	3,073.10	27,657.90
187	10008513	2016 Chevy Cruze	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/16	17,455.00	1,745.50	15,709.50
188	10008515	2016 Ford F150	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/16	19,599.00	1,959.90	17,639.10
189	10008517	2016 Ford F150	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/16	19,599.00	1,959.90	17,639.10
190	10008518	2016 Ford F150	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/30/16	24,991.00	2,499.10	22,491.90
191	10008521	2014 Chevy Caprice	A	G	40	401	CAR	Major Vehicles	2101	POLICE	09/30/16	29,858.32	2,985.83	26,872.49
192	10008523	2017 Harley Davidson	A	G	40	402	MOTORCYCLE	Major Vehicles	2101	POLICE	09/30/16	33,920.90	3,392.09	30,528.81
193	10008524	2016 Smart Trailer	A	G	30	311	TRAILERS/CARTS	Machinery and Equipment	2101	POLICE	09/30/16	6,602.00	4,621.41	1,980.59
194	10008540	Hvac Drive Motor Pd	A	G	10	103	HVAC REPLACEMENT	Other Capital Equipment and Facilities	2101	POLICE	09/30/16	11,600.00	8,120.01	3,479.99
195	20000001	POLICE DEPARTMENT ROOF	A	G	10	104	ROOF REPLACEMENT	Other Capital Equipment and Facilities	2101	POLICE	09/30/17	24,271.54	19,282.40	4,989.14
196	20000003	2017 FORD TRANSIT	A	G	40	405	VAN	Major Vehicles	2101	POLICE	11/08/16	22,385.01	6,715.51	15,669.50
197	20000004	2015 CHEVY CAPRICE PATROL VEHICLE	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/09/17	24,998.00	7,499.40	17,498.60
198	20000034	2017 FORD F-150 TRUCK	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/19/17	20,769.00	6,230.70	14,538.30
199	20000035	#4 HARLEY DAVIDSON MOTORCYCLES	A	G	40	402	MOTORCYCLE	Major Vehicles	2101	POLICE	06/02/17	34,343.05	13,164.83	21,178.22
200	20000036	#4 HARLEY DAVIDSON MOTORCYCLES	A	G	40	402	MOTORCYCLE	Major Vehicles	2101	POLICE	06/02/17	33,007.45	12,652.85	20,354.60
201	20000037	#4 HARLEY DAVIDSON MOTORCYCLES	A	G	40	402	MOTORCYCLE	Major Vehicles	2101	POLICE	06/02/17	31,930.65	12,240.08	19,690.57
202	20000038	2017 CHEVROLET CAPRICE	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/09/17	37,860.92	14,513.35	23,347.57
203	20000039	2017 CHEVROLET CAPRICE	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/09/17	41,414.76	12,424.43	28,990.33
204	20000040	2017 Chevrolet Caprice Patrol Car	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/30/17	38,548.41	14,776.90	23,771.51
205	20000041	2017 FORD EXPLORER	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	09/19/17	41,252.70	12,375.81	28,876.89
206	20000042	2017 FORD F-150 TRUCK	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	08/28/17	20,769.00	6,230.70	14,538.30
207	20000050	POLICE SALLY PORT REPAIR	A	G	10	105	STRUCTURES	Other Capital Equipment and Facilities	2101	POLICE	06/20/18	55,215.00	49,693.50	5,521.50
208	20000051	LIGHTBARS/CHARGERS/PUDDLE LIGHTSDODGECAR	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/08/17	19,138.25	5,741.48	13,396.77
209	20000111	2018 DODGE CHARGER	A	G	40	401	CAR	Major Vehicles	2101	POLICE	10/20/17	24,372.00	12,186.00	12,186.00
210	20000112	2018 dodge charger	A	G	40	401	CAR	Major Vehicles	2101	POLICE	10/20/17	25,892.00	12,946.00	12,946.00
211	20000113	2018 dodge charger	A	G	40	401	CAR	Major Vehicles	2101	POLICE	10/20/17	28,880.22	14,440.11	14,440.11
212	20000120	2018 DODGE CHARGER	A	G	40	401	CAR	Major Vehicles	2101	POLICE	04/26/18	24,148.00	12,074.00	12,074.00
213	20000144	PUMP REPLACEMENT HVAC PD TACO PUMPS	A	G	10	103	HVAC REPLACEMENT	Other Capital Equipment and Facilities	2101	POLICE	04/27/18	18,880.00	15,733.33	3,146.67
214	20000186	2018 HARLEY DAVIDSON	A	G	40	402	MOTORCYCLE	Major Vehicles	2101	POLICE	06/09/18	22,700.00	11,350.00	11,350.00
215	20000205	2019 DODGE CHARGER FLEET	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/18/19	51,833.20	36,283.24	15,549.96
216	20000206	2019 DODGE CHARGER FLEET	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/18/19	32,352.12	22,646.49	9,705.63
217	20000207	2019 DODGE CHARGER FLEET	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/26/19	32,060.00	22,442.00	9,618.00
218	20000208	2019 DODGE CHARGER FLEET	A	G	40	401	CAR	Major Vehicles	2101	POLICE	03/18/19	40,310.52	28,217.37	12,093.15
219	20000209	SOLAR POWERED PORTABLE MESSAGE SIGN	A	G	30	307	POLICE TOOLS & EQUIPMENT	Machinery and Equipment	2101	POLICE	11/08/18	13,078.57	11,770.72	1,307.85
220	20000251	2019 DODGE CHARGER*POLICE	A	G	40	401	CAR	Major Vehicles	2101	POLICE	12/27/18	24,924.00	17,446.80	7,477.20
221	20000272	Body Cameras & cloud based storage syste	A	G	30	307	POLICE TOOLS & EQUIPMENT	Machinery and Equipment	2101	POLICE	05/02/19	78,226.12	70,403.51	7,822.61
222	20000300	TRUCKS (INCLUDING, DIESEL, GASOLINE, ELE	A	G	40	404	TRUCK	Major Vehicles	2101	POLICE	01/02/20	5,300.00	4,770.00	530.00
223	20000314	POLICE CAMERA EQUIPMENT PD	A	G	30	307	POLICE TOOLS & EQUIPMENT	Machinery and Equipment	2101	POLICE	01/22/20	110,597.74	106,911.15	3,686.59
224	20000317	2019 DODGE CHARGER 2C3CDXAG7KG748480	A	G	40	401	CAR	Major Vehicles	2101	POLICE	12/31/19	24,924.00	22,431.60	2,492.40
225	20000318	2020 DODGE DURANGO SN 1C4RDJFG7LC369835	A	G	40	401	CAR	Major Vehicles	2101	POLICE	07/28/20	47,619.40	42,857.46	4,761.94
226	20000319	2020 DODGE DURANGO SN 1C4RDJFG6LC30878	A	G	40	401	CAR	Major Vehicles	2101	POLICE	07/28/20	28,181.00	25,362.90	2,818.10
227	20000320	2020 DODGE DURANGO SN 1C4RDJFG4LC308	A	G	40	401	CAR	Major Vehicles	2101	POLICE	07/28/20	28,181.00	25,362.90	2,818.10
228	20000321	2020 DODGE DURANGO	A	G	40	401	CAR	Major Vehicles	2101	POLICE	08/13/20	28,181.00	25,362.90	2,818.10
229	20000076	PD ACCESS CONTROL SYSTEM BID EVALUATION	C	G	90	901	CONSTRUCTION IN PROGRESS	Other Capital Equipment and Facilities	2101	POLICE	08/18/17	12,451.19	12,451.19	0.00
230		Grand Total										$6,780,049.44	$1,643,193.47	$5,136,856.06

Summary Roll Up

	Description	Original Cost
231	Machinery and Equipment	$241,609.43
232	Major Vehicles	2,735,613
233	Other Capital Equipment and Facilities	3,802,827
234	Total	$6,780,049.44

Table 6-3
City of Ormond Beach
Police Services Impact Fee Feasibility Analysis

Police Multi-Year Capital Improvement Plan

Line No.	Description	5-Year Total
1	Public Saftely Radio Replacement	$166,000
2	Police Department Roof	300,000
3	Police Impound Lot	60,000
4	SANS Replacement	125,000
5	Police Station Chiller Replacement	90,000
6	Police Department Access Control	268,000
7	Vehicle Replacements	1,015,000
8	Total	$2,024,000

SECTION 7 – FIRE PROTECTION FACILITIES IMPACT FEE FEASIBILITY ANALYSIS

General

This section provides a discussion of our feasibility analysis with respect to the potential design and implementation of impact fees for fire protection facilities and capital equipment. The feasibility evaluation summarized herein is based on i) a review of the availability of data required to calculate the fees; ii) the configuration of the department in terms of staffing and Level of Service (LOS) goals, existing and planned investment in assets to satisfy Florida legal requirements for impact fees criteria; iii) the potential estimated financial benefit to the City of adopting the fees; and iv) our recommendation as to whether or not the City should consider implementing this fee type.

Data Availability

As the first step in our feasibility analysis, we developed a comprehensive information request in support of an impact fee calculation analysis and provided it to the City in order to ascertain whether or not the City could provide the required supporting data that would be necessary to calculate proposed police impact fees. This detailed information request included, but was not limited to, detailed fixed asset records including all assets used and in service for the department, a detailed listing of all fire personnel currently employed by the City, the department's targeted Level of Service (LOS), planned capital expenditures, historical and planned capital grant funding, and historical response call data. After reviewing the detailed data provided by the City in response to these requests, we believe that the City does maintain and can provide the required supporting information required to develop the fees.

Department Configuration

LEVEL OF SERVICE AND DEPARTMENT STAFFING

In the evaluation of the capital facility needs for providing municipal services such as fire protection, a level of service (LOS) standard should be developed. Level of service is an indication of the capacity per unit of demand for each public facility and capital equipment.

There is currently no formally adopted level of service for the City's fire protection services; however, it is the City's intent to maintain staffing levels that provide services to all developed areas in order to be able to respond to service calls within a specified time period to maintain the City's Insurance Service Organization (ISO) property insurance rating of 3/3X in the community. As a practical matter, this response time standard (four minutes with a one-minute turnout or less) is based upon recognized industry standards not only having to do with property protection, but also in providing Emergency Medical Support services (EMS). In each case, it is necessary to reach property and residents of the City within the response time standard to maximize the effectiveness of fire suppression activities and/or emergency medical care. In discussions with City staff, it was determined that the existing staffing levels of the City are able to provide adequate fire rescue services for the existing and future daily average population of the City.

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Presently, the City has 48 full-time primary personnel budgeted for 2022 as shown on Table 7-1 and below.

Primary Personnel	Summary of Existing Personnel
Fire Chief	1.0
Deputy Fire Chief	1.0
Fire Battalion Commander	3.0
Captain	12.0
Driver Engineer	12.0
Firefighters	18.0
Office Manager (Support)	1.0
Total Current Full-Time Personnel	**48.0**

Based on the primary personnel listed above the level of service in terms of the number of direct fire personnel per 1,000 residents is about 1.07.

EXISTING INVESTMENT IN DEPARTMENT

As a part of our feasibility analysis, the original costs of the existing assets and any grant funding or contributions towards those assets were considered. This portion of the analysis was to ensure that there were significant capital assets that could be includable in a potential future fee calculation. The City's existing assets are categorized by major type and are summarized below.

Existing City Investment in Fire Assets	
Description	Original Cost
Machinery and Equipment	$656,223
Major Vehicles	2,402,548
Other Capital Equipment and Facilities	5,076,563
Subtotal	$8,213,671
Grant Funded Assets	($78,337)
Net Recoverable Costs	**$8,135,334**

[*] Amounts as shown on Table 7-2.

As shown above, of the $8.1 million in police assets, approximately 1% is has been funded from grants and other outside sources.

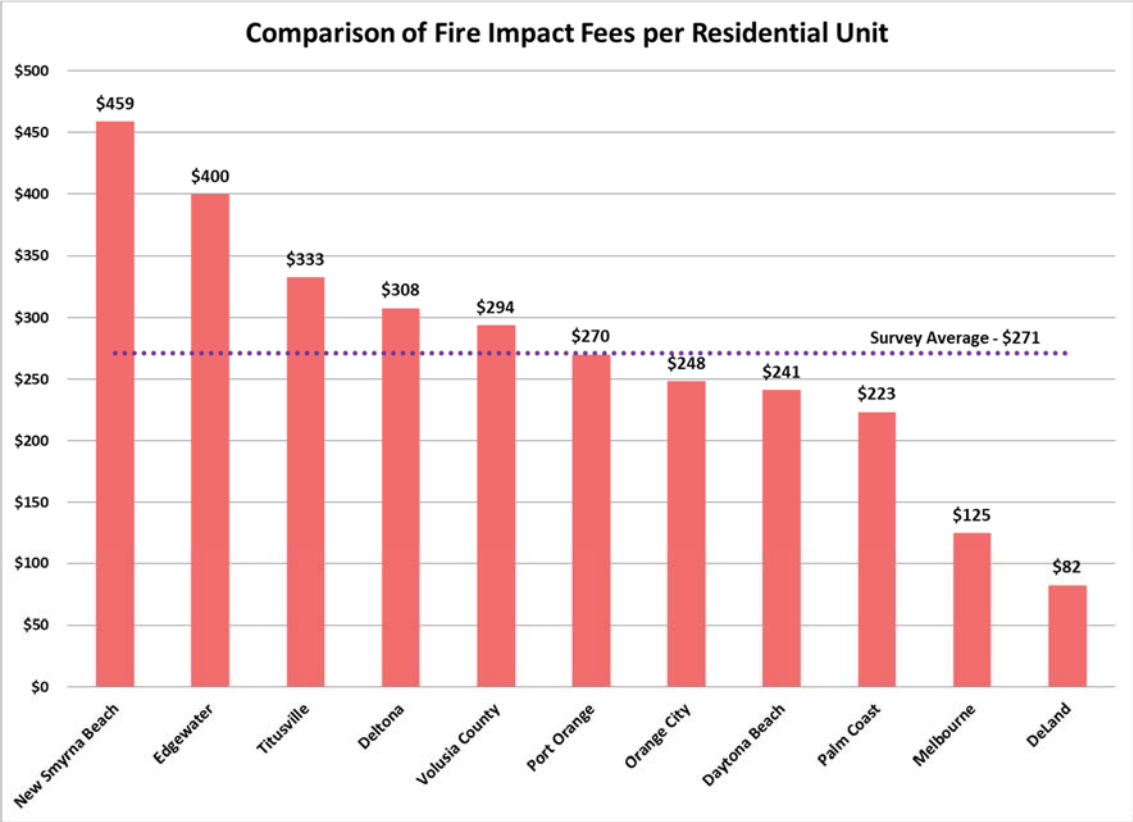
PLANNED FUTURE INVESTMENT IN DEPARTMENT

The following capital improvement requirements were provided by the City in support of the feasibility analysis. Along with the City's existing investment in fire assets, the City has certain planned capital expenditures which are anticipated and designed to maintain the department's ability to provide service to the City's near term population level and fulfill the budgeted level of service standards. The City anticipates spending over $1.8 million related to vehicle and apparatus replacements in addition to other capital expenditures to further develop the fire assets and facilities to provide the desired level of service to the City as it grows through 2025. These other capital expenditures

are not fully known at this time and are dependent on how growth occurs in the City and will be developed in the future by the fire department as needed.

Potential Financial Benefit

A survey of fire impact fees for eleven (11) neighboring municipalities was prepared as a part of the feasibility analysis for the City. Below is a graph showing the results of the comparison for the eleven (11) municipalities that were able to obtain fire impact fee information on.



As can be seen in the above graph, the fire impact fees for the surveyed municipalities averaged at approximately $271 per residential unit with the highest being the City of New Smyrna Beach at $459 per residential unit and the lowest being the City of Deland at $82 per residential unit.

In order to project the potential residential impact fees that could be collectible we have assumed a proposed fee of $250 (which would be slightly lower than the surveyed average of $271 per residential unit) applied to the projected growth forecast of approximately 3,000 units through 2040 as shown in Table 2-1. Based on these assumptions the project potential residential impact fee revenues collected could be as high as about $760,000 over that 19-year period of time. It should be noted that this estimate does not include the revenues potentially collectible from non-residential growth as said growth and the associated fees could vary greatly between non-residential property types and application methodologies. It should be noted that any actual fee calculated could differ materially from the assumed fee of $250 per residential unit based on usage of the City's data as opposed to an approximation from a survey.

Recommendation

It is our opinion that based on the City's ability to provide the necessary data required to support and calculate the fees, the configuration of the department (in terms of staffing, LOS, and significant existing and planned investment), and the potential benefit to the City as well as discussions our team has had with the City's Planning, Finance, and Fire Departments that the City should consider developing and implementing fire impact fees. It should be noted that further analysis and effort would be required to calculate the fees and ensure that such fees are cost justified based on recent and local data to ensure that the fees charged match the benefit provided to new development.

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Section 7
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

List of Tables

Table	Description
7-1	Summary of Existing Personnel
7-2	Fire Department Fixed Assets

Table 7-1
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Summary of Existing Personnel

Line No.	Description	Current Staff [1]
	Primary Personnel	
1	Fire Chief	1.0
2	Deputy Fire Chief	1.0
3	Fire Battalion Commander	3.0
4	Captain	12.0
5	Driver Engineer	12.0
6	Firefighters	18.0
7	**Total Primary Personnel**	47.0
8	Office Manager (Support)	1.0
9	**Total Personnel**	48.0

Footnotes:

[1] As provided by the City's Fire Department.

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
1	10000005	Fire Station 94 2301 Airport Road	A	FIRE DEPARTMENT	03/07/89	5,350.00	5,350.00	0.00	Facility
2	10000006	Fire Station 94 2301 Airport Road	A	FIRE DEPARTMENT	06/30/93	456,174.07	0.00	456,174.07	Facility
3	10000007	Fire Station 94 Hurricane Rollup Shutter	A	FIRE DEPARTMENT	06/06/01	20,105.00	4,423.10	15,681.90	Facility
4	10001060	1995 Frghtliner Fl60	A	FIRE DEPARTMENT	11/08/94	136,978.00	0.00	136,978.00	Vehicles
5	10001061	1995 Frghtliner Fl60	A	FIRE DEPARTMENT	11/01/94	610.00	0.00	610.00	Vehicles
6	10002608	Fire Station 93 300 Wilmette Ave	A	FIRE DEPARTMENT	08/03/98	21,021.02	21,021.02	0.00	Facility
7	10002609	Fire Station 93 Architectual Services	A	FIRE DEPARTMENT	09/30/99	54,371.36	7,611.99	46,759.37	Facility
8	10002610	Fire Station 93 Irrigation/Landscape	A	FIRE DEPARTMENT	05/17/00	23,284.00	4,191.12	19,092.88	Facility
9	10002611	Fire Station 93 - Original Land Purchase	A	FIRE DEPARTMENT	06/15/88	44,685.80	44,685.80	0.00	Facility
10	10002612	Fire Station 93 Install Sign	A	FIRE DEPARTMENT	04/27/00	2,080.00	374.40	1,705.60	Facility
11	10002613	Fire Station 93 Crane Rental	A	FIRE DEPARTMENT	03/31/00	210.00	37.80	172.20	Facility
12	10002614	Fire Station 93 Additional Strwtr Modeli	A	FIRE DEPARTMENT	01/20/00	870.00	156.60	713.40	Facility
13	10002615	Fire Station 93 Sign	A	FIRE DEPARTMENT	10/20/99	235.00	42.30	192.70	Facility
14	10002616	Fire Station 93 Architectural Service	A	FIRE DEPARTMENT	05/05/00	41,955.89	7,552.06	34,403.83	Facility
15	10002617	Fire Station 93 Engineering Services	A	FIRE DEPARTMENT	05/03/00	3,520.00	633.60	2,886.40	Facility
16	10002618	Fire Station 93 Construction	A	FIRE DEPARTMENT	10/27/99	605,285.49	108,951.39	496,334.10	Facility
17	10002619	Fire Station No 93 Real Estate Taxes	A	FIRE DEPARTMENT	05/10/99	164.43	164.43	0.00	Facility
18	10002629	Eqp Robot For Fire Safety Training	A	FIRE DEPARTMENT	06/11/99	7,450.00	0.00	7,450.00	Equipment
19	10002637	Rst 69 General Cargo Truck	A	FIRE DEPARTMENT	05/16/00	7,500.00	0.00	7,500.00	Vehicles
20	10002638	Rst Water Tank Polyprene Brush Truck (06	A	FIRE DEPARTMENT	09/01/00	5,606.20	0.00	5,606.20	Vehicles
21	10002812	Rst 00 Pierce Pumper Fire Truck	A	FIRE DEPARTMENT	06/28/00	199,739.00	0.00	199,739.00	Vehicles
22	10002813	Rst 00 Pierce Pumper Fire Truck	A	FIRE DEPARTMENT	06/02/00	199,739.00	0.00	199,739.00	Vehicles
23	10003850	Gen 00 Katolight D50Fjj4 Generator	A	FIRE DEPARTMENT	11/21/00	9,943.00	0.00	9,943.00	Equipment
24	10003860	Veh 01 Chevy 1/2 Ton 8 Passenger Van	A	FIRE DEPARTMENT	08/07/01	20,640.00	0.00	20,640.00	Vehicles
25	10005143	Fire Station 92 189 S Nova Rd (Old Cemet	A	FIRE DEPARTMENT	04/15/04	14,430.00	4,906.20	9,523.80	Facility
26	10005144	Fire Station 92 Geotechnical Services	A	FIRE DEPARTMENT	06/23/04	3,730.00	1,268.20	2,461.80	Facility
27	10005145	Fire Station 92 Excavation	A	FIRE DEPARTMENT	06/23/04	1,782.50	606.05	1,176.45	Facility
28	10005146	Fire Station 92 Pre-Construction	A	FIRE DEPARTMENT	08/02/04	3,865.00	1,314.10	2,550.90	Facility
29	10005147	Fire Station 92 Design	A	FIRE DEPARTMENT	09/30/04	55,320.00	18,808.80	36,511.20	Facility
30	10005148	Fire Station 92 Pre-Construction	A	FIRE DEPARTMENT	12/13/04	7,835.00	2,977.30	4,857.70	Facility
31	10005149	Fire Station 92 Architectural Services	A	FIRE DEPARTMENT	09/22/03	4,500.00	1,350.00	3,150.00	Facility
32	10005150	Fire Station 92 Design	A	FIRE DEPARTMENT	02/01/05	9,676.01	3,676.89	5,999.13	Facility
33	10005151	Fire Station 92 Construction	A	FIRE DEPARTMENT	04/07/05	39,234.00	14,908.92	24,325.08	Facility
34	10005152	Fire Station 92 Construction	A	FIRE DEPARTMENT	04/22/05	44,516.00	16,916.08	27,599.92	Facility
35	10005153	Fire Station 92 Furnish/Deliver All Door	A	FIRE DEPARTMENT	05/05/05	1,940.00	737.20	1,202.80	Facility
36	10005154	Fire Station 92 Construction	A	FIRE DEPARTMENT	05/11/05	84,349.00	32,052.62	52,296.38	Facility
37	10005155	Fire Station 92 Construction	A	FIRE DEPARTMENT	06/10/05	69,745.00	26,503.10	43,241.90	Facility
38	10005156	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	07/28/05	232.61	88.41	144.21	Facility
39	10005157	Fire Station 92 ""Electrical""	A	FIRE DEPARTMENT	07/28/05	1,005.61	382.15	623.47	Facility
40	10005158	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	07/28/05	740.47	281.38	459.10	Facility
41	10005159	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	07/28/05	235.00	89.30	145.70	Facility
42	10005160	Fire Station 92 All Trusses	A	FIRE DEPARTMENT	07/28/05	18,450.00	7,011.00	11,439.00	Facility
43	10005161	Fire Station 92 All Airvac System	A	FIRE DEPARTMENT	07/28/05	11,510.00	4,373.80	7,136.20	Facility
44	10005162	Fire Station 92 Construction	A	FIRE DEPARTMENT	08/03/05	74,883.00	28,455.54	46,427.46	Facility
45	10005163	Fire Station 92 All ""Brick""	A	FIRE DEPARTMENT	07/28/05	3,426.57	1,302.11	2,124.47	Facility
46	10005164	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	07/28/05	3,872.90	1,471.69	2,401.21	Facility
47	10005165	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	07/28/05	1,030.05	391.43	638.63	Facility
48	10005166	Fire Station 92 ""Electrical""	A	FIRE DEPARTMENT	07/28/05	3,648.50	1,386.43	2,262.07	Facility
49	10005167	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	07/28/05	1,375.00	522.50	852.50	Facility
50	10005168	Fire Station 92 Construction	A	FIRE DEPARTMENT	07/06/05	78,977.00	30,011.26	48,965.74	Facility
51	10005169	Fire Station 92 Attorney Fee For Gob Iss	A	FIRE DEPARTMENT	12/11/03	509.88	173.36	336.52	Facility
52	10005170	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/30/05	742.63	282.21	460.43	Facility

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
53	10005171	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/30/05	792.27	301.07	491.21	Facility
54	10005172	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/30/05	794.33	301.86	492.48	Facility
55	10005173	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/30/05	345.32	131.23	214.09	Facility
56	10005174	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/30/05	525.45	199.67	325.79	Facility
57	10005175	Fire Station 92 Construction	A	FIRE DEPARTMENT	06/29/05	325.00	123.50	201.50	Facility
58	10005176	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/29/05	949.97	360.99	588.99	Facility
59	10005177	Fire Station 92 All ""Brick""	A	FIRE DEPARTMENT	06/29/05	3,215.00	1,221.70	1,993.30	Facility
60	10005178	Fire Station 92 189 S Nova Road (Old Cem	A	FIRE DEPARTMENT	06/24/76	108,000.00	108,000.00	0.00	Facility
61	10005179	Fire Station 92 Metal Roofing Materials	A	FIRE DEPARTMENT	08/16/05	34,909.00	13,265.42	21,643.58	Facility
62	10005180	Fire Station 92 Design	A	FIRE DEPARTMENT	08/16/05	6,426.00	2,441.88	3,984.12	Facility
63	10005181	Fire Station 92 Construction Materials	A	FIRE DEPARTMENT	08/17/05	320.00	121.60	198.40	Facility
64	10005182	Fire Station 92 All Doors, Frames	A	FIRE DEPARTMENT	08/18/05	1,140.00	433.20	706.80	Facility
65	10005183	Fire Station 92 Construction	A	FIRE DEPARTMENT	09/12/05	169,255.00	64,316.90	104,938.10	Facility
66	10005184	Fire Station 92 Carrier Hvac Equipment	A	FIRE DEPARTMENT	09/14/05	3,198.00	1,215.24	1,982.76	Facility
67	10005185	Fire Station 92 Metal Roofing Materials	A	FIRE DEPARTMENT	09/14/05	25,388.00	9,647.44	15,740.56	Facility
68	10005186	Fire Station 92 Fob Jobsite All Doors, F	A	FIRE DEPARTMENT	09/14/05	1,110.00	421.80	688.20	Facility
69	10005187	Fire Station 92 Inspection Photos	A	FIRE DEPARTMENT	08/12/05	8.67	3.29	5.39	Facility
70	10005188	Fire Station 92 Bricks	A	FIRE DEPARTMENT	06/08/05	3,215.00	1,221.70	1,993.30	Facility
71	10005189	Fire Station 92 All Drywall & Stucco	A	FIRE DEPARTMENT	09/27/05	3,506.38	1,332.42	2,173.96	Facility
72	10005190	Fire Station 92 Dectron Hvac Equipment	A	FIRE DEPARTMENT	09/21/05	798.00	303.24	494.76	Facility
73	10005191	Fire Station 92 Construction	A	FIRE DEPARTMENT	09/30/05	83,004.00	31,541.52	51,462.48	Facility
74	10005192	Fire Station 92 Design	A	FIRE DEPARTMENT	09/30/05	5,355.00	2,034.90	3,320.10	Facility
75	10005193	Fire Station 92 Construction Materials	A	FIRE DEPARTMENT	09/30/05	72.00	27.36	44.64	Facility
76	10005194	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	06/21/05	1,658.50	630.23	1,028.27	Facility
77	10005195	Fire Station 92 Construction	A	FIRE DEPARTMENT	09/30/05	435.00	165.30	269.70	Facility
78	10005196	Fire Station 92 Construction	A	FIRE DEPARTMENT	09/30/05	65.00	24.70	40.30	Facility
79	10005197	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	09/23/05	786.39	298.83	487.57	Facility
80	10005198	Fire Station 92 Dectron Hvac Equipment	A	FIRE DEPARTMENT	11/02/05	16,060.00	6,745.20	9,314.80	Facility
81	10005199	Fire Station 92 Construction	A	FIRE DEPARTMENT	11/17/05	150,930.00	63,390.60	87,539.40	Facility
82	10005200	Fire Station 92 Sign	A	FIRE DEPARTMENT	10/04/05	490.00	205.80	284.20	Facility
83	10005201	Fire Station 92 All Doors, Frames &	A	FIRE DEPARTMENT	12/08/05	6,560.00	2,755.20	3,804.80	Facility
84	10005202	Fire Station 92 Architectural	A	FIRE DEPARTMENT	12/08/05	12,200.00	5,124.00	7,076.00	Facility
85	10005203	Fire Station 92 Carrier Hvac Equipment	A	FIRE DEPARTMENT	12/08/05	11,345.00	4,764.90	6,580.10	Facility
86	10005204	Fire Station 92 Survey - July 1988 (G.O.	A	FIRE DEPARTMENT	07/01/88	350.00	350.00	0.00	Facility
87	10005205	Fire Station 92 Bricks For Fire Station	A	FIRE DEPARTMENT	06/03/05	3,426.57	1,302.11	2,124.47	Facility
88	10005206	Fire Station 92 Construction	A	FIRE DEPARTMENT	12/20/05	94,665.00	39,759.30	54,905.70	Facility
89	10005207	Fire Station 92 Gear Mobile 3-Pack Bunke	A	FIRE DEPARTMENT	12/29/05	5,640.00	2,368.80	3,271.20	Equipment
90	10005208	Fire Station 92 All Doors, Frames	A	FIRE DEPARTMENT	12/22/05	3,755.00	1,577.10	2,177.90	Facility
91	10005209	Fire Station 92 All Doors, Frames	A	FIRE DEPARTMENT	12/22/05	616.00	258.72	357.28	Facility
92	10005210	Fire Station 92 Construction	A	FIRE DEPARTMENT	12/22/05	519.00	217.98	301.02	Facility
93	10005211	Fire Station 92 Engineering	A	FIRE DEPARTMENT	12/22/05	529.00	222.18	306.82	Facility
94	10005212	Fire Station 92 Engineering	A	FIRE DEPARTMENT	12/22/05	65.00	27.30	37.70	Facility
95	10005213	Fire Station 92 Engineering	A	FIRE DEPARTMENT	12/22/05	75.00	31.50	43.50	Facility
96	10005214	Fire Station 92 Design	A	FIRE DEPARTMENT	12/29/05	3,660.00	1,537.20	2,122.80	Facility
97	10005215	Fire Station 92 2"" Horizontal Blinds, W	A	FIRE DEPARTMENT	01/27/06	1,299.00	545.58	753.42	Facility
98	10005216	Fire Station 92 All ""Electrical""	A	FIRE DEPARTMENT	02/01/06	110.00	46.20	63.80	Facility
99	10005217	Fire Station 92 Engineering	A	FIRE DEPARTMENT	02/01/06	145.00	60.90	84.10	Facility
100	10005218	Fire Station 92 Engineering	A	FIRE DEPARTMENT	02/14/06	3,666.00	1,539.72	2,126.28	Facility
101	10005219	Fire Station 92 Carts, Mailbox, Ladder,	A	FIRE DEPARTMENT	02/14/06	379.84	159.54	220.30	Facility
102	10005220	Fire Station 92 Shelves For Handicap Res	A	FIRE DEPARTMENT	02/14/06	15.91	6.67	9.24	Facility
103	10005221	Fire Station 92 Networking Materials	A	FIRE DEPARTMENT	02/14/06	52.22	21.93	30.29	Facility
104	10005222	Fire Station 92 Shelving Units	A	FIRE DEPARTMENT	02/14/06	379.85	159.55	220.30	Facility

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
105	10005223	Fire Station 92 Waste Baskets, Lamps, Ch	A	FIRE DEPARTMENT	02/14/06	291.64	122.48	169.16	Facility
106	10005224	Fire Station 92 Bunker Gear Storage	A	FIRE DEPARTMENT	02/14/06	301.75	126.74	175.02	Facility
107	10005225	Fire Station 92 Shelving Supplies	A	FIRE DEPARTMENT	02/14/06	151.12	63.47	87.65	Facility
108	10005226	Fire Station 92 Mats,Clocks,Kitchen Item	A	FIRE DEPARTMENT	02/14/06	366.60	153.98	212.62	Facility
109	10005227	Fire Station 92 Silk Plant	A	FIRE DEPARTMENT	02/14/06	48.88	20.53	28.35	Facility
110	10005228	Fire Station 92 Sheets,Art,Clocks,Flatwa	A	FIRE DEPARTMENT	02/14/06	173.97	73.06	100.91	Facility
111	10005229	Fire Station 92 Side Tables, Drill Bit	A	FIRE DEPARTMENT	02/14/06	182.40	76.60	105.80	Facility
112	10005230	Fire Station 92 Construction	A	FIRE DEPARTMENT	02/16/06	24,004.00	10,081.68	13,922.32	Facility
113	10005231	Fire Station 92 Stereopatch Cable For Ra	A	FIRE DEPARTMENT	02/16/06	52.95	22.23	30.72	Facility
114	10005232	Fire Station 92 Engineering	A	FIRE DEPARTMENT	02/16/06	170.00	71.40	98.60	Facility
115	10005233	Fire Station 92 Office Chair, Big & Tall	A	FIRE DEPARTMENT	02/17/06	251.98	105.83	146.15	Facility
116	10005234	Fire Station 92 All Carpet, Vinyl Tile	A	FIRE DEPARTMENT	02/28/06	3,539.64	1,486.64	2,053.00	Facility
117	10005235	Fire Station 92 Pgt Windows	A	FIRE DEPARTMENT	02/28/06	8,082.58	3,394.69	4,687.89	Facility
118	10005236	Fire Station 92 Pgt Windows	A	FIRE DEPARTMENT	02/28/06	682.61	286.70	395.91	Facility
119	10005237	Fire Station 92 Framing & Matting Of 2 A	A	FIRE DEPARTMENT	03/06/06	196.00	82.32	113.68	Facility
120	10005238	Fire Station 92 Dry Erase Board, 4X8	A	FIRE DEPARTMENT	03/08/06	254.29	106.81	147.48	Facility
121	10005239	Fire Station 92 Dispatch System	A	FIRE DEPARTMENT	03/09/06	1,218.55	511.80	706.75	Facility
122	10005240	Fire Station 92 All Plumbing	A	FIRE DEPARTMENT	03/15/06	205.56	86.34	119.22	Facility
123	10005241	Fire Station 92 All Plumbing	A	FIRE DEPARTMENT	03/15/06	39.03	16.40	22.63	Facility
124	10005242	Fire Station 92 All Plumbing	A	FIRE DEPARTMENT	03/15/06	3,722.28	1,563.36	2,158.92	Facility
125	10005243	Fire Station 92 All Plumbing	A	FIRE DEPARTMENT	03/15/06	101.44	42.60	58.84	Facility
126	10005244	Fire Station 92 All Plumbing	A	FIRE DEPARTMENT	03/15/06	335.26	140.81	194.45	Facility
127	10005245	Fire Station 92 Men, Women, Capt, Div Ch	A	FIRE DEPARTMENT	03/16/06	134.00	56.28	77.72	Facility
128	10005246	Fire Station 92 Restroom, Conference/Tra	A	FIRE DEPARTMENT	03/16/06	155.52	65.32	90.20	Facility
129	10005247	Fire Station 92 Wiring Contract	A	FIRE DEPARTMENT	01/11/06	4,996.50	2,098.53	2,897.97	Facility
130	10005248	Fire Station 92 Architectural	A	FIRE DEPARTMENT	01/13/06	4,000.00	1,680.00	2,320.00	Facility
131	10005249	Fire Station 92 42"" 3-Dwr Lateral File,	A	FIRE DEPARTMENT	01/18/06	683.70	287.15	396.55	Facility
132	10005250	Fire Station 92 Table Oval, Laminate Wil	A	FIRE DEPARTMENT	01/18/06	348.73	146.46	202.27	Facility
133	10005251	Fire Station 92 Arm Chair, Freestanding,	A	FIRE DEPARTMENT	01/18/06	288.10	121.01	167.09	Facility
134	10005252	Fire Station 92 Cluster Corner Table, Ch	A	FIRE DEPARTMENT	01/18/06	141.47	59.41	82.06	Facility
135	10005253	Fire Station 92 Conference Lo-Bk Caster	A	FIRE DEPARTMENT	01/18/06	1,745.80	733.24	1,012.56	Facility
136	10005254	Fire Station 92 Omni Side Chair,M-Bk,Woo	A	FIRE DEPARTMENT	01/18/06	478.16	200.82	277.34	Facility
137	10005255	Fire Station 92 Omni Side Chair, M-Bk, M	A	FIRE DEPARTMENT	01/18/06	631.24	265.12	366.12	Facility
138	10005256	Fire Station 92 Construction	A	FIRE DEPARTMENT	08/05/06	478.00	200.76	277.24	Facility
139	10005257	Fire Station 92 Straight Table, Laminate	A	FIRE DEPARTMENT	01/18/06	91.16	38.28	52.88	Facility
140	10005258	Fire Station 92 Installation Cost	A	FIRE DEPARTMENT	01/18/06	1,764.09	740.93	1,023.16	Facility
141	10005259	Fire Station 92 Shipping Charges	A	FIRE DEPARTMENT	01/18/06	510.98	214.61	296.37	Facility
142	10005260	Fire Station 92 Alpha 72"" Desk, Left Pe	A	FIRE DEPARTMENT	01/18/06	560.72	235.50	325.22	Facility
143	10005261	Fire Station 92 Alpha 48"" Return, Right	A	FIRE DEPARTMENT	01/18/06	196.08	82.36	113.72	Facility
144	10005262	Fire Station 92 Alpha 66"" Credenza Righ	A	FIRE DEPARTMENT	01/18/06	239.51	100.60	138.91	Facility
145	10005263	Fire Station 92 Alpha 62"" Hutch, Wild C	A	FIRE DEPARTMENT	01/18/06	288.96	121.36	167.60	Facility
146	10005264	Fire Station 92 Alpha 44"" Hutch, Wild C	A	FIRE DEPARTMENT	01/18/06	250.69	105.28	145.41	Facility
147	10005265	Fire Station 92 Alpha 48"" Bridge, Wild	A	FIRE DEPARTMENT	01/18/06	82.99	34.85	48.14	Facility
148	10005266	Fire Station 92 Alpha 72"" Bookcase, 6 S	A	FIRE DEPARTMENT	01/18/06	360.34	151.35	208.99	Facility
149	10005267	Fire Station 92 Alpha 48"" Bookcase, 4 S	A	FIRE DEPARTMENT	01/18/06	129.43	54.35	75.08	Facility
150	10005268	Fire Station 92 Alpha 48"" Dia Conftable	A	FIRE DEPARTMENT	01/18/06	202.96	85.24	117.72	Facility
151	10005269	Fire Station 92 24""Dx60""W Workstation,	A	FIRE DEPARTMENT	01/18/06	2,167.20	910.22	1,256.98	Facility
152	10005270	Fire Station 92 Keydwr W/Swivel/Mouse Tr	A	FIRE DEPARTMENT	01/18/06	254.56	106.92	147.64	Facility
153	10005271	Fire Station 92 Pencil Dwr, Low Profile,	A	FIRE DEPARTMENT	01/18/06	55.04	23.12	31.92	Facility
154	10005272	Fire Station 92 Hutch Light	A	FIRE DEPARTMENT	01/18/06	127.28	53.46	73.82	Facility
155	10005273	Fire Station 92 R11 Captain'S Bed, W/4 D	A	FIRE DEPARTMENT	01/18/06	2,282.44	958.62	1,323.82	Facility
156	10005274	Fire Station 92 R11 24"" Night Stand,Sgl	A	FIRE DEPARTMENT	01/18/06	153.51	64.48	89.03	Facility

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City of Ormond Beach
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Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
157	10005275	Fire Station 92 Installation Cost	A	FIRE DEPARTMENT	01/18/06	1,024.36	430.24	594.12	Facility
158	10005276	Fire Station 92 Whirlpool 21 Cu Ftrefrig	A	FIRE DEPARTMENT	01/18/06	1,099.90	461.95	637.95	Facility
159	10005277	Fire Station 92 Frigidaire Dishwasher, W	A	FIRE DEPARTMENT	01/18/06	349.95	146.97	202.98	Facility
160	10005278	Fire Station 92 Kitchenaid Washer, White	A	FIRE DEPARTMENT	01/18/06	399.95	167.97	231.98	Facility
161	10005279	Fire Station 92 Ge Hood, 30"" 3Way, Whit	A	FIRE DEPARTMENT	01/18/06	39.95	16.77	23.18	Facility
162	10005280	Fire Station 92 Installation And Deliver	A	FIRE DEPARTMENT	01/18/06	149.95	62.97	86.98	Facility
163	10005281	Fire Station 92 Sealy Posturpedic Kuleto	A	FIRE DEPARTMENT	01/18/06	1,072.00	450.24	621.76	Facility
164	10005282	Fire Station 92 Construction	A	FIRE DEPARTMENT	01/18/06	83,217.00	34,951.14	48,265.86	Facility
165	10005283	Fire Station 92 Shelving, Wire, Connecto	A	FIRE DEPARTMENT	01/19/06	396.66	166.59	230.07	Facility
166	10005284	Fire Station 92 Magic Chef Glass Top Ran	A	FIRE DEPARTMENT	01/24/06	429.95	180.57	249.38	Facility
167	10005285	Fire Station 92 Ice Machine And Storage	A	FIRE DEPARTMENT	01/24/06	2,375.00	997.50	1,377.50	Facility
168	10005286	Fire Station 92 Twin Murphy Bed Incherry	A	FIRE DEPARTMENT	01/27/06	1,025.00	430.50	594.50	Facility
169	10005287	Fire Station 92 Construction	A	FIRE DEPARTMENT	03/02/06	27,681.00	11,626.02	16,054.98	Facility
170	10005288	Fire Station 92 Install Wall Mirrors In	A	FIRE DEPARTMENT	05/18/06	700.00	294.00	406.00	Facility
171	10005289	Fire Station 92 Install Monument Sign	A	FIRE DEPARTMENT	04/20/06	450.00	189.00	261.00	Facility
172	10005290	Fire Station 92 Routed Lettering Monumen	A	FIRE DEPARTMENT	04/20/06	490.00	205.80	284.20	Facility
173	10005291	Fire Station 92 24"" City Logos Monument	A	FIRE DEPARTMENT	04/20/06	490.00	205.80	284.20	Facility
174	10005292	Fire Station 92 Electrical Services	A	FIRE DEPARTMENT	11/28/05	278.20	116.84	161.36	Facility
175	10005293	Fire Station 92 Prof Services	A	FIRE DEPARTMENT	11/28/05	516.00	216.72	299.28	Facility
176	10005294	Fire Station 92 Relocation Exp Hall Cons	A	FIRE DEPARTMENT	11/30/06	5,680.00	2,612.80	3,067.20	Facility
177	10005295	Fire Station 92 Shipping Charges	A	FIRE DEPARTMENT	01/27/06	19.55	8.22	11.33	Facility
178	10005296	Fire Station 92 Frame/Matt Pictures	A	FIRE DEPARTMENT	01/23/06	485.00	203.70	281.30	Facility
179	10005297	Fire Station 92 Office Furniture	A	FIRE DEPARTMENT	01/20/06	1,349.70	566.87	782.83	Facility
180	10005298	Fire Station 92 Office Furniture	A	FIRE DEPARTMENT	01/19/06	2,457.14	1,031.99	1,425.15	Facility
181	10005299	Fire Station 92 Security, Fire Safety Se	A	FIRE DEPARTMENT	01/27/06	1,218.55	511.80	706.75	Facility
182	10005300	Fire Station 92 Office Furnishings	A	FIRE DEPARTMENT	09/02/06	121.86	51.19	70.67	Facility
183	10005301	Fire Station 92 Office Furnishings	A	FIRE DEPARTMENT	08/30/06	508.00	213.36	294.64	Facility
184	10005302	Fire Station 92 Construction	A	FIRE DEPARTMENT	03/16/06	6,593.00	2,769.06	3,823.94	Facility
185	10005303	Fire Art Sculpture Aluminum Artist:Linda	A	FIRE DEPARTMENT	08/17/06	10,000.00	10,000.00	0.00	Facility
186	10005304	Fire Art Sculpture Aluminum Artist:Linda	A	FIRE DEPARTMENT	11/08/06	10,000.00	10,000.00	0.00	Facility
187	10005305	Fire Art Sculpture Aluminum Artist:Linda	A	FIRE DEPARTMENT	01/13/08	12,000.00	12,000.00	0.00	Facility
188	10005307	Fire Station 91 364 S Atlantic Ave (Beac	A	FIRE DEPARTMENT	06/15/04	1,250.00	1,250.00	0.00	Facility
189	10005308	Fire Station 91 Phase I Site Assessment	A	FIRE DEPARTMENT	07/07/04	2,000.00	2,000.00	0.00	Facility
190	10005309	Fire Station 91 Title Search 4 Parcels O	A	FIRE DEPARTMENT	05/05/04	150.00	150.00	0.00	Facility
191	10005310	Fire Station 91 Fed Ex For Plans	A	FIRE DEPARTMENT	08/24/04	8.53	2.90	5.63	Facility
192	10005311	Fire Station 91 Fed Ex For Plans	A	FIRE DEPARTMENT	08/24/04	6.38	2.17	4.21	Facility
193	10005312	Fire Station 91 Architectural Services	A	FIRE DEPARTMENT	03/18/08	2,400.00	1,200.00	1,200.00	Facility
194	10005313	Fire Station 91 Design Final Payment	A	FIRE DEPARTMENT	09/30/07	5,400.00	2,484.00	2,916.00	Facility
195	10005314	Fire Station 91 Engineering Services	A	FIRE DEPARTMENT	08/05/05	100.00	38.00	62.00	Facility
196	10005315	Fire Station 91 Bond Counsel Costs	A	FIRE DEPARTMENT	09/30/05	2,500.00	950.00	1,550.00	Facility
197	10005316	Fire Station 91 Plan Copies	A	FIRE DEPARTMENT	10/08/04	14.56	5.54	9.02	Facility
198	10005317	Fire Station 91 Appraisal On Granada / S	A	FIRE DEPARTMENT	10/22/04	5,500.00	5,500.00	0.00	Facility
199	10005318	Fire Station 91 Plans Legal Ad	A	FIRE DEPARTMENT	01/05/05	91.50	34.77	56.73	Facility
200	10005319	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	05/05/05	17,440.00	6,627.20	10,812.80	Facility
201	10005320	Fire Station 91 Furnishings Hall Constru	A	FIRE DEPARTMENT	10/27/06	1,022.12	470.18	551.94	Facility
202	10005321	Fire Station 91 Pre-Construction Service	A	FIRE DEPARTMENT	06/10/05	1,499.00	569.62	929.38	Facility
203	10005322	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	06/21/05	49,525.00	18,819.50	30,705.50	Facility
204	10005323	Fire Station 91 Geotechnical Exploration	A	FIRE DEPARTMENT	06/27/05	2,885.50	1,096.49	1,789.01	Facility
205	10005324	Fire Station 91 Pre-Construction Service	A	FIRE DEPARTMENT	07/18/05	7,244.00	2,752.72	4,491.28	Facility
206	10005325	Fire Station 91 Furnishings Communicatio	A	FIRE DEPARTMENT	10/13/06	1,404.36	646.01	758.35	Facility
207	10005326	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	08/16/05	4,840.00	1,839.20	3,000.80	Facility
208	10005327	Fire Station 91 Pre-Construction Service	A	FIRE DEPARTMENT	08/17/05	2,498.00	949.24	1,548.76	Facility

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
209	10005328	Fire Station 91 Playground Design Servic	A	FIRE DEPARTMENT	11/12/07	32,954.77	16,477.39	16,477.38	Facility
210	10005329	Fire Station 91 Mast Arm Signal Geotechn	A	FIRE DEPARTMENT	09/13/05	1,245.00	473.10	771.90	Facility
211	10005330	Fire Station 91 Pre-Construction Service	A	FIRE DEPARTMENT	09/16/05	1,249.00	474.62	774.38	Facility
212	10005331	Fire Station 91 Impact Fees - Volusia Co	A	FIRE DEPARTMENT	09/16/05	6,620.40	2,515.74	4,104.66	Other
213	10005332	Fire Station 91 Land Exchange	A	FIRE DEPARTMENT	11/22/04	389,309.11	389,309.11	0.00	Facility
214	10005333	Fire Station 91 Closing Cost For Land	A	FIRE DEPARTMENT	11/10/04	25,000.00	25,000.00	0.00	Facility
215	10005334	Fire Station 91 Prof Services	A	FIRE DEPARTMENT	04/27/05	14,828.00	5,634.64	9,193.36	Facility
216	10005335	Fire Station 91 Fed Ex For Plans	A	FIRE DEPARTMENT	02/18/05	6.59	2.52	4.08	Facility
217	10005336	Fire Station 91 Construction	A	FIRE DEPARTMENT	07/30/05	4,759.00	1,808.42	2,950.58	Facility
218	10005337	Fire Station 91 Construction	A	FIRE DEPARTMENT	05/31/05	8,634.00	3,280.92	5,353.08	Facility
219	10005338	Fire Station 91 Npdes Permit	A	FIRE DEPARTMENT	04/14/05	150.00	57.00	93.00	Facility
220	10005339	Fire Station 91 Stormwater Permit	A	FIRE DEPARTMENT	04/14/05	350.00	133.00	217.00	Facility
221	10005340	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	09/30/05	3,860.00	1,466.80	2,393.20	Facility
222	10005341	Fire Station 91 Construction Payment #1	A	FIRE DEPARTMENT	09/30/05	40,064.00	15,224.32	24,839.68	Facility
223	10005342	Fire Station 91 Construction	A	FIRE DEPARTMENT	11/17/05	40,136.00	16,857.12	23,278.88	Facility
224	10005343	Fire Station 91 All Rebar	A	FIRE DEPARTMENT	12/08/05	3,210.30	1,348.33	1,861.97	Facility
225	10005344	Fire Station 91 Financial Advisory Servi	A	FIRE DEPARTMENT	04/04/05	5,897.97	2,241.23	3,656.75	Facility
226	10005345	Fire Station 91 Bond Issue Costs	A	FIRE DEPARTMENT	03/15/05	347.80	132.17	215.63	Facility
227	10005346	Fire Station 91 Issue Costs	A	FIRE DEPARTMENT	03/15/05	11,250.00	4,275.00	6,975.00	Facility
228	10005347	Fire Station 91 Construction	A	FIRE DEPARTMENT	12/20/05	70,239.00	29,500.38	40,738.62	Facility
229	10005348	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	12/22/05	228.00	95.76	132.24	Facility
230	10005349	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	12/22/05	76.00	31.92	44.08	Facility
231	10005350	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	12/22/05	1,320.00	554.40	765.60	Facility
232	10005351	Fire Station 91 All Rebar	A	FIRE DEPARTMENT	12/22/05	9,479.70	3,981.47	5,498.23	Facility
233	10005352	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	12/29/05	3,160.00	1,327.20	1,832.80	Facility
234	10005353	Fire Station 91 All Airvac System	A	FIRE DEPARTMENT	02/01/06	7,842.00	3,293.64	4,548.36	Facility
235	10005354	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	02/01/06	240.00	100.80	139.20	Facility
236	10005355	Fire Station 91 All Precast Concrete	A	FIRE DEPARTMENT	02/09/06	5,000.00	2,100.00	2,900.00	Facility
237	10005356	Fire Station 91 All Precast Concrete	A	FIRE DEPARTMENT	02/09/06	6,312.00	2,651.04	3,660.96	Facility
238	10005357	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	02/14/06	180.00	75.60	104.40	Facility
239	10005358	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	02/14/06	60.00	25.20	34.80	Facility
240	10005359	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	02/14/06	3,670.00	1,541.40	2,128.60	Facility
241	10005360	Fire Station 91 Construction	A	FIRE DEPARTMENT	02/16/06	45,114.00	18,947.88	26,166.12	Facility
242	10005361	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	02/16/06	156.00	65.52	90.48	Facility
243	10005362	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	02/16/06	95.00	39.90	55.10	Facility
244	10005363	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	03/07/06	185.00	77.70	107.30	Facility
245	10005364	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	03/13/06	2,440.00	1,024.80	1,415.20	Facility
246	10005365	Fire Station 91 Construction	A	FIRE DEPARTMENT	03/14/06	20,290.00	8,521.80	11,768.20	Facility
247	10005366	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	2,136.00	897.12	1,238.88	Facility
248	10005367	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	1,065.75	447.62	618.14	Facility
249	10005368	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	815.50	342.51	472.99	Facility
250	10005369	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	4,115.25	1,728.41	2,386.85	Facility
251	10005370	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	2,684.00	1,127.28	1,556.72	Facility
252	10005371	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	221.50	93.03	128.47	Facility
253	10005372	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	663.75	278.78	384.98	Facility
254	10005373	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	03/15/06	298.25	125.27	172.99	Facility
255	10005374	Fire Station 91 All Trusses	A	FIRE DEPARTMENT	03/15/06	16,426.00	6,898.92	9,527.08	Facility
256	10005375	Fire Station 91 Construction	A	FIRE DEPARTMENT	01/18/06	139,401.00	58,548.42	80,852.58	Facility
257	10005376	Fire Station 91 Construction	A	FIRE DEPARTMENT	04/26/06	37,902.00	15,918.84	21,983.16	Facility
258	10005377	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	06/05/06	3,355.00	1,409.10	1,945.90	Facility
259	10005378	Fire Station 91 Jobsite All Stucco, Meta	A	FIRE DEPARTMENT	06/14/06	286.50	120.33	166.17	Facility
260	10005379	Fire Station 91 All Storefront Doors	A	FIRE DEPARTMENT	06/14/06	2,123.25	891.77	1,231.49	Facility

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
261	10005380	Fire Station 91 All Stucco, Metal	A	FIRE DEPARTMENT	06/14/06	5,062.08	2,126.08	2,936.00	Facility
262	10005381	Fire Station 91 All Insulation Mater	A	FIRE DEPARTMENT	06/14/06	745.82	313.25	432.57	Facility
263	10005382	Fire Station 91 Construction	A	FIRE DEPARTMENT	05/10/06	101,172.00	42,492.24	58,679.76	Facility
264	10005383	Fire Station 91 All Roofing Materials	A	FIRE DEPARTMENT	05/18/06	3,656.10	1,535.57	2,120.53	Facility
265	10005384	Fire Station 91 All Roofing Materials	A	FIRE DEPARTMENT	05/18/06	2,787.55	1,170.78	1,616.77	Facility
266	10005385	Fire Station 91 All Roofing Materials	A	FIRE DEPARTMENT	05/18/06	2,917.36	1,225.30	1,692.06	Facility
267	10005386	Fire Station 91 All Insulation Materials	A	FIRE DEPARTMENT	05/02/06	108.35	45.52	62.83	Facility
268	10005387	Fire Station 91 All Stucco, Metal	A	FIRE DEPARTMENT	04/21/06	659.20	276.86	382.34	Facility
269	10005388	Fire Station 91 All Stucco, Metal	A	FIRE DEPARTMENT	04/21/06	1,289.92	541.76	748.16	Facility
270	10005389	Fire Station 91 All Plumbing Materials	A	FIRE DEPARTMENT	05/18/06	228.08	95.80	132.28	Facility
271	10005390	Fire Station 91 All Hvac Equipment	A	FIRE DEPARTMENT	05/02/06	4,215.00	1,770.30	2,444.70	Facility
272	10005391	Fire Station 91 All Stucco, Metal	A	FIRE DEPARTMENT	04/21/06	2,260.72	949.50	1,311.22	Facility
273	10005392	Fire Station 91 All Insulation Materials	A	FIRE DEPARTMENT	06/05/06	2,080.51	873.82	1,206.69	Facility
274	10005393	Fire Station 91 All Stucco, Metal	A	FIRE DEPARTMENT	04/21/06	3,383.82	1,421.21	1,962.61	Facility
275	10005394	Fire Station 91 All Stucco, Metal	A	FIRE DEPARTMENT	04/21/06	93.00	39.06	53.94	Facility
276	10005395	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	05/08/06	6,600.00	2,772.00	3,828.00	Facility
277	10005396	Fire Station 91 All Roofing Materials	A	FIRE DEPARTMENT	05/02/06	7,668.00	3,220.56	4,447.44	Facility
278	10005397	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	05/02/06	2,620.00	1,100.40	1,519.60	Facility
279	10005398	Fire Station 91 Construction	A	FIRE DEPARTMENT	04/26/06	78,729.00	33,066.18	45,662.82	Facility
280	10005399	Fire Station 91 Alpha 48"" Return, Right	A	FIRE DEPARTMENT	09/27/06	196.08	82.36	113.72	Facility
281	10005400	Fire Station 91 Alpha 66"" Credenza,Left	A	FIRE DEPARTMENT	09/27/06	239.51	100.60	138.91	Facility
282	10005401	Fire Station 91 Alpha 24"" End Table-Wil	A	FIRE DEPARTMENT	10/05/06	184.04	84.66	99.38	Facility
283	10005402	Fire Station 91 Alpha 96"" Conf Table-Wi	A	FIRE DEPARTMENT	10/05/06	306.16	140.82	165.34	Facility
284	10005403	Fire Station 91 42"" Lateral File, 3 Dwr	A	FIRE DEPARTMENT	10/05/06	341.85	157.26	184.59	Facility
285	10005404	Fire Station 91 Rii 75"" Captain'S Bed,	A	FIRE DEPARTMENT	09/27/06	570.61	239.66	330.95	Facility
286	10005405	Fire Station 91 Rii 75"" Captain'S Bed,	A	FIRE DEPARTMENT	10/05/06	2,853.05	1,312.41	1,540.64	Facility
287	10005406	Fire Station 91 Alpha Lateral File, 2 Dr	A	FIRE DEPARTMENT	09/27/06	448.92	188.54	260.38	Facility
288	10005407	Fire Station 91 Alpha 72"" Bookcase, 6-S	A	FIRE DEPARTMENT	09/27/06	360.34	151.35	208.99	Facility
289	10005408	Fire Station 91 24""D X 60""W Workstatio	A	FIRE DEPARTMENT	10/05/06	288.96	132.92	156.04	Facility
290	10005409	Fire Station 91 Acclaim 42"" Lateral Fil	A	FIRE DEPARTMENT	09/28/06	341.85	143.59	198.26	Facility
291	10005410	Fire Station 91 Ez Recliner Overstuf Arm	A	FIRE DEPARTMENT	09/27/06	1,926.40	809.08	1,117.32	Facility
292	10005411	Fire Station 91 Omni Wood Side Chair, Sl	A	FIRE DEPARTMENT	09/27/06	233.92	98.24	135.68	Facility
293	10005412	Fire Station 91 Alpha 60"" Bookcase 5 Sh	A	FIRE DEPARTMENT	10/05/06	304.44	140.04	164.40	Facility
294	10005413	Fire Station 91 Omni Wood Side Chair, Sl	A	FIRE DEPARTMENT	10/05/06	1,637.44	753.22	884.22	Facility
295	10005414	Fire Station 91 Floridian Lo-Bk Chair	A	FIRE DEPARTMENT	10/05/06	498.80	229.45	269.35	Facility
296	10005415	Fire Station 91 Omni Wood Side Chair, Me	A	FIRE DEPARTMENT	09/27/06	239.00	100.38	138.62	Facility
297	10005416	Fire Station 91 Floridian Guest Chair (C	A	FIRE DEPARTMENT	09/27/06	2,317.70	973.43	1,344.27	Facility
298	10005417	Fire Station 91 Table, Tressel, Wood-Din	A	FIRE DEPARTMENT	09/22/06	510.84	214.56	296.28	Facility
299	10005418	Fire Station 91 Floridian Lo-Back Chair	A	FIRE DEPARTMENT	09/27/06	1,496.40	628.48	867.92	Facility
300	10005419	Fire Station 91 Furniture Delivery	A	FIRE DEPARTMENT	08/24/06	45.00	18.90	26.10	Facility
301	10005420	Fire Station 91 Install Dishwasher	A	FIRE DEPARTMENT	08/24/06	100.00	42.00	58.00	Facility
302	10005421	Fire Station 91 Frigidaire Dishwasher, W	A	FIRE DEPARTMENT	08/24/06	299.00	125.58	173.42	Facility
303	10005422	Fire Station 91 Whirlpool Dryer, White	A	FIRE DEPARTMENT	08/24/06	312.00	131.04	180.96	Facility
304	10005423	Fire Station 91 Whirlpool Washing Machin	A	FIRE DEPARTMENT	08/24/06	329.00	138.18	190.82	Facility
305	10005424	Fire Station 91 Dryer Cord	A	FIRE DEPARTMENT	08/24/06	10.00	4.20	5.80	Facility
306	10005425	Fire Station 91 Vent Kit	A	FIRE DEPARTMENT	08/24/06	6.00	2.52	3.48	Facility
307	10005426	Fire Station 91 Frigidaire Glass Top Ran	A	FIRE DEPARTMENT	08/24/06	440.00	184.80	255.20	Facility
308	10005427	Fire Station 91 Range Cord	A	FIRE DEPARTMENT	08/24/06	10.00	4.20	5.80	Facility
309	10005428	Fire Station 91 Whirlpool Range Hood, Wh	A	FIRE DEPARTMENT	08/24/06	35.00	14.70	20.30	Facility
310	10005429	Fire Station 91 Install Hood	A	FIRE DEPARTMENT	08/24/06	80.00	33.60	46.40	Facility
311	10005430	Fire Station 91 Whirlpool Refrigerator,	A	FIRE DEPARTMENT	08/24/06	1,116.00	468.72	647.28	Facility
312	10005431	Fire Station 91 All Painting	A	FIRE DEPARTMENT	08/28/06	18.50	7.77	10.73	Facility

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
313	10005432	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/05/06	602.70	277.24	325.46	Facility
314	10005433	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/05/06	22.94	10.55	12.39	Facility
315	10005434	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/24/06	10.49	4.82	5.67	Facility
316	10005435	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/24/06	85.03	39.12	45.91	Facility
317	10005436	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/24/06	14.39	6.61	7.78	Facility
318	10005437	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/24/06	602.69	277.23	325.46	Facility
319	10005438	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/24/06	428.92	197.29	231.63	Facility
320	10005439	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	07/18/06	3,760.00	1,579.20	2,180.80	Facility
321	10005440	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	07/18/06	550.00	231.00	319.00	Facility
322	10005441	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	07/18/06	2,970.00	1,247.40	1,722.60	Facility
323	10005442	Fire Station 91 Steel Shelving 48 X 24 X	A	FIRE DEPARTMENT	09/21/06	291.88	122.59	169.29	Facility
324	10005443	Fire Station 91 Clocks,Kitchen Items,Coo	A	FIRE DEPARTMENT	09/29/06	376.27	158.04	218.23	Facility
325	10005444	Fire Station 91 Mop Bucket, Vacuum, Shop	A	FIRE DEPARTMENT	11/01/06	322.05	148.15	173.90	Facility
326	10005445	Fire Station 91 Faux Wood Blinds	A	FIRE DEPARTMENT	11/01/06	1,285.45	591.30	694.15	Facility
327	10005446	Fire Station 91 Faux Wood Blinds	A	FIRE DEPARTMENT	11/01/06	127.55	58.68	68.87	Facility
328	10005447	Fire Station 91 Construction	A	FIRE DEPARTMENT	08/01/06	61,254.00	25,726.68	35,527.32	Facility
329	10005448	Fire Station 91 Construction	A	FIRE DEPARTMENT	07/13/06	131,111.00	55,066.62	76,044.38	Facility
330	10005449	Fire Station 91 All Millwork	A	FIRE DEPARTMENT	07/18/06	13,000.00	5,460.00	7,540.00	Facility
331	10005450	Fire Station 91 Manitowoc Ice Machine An	A	FIRE DEPARTMENT	09/01/06	2,375.00	997.50	1,377.50	Facility
332	10005451	Fire Station 91 Bunk Room Desk Lamps	A	FIRE DEPARTMENT	11/01/06	184.43	84.83	99.60	Facility
333	10005452	Fire Station 91 Phone, Cordless	A	FIRE DEPARTMENT	09/18/06	122.94	51.63	71.31	Facility
334	10005453	Fire Station 91 Handset, Cordless, Black	A	FIRE DEPARTMENT	09/18/06	179.97	75.58	104.39	Facility
335	10005454	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	10/05/06	90.42	41.58	48.84	Facility
336	10005455	Fire Station 91 Lights & Gear Electric	A	FIRE DEPARTMENT	10/05/06	197.58	90.90	106.68	Facility
337	10005456	Fire Station 91 Small Office Desk	A	FIRE DEPARTMENT	11/10/06	164.95	75.87	89.08	Facility
338	10005457	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	08/21/06	76.00	31.92	44.08	Facility
339	10005458	Fire Station 91 Construction Materials T	A	FIRE DEPARTMENT	08/21/06	60.00	25.20	34.80	Facility
340	10005459	Fire Station 91 Wiring Contract	A	FIRE DEPARTMENT	09/20/06	60.00	25.20	34.80	Facility
341	10005460	Fire Station 91 Sealy Posturpedic Kuleto	A	FIRE DEPARTMENT	09/19/06	1,614.00	677.88	936.12	Facility
342	10005461	Fire Station 91 Desk Lamps, Dry Erase Bd	A	FIRE DEPARTMENT	11/03/06	315.68	145.20	170.48	Facility
343	10005462	Fire Station 91 All Roofing Materials	A	FIRE DEPARTMENT	07/18/06	4,970.99	2,087.81	2,883.18	Facility
344	10005463	Fire Station 91 All Roofing Materials	A	FIRE DEPARTMENT	07/18/06	3,049.06	1,280.61	1,768.45	Facility
345	10005464	Fire Station 91 Drafting Fee/Shipping	A	FIRE DEPARTMENT	10/05/06	718.10	330.34	387.76	Facility
346	10005465	Fire Station 91 All Painting	A	FIRE DEPARTMENT	08/28/06	13.39	5.62	7.77	Facility
347	10005466	Fire Station 91 All Painting	A	FIRE DEPARTMENT	08/28/06	243.40	102.22	141.18	Facility
348	10005467	Fire Station 91 All Painting	A	FIRE DEPARTMENT	08/28/06	25.49	10.70	14.79	Facility
349	10005468	Fire Station 91 All Painting	A	FIRE DEPARTMENT	08/28/06	54.00	22.68	31.32	Facility
350	10005469	Fire Station 91 All Painting	A	FIRE DEPARTMENT	10/24/06	175.48	80.72	94.76	Facility
351	10005470	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	08/21/06	2,210.00	928.20	1,281.80	Facility
352	10005471	Fire Station 91 Survey Emergency Signal	A	FIRE DEPARTMENT	09/28/06	2,380.00	999.60	1,380.40	Facility
353	10005472	Fire Station 91 Mobile 3-Pack Bunker Gea	A	FIRE DEPARTMENT	09/12/06	4,512.00	1,895.04	2,616.96	Equipment
354	10005473	Fire Station 91 Shipping	A	FIRE DEPARTMENT	09/12/06	465.00	195.30	269.70	Facility
355	10005474	Fire Station 91 Installation Of Furnitur	A	FIRE DEPARTMENT	09/27/06	1,259.44	528.96	730.48	Facility
356	10005475	Fire Station 91 Architecture Design	A	FIRE DEPARTMENT	08/31/06	72.00	30.24	41.76	Facility
357	10005476	Fire Station 91 Architecture Design Serv	A	FIRE DEPARTMENT	08/29/06	132.00	55.44	76.56	Facility
358	10005477	Fire Station 91 Architecture Design Serv	A	FIRE DEPARTMENT	07/31/06	155.00	65.10	89.90	Facility
359	10005478	Fire Station 91 Architecture Design Serv	A	FIRE DEPARTMENT	07/24/06	76.00	31.92	44.08	Facility
360	10005479	Fire Station 91 Architecture Design Serv	A	FIRE DEPARTMENT	07/13/06	60.00	25.20	34.80	Facility
361	10005480	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	09/28/06	2,862.84	1,202.40	1,660.44	Facility
362	10005481	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	09/28/06	4,294.48	1,803.68	2,490.80	Facility
363	10005482	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	09/20/06	572.22	240.33	331.89	Facility
364	10005483	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	09/20/06	7,479.32	3,141.32	4,338.00	Facility

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
365	10005484	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	09/20/06	1,499.67	629.85	869.82	Facility
366	10005485	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	08/29/06	302.91	127.21	175.70	Facility
367	10005486	Fire Station 91 Furnishings	A	FIRE DEPARTMENT	08/28/06	4,977.00	2,090.34	2,886.66	Facility
368	10005487	Fire Station 91 Furnishings - Appliances	A	FIRE DEPARTMENT	08/22/06	2,782.00	1,168.44	1,613.56	Facility
369	10005488	Fire Station 91 Furnishings - Art Work	A	FIRE DEPARTMENT	08/18/06	1,086.36	456.28	630.08	Facility
370	10005489	Fire Station 91 Construction	A	FIRE DEPARTMENT	09/30/06	220,113.82	92,447.81	127,666.01	Facility
371	10005490	Fire Station 91 Construction	A	FIRE DEPARTMENT	09/30/06	11,137.00	4,677.54	6,459.46	Facility
372	10005491	Fire Station 91 Computer Wiring Services	A	FIRE DEPARTMENT	09/19/06	60.00	25.20	34.80	Facility
373	10005492	Fire Station 91 Computer Wiring Services	A	FIRE DEPARTMENT	09/19/06	5,440.00	2,284.80	3,155.20	Facility
374	10005493	Fire Station 91 Paint	A	FIRE DEPARTMENT	09/13/06	602.70	253.13	349.57	Facility
375	10005494	Fire Station 91 Paint	A	FIRE DEPARTMENT	09/08/06	22.94	9.63	13.31	Facility
376	10005495	Fire Station 91 Design Services	A	FIRE DEPARTMENT	09/01/06	2,380.00	999.60	1,380.40	Facility
377	10005496	Fire Station 91 Construction	A	FIRE DEPARTMENT	08/31/06	22,930.00	9,630.60	13,299.40	Facility
378	10005497	Fire Station 91 Construction	A	FIRE DEPARTMENT	08/31/06	74,087.00	31,116.54	42,970.46	Facility
379	10005498	Fire Station 91 Building Supplies	A	FIRE DEPARTMENT	08/25/06	5,735.00	2,408.70	3,326.30	Facility
380	10005499	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	08/25/06	4,440.00	1,864.80	2,575.20	Facility
381	10005500	Fire Station 91 All Doors, Frames	A	FIRE DEPARTMENT	08/25/06	1,070.00	449.40	620.60	Facility
382	10005501	Fire Station 91 Plumbing Supplies	A	FIRE DEPARTMENT	08/21/06	1,391.33	584.37	806.96	Facility
383	10005502	Fire Station 91 Electrical Supplies	A	FIRE DEPARTMENT	08/21/06	273.46	114.85	158.61	Facility
384	10005503	Fire Station 91 Hvac Supplies	A	FIRE DEPARTMENT	08/08/06	1,056.00	443.52	612.48	Facility
385	10005504	Fire Station 91 Plumbing Supplies	A	FIRE DEPARTMENT	08/03/06	90.59	38.06	52.53	Facility
386	10005505	Fire Station 91 Plumbing Supplies	A	FIRE DEPARTMENT	08/01/06	3,333.26	1,399.97	1,933.29	Facility
387	10005506	Fire Station 91 Construction	A	FIRE DEPARTMENT	07/30/06	38,624.00	16,222.08	22,401.92	Facility
388	10005507	Fire Station 91 All Millwork	A	FIRE DEPARTMENT	07/21/06	4,061.00	1,705.62	2,355.38	Facility
389	10005508	Fire Station 91 Hvac Supplies	A	FIRE DEPARTMENT	07/14/06	120.00	50.40	69.60	Facility
390	10005509	Fire Station 91 Hvac Supplies	A	FIRE DEPARTMENT	07/13/06	5,566.00	2,337.72	3,228.28	Facility
391	10005510	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	897.58	376.99	520.59	Facility
392	10005511	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	18.50	7.77	10.73	Facility
393	10005512	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	75.42	31.67	43.75	Facility
394	10005513	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	25.49	10.70	14.79	Facility
395	10005514	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	151.00	63.42	87.58	Facility
396	10005515	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	13.39	5.62	7.77	Facility
397	10005516	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/06	54.00	22.68	31.32	Facility
398	10005517	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/12/07	513.90	236.38	277.52	Facility
399	10005518	Fire Station 91 Paint	A	FIRE DEPARTMENT	07/11/07	302.15	138.98	163.17	Facility
400	10005519	Fire Station 91 Design Services	A	FIRE DEPARTMENT	07/07/06	2,210.00	928.20	1,281.80	Facility
401	10005520	Fire Station 91 Electrical Supplies	A	FIRE DEPARTMENT	03/31/06	197.12	82.79	114.33	Facility
402	10005521	Fire Station 91 Building Supplies	A	FIRE DEPARTMENT	05/30/06	118.50	49.77	68.73	Facility
403	10005522	Fire Art Sculpture - Bronze - Artist: Sh	A	FIRE DEPARTMENT	08/17/06	15,000.00	15,000.00	0.00	Facility
404	10005526	Fire Art Sculpture - Bronze - Artist: Sh	A	FIRE DEPARTMENT	03/16/07	12,500.00	12,500.00	0.00	Facility
405	10005527	Fire Art Sculpture - Bronze - Artist: Sh	A	FIRE DEPARTMENT	01/17/08	12,500.00	12,500.00	0.00	Facility
406	10005528	Fire Art Sculpture Base Construction-Fa	A	FIRE DEPARTMENT	03/31/08	1,710.00	1,710.00	0.00	Facility
407	10005529	Fire Art Sculpture Electrical Work-Fa 91	A	FIRE DEPARTMENT	04/24/08	419.68	419.68	0.00	Facility
408	10005530	Fire Art Sculpture Electrical Work-Fa 91	A	FIRE DEPARTMENT	04/23/08	2.91	2.91	0.00	Facility
409	10005531	Fire Art Sculpture Electrical Work-Fa 91	A	FIRE DEPARTMENT	04/23/08	47.34	47.34	0.00	Facility
410	10005532	Fire Art Sculpture Electrical Work-Fa 91	A	FIRE DEPARTMENT	04/23/08	221.06	221.06	0.00	Facility
411	10005736	It-Fire Telestaff Software Fire Report P	A	FIRE DEPARTMENT	02/21/92	1,314.43	0.00	1,314.43	Equipment
412	10005737	It-Fire Telestaff Software/Posicheck Iii	A	FIRE DEPARTMENT	09/29/00	6,200.00	0.00	6,200.00	Equipment
413	10007152	Eqp Defibrillator-Heartstart Mrx Als Mon	A	FIRE DEPARTMENT	04/04/06	14,592.75	0.00	14,592.75	Equipment
414	10007153	Eqp Defibrillator-Heartstart Mrx Als Mon	A	FIRE DEPARTMENT	04/04/06	14,592.75	0.00	14,592.75	Equipment
415	10007154	Eqp Defibrillator-Heartstart Mrx Als Mon	A	FIRE DEPARTMENT	04/04/06	14,592.75	0.00	14,592.75	Equipment
416	10007220	2006 E-One Typhoon	A	FIRE DEPARTMENT	10/12/06	518,831.00	51,883.10	466,947.90	Vehicles

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
417	10007457	1969 General Cargo	A	FIRE DEPARTMENT	08/10/98	2,000.00	0.00	2,000.00	Vehicles
418	10007460	Gen 00 Katolight D35Fgj4 (Fs 93) Generat	A	FIRE DEPARTMENT	03/17/00	14,859.00	0.00	14,859.00	Equipment
419	10007466	Eqp Heartstart Mrx Als Monitor/Cardiac D	A	FIRE DEPARTMENT	07/06/05	14,581.20	0.00	14,581.20	Equipment
420	10007467	Eqp Heartstart Mrx Als Monitor/Cardiac D	A	FIRE DEPARTMENT	07/06/05	14,581.20	0.00	14,581.20	Equipment
421	10007468	Eqp Heartstart Mrx Als Monitor/Cardiac D	A	FIRE DEPARTMENT	07/06/05	14,581.20	0.00	14,581.20	Equipment
422	10007469	Eqp Msa-5200 Thermal Imaging Camera	A	FIRE DEPARTMENT	09/21/05	8,750.00	0.00	8,750.00	Equipment
423	10007470	Eqp Msa-5200 Thermal Imaging Camera	A	FIRE DEPARTMENT	09/21/05	8,750.00	0.00	8,750.00	Equipment
424	10007471	Eqp Msa-5200 Thermal Imaging Camera	A	FIRE DEPARTMENT	09/30/05	8,750.00	0.00	8,750.00	Equipment
425	10007472	Eqp Msa-5200 Thermal Imaging Camera	A	FIRE DEPARTMENT	09/30/05	8,750.00	0.00	8,750.00	Equipment
426	10007473	Eqp Msa-5200 Thermal Imaging Camera	A	FIRE DEPARTMENT	09/30/05	8,750.00	0.00	8,750.00	Equipment
427	10007475	Eqp Heartstart Mrx Als Monitor/Cardiac D	A	FIRE DEPARTMENT	07/06/05	14,581.20	0.00	14,581.20	Equipment
428	10007476	Gen 06 Cummins 64 Kw Generator	A	FIRE DEPARTMENT	08/09/06	26,210.94	873.70	25,337.24	Equipment
429	10007480	Eqp 03 Waterous 204A Diesel Water Pump(F	A	FIRE DEPARTMENT	04/28/03	11,198.75	0.00	11,198.75	Equipment
430	10007629	Eqp Msa-5200 Thermal Imaging Camera	A	FIRE DEPARTMENT	01/02/03	9,700.00	0.00	9,700.00	Equipment
431	10007647	Veh 08 Chevy Silverado	A	FIRE DEPARTMENT	07/07/08	19,738.01	0.00	19,738.01	Vehicles
432	10007785	Fire Equipment	A	FIRE DEPARTMENT	09/30/10	73,895.15	0.00	73,895.15	Equipment
433	10007850	2011 Pierce Ladder	A	FIRE DEPARTMENT	09/30/10	429,970.00	128,990.99	300,979.01	Vehicles
434	10007880	Fema Fire Assistance	A	FIRE DEPARTMENT	09/30/11	58,696.84	0.00	58,696.84	Other
435	10007882	Fire Equipment Grant	A	FIRE DEPARTMENT	09/30/11	13,019.78	0.00	13,019.78	Other
436	10007887	Fire Station 91 Frr - Hvac	A	FIRE DEPARTMENT	09/30/11	10,850.00	6,727.00	4,123.00	Facility
437	10007903	Tahoe	A	FIRE DEPARTMENT	09/30/11	31,152.00	0.00	31,152.00	Vehicles
438	10007904	Genset Station 94	A	FIRE DEPARTMENT	09/30/11	32,457.11	11,900.93	20,556.18	Facility
439	10007905	2011 Chevy Tahoe	A	FIRE DEPARTMENT	09/30/11	24,139.00	0.00	24,139.00	Vehicles
440	10008265	2014 Ford Explorer	A	FIRE DEPARTMENT	09/30/14	24,899.00	0.00	24,899.00	Vehicles
441	10008339	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
442	10008340	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
443	10008341	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
444	10008342	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
445	10008343	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
446	10008344	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
447	10008345	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
448	10008346	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
449	10008347	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
450	10008348	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
451	10008349	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
452	10008350	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
453	10008351	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
454	10008352	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
455	10008353	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
456	10008354	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
457	10008355	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
458	10008356	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
459	10008357	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
460	10008358	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
461	10008359	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
462	10008360	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
463	10008361	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
464	10008362	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
465	10008363	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
466	10008364	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
467	10008365	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment
468	10008366	Msa-Scba-G1 Respirators	A	FIRE DEPARTMENT	09/30/15	6,434.76	0.00	6,434.76	Equipment

Table 7-2
City of Ormond Beach
Fire Services Impact Fee Feasibility Analysis

Fire Department Fixed Assets

Line No.	ASSET	DESCRIPTION	STATUS	LOCATION DESC	DATE ACQ	ACQ COST	CURR BOOK VAL	LTD ACCUM DEPR	Asset Category
469	10008416	2015 Pumper	A	FIRE DEPARTMENT	09/30/15	343,606.00	217,617.12	125,988.88	Vehicles
470	10008443	Afg 2014	A	FIRE DEPARTMENT	09/30/16	22,801.00	2,280.10	20,520.90	Facility
471	10008450	Fs93 Roof Repl	A	FIRE DEPARTMENT	09/30/16	72,837.00	50,985.90	21,851.10	Facility
472	20000061	CARDIAC MONITORS	A	FIRE DEPARTMENT	08/28/17	44,892.61	17,208.84	27,683.77	Equipment
473	20000062	CARDIAC MONITORS	A	FIRE DEPARTMENT	08/28/17	28,595.26	8,578.58	20,016.68	Equipment
474	20000063	CARDIAC MONITORS	A	FIRE DEPARTMENT	08/28/17	28,595.26	8,578.58	20,016.68	Equipment
475	20000064	CARDIAC MONITORS	A	FIRE DEPARTMENT	08/28/17	28,595.26	8,578.58	20,016.68	Equipment
476	20000065	CARDIAC MONITORS	A	FIRE DEPARTMENT	08/28/17	28,595.26	8,578.58	20,016.68	Equipment
477	20000098	WASHER EXTRACTOR STATION 92	A	FIRE DEPARTMENT	09/30/17	9,645.17	3,697.32	5,947.85	Facility
478	20000121	2018 FORD F250 4X4 CREW CAB PICK UP	A	FIRE DEPARTMENT	07/17/18	56,327.73	28,889.60	27,438.13	Vehicles
479	20000168	2018 PIERCE SABER	A	FIRE DEPARTMENT	04/30/18	381,073.00	317,560.83	63,512.17	Vehicles
480	20000180	REPLACE ROOF FIRE STATION 94	A	FIRE DEPARTMENT	09/28/18	24,800.00	20,666.67	4,133.33	Facility
481	20000316	FIRE STATION EXTRICTION	A	FIRE DEPARTMENT	03/24/20	32,720.04	32,065.64	654.40	Facility
482	20000357	5 TON HEAT PUMP*FIRE HOUSE 92 S NOVA RD	A	FIRE DEPARTMENT	04/21/20	5,230.00	5,055.67	174.33	Facility
483		Grand Total				$8,213,671.23	$2,957,602.91	$5,256,068.54	

	Description	Original Cost
484	Equipment	$656,223.25
485	Vehicles	2,402,547.94
486	Facility	5,076,563.02
487	Other	78,337.02
488	Total	$8,213,671.23

Select Year: 2021 Go

The 2021 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL PROGRAMS

View Entire Chapter

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on the most recent and localized data.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential

construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district must credit against the collection of the impact fee any contribution, whether identified in a proportionate share agreement or other form of exaction, related to public facilities or infrastructure, including land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

(h) This subsection operates retroactively to January 1, 2021.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63.

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CITY OF

Ormond Beach

Police & Fire Impact Fees Study

March 29th, 2023

RAFTELIS

RAFTELIS

March 29, 2023

Honorable Mayor and
Members of the City Commission
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Subject: **Police and Fire Impact Fees Study**

Ladies and Gentlemen:

We have completed our study of the police and fire impact fees for the City of Ormond Beach (City) and have summarized the results of our analysis, assumptions, and conclusions in this report, which is submitted for your consideration. This report summarizes both the basis for the proposed impact fees in order to provide funds to meet the City's capital expenditure requirements for such services allocable to growth as well as basis for the recommendation regarding potential implementation of police and fire impact fees.

During the course of the study, it was determined that the proposed impact fees should meet a number of goals and objectives. These goals and objectives primarily deal with fee sufficiency and level. Specifically, the major objectives considered in this study include:

- The Impact Fees should be sufficient to fund the projected capital requirements associated with providing service to new growth and development;
- The Impact Fees should not be used to fund deficiencies in capital needs of the City, if any; and
- The Impact Fees should be based upon reasonable level of service standards which meet the needs of the City and are similar to industry standards.

The proposed police and fire impact fees presented in this report should meet the above objectives, as identified by the City during this study. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Raftelis Financial Consultants, Inc. (Raftelis) considers the proposed fees to be cost-based, reasonable, and representative of the funding requirements of the City.

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We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Sincerely,

RAFTELIS FINANCIAL CONSULTANTS, INC.



Anthony Hairston
Vice President



Shawn Ocasio
Manager

AH/dc
Attachments

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

Executive Summary

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to new development responsible for such costs. To the extent new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices suggest the assignment of such cost to those residents or system users responsible for such costs. The City of Ormond Beach (City) has recognized this capital funding strategy as being an appropriate method of funding the certain future capital requirements of the City and has decided to pursue these fees for first time implementation.

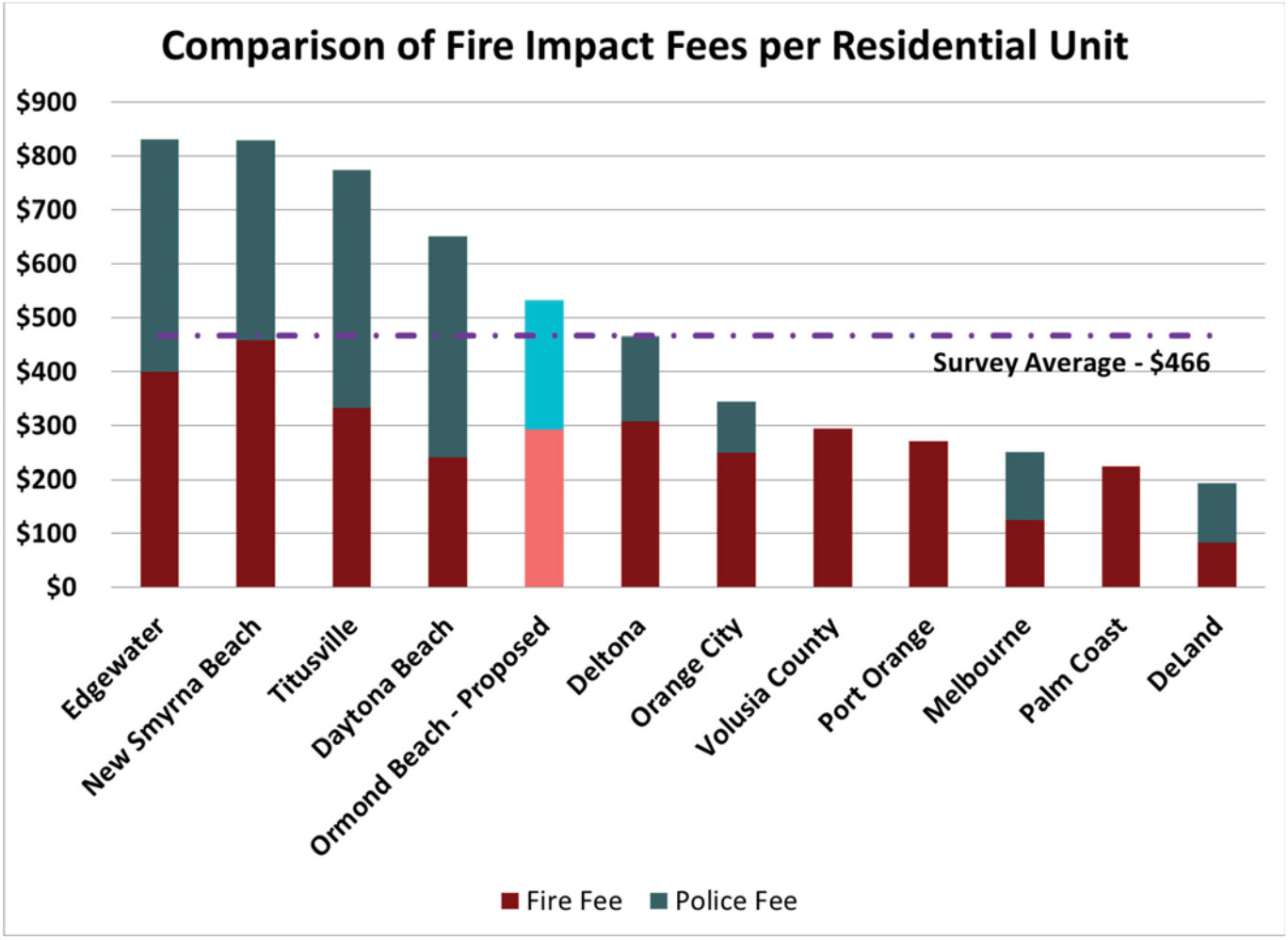
This report addresses the proposed impact fees associated with police and fire protection facilities. As a part of the Municipal Impact Fee Study, Raftelis conducted a feasibility analysis in order to determine if the City should consider implementing police and fire impact fees. It was found that the City had ability and justification to charge police and fire impact fees.

Based on the subsequent discussions in this section, the following table summarizes the City's proposed impact fees for the single-family residential classification as follows:

Single-family Residential Impact Fees	
	Proposed Fess
Police	$240.00
Fire	292.00
Total	**$532.00**

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A comparison of the City's proposed single-family residential police and fire impact fees levels to other local municipalities is shown below for informational purposes.



As shown above, the City's calculated impact fees are comparable to the impact fees charged other Florida communities surveyed.

The proposed fee shown above for police and fire will also be charged to non-residential properties. The non-residential fees are unique to the capital facilities required to provide service to the various types of developed property. A detailed discussion on impact fees for both residential and non-residential properties is provided for in subsequent sections of this study report.

Findings and Recommendations

The following is a summary of the observations and recommendations following our investigation, analyses, and preparation of this report:

1. The impact fees must be reasonably related to the cost of providing capital facilities / equipment needed to accommodate new growth. The impact fees collected must be used by the City to address the capital costs

related to serving new development. Based on the information made available by the City, the proposed impact fees are designed to meet these Florida requirements.

2. Pursuant to Florida Statutes Section 163.31801, the City must provide notice no less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee.

3. Collection of the fee may not be required before the issuance of the building permit.

4. In compliance with Florida Statutes the City should collect and maintain revenue from each type of municipal fee in designated sub-accounts and use such fees on those facilities designated for each purpose.

5. The City should adopt the impact fees as proposed to ensure adequate funding sources are available to fund future service expansion projects needed to provide the identified level of service to new growth.

6. The fees developed within this report reflect recovery of identified costs and the City has discretion to phase-in or otherwise adopt less than the fully calculated fees. However, the adoption of fees less than the fully calculated rates should be applied to all land uses equally in order to maintain the calculations herein in correct proportion. Adopting less than the calculated rates would increase the reliance on general fund and other revenue sources to meet the demands of growth.

The subsequent sections of this report provide detailed discussions on the proposed impact fees for police and fire facilities.

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SECTION 1 – INTRODUCTION

Introduction

The City of Ormond Beach (City) is located in Volusia County (County) north of Daytona Beach and south of Palm Coast. The City comprises 38.91 square miles and provides an array of services to year-round and seasonal residents. Based on the published U.S. Census in 2020, the City's permanent population was 43,080. Based on the University of Florida's Bureau of Economic Business Research (BEBR), the 2022 population was estimated at 44,677. It is anticipated that the City will have modest growth over the next 20 years with the City's population projected to reach 50,630 with approximately 21,730 housing units by 2040 (Forecast Period). In addition to housing, the City anticipates commercial development to continue to support new residents. In order to meet this anticipated growth and development and to maintain current levels of service, the City will need to fund capital improvements to serve such development.

The City does not currently charge police or fire impact fees. As a part of the 2022 Municipal Impact Fee Study, a fee feasibility analysis was conducted to determine whether the City could potentially charge police and fire impact fees. As a result of the feasibility analysis, it was found that both the police and fire departments are generally configured in a manner that would support the charging of fees and that both departments can provide the necessary data to develop and support proposed fees. Therefore, the City authorized Raftelis to develop proposed impact fees for police and fire facilities.

Authorization

Raftelis was authorized by the City to develop police and fire impact fees pursuant to an agreement between the City and Raftelis. The scope of work for this project, as defined in the agreement, was to:

1. For each service, review and analyze the capital requirements of the City that are needed to meet the level of service standards for the municipal function. This analysis includes a review of: i) the existing and future facility and equipment inventory of each specific municipal function; ii) service area population and development demographics and future needs; and iii) services provided by class of customers.

2. Where appropriate, develop a fee to be charged to new development in order to recover the capital costs associated with providing municipal services. This analysis includes the apportionment of costs among customer / development classifications, and the development of the fee per equivalent billing unit.

3. Develop a comparison of the impact fees and associated billing attributes for similar charges imposed by other neighboring jurisdictions.

4. Prepare a report that documents our analyses, assumptions, and conclusions for consideration by the City Manager and City Commission.

Criteria for Impact Fees

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to those new customers that benefit from the facilities funded by such expenditures. To the extent new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices

suggest the assignment of such costs to those residents or system users responsible for such costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way".

Historically, impact fees in Florida were a result of home rule powers with the requirements associated with the development, administration, accounting and expenditure governed by case law. However, Section 163.31801 of the Florida Statutes, known as the "Florida Impact Fee Act", was created on June 14, 2006, which placed specific requirements and limitations on that home rule authority. This statue has been amended several times since its initial adoption, including significant additional provisions in 2021 such as limiting the percentage increase for a change in impact fees. Appendix A at the end of the report includes the full Florida impact fee statute.

The statute provides specific impact fee criteria, certain precedents established by case law also constitute the legal requirements associated with impact fees. Some of the major criteria includes the following:

1. The impact fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a relationship to the amount of services requested;

2. The impact fee should, to the extent practical, only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements that are required solely due to growth. Therefore, expenses due to normal renewal and replacement of a facility (e.g., replacement of a capital asset) should be borne by all users of the facility or municipality. Similarly, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility; and

3. The local government must adopt a ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the impact fee generates. Therefore, the funds collected from the impact fees should be retained in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria provided above, the impact fees herein will: 1) include local current costs of improvements associated with the capacities needed to serve new growth; 2) not reflect costs of improvements associated with the renewal and replacement (R&R) of existing capital assets or deficiencies in level of service attributed to existing development; and 3) not include any costs of operation and maintenance of the capital improvements and equipment.

This section provides only a general background regarding impact fees. Certain circumstances and issues regarding the interpretation of specific statutes or case law should be addressed by qualified legal counsel.

Impact Fee Methods

There are several different methods for the calculation of an impact fee. The calculation is dependent on the type of fee being calculated (e.g., recreational facilities, transportation, etc.), cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. The proposed police and fire impact fees reflected in this report are predominately based on a combination of two (2) separate methods. These two (2) methods were: i) the improvements-driven method; and ii) the buy-in or recoupment approach. These methods have been utilized in the development of impact fees for local governments throughout Florida.

The improvements-driven method is an approach that utilizes a specific list of existing or planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements that have been identified in the capital improvements element of the Comprehensive Plan or capital improvement budget of the entity. The buy-in or recoupment method is based on this historical cost of assets, and adjustments to the basis of these assets, currently in service and the current population. The primary difference between the two (2) methodologies is how the capital costs, which must be recovered from the application of the fee, are calculated.

The proposed impact fees herein for police and fire include the application of these methods based on the capital facilities required to provide services and meet the City's service level standards. Where appropriate, the blending of methods occurred, and a more complete discussion of the methods used for the determination of the impact fees are presented in Sections 3 and 4.

Summary of Report

In addition to Section 1, this report has been subdivided into three (3) other sections. The following is a brief discussion of the remaining sections included in this report.

Section 2 – City Demographics. This section of the report provides a general discussion of the residential land use characteristics. Also presented in this section is the forecast of the residential dwelling units and the derivation of the functional population factors used in the development of residential and nonresidential fees.

Section 3 – Police Facilities Impact Fee. This section discusses the development of the proposed impact fee for police facilities, including the capital requirements associated with providing police services, the methodology for the determination of the proposed fee, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 4 – Fire Protection Facilities Impact Fee. This section discusses the development of the proposed impact fee for fire protection facilities, including the capital requirements associated with providing fire and rescue services, the methodology for the determination of the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

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SECTION 2 – CITY DEMOGRAPHICS

General

This section provides a general discussion of the current service area, including population and housing statistics and other demographic information related to land use. Additionally, a discussion of the anticipated growth in population and associated growth in residential dwelling units is also contained in this section.

Population and Development Forecast

Regardless of the approach taken to formulate impact fees, a forecast of the population of the City is needed in order to: i) have an appropriate planning horizon to ensure that capital improvement needs and costs are apportioned over a suitable growth segment; ii) link LOS requirements to the capital facility plan; and iii) identify any deficiencies in existing capital facilities related to the LOS standards and current population served.

As shown in Table 2-1 at the end of this section, the City's total estimated population is 44,677 in 2022. Based on information provided by the City, it is estimated that the total population will approach approximately 45,829 residents by 2025 and 50,630 residents by the year 2040. Thus, the population growth anticipated by the City is expected to be moderate, approximately 1.00% on an average annual basis through the year 2030 and then conservatively by 0.50% percent through the year 2040.

Historical and Projected Population and Dwelling Units			
Year	Total Population	Total Dwelling Units	Average Persons per Occupied Dwelling Unit
2020 [1]	43,080	18,489	2.33
2021	44,041	18,902	2.33
2022	44,677	19,175	2.33
2025	45,829	19,669	2.33
2030	48,167	20,673	2.33
2040	50,630	21,730	2.33

[1] Future population estimates shown based on a review of historical population growth as obtained from the U.S. Census Bureau, from projections from the University of Florida's Florida Housing Data Clearinghouse, and discussions with City staff.

To the extent the projection of future development materially changes, it would then be appropriate for the City to re-evaluate the impact fees developed in this report.

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Functional Population Allocation

In order to develop police and fire impact fees by land use, the capital costs need to be apportioned between residential and non-residential properties. The apportionment is accomplished through a functional population allocation method.

The use of functional population[1] to develop more equitable impact fees has widely been used in Florida since the 1980s and remains a vital tool in estimating service demands between customer classes. Specifically, this methodology is applied to apportion capital costs associated with public facilities, police protection, fire rescue, and other municipal services allocable to the non-residential classes.

The concept of functional population is incorporated in order to spread capital costs more equitably between residential and non-residential land-uses. Businesses place demands upon public infrastructure in the same manner as residents do, and it is equitable to spread these costs based on the average number of people expected to be present. For residential use, the allocation is calculated per resident based on the average amount of time spent at the residence. The resident's remaining time is then allocated as either an employee and/or visitor to the remaining non-residential classes as determined using traffic generations, employees staffed, and anticipated operations. The net result is the total number of person hours per location.

Table 2-2 provides the details used to estimate the functional population coefficients. The functional population results were used to calculate police and fire impact fees as provided in Sections 3 and 4 of this report.

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[1] Nicholas, Nelson, and Juergensmeyer. A Practitioner's Guide to Development Impact Fees. American Planning Association, 1991.

Section 2
City of Ormond Beach
Municipal Impact Fee Study

List of Tables

Table	Description
2-1	Population and Housing Forecast
2-2	Development of Functional Population Coefficients

Table 2-1
City of Ormond Beach
Municipal Impact Fee Study

Population and Housing Forecast

Line No.	Fiscal Year	Annual Average Rate	Total Population [1]	Total Units	Average Pop. per Unit
3	2020	4.36%	43,080	18,489	2.33
4	2021	2.23%	44,041	18,902	2.33
5	2022	1.44%	44,677	19,175	2.33
6	2025	1.00%	45,829	19,669	2.33
7	2026	1.00%	46,491	19,953	2.33
8	2030	1.00%	48,167	20,673	2.33
9	2040	0.50%	50,630	21,730	2.33
10	Overall 2020 - 2040	0.81%			

Footnote:

[1] Future population estimates based on a review of historical population growth as obtained from the US Census Bureau and from projections from the City.

Table 2-2
City of Ormond Beach
Municipal Impact Fee Study

Development of Functional Population Coefficients

Line No.	Land Use Category	ITE Code	Impact Unit	Trips per Unit per Day	One-way Trip factor (50%)	Occupants per Trip per Day		People per Unit per Day		Hours per Visitor	Hours Operation	Days per Week	Weekly Person Hours on Site			Functional Pop. Factor
						Employees [1]	Visitors	Employees	Visitors				Per Employee	Per Visitor	Total	
				[a]	[b]	[c]	[d]	[e]	[f]	[g]	[h]	[i]	[j]	[k]	[l]	[m]
1	**Residential - per person [2]**		Resident	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.625769
	Non-Residential															
2	Industrial/Warehousing	150	1,000 Sq Ft	1.71	0.86	1.05	1.75	0.34	0.93	0.25	9.00	5.00	15.24	1.16	16.40	0.097620
3	Institutional	610	1,000 Sq Ft	10.77	5.39	1.05	1.77	2.86	4.72	1.00	12.00	7.00	239.97	33.04	273.01	1.625049
4	Hotel/Motel	310	Rooms	7.99	4.00	1.05	2.03	0.56	7.03	1.00	24.00	7.00	93.61	49.21	142.82	0.850099
5	Office Buildings	710	1,000 Sq Ft	10.84	5.42	1.05	1.19	3.26	2.76	1.00	12.00	5.00	195.32	13.80	209.12	1.244734
6	Retail	820	1,000 Sq Ft	37.01	18.51	1.05	2.03	2.12	33.46	1.00	9.00	7.00	133.85	234.22	368.07	2.190880

Footnotes

[a] From 11th Edition ITE Manual
[b] This factor is used to divide the trip rate in half which provides the basis for estimating visitors per day per impact unit
[c] Assumptions below
[d] From 2017 National Household Travel Survey, vehicle occupancy by trip purpose
[e] From 11th Edition ITE Manual per employee
[f] = ([b] -([e]/[c]))*[d]
[g] Time assumption per visitor
[h] Time assumption per employee
[i] Time assumption
[j] = [e] * [h] * [i]
[k] = [f] * [g] * [i]
[l] = [j] + [k]
[m] = [l] / 24 * 7

[1] Estimated Occupants per Vehicle based on recent census data:

Total Workers	28,691
Percent Carpooling	9.1%
Workers Carpooled	2,611
Workers Not Carpooled	26,080
Total Vehicles	27,386
Estimated Workers per Vehicle	1.05

[2] Residential population converted to Functional Population based upon the following assumptions related to recent census data:

Estimated Population (2019)	41,282
Percent of Eligible Workers	71.4%
Available Workforce	29,457
Percent Unemployed	2.6%
Total Workers	28,691
Hours Available per Day	24.00
Total Hours	990,768
Hours per Day at Residence - Workday	12.00
Average Hours per Day at Residence - Workforce	13.71
Total Workforce Hours at Residence	393,354
Average Hours per Day at Residence - Non-workforce	18.00
Total Non-workforce Hours at Residence	226,638
Total Hours at Residence	619,992
Total Hours as Employee and/or Visitor	370,776
Percent of Total Hours at Residence	0.6258

SECTION 3 – POLICE FACILITIES IMPACT FEE

General

This section provides a discussion of the development and design of the impact fee for police capital facilities. Included is a discussion of the level of service requirements, capital costs included in the fee determination, and the design of the impact fee for police facilities to be applied to new growth within the City.

Level of Service and Department Staffing

In the evaluation of the capital facility needs for providing municipal facilities such as police protection, a level of service (LOS) standard should be developed. As shown on Table 3-1, the City currently staffs 94.0 full-time equivalent (FTE) positions, including 74.0 sworn officers and 20.0 administrative / support staff. Using the 2022 population of 44,677, the police department currently provides a LOS of 1.66 sworn officers per 1,000 population.

Existing Investment in Department

In the development of the fee, the original costs of the existing assets and any grant funding or contributions towards those assets were considered. The City's existing assets are categorized by major type and are summarized below. Since the eligible impact fee costs under the Florida Impact Fee Act are limited to major capital items, certain costs are excluded from the impact fee analysis including items such as uniforms, radios, and other equipment items that do not have a minimum five- (5) year life.

Existing City Investment in Police Assets [1]			
Description	Original Cost	Allocation to Impact Fee	Allocated Costs
Machinery and Equipment	$422,303	0.0%	$0
Major Vehicles	3,185,118	100.0%	3,185,118
Other Capital Equipment and Facilities	3,638,947	100.0%	3,638,947
Subtotal	$7,246,368	94.2%	$6,824,064
Grant Funded Assets	($0)	100.0%	($0)
Net Recoverable Costs	**$7,246,368**	94.2%	$6,824,064

[1] Amounts as shown on Table 3-2.

As shown above, of the $7,246,368 in police department assets, $6,824,064 of major assets are included in the calculation of the impact fee. Additionally, based on information provided by the City, the department has received no grant funding and capital contributions which could offset the capital costs included in the proposed impact fees.

Planned Future Investment in Department

In the development of the proposed impact fees, the following future capital improvement requirements were provided by the City. Along with the City's existing investment in police assets, these capital requirements are anticipated and designed to maintain the department's ability to provide service to the City's existing and future

population levels and fulfill the identified level of service standards. The City's capital requirements are categorized by type of expenditure and are summarized below.

Projected Future City Investment in Police Assets (Capital Plan) [1]			
Description	Total Capital Improvements	Adjustments	Adjusted Total
Police Department Roof	$345,000	($345,000)	$0
PAL House	350,000	(350,000)	0
Police Impound Lot	150,000	0	150,000
SANS Upgrade	125,000	0	125,000
Police Vehicle Replacements	2,230,000	(2,230,000)	0
Planned Future City Investments in Police Assets	$3,200,000	($2,925,000)	$275,000

[1] Amounts as shown on Table 3-3.

As can be seen above, the City anticipates spending $275,000 in order to further develop and upgrade the police assets and facilities to provide the desired level of service to the City as it grows through 2027. This amount is net of adjustments associated with replacement related capital projects as shown on Table 3-3.

Total Capital Costs

Table 3-4 summarizes the existing and future capital investment in the police department. The total capital costs included in the calculation of the police impact fee is $7,099,064.

Summary of Capital Costs	
Description	Total Investment
Existing Investment:	
Machinery and Equipment	$0
Major Vehicles and Vehicle-related Equipment	3,185,118
Other Capital Equipment and Facilities	3,638,947
Existing Investment Subtotal	$6,824,064
Projected Future Investment:	
Proposed Capital Additions	$275,000
Total Existing and Future Investment Subtotal	$7,099,064
Grant Adjustments	($0)
Total Adjusted Costs	**$7,099,064**

[1] Amounts as shown on Table 3-4.

Design of Police Facilities Impact Fee

The method used to determine the police impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments availability to serve new growth and the costs associated with adding additional capacity to service the City's future needs are recognized. This method was based

upon a three- (3) step process. Table 3-6 helps to illustrate the results of the approach. The following is a brief description of the method used in this study.

- Development of Total Capital Need – Based on discussions with the City, the existing and incremental facilities and related costs to serve the population through the forecast period reflected in the analysis were developed.

- Allocation of Capital Costs to Customer Classes – This step allocates the total capital costs to provide police facilities between residential and non-residential based upon call demand.

- Calculation of Cost per Equivalent Impact Fee Unit – Once capital costs are allocated between residential and non-residential land uses, they are summarized and presented as a unit of measure basis; per dwelling unit for residential and per 1,000 square feet for non-residential. The allocation of the non-residential land uses are based upon a "functional population." Table 3-6 provides a detailed listing of the proposed impact fees and their appropriate land use and measures.

POLICE IMPACT FEE ASSUMPTIONS

The development of the police impact fees required several assumptions. The major assumptions used in the development of the proposed impact fees are as follows:

1. In the development of the capital costs to serve growth, the total existing and projected major capital costs of providing police facilities were developed as described previously based on existing asset records and proposed capital expenditures through 2040. The total existing and projected investment of $7.1 million was the cost basis used in the development of the fees.

2. The estimated capital base costs or reserved service capacity, allocable to all customer classes were allocated between the residential and non-residential customer classes based on an assumed base level of service and historical call data. Non-residential classes were then allocated between five (5) customer classes: Industrial / Warehousing, Institutional, Hotel / Motel, Office Buildings, and Retail based on "functional population" estimates. The concept of functional population is incorporated in order to spread capital costs more equitably between non-residential land uses. Businesses place demands on police facilities in the same manner as residents do, and it is equitable to spread these costs based on the average number of people expected to be present. For the non-residential uses, the allocation is calculated based on the average amount of time spent at each non-residential class and is determined using traffic generations, estimated employment data, and operational details. The net result is the total number of person hours per location as derived from Table 2-2 in Section 2. The costs are calculated on a per person basis and then applied to the non-residential land-uses based upon the respective functional population coefficient.

IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the allocated capital facilities considered necessary to maintain the level of service requirements, and the residential units and land use projections of the City, the police impact fees for the residential and non-residential customer classifications were estimated. As shown in Table 3-5 at the end of this section, the cost per equivalent impact fee unit by customer classification was calculated. The following summarizes the proposed police impact fees:

Proposed Residential Police Impact Fee		
Description	Impact Unit	Proposed
Single-family	Dwelling Unit	$240.00
Multi-family	Dwelling Unit	198.00
Mobile Homes	Dwelling Unit	166.00

Proposed Non-residential Police Impact Fees		
Description	Impact Unit	Proposed Fee
Industrial / Warehousing	Per Square Foot	$0.015
Institutional	Per Square Foot	$0.249
Hotel / Motel	Per Room	$130.00
Office Buildings	Per Square Foot	$0.191
Retail	Per Square Foot	$0.336

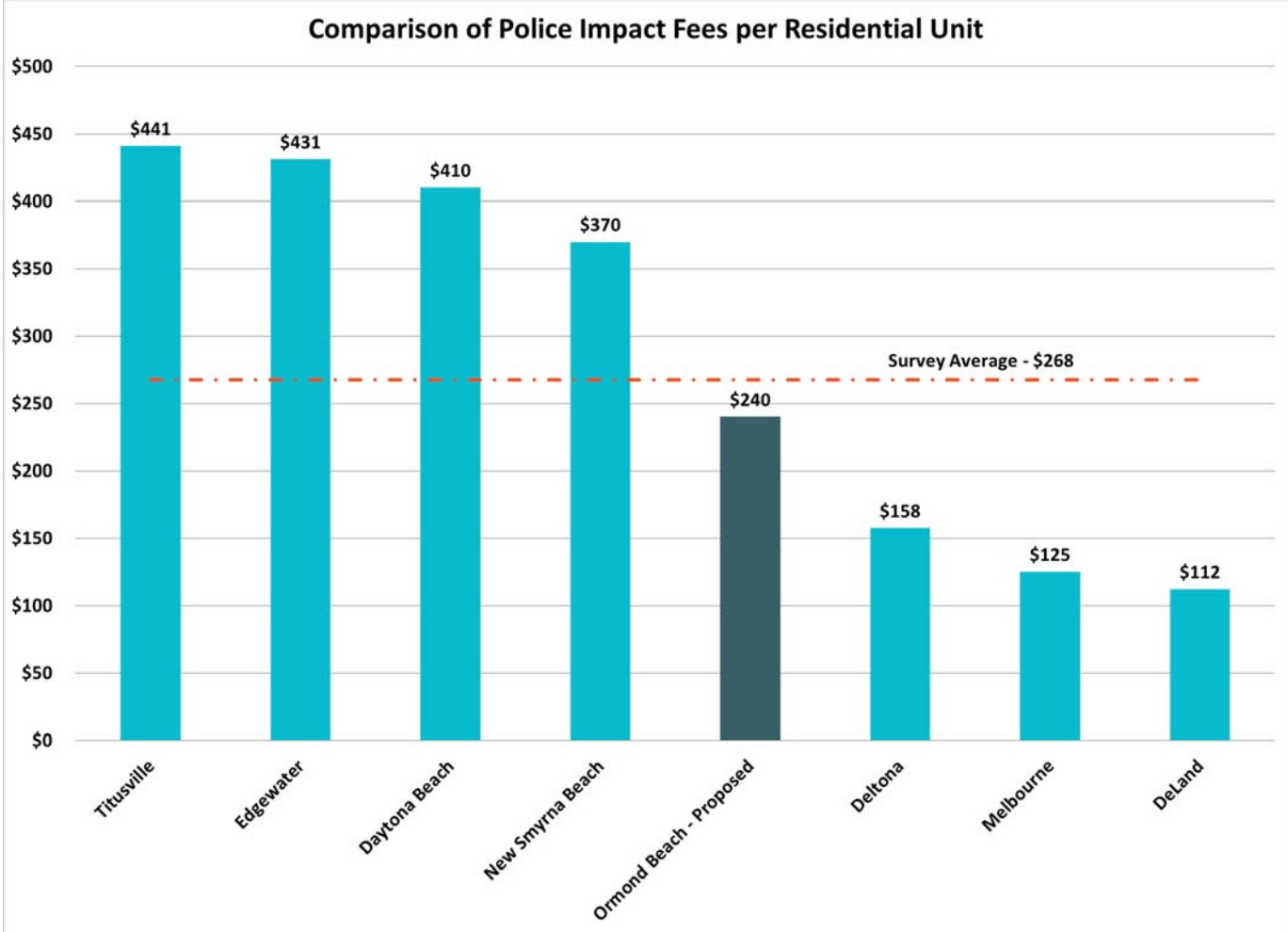
Taking into account the methodology used for the determination of the fee and the estimates associated with determining the police capital needs of the City, it is concluded that the proposed impact fees are reasonable. It should be noted that in the development of the fee per equivalent impact fee unit, that no credits associated with developer land dedication or other similar activities have been recognized. Also, it should be noted that the proposed incremental capital improvements are stated in Fiscal Year 2022 dollars and do not include any inflationary allowances.

In the development of the cost per equivalent impact fee unit, it was determined that the rate should be applied on a "per dwelling unit" basis for the residential class and primarily on a "per square footage" of commercial development for the non-residential class. These factors are common throughout the state as the equivalent impact fee unit for fee determination. The use of these equivalency factors was based on discussions with the City, comparisons of fee applicability provisions of neighboring jurisdictions, and promotion of administrative simplicity.

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Impact Fee Comparisons

In order to provide the City additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other neighboring jurisdictions was prepared. Table 3-5 at the end of this section and the chart below summarize the impact fees for police facilities charged by other communities with the proposed rates of the City.



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Section 3
City of Ormond Beach
Police Facilities Impact Fee Analysis

List of Tables

Table	Description
3-1	Summary of Existing Personnel
3-2	Summary of Existing Capital Equipment, Vehicles and Facilities
3-3	Inventory of Proposed Capital Equipment, Vehicles and Facilities
3-4	Summary of Capital Costs to Provide Police Protection Facilities
3-5	Impact Fee Design
3-6	Police Facilities Impact Fee Comparison

Table 3-1
City of Ormond Beach
Police Facilities Impact Fee Analysis

Summary of Existing Personnel

Line No.	Description	Current Staff [1]	Allocation Basis	Achieved LOS
	Personnel			
1	Police Chief	1.0		
2	Captain	2.0		
3	Lieutenant	3.0		
4	Sergeant	7.0		
5	Corporal	5.0		
6	Police Officer	56.0		
7	**Total Sworn Officers**	74.0	Per 1,000 Population	1.66
8	Accreditation Manager	1.0		
9	Public Information Officer	1.0		
10	Community Program Coordinator	1.0		
11	After School Aide	1.0		
12	Recreation Leader	1.0		
13	Victim Advocate Coordinator	2.0		
14	Evidence/Crime Scene Supervisor	1.0		
15	Evidence/Crime Scene Technician	2.0		
16	Office Assistant	1.0		
17	Community Service Officer	4.0		
18	Lead Community Service Officer	1.0		
19	Records Clerk	3.0		
20	Office Manager	1.0		
21	Police Officer (Training)	0.0		
22	**Total Personnel**	94.0		

Footnotes:
[1] As shown in the 2023 Budget.

Table 3-2
City of Ormond Beach
Police Facilities Impact Fee Analysis

Summary of Existing Capital Equipment, Vehicles and Facilities

Line No.	Description	Estimated Costs [1]	Allocation to Existing Units	Allocated Costs	Total Officers Served [2]	Average Cost Per Officer
	Machinery & Equipment					
1	General Equipment	$422,303	0.0%	$0	74.0	$0
2	**Major Vehicles & Vehicle Related Equipment**	3,185,118	100.0%	3,185,118	74.0	43,042
	Other Capital Equipment and Facilities					
3	Land, Building and Other Major Capital Equipment	3,638,947	100.0%	3,638,947	74.0	49,175
4	Subtotal Other Capital Equipment and Facilities	$7,246,368	94.2%	$6,824,064		$92,217
5	**Grants Funded / Contributed Assets**	$0	100.0%	$0	74.0	$0
6	**Total Adjusted Existing Capital Investment**	$7,246,368	94.2%	$6,824,064		$92,217

Footnotes:

[1] Amounts shown based on cost information provided by the City and detailed in Appendix 1.

[2] Based on existing number of officers as shown on Table 3-1.

Table 3-3
City of Ormond Beach
Police Facilities Impact Fee Analysis

Inventory of Proposed Capital Equipment, Vehicles and Facilities

Line No.	Description	Total	Adjustments [1]	Adjusted Total	New, R&R, or Upgrade
1	Police Department Roof	$345,000	($345,000)	$0	R&R
2	PAL House	350,000	(350,000)	0	R&R
3	Police Impound Lot	150,000	0	150,000	Upgrade
4	SANS Replacement / Upgrade	125,000	0	125,000	Upgrade
5	Police Vehicle Replacements	2,230,000	(2,230,000)	0	R&R
6	**Total Proposed Capital Equipment, Vehicles and Facilities**	$3,200,000	($2,925,000)	$275,000	

Footnotes:
[1] Renewal and replacement cost improvements have excluded from the impact fee calculation.

Table 3-4
City of Ormond Beach
Police Facilities Impact Fee Analysis

Summary of Capital Costs to Provide Police Protection Facilities

Line No.	Description	Total Existing & Planned Costs [1]
	Recoupment Costs	
1	Machinery & Equipment	$0
2	Major Vehicles	3,185,118
3	Facilities & Other Capital Equipment	3,638,947
4	Total Recoupment Costs	$6,824,064
	Proposed Capital Additions	
5	Major Vehicles & Facilities	$275,000
6	Total Proposed Costs	$275,000
	Additional Cost or Adjustments	
7	Borrowing Costs	$0
8	Less Historical Capital Grants Received for Equipment	0
9	Less Proposed Future Capital Grants	0
10	Total Additional Costs or Adjustments	$0
11	Total Allocated Costs	$7,099,064

Footnotes:
[1] Amounts based on information provided on Table 3-2 and Table 3-3.

Table 3-5
City of Ormond Beach
Police Facilities Impact Fee Analysis

Impact Fee Design

Line No.	Land Use	Unit of Measure	Functional Pop. Factor	Persons per Unit	Base Cost per Person [1]	Base Cost Per Unit	Variable Cost Per Unit [2]	Proposed Impact Fee (Rounded)
	Residential							
1	Single Family	Dwelling Unit	0.625769	2.53	$138.95	$220.38	$19.63	$240.00
2	Multi-Family	Dwelling Unit	0.625769	2.05	138.95	178.19	$19.63	198.00
3	Mobile Home	Dwelling Unit	0.625769	1.68	138.95	146.19	$19.63	166.00
	Non-Residential							
4	Industrial/Warehousing	1,000 Sq Ft	0.097620	N/A	$138.95	$13.56	$1.39	$15.00
5	Institutional	1,000 Sq Ft	1.625049	N/A	138.95	225.80	23.11	249.00
6	Hotel/Motel	Rooms	0.850099	N/A	138.95	118.12	12.09	130.00
7	Office Buildings	1,000 Sq Ft	1.244734	N/A	138.95	172.96	17.70	191.00
8	Retail	1,000 Sq Ft	2.190880	N/A	138.95	304.42	31.15	336.00

9 Should none of the above land uses adequately define a proposed non-residential development as determined by the City Manager, at the Manager's discretion the following average charge per non-residential development is considered appropriate:

		Non-residential
10	Total Cost per Person [Base] [1]	$138.95
11	Percent Allocable to Resident	62.58%
12	Amount Allocable to the Resident	$86.95
13	Amount Allocable to Non-residential	$52.00
14	Plus Cost per Person [Variable] [2]	14.22
15	Amount Allocable to Non-residential	$66.22
16	Square Feet of Non-residential Development per Person	300.00
17	Persons per 1,000 Square Feet	3.33
18	Average Cost per 1,000 Square Feet of Non-residential Development	$220.00

Table 3-5
City of Ormond Beach
Police Facilities Impact Fee Analysis

Impact Fee Design

Footnotes			
[1]	Base Capacity estimated as follows:		
	Existing Population	44,677	
	Existing LOS per 1,000 population	1.66	
	Total Patrol Officers Required - LOS	74	
	Minimum Service Level per 1,000 population	1.50	
	Total Minimum Officers	67	
	Percent Base Capacity - LOS	91%	
	Total Base capacity estimated as follows:		
	Total Estimated Capital Costs - Investment in Police Services		$7,099,064
	Percent Base Capacity		91%
	Total Estimated Base Capacity Costs		$6,460,149
	Total in Population 2026		46,491
	Total Cost per Person		$138.95
[2]	Variable Cost per Unit estimated as follows:		
	Total Estimated Capital Costs - Investment in Police Services		$7,099,064
	Less Amount allocated to Base Capacity		6,460,149
	Total Variable Cost		$638,915
	Percent Residential (Historical Calls)		61.29%
	Total Residential Costs		$391,586
	Total Non-residential Costs		$247,329
	Residential Variable Allocation		
	Total Residential Costs		$391,586
	2026 Estimated Units		19,953
	Variable Cost per Unit		$19.63
	Non-residential Variable Allocation		
	Total Non-residential Costs		$247,329
	Effective 2026 Non-residential Population		17,397
	Variable Cost per Unit		$14.22

Table 3-6
City of Ormond Beach
Police Facilities Impact Fee Analysis

Police Facilities Impact Fee Comparison [*]

Line No.	Municipality	Police
1	Ormond Beach - Existing	N/A
2	Ormond Beach - Proposed	$240.00
3	New Smyrna Beach	$370.00
4	Daytona Beach	$410.00
5	DeLand	$112.00
6	Deltona	$157.50
7	Edgewater	$431.11
8	Melbourne	$125.00
9	Orange City	$95.32
10	Palm Coast	N/A
11	Port Orange	N/A
12	Titusville	$441.00
13	Volusia County	N/A
14	Average Fee	$267.74
15	Median Fee	$263.75

[*] As of October 2021

Appendix 1
City of Ormond Beach
Police Facilities Impact Fee Analysis

Inventory of Existing Capital Equipment, Vehicles and Facilities [1]

Line No.	Asset #	Description	Date Acq.	Acq. Cost	LTD Accum Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
1	10002875	Cmplx-Police Station 160 W Granada Blvd	5/15/2000	$77,210	$69,489	Facilities	$0	$0	$77,210	$0	$77,210
2	10002876	Bluelines	6/19/2000	2,774	2,497	Excluded	0	0	0	2,774	2,774
3	10002878	Analysis & Design	2/25/2000	795	716	Excluded	0	0	0	795	795
4	10002879	Demo Detective Bldg.	6/10/2000	11,316	10,184	Facilities	0	0	11,316	0	11,316
5	10002880	Asbestos Survey	6/30/2000	450	405	Excluded	0	0	0	450	450
6	10002881	Bluelines	7/8/2000	73	66	Excluded	0	0	0	73	73
7	10002882	Copies & Bluelines	7/3/2000	826	743	Excluded	0	0	0	826	826
8	10002883	Bluelines	8/10/2000	166	150	Excluded	0	0	0	166	166
9	10002884	In Place Density Test	9/29/2000	819	737	Excluded	0	0	0	819	819
10	10002885	Relocate Communication Tower	9/30/2000	1,498	1,348	Excluded	0	0	0	1,498	1,498
11	10002886	Architect Fees	8/2/2000	8,317	7,485	Excluded	0	0	0	8,317	8,317
12	10002887	Geotechnical Evaluation	7/31/2000	2,835	2,552	Excluded	0	0	0	2,835	2,835
13	10002888	Analysis	9/8/2000	14,634	13,171	Excluded	0	0	0	14,634	14,634
14	10002889	Pmt For Const	8/2/2000	22,095	19,886	Facilities	0	0	22,095	0	22,095
15	10002890	Pmt 1	9/30/2000	71,620	64,458	Facilities	0	0	71,620	0	71,620
16	10002891	Cmplx Police Station Analysis & Design	8/13/2001	58,845	50,607	Facilities	0	0	58,845	0	58,845
17	10002892	Technology Services Conduit/Recepticle	3/7/2001	3,213	2,763	Excluded	0	0	0	3,213	3,213
18	10002893	Painting	8/15/2001	10,649	9,158	Excluded	0	0	0	10,649	10,649
19	10002894	Finishing Materials/Stucco Etc	8/7/2001	45,090	38,777	Excluded	0	0	0	45,090	45,090
20	10002895	Glass*Glazing Mirrors	8/20/2001	66,127	56,869	Excluded	0	0	0	66,127	66,127
21	10002896	Security Door Control	7/31/2001	32,107	27,612	Facilities	0	0	32,107	0	32,107
22	10002897	Plumbing Materials	7/5/2001	3,547	3,050	Excluded	0	0	0	3,547	3,547
23	10002898	Building Const. Payments #2-8.	12/30/2000	1,523,266	1,310,009	Facilities	0	0	1,523,266	0	1,523,266
24	10002899	Doors Frams & Hardware	2/24/2001	31,305	26,922	Facilities	0	0	31,305	0	31,305
25	10002900	Masonry Materials	11/3/2000	69,774	60,005	Facilities	0	0	69,774	0	69,774
26	10002901	Electrical Materials	4/27/2001	80,929	69,599	Facilities	0	0	80,929	0	80,929
27	10002902	Roofing Materials	3/16/2001	23,188	19,942	Facilities	0	0	23,188	0	23,188
28	10002903	Window Shading Devices	6/10/2001	3,000	2,580	Facilities	0	0	3,000	0	3,000
29	10002904	Hvac Equipment	1/2/2001	52,540	45,184	Facilities	0	0	52,540	0	52,540
30	10002905	Generator/Diesel	3/20/2001	40,350	34,701	Facilities	0	0	40,350	0	40,350
31	10002906	Roofing Materials	3/16/2001	16,311	14,027	Facilities	0	0	16,311	0	16,311
32	10002907	Joist & Deck Package	2/7/2001	35,000	30,100	Facilities	0	0	35,000	0	35,000
33	10002908	Fire Sprinkler Materials	5/9/2001	4,854	4,175	Facilities	0	0	4,854	0	4,854
34	10002909	Structural Steel	12/5/2000	10,674	9,180	Facilities	0	0	10,674	0	10,674
35	10002910	Rebar Materials	12/21/2000	11,302	9,720	Facilities	0	0	11,302	0	11,302
36	10002911	Density Test	8/17/2001	7,672	6,598	Excluded	0	0	0	7,672	7,672
37	10002912	Film Processing	6/22/2001	37	31	Excluded	0	0	0	37	37
38	10002913	Amendment Of Master Plan/Legal Services	11/6/2000	1,510	1,298	Excluded	0	0	0	1,510	1,510
39	10002914	Shooting Range	10/19/2000	1,171	1,007	Facilities	0	0	1,171	0	1,171
40	10002915	Door Supplies	8/23/2001	464	399	Excluded	0	0	0	464	464
41	10002916	Hvac Equipment	8/30/2001	39,973	34,377	Mach. & Equip.	39,973	0	0	0	39,973
42	10002917	Contractors Payment	9/28/2001	626,938	539,167	Facilities	0	0	626,938	0	626,938
43	10002918	Contractors Payment	8/29/2001	52,206	44,897	Facilities	0	0	52,206	0	52,206
44	10002920	Paint	8/29/2001	728	626	Facilities	0	0	728	0	728
45	10002921	Prof Services	9/20/2001	738	634	Excluded	0	0	0	738	738
46	10002922	Architect Services	9/30/2001	5,634	4,845	Excluded	0	0	0	5,634	5,634
47	10002923	Window Shading Devices	8/28/2001	10,900	9,374	Facilities	0	0	10,900	0	10,900
48	10002924	Plaque	9/24/2001	725	624	Facilities	0	0	725	0	725
49	10002925	Doors,Frames & Hardware Mat.	9/29/2001	15,600	13,416	Facilities	0	0	15,600	0	15,600
50	10002926	Frames,Doors & Materials	9/29/2001	7,002	6,022	Facilities	0	0	7,002	0	7,002
51	10002927	Concrete Test/Asphalt Extration	10/1/2001	220	180	Excluded	0	0	0	220	220
52	10002928	Technology	10/31/2001	25,660	21,041	Excluded	0	0	0	25,660	25,660
53	10002929	Doors,Frames And Hardware	10/25/2001	4,763	3,905	Facilities	0	0	4,763	0	4,763
54	10002930	Engineering Services	11/7/2001	342	280	Excluded	0	0	0	342	342
55	10002931	Cisco Routers	11/28/2001	10,354	8,490	Excluded	0	0	0	10,354	10,354

Appendix 1
City of Ormond Beach
Police Facilities Impact Fee Analysis

Inventory of Existing Capital Equipment, Vehicles and Facilities [1]

Line No.	Asset #	Description	Date Acq.	Acq. Cost	LTD Accum Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
56	10002932	73 Interior Signage, 6 Exterior Signage	10/3/2001	1,998	1,638	Facilities	0	0	1,998	0	1,998
57	10002934	Plumbing Materials	12/7/2001	10,188	8,354	Facilities	0	0	10,188	0	10,188
58	10002935	Hall Const Payment	10/30/2001	41,067	33,675	Facilities	0	0	41,067	0	41,067
59	10002936	Hall Const Pmt	11/30/2001	3,425	2,809	Facilities	0	0	3,425	0	3,425
60	10002940	Cmplx Police Sta Furniture Additional Pu	9/30/2002	50,223	41,183	Facilities	0	0	50,223	0	50,223
61	10002941	Cmplx Police Sta - Addtl Hall Const Paym	9/30/2002	66,325	54,387	Facilities	0	0	66,325	0	66,325
62	10002942	Architectural Services	12/10/2001	2,180	1,788	Excluded	0	0	0	2,180	2,180
63	10002943	Pmt #4	12/30/2001	2,146	1,760	Facilities	0	0	2,146	0	2,146
64	10002944	Cmplx Police Sta Planter Boxes	11/14/2002	2,153	1,679	Facilities	0	0	2,153	0	2,153
65	10002945	Facility Analysis & Design	2/11/2002	501	411	Excluded	0	0	0	501	501
66	10002946	Pmt #13	5/31/2002	75,279	61,729	Facilities	0	0	75,279	0	75,279
67	10002947	Cmplx Pd Fac Analysis & Design Engineeri	9/30/1999	27,795	26,128	Facilities	0	0	27,795	0	27,795
68	10002948	Final Payment	9/30/2002	20,050	16,441	Facilities	0	0	20,050	0	20,050
69	10002950	Analysis - Facility Task	9/29/1997	32,163	32,163	Facilities	0	0	32,163	0	32,163
70	10002951	Analysis For New Station	9/30/1991	6,873	6,873	Facilities	0	0	6,873	0	6,873
71	10002952	Cmplx-Police Station Telephone System Up	9/22/2003	480	374	Excluded	0	0	0	480	480
72	10002953	Cmplx-Police Station-Telephone System Up	9/19/2003	17,870	13,939	Excluded	0	0	0	17,870	17,870
73	10002954	Cmplx Police Sta Decorative Plants	9/16/2003	1,150	897	Facilities	0	0	1,150	0	1,150
74	10002955	Cmplx Police Sta Planter Boxes	11/15/2002	3,252	2,537	Facilities	0	0	3,252	0	3,252
75	10002956	Pd Facility Study Engineering Services	5/19/1998	8,600	8,428	Facilities	0	0	8,600	0	8,600
76	10004550	Cmplx Pal House 2.5 Ton Air Conditioner	6/10/1996	700	700	Facilities	0	0	700	0	700
77	10004551	Cmplx Pal House Consulting - Rfp Ad	12/3/2003	94	70	Excluded	0	0	0	94	94
78	10004553	Cmplx Pal House Forfeiture Bldg Value (D	4/19/1996	14,476	14,476	Excluded	0	0	0	14,476	14,476
79	10008540	Hvac Drive Motor Pd	9/30/2016	11,600	5,027	Mach. & Equip.	11,600	0	0	0	11,600
80	20000001	POLICE DEPARTMENT ROOF	9/30/2017	24,272	8,225	Facilities	0	0	24,272	0	24,272
81	20000050	POLICE SALLY PORT REPAIR	6/20/2018	55,215	9,939	Facilities	0	0	55,215	0	55,215
82	20000144	PUMP REPLACEMENT HVAC PD TACO PUMPS	4/27/2018	18,880	5,664	Mach. & Equip.	18,880	0	0	0	18,880
83	20000399	PAINT/CARPET OFFICES*PD ADMIN*PD PATROL	9/14/2021	12,000	3,600	Facilities	0	0	12,000	0	12,000
84	20000416	ROOF REPAIRS POLICE DEPT	2/17/2021	18,341	1,834	Facilities	0	0	18,341	0	18,341
85	20000619	Carpeting @ PD CONFERENCE ROOM,HALLWA	3/22/2022	20,606	2,061	Facilities	0	0	20,606	0	20,606
86	20000620	INTERIOR OFFICE PAINTING AT*PD	5/25/2022	5,000	100	Facilities	0	0	5,000	0	5,000
87	10002877	Stormwater Permit Application	4/5/2000	350	315	Excluded	0	0	0	350	350
88	10002919	County Road Impact Fee	9/28/2001	4,541	3,905	Excluded	0	0	0	4,541	4,541
89	10004541	Cmplx Pal House Lumber & 2 Park Benches	9/28/2001	335	288	Excluded	0	0	0	335	335
90	10004542	Cmplx Pal House Concrete	10/19/2001	786	645	Excluded	0	0	0	786	786
91	10004543	Cmplx Pal House Trash Receptacles	10/11/2001	314	257	Excluded	0	0	0	314	314
92	10004544	Cmplx Pal House Mulch	10/26/2001	326	267	Excluded	0	0	0	326	326
93	10004545	Cmplx Pal House Sod	10/26/2001	150	123	Excluded	0	0	0	150	150
94	10004546	Cmplx Pal House Plants	10/18/2001	1,276	1,047	Excluded	0	0	0	1,276	1,276
95	10004547	Cmplx Pal House Irrigation System	10/31/2001	2,935	2,407	Excluded	0	0	0	2,935	2,935
96	10004548	Cmplx Pal House Picnic Tables	11/5/2001	300	246	Excluded	0	0	0	300	300
97	10008208	Police Fence	9/30/2014	32,206	10,950	Facilities	0	0	32,206	0	32,206
98	10008316	Police Fencing	9/30/2015	16,897	5,069	Facilities	0	0	16,897	0	16,897
99	20000507	*PD ACCESS CONTROL	9/30/2022	153,961	0	Facilities	0	0	153,961	0	153,961
100	10000003	Rst 93 Ford F700 K74 Dump Truck	10/30/1992	29,937	29,937	Vehicles	0	29,937	0	0	29,937
101	10000018	Eqp Surveillance Equipment	8/14/1991	7,547	7,547	Excluded	0	0	0	7,547	7,547
102	10002622	It-Imaging Document System/Records-Polic	4/5/1999	8,087	8,087	Excluded	0	0	0	8,087	8,087
103	10007205	Eqp 9' Stop Stick Rack Kit, Black	5/25/2007	18,120	18,120	Mach. & Equip.	18,120	0	0	0	18,120
104	10007456	Eqp Bar Code System Evidence Room	7/6/2001	14,985	14,985	Mach. & Equip.	14,985	0	0	0	14,985
105	10007461	It-Internal Affairs Management Software	2/26/2002	1,500	1,500	Excluded	0	0	0	1,500	1,500
106	10007479	Rst 03 Command Ht101 Mobile Command Vehi	10/20/2003	99,978	99,978	Vehicles	0	99,978	0	0	99,978
107	10007640	Eqp Citation Writer	6/25/2008	11,070	11,070	Excluded	0	0	0	11,070	11,070
108	10008524	2016 Smart Trailer	9/30/2016	6,602	2,861	Mach. & Equip.	6,602	0	0	0	6,602
109	20000209	SOLAR POWERED PORTABLE MESSAGE SIGN	11/8/2018	13,079	3,052	Mach. & Equip.	13,079	0	0	0	13,079
110	20000272	Body Cameras & cloud based storage syste	5/2/2019	78,226	18,253	Mach. & Equip.	78,226	0	0	0	78,226

Appendix 1
City of Ormond Beach
Police Facilities Impact Fee Analysis

Inventory of Existing Capital Equipment, Vehicles and Facilities [1]

Line No.	Asset #	Description	Date Acq.	Acq. Cost	LTD Accum Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
111	20000314	POLICE CAMERA EQUIPMENT PD	1/22/2020	110,598	18,433	Mach. & Equip.	110,598	0	0	0	110,598
112	20000516	ROBOTS FOR POLICE DEPT	11/30/2021	53,600	1,787	Mach. & Equip.	53,600	0	0	0	53,600
113	20000517	ROADWARRIOR SPEED TRAILER	2/28/2022	31,150	1,038	Mach. & Equip.	31,150	0	0	0	31,150
114	20000555	TRAILER W/SPEED SIGN F	4/11/2022	9,158	305	Mach. & Equip.	9,158	0	0	0	9,158
115	10005860	Veh 05 Ford Ranger Truck	6/1/2005	13,897	13,897	Vehicles	0	13,897	0	0	13,897
116	10007504	Veh 08 Ford Crown Victoria	11/2/2007	21,255	21,255	Vehicles	0	21,255	0	0	21,255
117	10007506	Veh 08 Ford Crown Victoria	11/2/2007	21,255	21,255	Vehicles	0	21,255	0	0	21,255
118	10007507	Veh 08 Chevy Colorado 4X4	4/2/2008	13,203	13,203	Vehicles	0	13,203	0	0	13,203
119	10007706	2009 Crown Vic	9/30/2009	23,454	23,454	Vehicles	0	23,454	0	0	23,454
120	10007800	2010 Ford Crown Vic	9/30/2010	24,879	24,879	Vehicles	0	24,879	0	0	24,879
121	10007801	2010 Ford Crown Vic	9/30/2010	24,879	24,879	Vehicles	0	24,879	0	0	24,879
122	10007804	Impala 105	9/30/2010	19,286	19,286	Vehicles	0	19,286	0	0	19,286
123	10007909	2011 Ford Crown Vic	9/30/2011	27,469	27,469	Vehicles	0	27,469	0	0	27,469
124	10007910	2011 Ford Crown Vic	9/30/2011	27,469	27,469	Vehicles	0	27,469	0	0	27,469
125	10007912	Chevy Impala	9/30/2011	19,419	19,419	Vehicles	0	19,419	0	0	19,419
126	10007913	2011 Ford Explorer	9/30/2011	24,139	24,139	Vehicles	0	24,139	0	0	24,139
127	10007914	Equinox	9/30/2011	21,387	21,387	Vehicles	0	21,387	0	0	21,387
128	10008009	2012 Chevy Caprice	9/30/2012	30,893	30,893	Vehicles	0	30,893	0	0	30,893
129	10008010	2012 Chevy Caprice	9/30/2012	30,893	30,893	Vehicles	0	30,893	0	0	30,893
130	10008011	2012 Chevy Caprice	9/30/2012	30,893	30,893	Vehicles	0	30,893	0	0	30,893
131	10008012	2012 Chevy Caprice	9/30/2012	30,893	30,893	Vehicles	0	30,893	0	0	30,893
132	10008013	2012 Chevy Caprice	9/30/2012	30,893	30,893	Vehicles	0	30,893	0	0	30,893
133	10008014	2012 Chevy Caprice	9/30/2012	30,893	30,893	Vehicles	0	30,893	0	0	30,893
134	10008015	2012 Chevy Caprice	9/30/2012	31,367	31,367	Vehicles	0	31,367	0	0	31,367
135	10008016	2012 F150	9/30/2012	19,528	19,528	Vehicles	0	19,528	0	0	19,528
136	10008017	2012 Chevy Malibu	9/30/2012	19,186	19,186	Vehicles	0	19,186	0	0	19,186
137	10008018	2012 Chevy Impala	9/30/2012	24,258	24,258	Vehicles	0	24,258	0	0	24,258
138	10008020	2012 Chevy Pu	9/30/2012	18,133	18,133	Vehicles	0	18,133	0	0	18,133
139	10008021	2012 For Taurus	9/30/2012	22,446	22,446	Vehicles	0	22,446	0	0	22,446
140	10008028	2012 Chevy Colorado	9/30/2012	18,064	18,064	Vehicles	0	18,064	0	0	18,064
141	10008081	2012 Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
142	10008082	Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
143	10008083	2012 Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
144	10008084	2012 Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
145	10008085	2012 Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
146	10008086	2012 Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
147	10008087	2012 Chevy Caprice Graphics	9/30/2013	394	394	Mach. & Equip.	394	0	0	0	394
148	10008088	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
149	10008089	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
150	10008090	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
151	10008091	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
152	10008092	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
153	10008093	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
154	10008094	Chevy Caprice Graphics	9/30/2013	1,114	1,114	Mach. & Equip.	1,114	0	0	0	1,114
155	10008109	Ford F150	9/30/2013	19,084	19,084	Vehicles	0	19,084	0	0	19,084
156	10008114	Ford Fusion	9/30/2013	19,639	19,639	Vehicles	0	19,639	0	0	19,639
157	10008249	2013 Chevy Caprice	9/30/2014	32,386	32,386	Vehicles	0	32,386	0	0	32,386
158	10008250	2013 Chevy Caprice	9/30/2014	32,386	32,386	Vehicles	0	32,386	0	0	32,386
159	10008251	2013 Chevy Caprice	9/30/2014	32,386	32,386	Vehicles	0	32,386	0	0	32,386
160	10008252	2013 Chevy Caprice	9/30/2014	32,386	32,386	Vehicles	0	32,386	0	0	32,386
161	10008253	2013 Chevy Caprice	9/30/2014	32,386	32,386	Vehicles	0	32,386	0	0	32,386
162	10008254	2013 Chevy Caprice	9/30/2014	32,386	32,386	Vehicles	0	32,386	0	0	32,386
163	10008255	2013 Chevy Caprice	9/30/2014	32,594	32,594	Vehicles	0	32,594	0	0	32,594
164	10008256	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
165	10008257	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476

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Line No.	Asset #	Description	Date Acq.	Acq. Cost	LTD Accum Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
166	10008258	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
167	10008259	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
168	10008260	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
169	10008261	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
170	10008262	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
171	10008263	2014 Chevy Caprice	9/30/2014	33,476	33,476	Vehicles	0	33,476	0	0	33,476
172	10008264	2013 Chevy Caprice	9/30/2014	24,766	24,766	Vehicles	0	24,766	0	0	24,766
173	10008329	2014 Chevy Caprice	9/30/2015	33,215	33,215	Vehicles	0	33,215	0	0	33,215
174	10008330	2014 Chevy Caprice	9/30/2015	33,215	33,215	Vehicles	0	33,215	0	0	33,215
175	10008331	2014 Chevy Caprice	9/30/2015	33,215	33,215	Vehicles	0	33,215	0	0	33,215
176	10008332	2014 Chevy Caprice	9/30/2015	33,215	33,215	Vehicles	0	33,215	0	0	33,215
177	10008333	2014 Chevy Caprice	9/30/2015	33,215	33,215	Vehicles	0	33,215	0	0	33,215
178	10008334	2015 Chevy Impala	9/30/2015	20,577	20,577	Vehicles	0	20,577	0	0	20,577
179	10008335	2015 Chevy Malibu	9/30/2015	18,758	18,758	Vehicles	0	18,758	0	0	18,758
180	10008336	2015 Ford Taurus	9/30/2015	22,542	22,542	Vehicles	0	22,542	0	0	22,542
181	10008337	2015 Ford Transit Connect	9/30/2015	18,718	18,718	Vehicles	0	18,718	0	0	18,718
182	10008338	2015 Ford Transit Connect	9/30/2015	21,668	21,668	Vehicles	0	21,668	0	0	21,668
183	10008510	2016 Ford Transit Cargo	9/30/2016	30,731	30,731	Vehicles	0	30,731	0	0	30,731
184	10008513	2016 Chevy Cruze	9/30/2016	17,455	17,455	Vehicles	0	17,455	0	0	17,455
185	10008515	2016 Ford F150	9/30/2016	19,599	19,599	Vehicles	0	19,599	0	0	19,599
186	10008517	2016 Ford F150	9/30/2016	19,599	19,599	Vehicles	0	19,599	0	0	19,599
187	10008518	2016 Ford F150	9/30/2016	24,991	24,991	Vehicles	0	24,991	0	0	24,991
188	10008521	2014 Chevy Caprice	9/30/2016	29,858	29,858	Vehicles	0	29,858	0	0	29,858
189	10008523	2017 Harley Davidson	9/30/2016	33,921	33,921	Vehicles	0	33,921	0	0	33,921
190	20000003	2017 FORD TRANSIT	11/8/2016	22,385	22,385	Vehicles	0	22,385	0	0	22,385
191	20000004	2015 CHEVY CAPRICE PATROL VEHICLE	3/9/2017	24,998	24,998	Vehicles	0	24,998	0	0	24,998
192	20000034	2017 FORD F-150 TRUCK	9/19/2017	20,769	20,769	Vehicles	0	20,769	0	0	20,769
193	20000035	#4 HARLEY DAVIDSON MOTORCYCLES	6/2/2017	34,343	34,343	Vehicles	0	34,343	0	0	34,343
194	20000036	#4 HARLEY DAVIDSON MOTORCYCLES	6/2/2017	33,007	33,007	Vehicles	0	33,007	0	0	33,007
195	20000037	#4 HARLEY DAVIDSON MOTORCYCLES	6/2/2017	31,931	31,931	Vehicles	0	31,931	0	0	31,931
196	20000038	2017 CHEVROLET CAPRICE	8/9/2017	37,861	37,861	Vehicles	0	37,861	0	0	37,861
197	20000039	2017 CHEVROLET CAPRICE	8/9/2017	41,415	41,415	Vehicles	0	41,415	0	0	41,415
198	20000040	2017 Chevrolet Caprice Patrol Car	8/30/2017	38,548	38,548	Vehicles	0	38,548	0	0	38,548
199	20000041	2017 FORD EXPLORER	9/19/2017	41,253	41,253	Vehicles	0	41,253	0	0	41,253
200	20000042	2017 FORD F-150 TRUCK	8/28/2017	20,769	20,769	Vehicles	0	20,769	0	0	20,769
201	20000051	LIGHTBARS/CHARGERS/PUDDLE LIGHTSDODGECAR	8/8/2017	19,138	19,138	Vehicles	0	19,138	0	0	19,138
202	20000111	2018 DODGE CHARGER	10/20/2017	24,372	21,935	Vehicles	0	24,372	0	0	24,372
203	20000112	2018 dodge charger	10/20/2017	25,892	23,303	Vehicles	0	25,892	0	0	25,892
204	20000113	2018 dodge charger	10/20/2017	28,880	25,992	Vehicles	0	28,880	0	0	28,880
205	20000120	2018 DODGE CHARGER	4/26/2018	24,148	21,733	Vehicles	0	24,148	0	0	24,148
206	20000186	2018 HARLEY DAVIDSON	6/9/2018	22,700	20,430	Vehicles	0	22,700	0	0	22,700
207	20000205	2019 DODGE CHARGER FLEET	3/18/2019	51,833	36,283	Vehicles	0	51,833	0	0	51,833
208	20000206	2019 DODGE CHARGER FLEET	3/18/2019	32,352	22,646	Vehicles	0	32,352	0	0	32,352
209	20000207	2019 DODGE CHARGER FLEET	3/26/2019	32,060	22,442	Vehicles	0	32,060	0	0	32,060
210	20000208	2019 DODGE CHARGER FLEET	3/18/2019	40,311	28,217	Vehicles	0	40,311	0	0	40,311
211	20000251	2019 DODGE CHARGER*POLICE	12/27/2018	24,924	17,447	Vehicles	0	24,924	0	0	24,924
212	20000300	TRUCKS (INCLUDING, DIESEL, GASOLINE, ELE	1/2/2020	5,300	2,650	Mach. & Equip.	5,300	0	0	0	5,300
213	20000317	2019 DODGE CHARGER 2C3CDXAG7KG748480	12/31/2019	24,924	12,462	Vehicles	0	24,924	0	0	24,924
214	20000318	2020 DODGE DURANGO SN 1C4RDJFG7LC369835	7/28/2020	47,619	23,810	Vehicles	0	47,619	0	0	47,619
215	20000319	2020 DODGE DURANGO SN 1C4RDJFG6LC30878	7/28/2020	28,181	14,091	Vehicles	0	28,181	0	0	28,181
216	20000320	2020 DODGE DURANGO SN 1C4RDJFG4LC308	7/28/2020	28,181	14,091	Vehicles	0	28,181	0	0	28,181
217	20000321	2020 DODGE DURANGO	8/13/2020	28,181	14,091	Vehicles	0	28,181	0	0	28,181
218	20000387	2020 DODGE DURANGO S/N 1C4RDJFG3LC37130	10/6/2020	55,247	16,574	Vehicles	0	55,247	0	0	55,247
219	20000388	2020 DODGE DURANGO S/N1C4RDJFG5LC371308	10/6/2020	58,140	17,442	Vehicles	0	58,140	0	0	58,140
220	20000389	2021 DODGE CHGR*PD PATROL CAR & ACCESSOR	7/20/2021	57,720	17,316	Vehicles	0	57,720	0	0	57,720

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Inventory of Existing Capital Equipment, Vehicles and Facilities [1]

Line No.	Asset #	Description	Date Acq.	Acq. Cost	LTD Accum Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
221	20000390	2021 DODGE CHGR*PD PATROL CAR & ACCESSOR	7/20/2021	56,702	17,011	Vehicles	0	56,702	0	0	56,702
222	20000391	2021 DODGE CHGR*PD PATROL CAR & ACCESSOR	7/20/2021	60,590	18,177	Vehicles	0	60,590	0	0	60,590
223	20000552	2021 DODGE CHARGER S/N 2C3CDXKG3MH653	12/22/2021	31,212	3,121	Vehicles	0	31,212	0	0	31,212
224	20000553	2021 ELECTRA GLIDE MOTORCYCLE	10/27/2021	19,300	1,930	Vehicles	0	19,300	0	0	19,300
225	20000556	2022 FORD POLICE INTER VIN#GB50779*FLEE	9/13/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
226	20000557	2022 FORD POLICE GOV VIN#GB48051*FLEET	9/13/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
227	20000558	2022 FORD POLICE GOV VIN#GB48462*FLEET	9/13/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
228	20000559	2022 FORD POLICE INTER VIN#GB50683*FLEET	9/13/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
229	20000560	2022 FORD POLICE GOV VIN#GB50132*FLEET	9/23/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
230	20000561	2022 FORD POLICE INTER VIN#GB48076*FLEE	9/23/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
231	20000562	2022 FORD POLICE GOV VIN#GB48095*FLEET	9/23/2022	33,168	3,317	Vehicles	0	33,168	0	0	33,168
232	20000622	2021 DODGE CHARGER POLICE PATROL	11/22/2021	30,113	3,011	Vehicles	0	30,113	0	0	30,113
233	10002933	Land 179 Tomoka Ave Bowles Property	12/10/2001	350	0	Mach. & Equip.	350	0	0	0	350
234	10002937	Title Search*Bowles (Police Sta Parking	12/7/2001	125	0	Mach. & Equip.	125	0	0	0	125
235	10002938	Land - 170 West Granada Blvd	9/30/1975	24,588	0	Facilities	0	0	24,588	0	24,588
236	10002939	Police - Land - Was Old 194 W Granada Bl	9/30/1974	15,000	0	Facilities	0	0	15,000	0	15,000
237	10002949	Property Appraisal - Southern Appraisal	2/11/1999	850	0	Excluded	0	0	0	850	850
238	10004540	Cmplx-Pal House/Waldo O Berry Heritage P	10/1/2000	1	0	Facilities	0	0	1	0	1
239	10004549	Cmplx Pal House/Cirelli-Scofield Prop Ti	4/19/1996	8,006	0	Facilities	0	0	8,006	0	8,006
240	10004552	Cmplx Pal House Forfeiture Land Value (D	4/19/1996	3,750	0	Facilities	0	0	3,750	0	3,750
241		Total		$7,536,777	$5,786,857		$422,303	$3,185,118	$3,638,947	$290,409	$7,536,777

Footnotes:
[1] Fixed assets as of September 30, 2022 as provided by the City.

SECTION 4 – FIRE PROTECTION FACILITIES IMPACT FEE

General

This section provides a discussion of the development and design of the impact fee for fire capital facilities. Included in this section is a discussion of the level of service requirements and capital costs included as the basis for the determination of the fee level and the design of the fee proposed to be applied to new growth within the City.

Level of Service Requirements

There is currently no formally adopted level of service for the City's fire protection facilities; however, it is the City's intent to maintain staffing levels that provide services to all developed areas in order to be able to respond to service calls within a specified time period to maintain the City's Insurance Services Office (ISO) property insurance rating of 3/3X in the community. ISO ratings are a measure a fire departments ability to provide service to the community and are based on a survey across key areas including water supply, personnel, communication systems, etc. A score of 1 is the highest a department can achieve while 10 is the lowest. The City's rating of Class 3/3X is a hybrid and means most residences and businesses are within 5 miles of a fire station and 1,000 feet of a hydrant but some outlying areas are greater than 5 miles but not more than 7 miles from a station and still within 1,000 of a hydrant. Regarding response times, whether a call is fire or EMS related, it is necessary to reach property and residents of the City within a response time standard to maximize the effectiveness of fire suppression activities and/or emergency medical care. The City currently has an average response time of approximately 6.5 minutes with approximately 75% of calls being responded to in eight (8) minutes or less. In discussions with City staff, it was determined that the existing staffing levels of the City can provide adequate fire rescue services for the existing and future daily average population of the City.

Presently, the City has 48 full-time primary personnel budgeted for 2023 as shown on Table 4-1 and below.

Primary Personnel	Summary of Existing Personnel
Fire Chief	1.0
Deputy Fire Chief	1.0
Fire Battalion Commander	3.0
Captain	12.0
Driver Engineer	12.0
Firefighters	18.0
Office Manager (Support)	1.0
Total Current Full-Time Personnel	**48.0**

Based on the primary personnel listed above, the level of service in terms of the number of direct fire personnel per 1,000 residents is 1.05.

Existing Investment in Department

In the development of the fee, the original costs of the existing assets and any grant funding or contributions towards those assets were considered. The City's existing assets are categorized by major type and are summarized below. Since eligible impact fee costs under the Florida Impact Fee Act are limited to major capital items, certain costs are

excluded from the impact fee analysis including items such as uniforms, radios, and other equipment items that do not have a minimum five- (5) year life.

Existing City Investment in Fire Assets [1]			
Description	Original Cost	Allocation to Impact Fee	Allocated Costs
Machinery and Equipment	$703,577	0.0%	$0
Major Vehicles	3,233,125	100.0%	3,233,125
Other Capital Equipment and Facilities	5,087,047	100.0%	5,087,047
Subtotal	$9,023,749	92.2%	$8,320,172
Grant Funded Assets	($0)	100.0%	($0)
Net Recoverable Costs	**$9,023,749**	**92.2%**	**$8,320,172**

[1] Amounts as shown on Table 4-2.

As shown above, of the $9,023,749 in fire department assets, $8,320,172 of major assets are included in the calculation of the impact fee. Additionally, based on information provided by the City, the department has received no grant funding and capital contributions which could offset the capital costs included in the proposed impact fees

Planned Future Investment in Department

In the development of the proposed impact fees, the following capital improvement requirements were provided by the City. Along with the City's existing investment in fire rescue assets, these capital requirements are anticipated and designed to maintain the department's ability to provide service to the City's existing and future population levels and fulfill the identified level of service standards. The City's capital requirements are categorized by type of expenditure and are summarized below.

Projected Future City Investment in Fire Service (Capital Plan) [1]			
Description	Total Capital Improvements	Adjustments	Adjusted Total
Station Alerting	$240,000	($240,000)	$0
Fire Station 91 and 93 Generator	250,000	(250,000)	0
Point to Point Wireless Upgrades	27,000	(27,000)	0
Brush Truck Replacement	175,000	0	175,000
Bunker Gear Dryers	14,000	(14,000)	0
Quint Fire Apparatus	1,000,000	(581,831)	481,169
Brush Attack Apparatus	25,000	0	25,000
Planned Future City Investment in Fire Assets	**$1,731,000**	**($1,049,831)**	**$681,169**

[1] Amounts as provided by City staff and are shown on Table 4-3.

As can be seen above, the City anticipates spending $681,169 in order to further develop capital-related fire rescue facilities to provide the desired LOS to the City as it grows through 2040. This amount is net of adjustments associated with replacement related capital projects as shown on Table 4-3.

Total Capital Costs

Table 4-4 summarizes the existing and future capital investment in the fire rescue department. The total capital costs included in the calculation of the fire impact fee is $9,001,341.

Summary of Capital Costs [1]	
	Total Projected Investment
Machinery and Equipment	$0
Major Vehicles and Vehicle-related Equipment	3,233,125
Other Capital Equipment and Facilities	5,087,047
Subtotal	$8,320,172
Proposed Capital Additions	681,169
Subtotal	$9,001,341
Grant Adjustments	($0)
Total Allocated Costs	**$9,001,341**

Design of Fire Protection Facilities Impact Fee

The method used to determine the fire facilities impact fee is a combination of the improvements-driven method and buy-in method as the recoupment of a portion of existing investments available to serve new growth and the costs associated with adding additional capacity to service the City's future needs are recognized. This method was based upon a three- (3) step process. Table 4-6 helps to illustrate the results of the approach. The following is a brief description of the method used in this study.

- Development of Total Capital Need – Based on discussions with the City and the LOS requirements related to the maintenance of first response time, existing and the incremental facilities and related costs to serve the population through the forecast period reflected in the analysis were developed.

- Allocation of Capital Costs to Customer Classes – This step allocates the total capital costs to provide fire facilities between residential and non-residential based upon call demand.

- Calculation of Cost per Equivalent Impact Fee Unit – Once capital costs are allocated between residential and non-residential land uses, they are summarized and presented as a unit of measure basis; per dwelling unit for residential and per 1,000 square feet for non-residential. The allocation of the non-residential land uses are based upon a "functional population." Table 4-6 provides a detailed listing of the proposed impact fees and their appropriate land use and measures.

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FIRE PROTECTION FACILITIES IMPACT FEE ASSUMPTIONS

The development of the fire impact fees required several assumptions. The major assumptions used in the development of the proposed impact fees are as follows:

1. In the development of the capital costs to serve growth, the total existing and projected major capital costs of providing fire facilities were developed as described previously based on existing asset records and proposed capital expenditures through 2040. The total existing and projected investment of $9.0 million was the cost basis used in the development of the fees.

2. The estimated capital base costs or reserved service capacity, allocable to all customer classes were allocated between the residential and non-residential customer classes based on historical call data. Non-residential classes were then allocated between five (5) customer classes: Industrial / Warehousing, Institutional, Hotel / Motel, Office Buildings, and Retail based on "functional population" estimates. The concept of functional population is incorporated in order to spread capital costs more equitably between non-residential land uses. Businesses place demands on fire facilities in the same manner as residents do, and it is equitable to spread these costs based on the average number of people expected to be present. For the non-residential uses, the allocation is calculated based on the average amount of time spent at each non-residential class and is determined using traffic generations, estimated employment data, and operational details. The net result is the total number of person hours per location as derived from Table 2-2 in Section 2. The costs are calculated on a per person basis and then applied to the non-residential land-uses based upon the respective functional population coefficient.

IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the allocated capital facilities considered necessary to maintain the level of service requirements, and the residential units and land use projections of the City, the fire impact fees for the residential and non-residential customer classifications were estimated. As shown in Table 4-6 at the end of this section, the cost per equivalent impact fee unit by customer classification was calculated. The following summarizes the proposed fire impact fees:

Proposed Residential Fire Impact Fee		
Description	Impact Unit	Proposed
Single-family	Dwelling Unit	$292.00
Multi-family	Dwelling Unit	262.00
Mobile Homes	Dwelling Unit	240.00

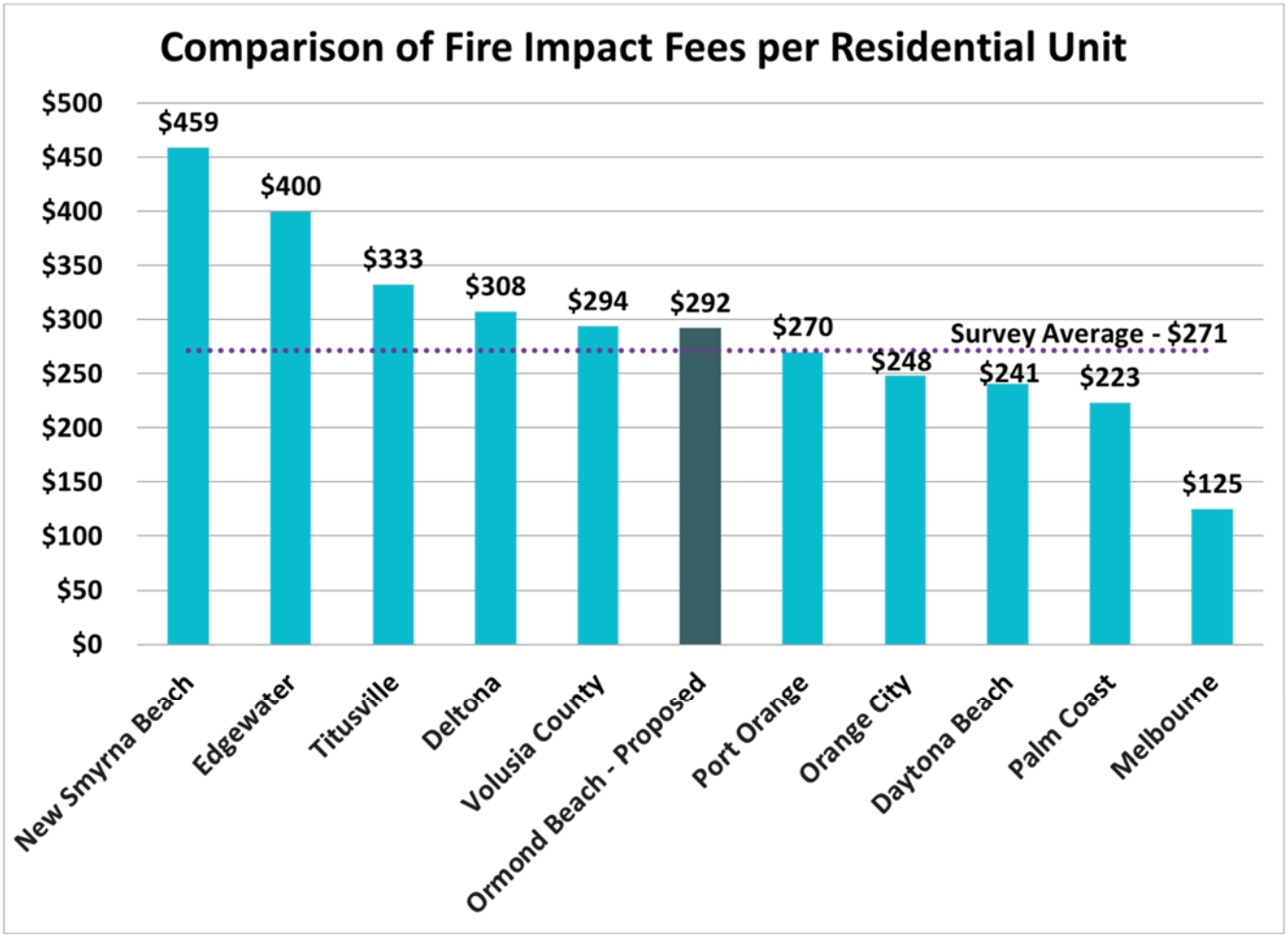
Proposed Non-residential Fire Impact Fees		
Description	Impact Unit	Proposed Fee
Industrial / Warehousing	Per Square Foot	$0.019
Institutional	Per Square Foot	$0.320
Hotel / Motel	Per Room	$167.00
Office Buildings	Per Square Foot	$0.245
Retail	Per Square Foot	$0.432

Taking into account the methodology used for the determination of the fee and the estimates associated with determining the capital needs of the City, it is concluded that the proposed impact fee utilizing the City's LOS standard are reasonable. It should be noted that in the development of the fee per equivalent impact fee unit, that no credits associated with developer land dedication or other similar activities have been recognized. Also, it should be noted that the proposed incremental capital improvements are stated in Fiscal Year 2022 dollars and do not include any inflationary allowances.

In the development of the cost per equivalent impact fee unit, it was determined that the rate should be applied on a "per dwelling unit" basis for the residential classes and primarily on a "per square footage" of commercial development for the non-residential class. These factors are common throughout the state as the equivalent impact fee unit for fee determination. The use of these equivalency factors was based on discussions with the City, comparisons of fee applicability provisions of neighboring jurisdictions, and promotion of administrative simplicity.

Impact Fee Comparisons

In order to provide the City additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other neighboring jurisdictions were prepared. Table 4-7 at the end of this section and the chart below summarize the impact fees for fire facilities charged by other communities with the proposed rates of the City.



Section 4
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

List of Tables

Table	Description
4-1	Summary of Existing Personnel
4-2	Summary of Existing Capital Equipment, Vehicles, and Facilities
4-3	Inventory of Proposed Capital Equipment, Vehicles, and Facilities
4-4	Summary of Capital Costs to Provide Fire Protection Facilities
4-5	Historical 2021 & 2022 Fire Call Data by Property Use
4-6	Impact Fee Design
4-7	Fire Protection Facilities Impact Fee Comparison

Table 4-1
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Summary of Existing Personnel

Line No.		Existing Personnel [1]	Allocation Basis	Achieved LOS
	Personnel			
1	Fire Chief	1.0		
2	Deputy Fire Chief	1.0		
3	Fire Battalion Commander	3.0		
4	Captain	12.0		
5	Driver Engineer	12.0		
6	Firefighters	18.0		
7	**Total Personnel**	47.0	Per 1,000 Population	1.05
	Support			
8	Office Manager (Support)	1.0		
9	**Total Support**	1.0		
10	**Total Personnel & Support**	48.0		

Footnotes:

[1] As provided in the Fiscal Year 2023 Budget.

Table 4-2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Summary of Existing Capital Equipment, Vehicles, and Facilities

Line No.	Description	Estimated Costs [1]	Allocation to Existing Units	Allocated Costs	Total Firefighters Served [2]	Average Cost Per Firefighter
	Machinery & Equipment					
1	General Equipment	$703,577	0.0%	$0	47.0	$0
2	**Major Vehicles & Vehicle Related Equipment**	3,233,125	100.0%	3,233,125	47.0	68,790
	Other Capital Equipment and Facilities					
3	Land, Building and Other Major Capital Equipment	5,087,047	100.0%	5,087,047	47.0	108,235
4	Subtotal Other Capital Equipment and Facilities	$9,023,749	92.2%	$8,320,172		$177,025
5	**Grants Funded / Contributed Assets**	$0	100.0%	$0	47.0	$0
6	**Total Adjusted Existing Capital Investment**	$9,023,749	92.2%	$8,320,172		$177,025

Footnotes:

[1] Amounts shown based on cost information provided by the City and detailed in Appendix 2.

[2] Based on existing number of firefighters as shown on Table 4-1.

Table 4-3
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Inventory of Proposed Capital Equipment, Vehicles, and Facilities [1]

Line No.	Description	FY 23 - 27 Total	Adjustments	Adjusted Total	New, R&R, or Upgrade
1	Station Alerting [2]	$240,000	($240,000)	$0	R&R
2	Fire Station 91 & 93 Generator [2]	250,000	(250,000)	0	R&R
4	Point to Point Wireless Upgrades [2]	27,000	(27,000)	0	R&R
5	Brush Truck	175,000	0	175,000	New
6	Bunker Gear Dryers [3]	14,000	(14,000)	0	Upgrade
7	Quint Fire Apparatus [4]	1,000,000	(518,831)	481,169	Upgrade
8	Brush Attack Apparatus	25,000	0	25,000	Upgrade
10	**Total Capital Improvements**	$1,731,000	($1,049,831)	$681,169	

Footnotes:
[1] Capital improvement plan as provided by the department.
[2] Renewal and replacement cost improvements have excluded from the impact fee calculation.
[3] Equipment projects have been excluded from the impact fee calculation.
[4] Adjustment shown to remove value of existing apparatus being replaced.

Table 4-4
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Summary of Capital Costs to Provide Fire Protection Facilities

Line No.	Description	Total Cost [1]
	Recoupment Costs	
1	Machinery & Equipment	$0
2	Major Vehicles & Fire Fighting Equipment	3,233,125
3	Other Capital Equipment & Facilities	5,087,047
4	Total Recoupment Costs	$8,320,172
	Proposed Capital Additions	
5	Major Vehicles & Facilities	$681,169
6	Total Proposed Costs	$681,169
	Additional Cost or Adjustments	
7	Less Historical Capital Grants Received	$0
8	Less Proposed Future Capital Grants	0
9	Total Additional Costs or Adjustments	$0
10	Total Capital Costs	$9,001,341

Footnotes:

[1] Total estimated capital costs in Table 4-2 and Table 4-3.

Table 4-5
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Historical 2021 & 2022 Fire Call Data by Property Use [1]

Line No.	Property Use	2021 Count	2022 Count	Total	Percent of Total
1	Total Residential Calls	8,893	4,875	13,768	61.3%
2	Total Non-residential Calls	5,512	3,184	8,696	38.7%
3	Total Calls	14,405	8,059	22,464	100.0%

Footnotes:
[1] Call data as provided by the department.

Table 4-6
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Impact Fee Design

Line No.	Land Use	Unit of Measure	Functional Pop. Factor	Persons per Unit	Base Cost per Person [2]	Base Cost per Unit	Variable Cost Per Unit [3]	Proposed Impact Fee (Rounded)
	Residential							
1	Single Family	Dwelling Unit	0.625769	2.53	$96.81	$153.54	$138.24	$292.00
2	Multi-Family	Dwelling Unit	0.625769	2.05	96.81	124.15	138.24	262.00
3	Mobile Home	Dwelling Unit	0.625769	1.68	96.81	101.85	138.24	240.00
	Non-Residential							
4	Industrial/Warehousing	1,000 Sq Ft	0.097620	N/A	$96.81	$9.45	$9.78	$19.00
5	Institutional	1,000 Sq Ft	1.625049	N/A	96.81	157.32	162.75	320.00
6	Hotel/Motel	Rooms	0.850099	N/A	96.81	82.30	85.14	167.00
7	Office Buildings	1,000 Sq Ft	1.244734	N/A	96.81	120.50	124.66	245.00
8	Retail	1,000 Sq Ft	2.190880	N/A	96.81	212.10	219.42	432.00

9 Should none of the above land uses adequately define a proposed non-residential development as determined by the City Manager, at the Manager's discretion the following average charge p
non-residential development is considered appropriate:

		Non-residential
10		
11	Total Cost per Person [Base] [1]	$96.81
12	Percent Allocable to Resident	62.58%
13	Amount Allocable to the Resident	$60.58
14	Amount Allocable to Non-residential	$36.23
15	Plus Cost per Person [Variable] [2]	100.15
16	Amount Allocable to Non-residential	$136.38
17	Square Feet of Non-residential Development per Persor	300.00
18	Persons per 1,000 Square Feet	3.33
19	Average Cost per 1,000 Square Feet of Non-residential Developmen	$454.00

Table 4-6
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Impact Fee Design

Line No.	Land Use	Unit of Measure	Functional Pop. Factor	Persons per Unit	Base Cost per Person [2]	Base Cost per Unit	Variable Cost Per Unit [3]	Proposed Impact Fee (Rounded)

Footnotes

[1] Coefficients as shown on Table 2-2.

[2] Total Base Capacity estimated as follows:

Total Estimated Capital Costs - Investment in Fire Services	$9,001,341
Percent Base Capacity	50%
Total Estimated Base Capacity Costs	$4,500,670
Total Population 2026	46,491
Total Cost per Person	$96.81

[3] Variable Cost per Unit estimated as follows:

Total Estimated Capital Costs - Investment in Fire Services	$9,001,341
Less Amount allocated to Base Capacity	4,500,670
Total Variable Cost	$4,500,671
Percent Residential (Historical)	61.29%
Total Residential Costs	$2,758,424
Total Non-residential Costs	$1,742,247
Residential Variable Allocation	
Total Residential Costs	$2,758,424
2026 Estimated Units	19,953
Variable Cost per Unit	$138.24
Non-residential Variable Allocation	
Total Non-residential Costs	$1,742,247
Effective 2026 Non-residential Population	17,397
Variable Cost per Unit	$100.15

Table 4-7
City of Ormond Beach
Fire Protection Facilities Impact Fee Analysis

Fire Protection Facilities Impact Fee Comparison [*]

Line No.	Municipality	Fire
1	Ormond Beach - Existing	N/A
2	Ormond Beach - Proposed	$292.00
3	New Smyrna Beach	$459.00
4	Daytona Beach	$241.00
5	DeLand	$82.00
6	Deltona	$307.50
7	Edgewater	$400.03
8	Melbourne	$125.00
9	Orange City	$248.33
10	Palm Coast	$223.38
11	Port Orange	$270.00
12	Titusville	$332.66
13	Volusia County	$293.73
14	Average Fee	$271.15
15	Median Fee	$271.03

[*] As of October 2021

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
1	Station Information	10000005	Fire Station 94 2301 Airport Road	3/7/1989	$5,350	$0	Facilities	$0	$0	$5,350	$0	$5,350
2	Station Information	10000006	Fire Station 94 2301 Airport Road	6/30/1993	456,174	456,174	Facilities	0	0	456,174	0	456,174
3	Station Information	10000007	Fire Station 94 Hurricane Rollup Shutter	6/6/2001	20,105	17,290	Facilities	0	0	20,105	0	20,105
4	Station Information	10001060	1995 Frghtliner Fl60	11/8/1994	136,978	136,978	Vehicles	0	136,978	0	0	136,978
5	Station Information	10001061	1995 Frghtliner Fl60	11/1/1994	610	610	Vehicles	0	610	0	0	610
6	Station Information	10002608	Fire Station 93 300 Wilmette Ave	8/3/1998	21,021	0	Facilities	0	0	21,021	0	21,021
7	Station Information	10002609	Fire Station 93 Architectual Services	9/30/1999	54,371	51,109	Facilities	0	0	54,371	0	54,371
8	Station Information	10002610	Fire Station 93 Irrigation/Landscape	5/17/2000	23,284	20,956	Facilities	0	0	23,284	0	23,284
9	Station Information	10002611	Fire Station 93 - Original Land Purchase	6/15/1988	44,686	0	Facilities	0	0	44,686	0	44,686
10	Station Information	10002612	Fire Station 93 Install Sign	4/27/2000	2,080	1,872	Facilities	0	0	2,080	0	2,080
11	Station Information	10002613	Fire Station 93 Crane Rental	3/31/2000	210	189	Facilities	0	0	210	0	210
12	Station Information	10002614	Fire Station 93 Additional Strwtr Modeli	1/20/2000	870	783	Facilities	0	0	870	0	870
13	Station Information	10002615	Fire Station 93 Sign	10/20/1999	235	212	Facilities	0	0	235	0	235
14	Station Information	10002616	Fire Station 93 Architectural Service	5/5/2000	41,956	37,760	Facilities	0	0	41,956	0	41,956
15	Station Information	10002617	Fire Station 93 Engineering Services	5/3/2000	3,520	3,168	Facilities	0	0	3,520	0	3,520
16	Station Information	10002618	Fire Station 93 Construction	10/27/1999	605,285	544,757	Facilities	0	0	605,285	0	605,285
17	Station Equipment	10002619	Fire Station No 93 Real Estate Taxes	5/10/1999	164	0	Facilities	0	0	164	0	164
18	Station Equipment	10002629	Eqp Robot For Fire Safety Training	6/11/1999	7,450	7,450	Mach. & Equip.	7,450	0	0	0	7,450
19	Station Equipment	10002637	Rst 69 General Cargo Truck	5/16/2000	7,500	7,500	Vehicles	0	7,500	0	0	7,500
20	Station Equipment	10002638	Rst Water Tank Polyprene Brush Truck (06	9/1/2000	5,606	5,606	Vehicles	0	5,606	0	0	5,606
21	Station Equipment	10003850	Gen 00 Katolight D50Fjj4 Generator	11/21/2000	9,943	9,943	Mach. & Equip.	9,943	0	0	0	9,943
22	Station Equipment	10003860	Veh 01 Chevy 1/2 Ton 8 Passenger Van	8/7/2001	20,640	20,640	Vehicles	0	20,640	0	0	20,640
23	Station Equipment	10005143	Fire Station 92 189 S Nova Rd (Old Cemet	4/15/2004	14,430	10,678	Facilities	0	0	14,430	0	14,430
24	Station Equipment	10005144	Fire Station 92 Geotechnical Services	6/23/2004	3,730	2,760	Facilities	0	0	3,730	0	3,730
25	Station Equipment	10005145	Fire Station 92 Excavation	6/23/2004	1,783	1,319	Facilities	0	0	1,783	0	1,783
26	Station Equipment	10005146	Fire Station 92 Pre-Construction	8/2/2004	3,865	2,860	Facilities	0	0	3,865	0	3,865
27	Station Equipment	10005147	Fire Station 92 Design	9/30/2004	55,320	40,937	Facilities	0	0	55,320	0	55,320
28	Station Equipment	10005148	Fire Station 92 Pre-Construction	12/13/2004	7,835	5,485	Facilities	0	0	7,835	0	7,835
29	Station Equipment	10005149	Fire Station 92 Architectural Services	9/22/2003	4,500	3,510	Facilities	0	0	4,500	0	4,500
30	Station Equipment	10005150	Fire Station 92 Design	2/1/2005	9,676	6,773	Facilities	0	0	9,676	0	9,676
31	Station Equipment	10005151	Fire Station 92 Construction	4/7/2005	39,234	27,464	Facilities	0	0	39,234	0	39,234
32	Station Equipment	10005152	Fire Station 92 Construction	4/22/2005	44,516	31,161	Facilities	0	0	44,516	0	44,516
33	Station Equipment	10005153	Fire Station 92 Furnish/Deliver All Door	5/5/2005	1,940	1,358	Facilities	0	0	1,940	0	1,940
34	Station Equipment	10005154	Fire Station 92 Construction	5/11/2005	84,349	59,044	Facilities	0	0	84,349	0	84,349
35	Station Equipment	10005155	Fire Station 92 Construction	6/10/2005	69,745	48,822	Facilities	0	0	69,745	0	69,745
36	Station Equipment	10005156	Fire Station 92 All ""Electrical""	7/28/2005	233	163	Facilities	0	0	233	0	233
37	Station Equipment	10005157	Fire Station 92 ""Electrical""	7/28/2005	1,006	704	Facilities	0	0	1,006	0	1,006
38	Station Equipment	10005158	Fire Station 92 All ""Electrical""	7/28/2005	740	518	Facilities	0	0	740	0	740
39	Station Equipment	10005159	Fire Station 92 All ""Electrical""	7/28/2005	235	165	Facilities	0	0	235	0	235
40	Station Equipment	10005160	Fire Station 92 All Trusses	7/28/2005	18,450	12,915	Facilities	0	0	18,450	0	18,450
41	Station Equipment	10005161	Fire Station 92 All Airvac System	7/28/2005	11,510	8,057	Facilities	0	0	11,510	0	11,510
42	Station Equipment	10005162	Fire Station 92 Construction	8/3/2005	74,883	52,418	Facilities	0	0	74,883	0	74,883
43	Station Equipment	10005163	Fire Station 92 All ""Brick""	7/28/2005	3,427	2,399	Facilities	0	0	3,427	0	3,427
44	Station Equipment	10005164	Fire Station 92 All ""Electrical""	7/28/2005	3,873	2,711	Facilities	0	0	3,873	0	3,873
45	Station Equipment	10005165	Fire Station 92 All ""Electrical""	7/28/2005	1,030	721	Facilities	0	0	1,030	0	1,030
46	Station Equipment	10005166	Fire Station 92 ""Electrical""	7/28/2005	3,649	2,554	Facilities	0	0	3,649	0	3,649
47	Station Equipment	10005167	Fire Station 92 All ""Electrical""	7/28/2005	1,375	963	Facilities	0	0	1,375	0	1,375
48	Station Equipment	10005168	Fire Station 92 Construction	7/6/2005	78,977	55,284	Facilities	0	0	78,977	0	78,977
49	Station Equipment	10005169	Fire Station 92 Attorney Fee For Gob Iss	12/11/2003	510	377	Facilities	0	0	510	0	510
50	Station Equipment	10005170	Fire Station 92 All ""Electrical""	6/30/2005	743	520	Facilities	0	0	743	0	743
51	Station Equipment	10005171	Fire Station 92 All ""Electrical""	6/30/2005	792	555	Facilities	0	0	792	0	792
52	Station Equipment	10005172	Fire Station 92 All ""Electrical""	6/30/2005	794	556	Facilities	0	0	794	0	794
53	Station Equipment	10005173	Fire Station 92 All ""Electrical""	6/30/2005	345	242	Facilities	0	0	345	0	345
54	Station Equipment	10005174	Fire Station 92 All ""Electrical""	6/30/2005	525	368	Facilities	0	0	525	0	525
55	Station Equipment	10005175	Fire Station 92 Construction	6/29/2005	325	228	Facilities	0	0	325	0	325
56	Station Equipment	10005176	Fire Station 92 All ""Electrical""	6/29/2005	950	665	Facilities	0	0	950	0	950
57	Station Equipment	10005177	Fire Station 92 All ""Brick""	6/29/2005	3,215	2,251	Facilities	0	0	3,215	0	3,215

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
58	Station Equipment	10005178	Fire Station 92 189 S Nova Road (Old Cem	6/24/1976	108,000	0	Facilities	0	0	108,000	0	108,000
59	Station Equipment	10005179	Fire Station 92 Metal Roofing Materials	8/16/2005	34,909	24,436	Facilities	0	0	34,909	0	34,909
60	Station Equipment	10005180	Fire Station 92 Design	8/16/2005	6,426	4,498	Facilities	0	0	6,426	0	6,426
61	Station Equipment	10005181	Fire Station 92 Construction Materials	8/17/2005	320	224	Facilities	0	0	320	0	320
62	Station Equipment	10005182	Fire Station 92 All Doors, Frames	8/18/2005	1,140	798	Facilities	0	0	1,140	0	1,140
63	Station Equipment	10005183	Fire Station 92 Construction	9/12/2005	169,255	118,479	Facilities	0	0	169,255	0	169,255
64	Station Equipment	10005184	Fire Station 92 Carrier Hvac Equipment	9/14/2005	3,198	2,239	Facilities	0	0	3,198	0	3,198
65	Station Equipment	10005185	Fire Station 92 Metal Roofing Materials	9/14/2005	25,388	17,772	Facilities	0	0	25,388	0	25,388
66	Station Equipment	10005186	Fire Station 92 Fob Jobsite All Doors, F	9/14/2005	1,110	777	Facilities	0	0	1,110	0	1,110
67	Station Equipment	10005187	Fire Station 92 Inspection Photos	8/12/2005	9	6	Facilities	0	0	9	0	9
68	Station Equipment	10005188	Fire Station 92 Bricks	6/8/2005	3,215	2,251	Facilities	0	0	3,215	0	3,215
69	Station Equipment	10005189	Fire Station 92 All Drywall & Stucco	9/27/2005	3,506	2,454	Facilities	0	0	3,506	0	3,506
70	Station Equipment	10005190	Fire Station 92 Dectron Hvac Equipment	9/21/2005	798	559	Facilities	0	0	798	0	798
71	Station Equipment	10005191	Fire Station 92 Construction	9/30/2005	83,004	58,103	Facilities	0	0	83,004	0	83,004
72	Station Equipment	10005192	Fire Station 92 Design	9/30/2005	5,355	3,749	Facilities	0	0	5,355	0	5,355
73	Station Equipment	10005193	Fire Station 92 Construction Materials	9/30/2005	72	50	Facilities	0	0	72	0	72
74	Station Equipment	10005194	Fire Station 92 All ""Electrical""	6/21/2005	1,659	1,161	Facilities	0	0	1,659	0	1,659
75	Station Equipment	10005195	Fire Station 92 Construction	9/30/2005	435	305	Facilities	0	0	435	0	435
76	Station Equipment	10005196	Fire Station 92 Construction	9/30/2005	65	46	Facilities	0	0	65	0	65
77	Station Equipment	10005197	Fire Station 92 All ""Electrical""	9/23/2005	786	550	Facilities	0	0	786	0	786
78	Station Equipment	10005198	Fire Station 92 Dectron Hvac Equipment	11/2/2005	16,060	10,600	Facilities	0	0	16,060	0	16,060
79	Station Equipment	10005199	Fire Station 92 Construction	11/17/2005	150,930	99,614	Facilities	0	0	150,930	0	150,930
80	Station Equipment	10005200	Fire Station 92 Sign	10/4/2005	490	323	Facilities	0	0	490	0	490
81	Station Equipment	10005201	Fire Station 92 All Doors, Frames &	12/8/2005	6,560	4,330	Facilities	0	0	6,560	0	6,560
82	Station Equipment	10005202	Fire Station 92 Architectural	12/8/2005	12,200	8,052	Facilities	0	0	12,200	0	12,200
83	Vehicle and Apparatus	10005203	Fire Station 92 Carrier Hvac Equipment	12/8/2005	11,345	7,488	Facilities	0	0	11,345	0	11,345
84	Vehicle and Apparatus	10005204	Fire Station 92 Survey - July 1988 (G.O.	7/1/1988	350	0	Facilities	0	0	350	0	350
85	Vehicle and Apparatus	10005205	Fire Station 92 Bricks For Fire Station	6/3/2005	3,427	2,399	Facilities	0	0	3,427	0	3,427
86	Vehicle and Apparatus	10005206	Fire Station 92 Construction	12/20/2005	94,665	62,479	Facilities	0	0	94,665	0	94,665
87	Vehicle and Apparatus	10005207	Fire Station 92 Gear Mobile 3-Pack Bunke	12/29/2005	5,640	3,722	Mach. & Equip.	5,640	0	0	0	5,640
88	Vehicle and Apparatus	10005208	Fire Station 92 All Doors, Frames	12/22/2005	3,755	2,478	Facilities	0	0	3,755	0	3,755
89	Vehicle and Apparatus	10005209	Fire Station 92 All Doors, Frames	12/22/2005	616	407	Facilities	0	0	616	0	616
90	Vehicle and Apparatus	10005210	Fire Station 92 Construction	12/22/2005	519	343	Facilities	0	0	519	0	519
91	Vehicle and Apparatus	10005211	Fire Station 92 Engineering	12/22/2005	529	349	Facilities	0	0	529	0	529
92	Vehicle and Apparatus	10005212	Fire Station 92 Engineering	12/22/2005	65	43	Facilities	0	0	65	0	65
93	Vehicle and Apparatus	10005213	Fire Station 92 Engineering	12/22/2005	75	50	Facilities	0	0	75	0	75
94	Vehicle and Apparatus	10005214	Fire Station 92 Design	12/29/2005	3,660	2,416	Facilities	0	0	3,660	0	3,660
95	Vehicle and Apparatus	10005215	Fire Station 92 2"" Horizontal Blinds, W	1/27/2006	1,299	857	Facilities	0	0	1,299	0	1,299
96	Vehicle and Apparatus	10005216	Fire Station 92 All ""Electrical""	2/1/2006	110	73	Facilities	0	0	110	0	110
97	Vehicle and Apparatus	10005217	Fire Station 92 Engineering	2/1/2006	145	96	Facilities	0	0	145	0	145
98	Vehicle and Apparatus	10005218	Fire Station 92 Engineering	2/14/2006	3,666	2,420	Facilities	0	0	3,666	0	3,666
99	Vehicle and Apparatus	10005219	Fire Station 92 Carts, Mailbox, Ladder,	2/14/2006	380	251	Facilities	0	0	380	0	380
100	Vehicle and Apparatus	10005220	Fire Station 92 Shelves For Handicap Res	2/14/2006	16	11	Facilities	0	0	16	0	16
101	Vehicle and Apparatus	10005221	Fire Station 92 Networking Materials	2/14/2006	52	34	Facilities	0	0	52	0	52
102	Vehicle and Apparatus	10005222	Fire Station 92 Shelving Units	2/14/2006	380	251	Facilities	0	0	380	0	380
103	Vehicle and Apparatus	10005223	Fire Station 92 Waste Baskets, Lamps, Ch	2/14/2006	292	192	Facilities	0	0	292	0	292
104	Vehicle and Apparatus	10005224	Fire Station 92 Bunker Gear Storage	2/14/2006	302	199	Facilities	0	0	302	0	302
105	Vehicle and Apparatus	10005225	Fire Station 92 Shelving Supplies	2/14/2006	151	100	Facilities	0	0	151	0	151
106	Vehicle and Apparatus	10005226	Fire Station 92 Mats,Clocks,Kitchen Item	2/14/2006	367	242	Facilities	0	0	367	0	367
107	Vehicle and Apparatus	10005227	Fire Station 92 Silk Plant	2/14/2006	49	32	Facilities	0	0	49	0	49
108	Vehicle and Apparatus	10005228	Fire Station 92 Sheets,Art,Clocks,Flatwa	2/14/2006	174	115	Facilities	0	0	174	0	174
109	Vehicle and Apparatus	10005229	Fire Station 92 Side Tables, Drill Bit	2/14/2006	182	120	Facilities	0	0	182	0	182
110	Apparatus Equipment	10005230	Fire Station 92 Construction	2/16/2006	24,004	15,843	Facilities	0	0	24,004	0	24,004
111	Apparatus Equipment	10005231	Fire Station 92 Stereopatch Cable For Ra	2/16/2006	53	35	Facilities	0	0	53	0	53
112	Apparatus Equipment	10005232	Fire Station 92 Engineering	2/16/2006	170	112	Facilities	0	0	170	0	170
113	Apparatus Equipment	10005233	Fire Station 92 Office Chair, Big & Tall	2/17/2006	252	166	Facilities	0	0	252	0	252
114	Apparatus Equipment	10005234	Fire Station 92 All Carpet, Vinyl Tile	2/28/2006	3,540	2,336	Facilities	0	0	3,540	0	3,540
115	Apparatus Equipment	10005235	Fire Station 92 Pgt Windows	2/28/2006	8,083	5,334	Facilities	0	0	8,083	0	8,083

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
116	Apparatus Equipment	10005236	Fire Station 92 Pgt Windows	2/28/2006	683	451	Facilities	0	0	683	0	683
117	Apparatus Equipment	10005237	Fire Station 92 Framing & Matting Of 2 A	3/6/2006	196	129	Facilities	0	0	196	0	196
118	Apparatus Equipment	10005238	Fire Station 92 Dry Erase Board, 4X8	3/8/2006	254	168	Facilities	0	0	254	0	254
119	Apparatus Equipment	10005239	Fire Station 92 Dispatch System	3/9/2006	1,219	804	Facilities	0	0	1,219	0	1,219
120	Apparatus Equipment	10005240	Fire Station 92 All Plumbing	3/15/2006	206	136	Facilities	0	0	206	0	206
121	Apparatus Equipment	10005241	Fire Station 92 All Plumbing	3/15/2006	39	26	Facilities	0	0	39	0	39
122	Apparatus Equipment	10005242	Fire Station 92 All Plumbing	3/15/2006	3,722	2,457	Facilities	0	0	3,722	0	3,722
123	Apparatus Equipment	10005243	Fire Station 92 All Plumbing	3/15/2006	101	67	Facilities	0	0	101	0	101
124	Apparatus Equipment	10005244	Fire Station 92 All Plumbing	3/15/2006	335	221	Facilities	0	0	335	0	335
125	Apparatus Equipment	10005245	Fire Station 92 Men, Women, Capt, Div Ch	3/16/2006	134	88	Facilities	0	0	134	0	134
126	Apparatus Equipment	10005246	Fire Station 92 Restroom, Conference/Tra	3/16/2006	156	103	Facilities	0	0	156	0	156
127	Apparatus Equipment	10005247	Fire Station 92 Wiring Contract	1/11/2006	4,997	3,298	Facilities	0	0	4,997	0	4,997
128	Apparatus Equipment	10005248	Fire Station 92 Architectural	1/13/2006	4,000	2,640	Facilities	0	0	4,000	0	4,000
129	Apparatus Equipment	10005249	Fire Station 92 42"" 3-Dwr Lateral File,	1/18/2006	684	451	Facilities	0	0	684	0	684
130	Apparatus Equipment	10005250	Fire Station 92 Table Oval, Laminate Wil	1/18/2006	349	230	Facilities	0	0	349	0	349
131	Apparatus Equipment	10005251	Fire Station 92 Arm Chair, Freestanding,	1/18/2006	288	190	Facilities	0	0	288	0	288
132	Apparatus Equipment	10005252	Fire Station 92 Cluster Corner Table, Ch	1/18/2006	141	93	Facilities	0	0	141	0	141
133	Apparatus Equipment	10005253	Fire Station 92 Conference Lo-Bk Caster	1/18/2006	1,746	1,152	Facilities	0	0	1,746	0	1,746
134	Apparatus Equipment	10005254	Fire Station 92 Omni Side Chair,M-Bk,Woo	1/18/2006	478	316	Facilities	0	0	478	0	478
135	Apparatus Equipment	10005255	Fire Station 92 Omni Side Chair, M-Bk, M	1/18/2006	631	417	Facilities	0	0	631	0	631
136	Apparatus Equipment	10005256	Fire Station 92 Construction	8/5/2006	478	315	Facilities	0	0	478	0	478
137	Apparatus Equipment	10005257	Fire Station 92 Straight Table, Laminate	1/18/2006	91	60	Facilities	0	0	91	0	91
138	Apparatus Equipment	10005258	Fire Station 92 Installation Cost	1/18/2006	1,764	1,164	Facilities	0	0	1,764	0	1,764
139	Apparatus Equipment	10005259	Fire Station 92 Shipping Charges	1/18/2006	511	337	Facilities	0	0	511	0	511
140	Apparatus Equipment	10005260	Fire Station 92 Alpha 72"" Desk, Left Pe	1/18/2006	561	370	Facilities	0	0	561	0	561
141	Apparatus Equipment	10005261	Fire Station 92 Alpha 48"" Return, Right	1/18/2006	196	129	Facilities	0	0	196	0	196
142	Apparatus Equipment	10005262	Fire Station 92 Alpha 66"" Credenza Righ	1/18/2006	240	158	Facilities	0	0	240	0	240
143	Apparatus Equipment	10005263	Fire Station 92 Alpha 62"" Hutch, Wild C	1/18/2006	289	191	Facilities	0	0	289	0	289
144	Apparatus Equipment	10005264	Fire Station 92 Alpha 44"" Hutch, Wild C	1/18/2006	251	165	Facilities	0	0	251	0	251
145	Apparatus Equipment	10005265	Fire Station 92 Alpha 48"" Bridge, Wild	1/18/2006	83	55	Facilities	0	0	83	0	83
146	Apparatus Equipment	10005266	Fire Station 92 Alpha 72"" Bookcase, 6 S	1/18/2006	360	238	Facilities	0	0	360	0	360
147	Apparatus Equipment	10005267	Fire Station 92 Alpha 48"" Bookcase, 4 S	1/18/2006	129	85	Facilities	0	0	129	0	129
148	Apparatus Equipment	10005268	Fire Station 92 Alpha 48"" Dia Conftable	1/18/2006	203	134	Facilities	0	0	203	0	203
149	Apparatus Equipment	10005269	Fire Station 92 24""Dx60""W Workstation,	1/18/2006	2,167	1,430	Facilities	0	0	2,167	0	2,167
150	Apparatus Equipment	10005270	Fire Station 92 Keydwr W/Swivel/Mouse Tr	1/18/2006	255	168	Facilities	0	0	255	0	255
151	Apparatus Equipment	10005271	Fire Station 92 Pencil Dwr, Low Profile,	1/18/2006	55	36	Facilities	0	0	55	0	55
152	Apparatus Equipment	10005272	Fire Station 92 Hutch Light	1/18/2006	127	84	Facilities	0	0	127	0	127
153	Apparatus Equipment	10005273	Fire Station 92 R11 Captain'S Bed, W/4 D	1/18/2006	2,282	1,506	Facilities	0	0	2,282	0	2,282
154	Apparatus Equipment	10005274	Fire Station 92 R11 24"" Night Stand,Sgl	1/18/2006	154	101	Facilities	0	0	154	0	154
155	Apparatus Equipment	10005275	Fire Station 92 Installation Cost	1/18/2006	1,024	676	Facilities	0	0	1,024	0	1,024
156	Apparatus Equipment	10005276	Fire Station 92 Whirlpool 21 Cu Ftrefrig	1/18/2006	1,100	726	Facilities	0	0	1,100	0	1,100
157	Apparatus Equipment	10005277	Fire Station 92 Frigidaire Dishwasher, W	1/18/2006	350	231	Facilities	0	0	350	0	350
158	Apparatus Equipment	10005278	Fire Station 92 Kitchenaid Washer, White	1/18/2006	400	264	Facilities	0	0	400	0	400
159	Apparatus Equipment	10005279	Fire Station 92 Ge Hood, 30"" 3Way, Whit	1/18/2006	40	26	Facilities	0	0	40	0	40
160	Apparatus Equipment	10005280	Fire Station 92 Installation And Deliver	1/18/2006	150	99	Facilities	0	0	150	0	150
161	Apparatus Equipment	10005281	Fire Station 92 Sealy Posturpedic Kuleto	1/18/2006	1,072	708	Facilities	0	0	1,072	0	1,072
162	Apparatus Equipment	10005282	Fire Station 92 Construction	1/18/2006	83,217	54,923	Facilities	0	0	83,217	0	83,217
163	Apparatus Equipment	10005283	Fire Station 92 Shelving, Wire, Connecto	1/19/2006	397	262	Facilities	0	0	397	0	397
164	Apparatus Equipment	10005284	Fire Station 92 Magic Chef Glass Top Ran	1/24/2006	430	284	Facilities	0	0	430	0	430
165	Apparatus Equipment	10005285	Fire Station 92 Ice Machine And Storage	1/24/2006	2,375	1,568	Facilities	0	0	2,375	0	2,375
166	Apparatus Equipment	10005286	Fire Station 92 Twin Murphy Bed Incherry	1/27/2006	1,025	677	Facilities	0	0	1,025	0	1,025
167	Apparatus Equipment	10005287	Fire Station 92 Construction	3/2/2006	27,681	18,269	Facilities	0	0	27,681	0	27,681
168	Apparatus Equipment	10005288	Fire Station 92 Install Wall Mirrors In	5/18/2006	700	462	Facilities	0	0	700	0	700
169	Apparatus Equipment	10005289	Fire Station 92 Install Monument Sign	4/20/2006	450	297	Facilities	0	0	450	0	450
170	Apparatus Equipment	10005290	Fire Station 92 Routed Lettering Monumen	4/20/2006	490	323	Facilities	0	0	490	0	490
171	Apparatus Equipment	10005291	Fire Station 92 24"" City Logos Monument	4/20/2006	490	323	Facilities	0	0	490	0	490
172	Apparatus Equipment	10005292	Fire Station 92 Electrical Services	11/28/2005	278	184	Facilities	0	0	278	0	278
173	Apparatus Equipment	10005293	Fire Station 92 Prof Services	11/28/2005	516	341	Facilities	0	0	516	0	516

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
174	Apparatus Equipment	10005294	Fire Station 92 Relocation Exp Hall Cons	11/30/2006	5,680	3,522	Facilities	0	0	5,680	0	5,680
175	Apparatus Equipment	10005295	Fire Station 92 Shipping Charges	1/27/2006	20	13	Facilities	0	0	20	0	20
176	Apparatus Equipment	10005296	Fire Station 92 Frame/Matt Pictures	1/23/2006	485	320	Facilities	0	0	485	0	485
177	Apparatus Equipment	10005297	Fire Station 92 Office Furniture	1/20/2006	1,350	891	Facilities	0	0	1,350	0	1,350
178	Apparatus Equipment	10005298	Fire Station 92 Office Furniture	1/19/2006	2,457	1,622	Facilities	0	0	2,457	0	2,457
179	Apparatus Equipment	10005299	Fire Station 92 Security, Fire Safety Se	1/27/2006	1,219	804	Facilities	0	0	1,219	0	1,219
180	Apparatus Equipment	10005300	Fire Station 92 Office Furnishings	9/2/2006	122	80	Facilities	0	0	122	0	122
181	Apparatus Equipment	10005301	Fire Station 92 Office Furnishings	8/30/2006	508	335	Facilities	0	0	508	0	508
182	Apparatus Equipment	10005302	Fire Station 92 Construction	3/16/2006	6,593	4,351	Facilities	0	0	6,593	0	6,593
183	Apparatus Equipment	10005303	Fire Art Sculpture Aluminum Artist:Linda	8/17/2006	10,000	0	Facilities	0	0	10,000	0	10,000
184	Apparatus Equipment	10005304	Fire Art Sculpture Aluminum Artist:Linda	11/8/2006	10,000	0	Facilities	0	0	10,000	0	10,000
185	Apparatus Equipment	10005305	Fire Art Sculpture Aluminum Artist:Linda	1/13/2008	12,000	0	Facilities	0	0	12,000	0	12,000
186	Apparatus Equipment	10005307	Fire Station 91 364 S Atlantic Ave (Beac	6/15/2004	1,250	0	Facilities	0	0	1,250	0	1,250
187	Apparatus Equipment	10005308	Fire Station 91 Phase I Site Assessment	7/7/2004	2,000	0	Facilities	0	0	2,000	0	2,000
188	Apparatus Equipment	10005309	Fire Station 91 Title Search 4 Parcels O	5/5/2004	150	0	Facilities	0	0	150	0	150
189	Apparatus Equipment	10005310	Fire Station 91 Fed Ex For Plans	8/24/2004	9	6	Facilities	0	0	9	0	9
190	Apparatus Equipment	10005311	Fire Station 91 Fed Ex For Plans	8/24/2004	6	5	Facilities	0	0	6	0	6
191	Apparatus Equipment	10005312	Fire Station 91 Architectural Services	3/18/2008	2,400	1,392	Facilities	0	0	2,400	0	2,400
192	Apparatus Equipment	10005313	Fire Station 91 Design Final Payment	9/30/2007	5,400	3,348	Facilities	0	0	5,400	0	5,400
193	Apparatus Equipment	10005314	Fire Station 91 Engineering Services	8/5/2005	100	70	Facilities	0	0	100	0	100
194	Apparatus Equipment	10005315	Fire Station 91 Bond Counsel Costs	9/30/2005	2,500	1,750	Facilities	0	0	2,500	0	2,500
195	Apparatus Equipment	10005316	Fire Station 91 Plan Copies	10/8/2004	15	10	Facilities	0	0	15	0	15
196	Apparatus Equipment	10005317	Fire Station 91 Appraisal On Granada / S	10/22/2004	5,500	0	Facilities	0	0	5,500	0	5,500
197	Apparatus Equipment	10005318	Fire Station 91 Plans Legal Ad	1/5/2005	92	64	Facilities	0	0	92	0	92
198	Apparatus Equipment	10005319	Fire Station 91 Survey Emergency Signal	5/5/2005	17,440	12,208	Facilities	0	0	17,440	0	17,440
199	Apparatus Equipment	10005320	Fire Station 91 Furnishings Hall Constru	10/27/2006	1,022	634	Facilities	0	0	1,022	0	1,022
200	Apparatus Equipment	10005321	Fire Station 91 Pre-Construction Service	6/10/2005	1,499	1,049	Facilities	0	0	1,499	0	1,499
201	Apparatus Equipment	10005322	Fire Station 91 Survey Emergency Signal	6/21/2005	49,525	34,668	Facilities	0	0	49,525	0	49,525
202	Apparatus Equipment	10005323	Fire Station 91 Geotechnical Exploration	6/27/2005	2,886	2,020	Facilities	0	0	2,886	0	2,886
203	Apparatus Equipment	10005324	Fire Station 91 Pre-Construction Service	7/18/2005	7,244	5,071	Facilities	0	0	7,244	0	7,244
204	Apparatus Equipment	10005325	Fire Station 91 Furnishings Communicatio	10/13/2006	1,404	871	Facilities	0	0	1,404	0	1,404
205	Apparatus Equipment	10005326	Fire Station 91 Survey Emergency Signal	8/16/2005	4,840	3,388	Facilities	0	0	4,840	0	4,840
206	Apparatus Equipment	10005327	Fire Station 91 Pre-Construction Service	8/17/2005	2,498	1,749	Facilities	0	0	2,498	0	2,498
207	Apparatus Equipment	10005328	Fire Station 91 Playground Design Servic	11/12/2007	32,955	19,114	Facilities	0	0	32,955	0	32,955
208	Apparatus Equipment	10005329	Fire Station 91 Mast Arm Signal Geotechn	9/13/2005	1,245	872	Facilities	0	0	1,245	0	1,245
209	Apparatus Equipment	10005330	Fire Station 91 Pre-Construction Service	9/16/2005	1,249	874	Facilities	0	0	1,249	0	1,249
210	Apparatus Equipment	10005331	Fire Station 91 Impact Fees - Volusia Co	9/16/2005	6,620	4,634	Excluded	0	0	0	6,620	6,620
211	Apparatus Equipment	10005332	Fire Station 91 Land Exchange	11/22/2004	389,309	0	Facilities	0	0	389,309	0	389,309
212	Apparatus Equipment	10005333	Fire Station 91 Closing Cost For Land	11/10/2004	25,000	0	Facilities	0	0	25,000	0	25,000
213	Apparatus Equipment	10005334	Fire Station 91 Prof Services	4/27/2005	14,828	10,380	Facilities	0	0	14,828	0	14,828
214	Apparatus Equipment	10005335	Fire Station 91 Fed Ex For Plans	2/18/2005	7	5	Facilities	0	0	7	0	7
215	Apparatus Equipment	10005336	Fire Station 91 Construction	7/30/2005	4,759	3,331	Facilities	0	0	4,759	0	4,759
216	Apparatus Equipment	10005337	Fire Station 91 Construction	5/31/2005	8,634	6,044	Facilities	0	0	8,634	0	8,634
217	Apparatus Equipment	10005338	Fire Station 91 Npdes Permit	4/14/2005	150	105	Facilities	0	0	150	0	150
218	Apparatus Equipment	10005339	Fire Station 91 Stormwater Permit	4/14/2005	350	245	Facilities	0	0	350	0	350
219	Apparatus Equipment	10005340	Fire Station 91 Survey Emergency Signal	9/30/2005	3,860	2,702	Facilities	0	0	3,860	0	3,860
220	Apparatus Equipment	10005341	Fire Station 91 Construction Payment #1	9/30/2005	40,064	28,045	Facilities	0	0	40,064	0	40,064
221	Apparatus Equipment	10005342	Fire Station 91 Construction	11/17/2005	40,136	26,490	Facilities	0	0	40,136	0	40,136
222	Apparatus Equipment	10005343	Fire Station 91 All Rebar	12/8/2005	3,210	2,119	Facilities	0	0	3,210	0	3,210
223	Apparatus Equipment	10005344	Fire Station 91 Financial Advisory Servi	4/4/2005	5,898	4,129	Facilities	0	0	5,898	0	5,898
224	Apparatus Equipment	10005345	Fire Station 91 Bond Issue Costs	3/15/2005	348	243	Facilities	0	0	348	0	348
225	Apparatus Equipment	10005346	Fire Station 91 Issue Costs	3/15/2005	11,250	7,875	Facilities	0	0	11,250	0	11,250
226	Apparatus Equipment	10005347	Fire Station 91 Construction	12/20/2005	70,239	46,358	Facilities	0	0	70,239	0	70,239
227	Apparatus Equipment	10005348	Fire Station 91 Construction Materials T	12/22/2005	228	150	Facilities	0	0	228	0	228
228	Apparatus Equipment	10005349	Fire Station 91 Construction Materials T	12/22/2005	76	50	Facilities	0	0	76	0	76
229	Apparatus Equipment	10005350	Fire Station 91 All Doors, Frames	12/22/2005	1,320	871	Facilities	0	0	1,320	0	1,320
230	Apparatus Equipment	10005351	Fire Station 91 All Rebar	12/22/2005	9,480	6,257	Facilities	0	0	9,480	0	9,480
231	Apparatus Equipment	10005352	Fire Station 91 Survey Emergency Signal	12/29/2005	3,160	2,086	Facilities	0	0	3,160	0	3,160

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Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
232	Apparatus Equipment	10005353	Fire Station 91 All Airvac System	2/1/2006	7,842	5,176	Facilities	0	0	7,842	0	7,842
233	Apparatus Equipment	10005354	Fire Station 91 All Doors, Frames	2/1/2006	240	158	Facilities	0	0	240	0	240
234	Apparatus Equipment	10005355	Fire Station 91 All Precast Concrete	2/9/2006	5,000	3,300	Facilities	0	0	5,000	0	5,000
235	Apparatus Equipment	10005356	Fire Station 91 All Precast Concrete	2/9/2006	6,312	4,166	Facilities	0	0	6,312	0	6,312
236	Apparatus Equipment	10005357	Fire Station 91 Construction Materials T	2/14/2006	180	119	Facilities	0	0	180	0	180
237	Apparatus Equipment	10005358	Fire Station 91 Construction Materials T	2/14/2006	60	40	Facilities	0	0	60	0	60
238	Apparatus Equipment	10005359	Fire Station 91 Survey Emergency Signal	2/14/2006	3,670	2,422	Facilities	0	0	3,670	0	3,670
239	Apparatus Equipment	10005360	Fire Station 91 Construction	2/16/2006	45,114	29,775	Facilities	0	0	45,114	0	45,114
240	Apparatus Equipment	10005361	Fire Station 91 Construction Materials T	2/16/2006	156	103	Facilities	0	0	156	0	156
241	Apparatus Equipment	10005362	Fire Station 91 Construction Materials T	2/16/2006	95	63	Facilities	0	0	95	0	95
242	Apparatus Equipment	10005363	Fire Station 91 Construction Materials T	3/7/2006	185	122	Facilities	0	0	185	0	185
243	Apparatus Equipment	10005364	Fire Station 91 Survey Emergency Signal	3/13/2006	2,440	1,610	Facilities	0	0	2,440	0	2,440
244	Apparatus Equipment	10005365	Fire Station 91 Construction	3/14/2006	20,290	13,391	Facilities	0	0	20,290	0	20,290
245	Apparatus Equipment	10005366	Fire Station 91 Lights & Gear Electric	3/15/2006	2,136	1,410	Facilities	0	0	2,136	0	2,136
246	Apparatus Equipment	10005367	Fire Station 91 Lights & Gear Electric	3/15/2006	1,066	703	Facilities	0	0	1,066	0	1,066
247	Apparatus Equipment	10005368	Fire Station 91 Lights & Gear Electric	3/15/2006	816	538	Facilities	0	0	816	0	816
248	Apparatus Equipment	10005369	Fire Station 91 Lights & Gear Electric	3/15/2006	4,115	2,716	Facilities	0	0	4,115	0	4,115
249	Apparatus Equipment	10005370	Fire Station 91 Lights & Gear Electric	3/15/2006	2,684	1,771	Facilities	0	0	2,684	0	2,684
250	Apparatus Equipment	10005371	Fire Station 91 Lights & Gear Electric	3/15/2006	222	146	Facilities	0	0	222	0	222
251	Apparatus Equipment	10005372	Fire Station 91 Lights & Gear Electric	3/15/2006	664	438	Facilities	0	0	664	0	664
252	Apparatus Equipment	10005373	Fire Station 91 Lights & Gear Electric	3/15/2006	298	197	Facilities	0	0	298	0	298
253	Apparatus Equipment	10005374	Fire Station 91 All Trusses	3/15/2006	16,426	10,841	Facilities	0	0	16,426	0	16,426
254	Apparatus Equipment	10005375	Fire Station 91 Construction	1/18/2006	139,401	92,005	Facilities	0	0	139,401	0	139,401
255	Apparatus Equipment	10005376	Fire Station 91 Construction	4/26/2006	37,902	25,015	Facilities	0	0	37,902	0	37,902
256	Apparatus Equipment	10005377	Fire Station 91 Survey Emergency Signal	6/5/2006	3,355	2,214	Facilities	0	0	3,355	0	3,355
257	Apparatus Equipment	10005378	Fire Station 91 Jobsite All Stucco, Meta	6/14/2006	287	189	Facilities	0	0	287	0	287
258	Apparatus Equipment	10005379	Fire Station 91 All Storefront Doors	6/14/2006	2,123	1,401	Facilities	0	0	2,123	0	2,123
259	Apparatus Equipment	10005380	Fire Station 91 All Stucco, Metal	6/14/2006	5,062	3,341	Facilities	0	0	5,062	0	5,062
260	Apparatus Equipment	10005381	Fire Station 91 All Insulation Mater	6/14/2006	746	492	Facilities	0	0	746	0	746
261	Apparatus Equipment	10005382	Fire Station 91 Construction	5/10/2006	101,172	66,774	Facilities	0	0	101,172	0	101,172
262	Apparatus Equipment	10005383	Fire Station 91 All Roofing Materials	5/18/2006	3,656	2,413	Facilities	0	0	3,656	0	3,656
263	Apparatus Equipment	10005384	Fire Station 91 All Roofing Materials	5/18/2006	2,788	1,840	Facilities	0	0	2,788	0	2,788
264	Apparatus Equipment	10005385	Fire Station 91 All Roofing Materials	5/18/2006	2,917	1,925	Facilities	0	0	2,917	0	2,917
265	Apparatus Equipment	10005386	Fire Station 91 All Insulation Materials	5/2/2006	108	72	Facilities	0	0	108	0	108
266	Apparatus Equipment	10005387	Fire Station 91 All Stucco, Metal	4/21/2006	659	435	Facilities	0	0	659	0	659
267	Apparatus Equipment	10005388	Fire Station 91 All Stucco, Metal	4/21/2006	1,290	851	Facilities	0	0	1,290	0	1,290
268	Apparatus Equipment	10005389	Fire Station 91 All Plumbing Materials	5/18/2006	228	151	Facilities	0	0	228	0	228
269	Apparatus Equipment	10005390	Fire Station 91 All Hvac Equipment	5/2/2006	4,215	2,782	Facilities	0	0	4,215	0	4,215
270	Apparatus Equipment	10005391	Fire Station 91 All Stucco, Metal	4/21/2006	2,261	1,492	Facilities	0	0	2,261	0	2,261
271	Apparatus Equipment	10005392	Fire Station 91 All Insulation Materials	6/5/2006	2,081	1,373	Facilities	0	0	2,081	0	2,081
272	Apparatus Equipment	10005393	Fire Station 91 All Stucco, Metal	4/21/2006	3,384	2,233	Facilities	0	0	3,384	0	3,384
273	Apparatus Equipment	10005394	Fire Station 91 All Stucco, Metal	4/21/2006	93	61	Facilities	0	0	93	0	93
274	Apparatus Equipment	10005395	Fire Station 91 Lights & Gear Electric	5/8/2006	6,600	4,356	Facilities	0	0	6,600	0	6,600
275	Apparatus Equipment	10005396	Fire Station 91 All Roofing Materials	5/2/2006	7,668	5,061	Facilities	0	0	7,668	0	7,668
276	Apparatus Equipment	10005397	Fire Station 91 All Doors, Frames	5/2/2006	2,620	1,729	Facilities	0	0	2,620	0	2,620
277	Apparatus Equipment	10005398	Fire Station 91 Construction	4/26/2006	78,729	51,961	Facilities	0	0	78,729	0	78,729
278	Apparatus Equipment	10005399	Fire Station 91 Alpha 48"" Return, Right	9/27/2006	196	129	Facilities	0	0	196	0	196
279	Apparatus Equipment	10005400	Fire Station 91 Alpha 66"" Credenza,Left	9/27/2006	240	158	Facilities	0	0	240	0	240
280	Apparatus Equipment	10005401	Fire Station 91 Alpha 24"" End Table-Wil	10/5/2006	184	114	Facilities	0	0	184	0	184
281	Apparatus Equipment	10005402	Fire Station 91 Alpha 96"" Conf Table-Wi	10/5/2006	306	190	Facilities	0	0	306	0	306
282	Apparatus Equipment	10005403	Fire Station 91 42"" Lateral File, 3 Dwr	10/5/2006	342	212	Facilities	0	0	342	0	342
283	Apparatus Equipment	10005404	Fire Station 91 Rii 75"" Captain'S Bed,	9/27/2006	571	377	Facilities	0	0	571	0	571
284	Apparatus Equipment	10005405	Fire Station 91 Rii 75"" Captain'S Bed,	10/5/2006	2,853	1,769	Facilities	0	0	2,853	0	2,853
285	Apparatus Equipment	10005406	Fire Station 91 Alpha Lateral File, 2 Dr	9/27/2006	449	296	Facilities	0	0	449	0	449
286	Apparatus Equipment	10005407	Fire Station 91 Alpha 72"" Bookcase, 6-S	9/27/2006	360	238	Facilities	0	0	360	0	360
287	Apparatus Equipment	10005408	Fire Station 91 24""D X 60""W Workstatio	10/5/2006	289	179	Facilities	0	0	289	0	289
288	Apparatus Equipment	10005409	Fire Station 91 Acclaim 42"" Lateral Fil	9/28/2006	342	226	Facilities	0	0	342	0	342
289	Apparatus Equipment	10005410	Fire Station 91 Ez Recliner Overstuf Arm	9/27/2006	1,926	1,271	Facilities	0	0	1,926	0	1,926

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
290	Apparatus Equipment	10005411	Fire Station 91 Omni Wood Side Chair, Sl	9/27/2006	234	154	Facilities	0	0	234	0	234
291	Apparatus Equipment	10005412	Fire Station 91 Alpha 60"" Bookcase 5 Sh	10/5/2006	304	189	Facilities	0	0	304	0	304
292	Apparatus Equipment	10005413	Fire Station 91 Omni Wood Side Chair, Sl	10/5/2006	1,637	1,015	Facilities	0	0	1,637	0	1,637
293	Apparatus Equipment	10005414	Fire Station 91 Floridian Lo-Bk Chair	10/5/2006	499	309	Facilities	0	0	499	0	499
294	Apparatus Equipment	10005415	Fire Station 91 Omni Wood Side Chair, Me	9/27/2006	239	158	Facilities	0	0	239	0	239
295	Apparatus Equipment	10005416	Fire Station 91 Floridian Guest Chair (C	9/27/2006	2,318	1,530	Facilities	0	0	2,318	0	2,318
296	Apparatus Equipment	10005417	Fire Station 91 Table, Tressel, Wood-Din	9/22/2006	511	337	Facilities	0	0	511	0	511
297	Apparatus Equipment	10005418	Fire Station 91 Floridian Lo-Back Chair	9/27/2006	1,496	988	Facilities	0	0	1,496	0	1,496
298	Apparatus Equipment	10005419	Fire Station 91 Furniture Delivery	8/24/2006	45	30	Facilities	0	0	45	0	45
299	Apparatus Equipment	10005420	Fire Station 91 Install Dishwasher	8/24/2006	100	66	Facilities	0	0	100	0	100
300	Apparatus Equipment	10005421	Fire Station 91 Frigidaire Dishwasher, W	8/24/2006	299	197	Facilities	0	0	299	0	299
301	Apparatus Equipment	10005422	Fire Station 91 Whirlpool Dryer, White	8/24/2006	312	206	Facilities	0	0	312	0	312
302	Apparatus Equipment	10005423	Fire Station 91 Whirlpool Washing Machin	8/24/2006	329	217	Facilities	0	0	329	0	329
303	Apparatus Equipment	10005424	Fire Station 91 Dryer Cord	8/24/2006	10	7	Facilities	0	0	10	0	10
304	Apparatus Equipment	10005425	Fire Station 91 Vent Kit	8/24/2006	6	4	Facilities	0	0	6	0	6
305	Apparatus Equipment	10005426	Fire Station 91 Frigidaire Glass Top Ran	8/24/2006	440	290	Facilities	0	0	440	0	440
306	Apparatus Equipment	10005427	Fire Station 91 Range Cord	8/24/2006	10	7	Facilities	0	0	10	0	10
307	Apparatus Equipment	10005428	Fire Station 91 Whirlpool Range Hood, Wh	8/24/2006	35	23	Facilities	0	0	35	0	35
308	Apparatus Equipment	10005429	Fire Station 91 Install Hood	8/24/2006	80	53	Facilities	0	0	80	0	80
309	Apparatus Equipment	10005430	Fire Station 91 Whirlpool Refrigerator,	8/24/2006	1,116	737	Facilities	0	0	1,116	0	1,116
310	Apparatus Equipment	10005431	Fire Station 91 All Painting	8/28/2006	19	12	Facilities	0	0	19	0	19
311	Apparatus Equipment	10005432	Fire Station 91 All Painting	10/5/2006	603	374	Facilities	0	0	603	0	603
312	Apparatus Equipment	10005433	Fire Station 91 All Painting	10/5/2006	23	14	Facilities	0	0	23	0	23
313	Apparatus Equipment	10005434	Fire Station 91 All Painting	10/24/2006	10	7	Facilities	0	0	10	0	10
314	Apparatus Equipment	10005435	Fire Station 91 All Painting	10/24/2006	85	53	Facilities	0	0	85	0	85
315	Apparatus Equipment	10005436	Fire Station 91 All Painting	10/24/2006	14	9	Facilities	0	0	14	0	14
316	Apparatus Equipment	10005437	Fire Station 91 All Painting	10/24/2006	603	374	Facilities	0	0	603	0	603
317	Apparatus Equipment	10005438	Fire Station 91 All Painting	10/24/2006	429	266	Facilities	0	0	429	0	429
318	Apparatus Equipment	10005439	Fire Station 91 All Doors, Frames	7/18/2006	3,760	2,482	Facilities	0	0	3,760	0	3,760
319	Apparatus Equipment	10005440	Fire Station 91 All Doors, Frames	7/18/2006	550	363	Facilities	0	0	550	0	550
320	Apparatus Equipment	10005441	Fire Station 91 All Doors, Frames	7/18/2006	2,970	1,960	Facilities	0	0	2,970	0	2,970
321	Apparatus Equipment	10005442	Fire Station 91 Steel Shelving 48 X 24 X	9/21/2006	292	193	Facilities	0	0	292	0	292
322	Apparatus Equipment	10005443	Fire Station 91 Clocks,Kitchen Items,Coo	9/29/2006	376	248	Facilities	0	0	376	0	376
323	Apparatus Equipment	10005444	Fire Station 91 Mop Bucket, Vacuum, Shop	11/1/2006	322	200	Facilities	0	0	322	0	322
324	Apparatus Equipment	10005445	Fire Station 91 Faux Wood Blinds	11/1/2006	1,285	797	Facilities	0	0	1,285	0	1,285
325	Apparatus Equipment	10005446	Fire Station 91 Faux Wood Blinds	11/1/2006	128	79	Facilities	0	0	128	0	128
326	Support Equipment	10005447	Fire Station 91 Construction	8/1/2006	61,254	40,428	Facilities	0	0	61,254	0	61,254
327	Support Equipment	10005448	Fire Station 91 Construction	7/13/2006	131,111	86,533	Facilities	0	0	131,111	0	131,111
328	Support Equipment	10005449	Fire Station 91 All Millwork	7/18/2006	13,000	8,580	Facilities	0	0	13,000	0	13,000
329	Support Equipment	10005450	Fire Station 91 Manitowoc Ice Machine An	9/1/2006	2,375	1,568	Facilities	0	0	2,375	0	2,375
330	Support Equipment	10005451	Fire Station 91 Bunk Room Desk Lamps	11/1/2006	184	114	Facilities	0	0	184	0	184
331	Support Equipment	10005452	Fire Station 91 Phone, Cordless	9/18/2006	123	81	Facilities	0	0	123	0	123
332	PPE	10005453	Fire Station 91 Handset, Cordless, Black	9/18/2006	180	119	Facilities	0	0	180	0	180
333	PPE	10005454	Fire Station 91 Lights & Gear Electric	10/5/2006	90	56	Facilities	0	0	90	0	90
334	PPE	10005455	Fire Station 91 Lights & Gear Electric	10/5/2006	198	122	Facilities	0	0	198	0	198
335	PPE	10005456	Fire Station 91 Small Office Desk	11/10/2006	165	102	Facilities	0	0	165	0	165
336	PPE	10005457	Fire Station 91 Construction Materials T	8/21/2006	76	50	Facilities	0	0	76	0	76
337	PPE	10005458	Fire Station 91 Construction Materials T	8/21/2006	60	40	Facilities	0	0	60	0	60
338	PPE	10005459	Fire Station 91 Wiring Contract	9/20/2006	60	40	Facilities	0	0	60	0	60
339	PPE	10005460	Fire Station 91 Sealy Posturpedic Kuleto	9/19/2006	1,614	1,065	Facilities	0	0	1,614	0	1,614
340	PPE	10005461	Fire Station 91 Desk Lamps, Dry Erase Bd	11/3/2006	316	196	Facilities	0	0	316	0	316
341	PPE	10005462	Fire Station 91 All Roofing Materials	7/18/2006	4,971	3,281	Facilities	0	0	4,971	0	4,971
342	PPE	10005463	Fire Station 91 All Roofing Materials	7/18/2006	3,049	2,012	Facilities	0	0	3,049	0	3,049
343	PPE	10005464	Fire Station 91 Drafting Fee/Shipping	10/5/2006	718	445	Facilities	0	0	718	0	718
344	PPE	10005465	Fire Station 91 All Painting	8/28/2006	13	9	Facilities	0	0	13	0	13
345	PPE	10005466	Fire Station 91 All Painting	8/28/2006	243	161	Facilities	0	0	243	0	243
346	PPE	10005467	Fire Station 91 All Painting	8/28/2006	25	17	Facilities	0	0	25	0	25
347	PPE	10005468	Fire Station 91 All Painting	8/28/2006	54	36	Facilities	0	0	54	0	54

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
348	PPE	10005469	Fire Station 91 All Painting	10/24/2006	175	109	Facilities	0	0	175	0	175
349	PPE	10005470	Fire Station 91 Survey Emergency Signal	8/21/2006	2,210	1,459	Facilities	0	0	2,210	0	2,210
350	PPE	10005471	Fire Station 91 Survey Emergency Signal	9/28/2006	2,380	1,571	Facilities	0	0	2,380	0	2,380
351	PPE	10005472	Fire Station 91 Mobile 3-Pack Bunker Gea	9/12/2006	4,512	2,978	Mach. & Equip.	4,512	0	0	0	4,512
352	PPE	10005473	Fire Station 91 Shipping	9/12/2006	465	307	Facilities	0	0	465	0	465
353	PPE	10005474	Fire Station 91 Installation Of Furnitur	9/27/2006	1,259	831	Facilities	0	0	1,259	0	1,259
354	PPE	10005475	Fire Station 91 Architecture Design	8/31/2006	72	48	Facilities	0	0	72	0	72
355	PPE	10005476	Fire Station 91 Architecture Design Serv	8/29/2006	132	87	Facilities	0	0	132	0	132
356	PPE	10005477	Fire Station 91 Architecture Design Serv	7/31/2006	155	102	Facilities	0	0	155	0	155
357	PPE	10005478	Fire Station 91 Architecture Design Serv	7/24/2006	76	50	Facilities	0	0	76	0	76
358	PPE	10005479	Fire Station 91 Architecture Design Serv	7/13/2006	60	40	Facilities	0	0	60	0	60
359	PPE	10005480	Fire Station 91 Furnishings	9/28/2006	2,863	1,889	Facilities	0	0	2,863	0	2,863
360	PPE	10005481	Fire Station 91 Furnishings	9/28/2006	4,294	2,834	Facilities	0	0	4,294	0	4,294
361	PPE	10005482	Fire Station 91 Furnishings	9/20/2006	572	378	Facilities	0	0	572	0	572
362	PPE	10005483	Fire Station 91 Furnishings	9/20/2006	7,479	4,936	Facilities	0	0	7,479	0	7,479
363	PPE	10005484	Fire Station 91 Furnishings	9/20/2006	1,500	990	Facilities	0	0	1,500	0	1,500
364	PPE	10005485	Fire Station 91 Furnishings	8/29/2006	303	200	Facilities	0	0	303	0	303
365	PPE	10005486	Fire Station 91 Furnishings	8/28/2006	4,977	3,285	Facilities	0	0	4,977	0	4,977
366	PPE	10005487	Fire Station 91 Furnishings - Appliances	8/22/2006	2,782	1,836	Facilities	0	0	2,782	0	2,782
367	PPE	10005488	Fire Station 91 Furnishings - Art Work	8/18/2006	1,086	717	Facilities	0	0	1,086	0	1,086
368	PPE	10005489	Fire Station 91 Construction	9/30/2006	220,114	145,275	Facilities	0	0	220,114	0	220,114
369	PPE	10005490	Fire Station 91 Construction	9/30/2006	11,137	7,350	Facilities	0	0	11,137	0	11,137
370	PPE	10005491	Fire Station 91 Computer Wiring Services	9/19/2006	60	40	Facilities	0	0	60	0	60
371	PPE	10005492	Fire Station 91 Computer Wiring Services	9/19/2006	5,440	3,590	Facilities	0	0	5,440	0	5,440
372	PPE	10005493	Fire Station 91 Paint	9/13/2006	603	398	Facilities	0	0	603	0	603
373	PPE	10005494	Fire Station 91 Paint	9/8/2006	23	15	Facilities	0	0	23	0	23
374	PPE	10005495	Fire Station 91 Design Services	9/1/2006	2,380	1,571	Facilities	0	0	2,380	0	2,380
375	PPE	10005496	Fire Station 91 Construction	8/31/2006	22,930	15,134	Facilities	0	0	22,930	0	22,930
376	PPE	10005497	Fire Station 91 Construction	8/31/2006	74,087	48,897	Facilities	0	0	74,087	0	74,087
377	PPE	10005498	Fire Station 91 Building Supplies	8/25/2006	5,735	3,785	Facilities	0	0	5,735	0	5,735
378	PPE	10005499	Fire Station 91 All Doors, Frames	8/25/2006	4,440	2,930	Facilities	0	0	4,440	0	4,440
379	PPE	10005500	Fire Station 91 All Doors, Frames	8/25/2006	1,070	706	Facilities	0	0	1,070	0	1,070
380	PPE	10005501	Fire Station 91 Plumbing Supplies	8/21/2006	1,391	918	Facilities	0	0	1,391	0	1,391
381	PPE	10005502	Fire Station 91 Electrical Supplies	8/21/2006	273	180	Facilities	0	0	273	0	273
382	PPE	10005503	Fire Station 91 Hvac Supplies	8/8/2006	1,056	697	Facilities	0	0	1,056	0	1,056
383	PPE	10005504	Fire Station 91 Plumbing Supplies	8/3/2006	91	60	Facilities	0	0	91	0	91
384	PPE	10005505	Fire Station 91 Plumbing Supplies	8/1/2006	3,333	2,200	Facilities	0	0	3,333	0	3,333
385	PPE	10005506	Fire Station 91 Construction	7/30/2006	38,624	25,492	Facilities	0	0	38,624	0	38,624
386	PPE	10005507	Fire Station 91 All Millwork	7/21/2006	4,061	2,680	Facilities	0	0	4,061	0	4,061
387	PPE	10005508	Fire Station 91 Hvac Supplies	7/14/2006	120	79	Facilities	0	0	120	0	120
388	PPE	10005509	Fire Station 91 Hvac Supplies	7/13/2006	5,566	3,674	Facilities	0	0	5,566	0	5,566
389	PPE	10005510	Fire Station 91 Paint	7/12/2006	898	592	Facilities	0	0	898	0	898
390	PPE	10005511	Fire Station 91 Paint	7/12/2006	19	12	Facilities	0	0	19	0	19
391	PPE	10005512	Fire Station 91 Paint	7/12/2006	75	50	Facilities	0	0	75	0	75
392	PPE	10005513	Fire Station 91 Paint	7/12/2006	25	17	Facilities	0	0	25	0	25
393	PPE	10005514	Fire Station 91 Paint	7/12/2006	151	100	Facilities	0	0	151	0	151
394	PPE	10005515	Fire Station 91 Paint	7/12/2006	13	9	Facilities	0	0	13	0	13
395	PPE	10005516	Fire Station 91 Paint	7/12/2006	54	36	Facilities	0	0	54	0	54
396	PPE	10005517	Fire Station 91 Paint	7/12/2007	514	319	Facilities	0	0	514	0	514
397	PPE	10005518	Fire Station 91 Paint	7/11/2007	302	187	Facilities	0	0	302	0	302
398	PPE	10005519	Fire Station 91 Design Services	7/7/2006	2,210	1,459	Facilities	0	0	2,210	0	2,210
399	PPE	10005520	Fire Station 91 Electrical Supplies	3/31/2006	197	130	Facilities	0	0	197	0	197
400	PPE	10005521	Fire Station 91 Building Supplies	5/30/2006	119	78	Facilities	0	0	119	0	119
401	PPE	10005522	Fire Art Sculpture - Bronze - Artist: Sh	8/17/2006	15,000	0	Facilities	0	0	15,000	0	15,000
402	PPE	10005526	Fire Art Sculpture - Bronze - Artist: Sh	3/16/2007	12,500	0	Facilities	0	0	12,500	0	12,500
403	PPE	10005527	Fire Art Sculpture - Bronze - Artist: Sh	1/17/2008	12,500	0	Facilities	0	0	12,500	0	12,500
404	PPE	10005528	Fire Art Sculpture Base Construction-Fa	3/31/2008	1,710	0	Facilities	0	0	1,710	0	1,710
405	PPE	10005529	Fire Art Sculpture Electrical Work-Fa 91	4/24/2008	420	0	Facilities	0	0	420	0	420

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
406	PPE	10005530	Fire Art Sculpture Electrical Work-Fa 91	4/23/2008	3	0	Facilities	0	0	3	0	3
407	PPE	10005531	Fire Art Sculpture Electrical Work-Fa 91	4/23/2008	47	0	Facilities	0	0	47	0	47
408	PPE	10005532	Fire Art Sculpture Electrical Work-Fa 91	4/23/2008	221	0	Facilities	0	0	221	0	221
409	PPE	10005736	It-Fire Telestaff Software Fire Report P	2/21/1992	1,314	1,314	Mach. & Equip.	1,314	0	0	0	1,314
410	PPE	10005737	It-Fire Telestaff Software/Posicheck Iii	9/29/2000	6,200	6,200	Mach. & Equip.	6,200	0	0	0	6,200
411	PPE	10007152	Eqp Defibrillator-Heartstart Mrx Als Mon	4/4/2006	14,593	14,593	Mach. & Equip.	14,593	0	0	0	14,593
412	PPE	10007153	Eqp Defibrillator-Heartstart Mrx Als Mon	4/4/2006	14,593	14,593	Mach. & Equip.	14,593	0	0	0	14,593
413	PPE	10007154	Eqp Defibrillator-Heartstart Mrx Als Mon	4/4/2006	14,593	14,593	Mach. & Equip.	14,593	0	0	0	14,593
414	PPE	10007220	2006 E-One Typhoon	10/12/2006	518,831	518,831	Vehicles	0	518,831	0	0	518,831
415	PPE	10007457	1969 General Cargo	8/10/1998	2,000	2,000	Vehicles	0	2,000	0	0	2,000
416	PPE	10007460	Gen 00 Katolight D35Fgj4 (Fs 93) Generat	3/17/2000	14,859	14,859	Mach. & Equip.	14,859	0	0	0	14,859
417	PPE	10007466	Eqp Heartstart Mrx Als Monitor/Cardiac D	7/6/2005	14,581	14,581	Mach. & Equip.	14,581	0	0	0	14,581
418	PPE	10007467	Eqp Heartstart Mrx Als Monitor/Cardiac D	7/6/2005	14,581	14,581	Mach. & Equip.	14,581	0	0	0	14,581
419	PPE	10007468	Eqp Heartstart Mrx Als Monitor/Cardiac D	7/6/2005	14,581	14,581	Mach. & Equip.	14,581	0	0	0	14,581
420	PPE	10007469	Eqp Msa-5200 Thermal Imaging Camera	9/21/2005	8,750	8,750	Mach. & Equip.	8,750	0	0	0	8,750
421	PPE	10007470	Eqp Msa-5200 Thermal Imaging Camera	9/21/2005	8,750	8,750	Mach. & Equip.	8,750	0	0	0	8,750
422	PPE	10007471	Eqp Msa-5200 Thermal Imaging Camera	9/30/2005	8,750	8,750	Mach. & Equip.	8,750	0	0	0	8,750
423	PPE	10007472	Eqp Msa-5200 Thermal Imaging Camera	9/30/2005	8,750	8,750	Mach. & Equip.	8,750	0	0	0	8,750
424	PPE	10007473	Eqp Msa-5200 Thermal Imaging Camera	9/30/2005	8,750	8,750	Mach. & Equip.	8,750	0	0	0	8,750
425	PPE	10007475	Eqp Heartstart Mrx Als Monitor/Cardiac D	7/6/2005	14,581	14,581	Mach. & Equip.	14,581	0	0	0	14,581
426	PPE	10007476	Gen 06 Cummins 64 Kw Generator	8/9/2006	26,211	26,211	Mach. & Equip.	26,211	0	0	0	26,211
427	PPE	10007480	Eqp 03 Waterous 204A Diesel Water Pump(F	4/28/2003	11,199	11,199	Mach. & Equip.	11,199	0	0	0	11,199
428	PPE	10007629	Eqp Msa-5200 Thermal Imaging Camera	1/2/2003	9,700	9,700	Mach. & Equip.	9,700	0	0	0	9,700
429	PPE	10007647	Veh 08 Chevy Silverado	7/7/2008	19,738	19,738	Vehicles	0	19,738	0	0	19,738
430	PPE	10007785	Fire Equipment	9/30/2010	73,895	73,895	Mach. & Equip.	73,895	0	0	0	73,895
431	PPE	10007850	2011 Pierce Ladder	9/30/2010	429,970	358,308	Vehicles	0	429,970	0	0	429,970
432	PPE	10007880	Fema Fire Assistance	9/30/2011	58,697	58,697	Excluded	0	0	0	58,697	58,697
433	PPE	10007882	Fire Equipment Grant	9/30/2011	13,020	13,020	Excluded	0	0	0	13,020	13,020
434	PPE	10007887	Fire Station 91 Frr - Hvac	9/30/2011	10,850	4,991	Facilities	0	0	10,850	0	10,850
435	PPE	10007903	Tahoe	9/30/2011	31,152	31,152	Vehicles	0	31,152	0	0	31,152
436	PPE	10007904	Genset Station 94	9/30/2011	32,457	24,884	Facilities	0	0	32,457	0	32,457
437	PPE	10007905	2011 Chevy Tahoe	9/30/2011	24,139	24,139	Vehicles	0	24,139	0	0	24,139
438	PPE	10008265	2014 Ford Explorer	9/30/2014	24,899	24,899	Vehicles	0	24,899	0	0	24,899
439	PPE	10008339	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
440	PPE	10008340	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
441	PPE	10008341	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
442	PPE	10008342	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
443	PPE	10008343	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
444	PPE	10008344	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
445	PPE	10008345	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
446	PPE	10008346	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
447	PPE	10008347	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
448	PPE	10008348	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
449	PPE	10008349	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
450	PPE	10008350	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
451	PPE	10008351	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
452	PPE	10008352	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
453	PPE	10008353	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
454	PPE	10008354	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
455	PPE	10008355	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
456	PPE	10008356	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
457	PPE	10008357	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
458	PPE	10008358	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
459	PPE	10008359	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
460	PPE	10008360	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
461	PPE	10008361	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
462	PPE	10008362	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
463	PPE	10008363	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435

Appendix 2
City of Ormond Beach
Fire Protection Facilties Impact Fee Analysis

Existing Capital Equipment, Vehicles, & Facilities [1]

Line No.	Category	Asset #	Description	Date Acq.	Acq. Cost	LTD Depreciation	Asset Allocation Factor	Machinery & Equipment	Major Vehicles	Facilities & Other Capital Equipment	Excluded	Total Historical Cost
464	PPE	10008364	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
465	PPE	10008365	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
466	PPE	10008366	Msa-Scba-G1 Respirators	9/30/2015	6,435	6,435	Mach. & Equip.	6,435	0	0	0	6,435
467	PPE	10008416	2015 Pumper	9/30/2015	343,606	171,803	Vehicles	0	343,606	0	0	343,606
468	PPE	10008443	Afg 2014	9/30/2016	22,801	22,801	Facilities	0	0	22,801	0	22,801
469	PPE	10008450	Fs93 Roof Repl	9/30/2016	72,837	31,563	Facilities	0	0	72,837	0	72,837
470	PPE	20000061	CARDIAC MONITORS	8/28/2017	44,893	44,893	Mach. & Equip.	44,893	0	0	0	44,893
471	PPE	20000062	CARDIAC MONITORS	8/28/2017	28,595	28,595	Mach. & Equip.	28,595	0	0	0	28,595
472	PPE	20000063	CARDIAC MONITORS	8/28/2017	28,595	28,595	Mach. & Equip.	28,595	0	0	0	28,595
473	PPE	20000064	CARDIAC MONITORS	8/28/2017	28,595	28,595	Mach. & Equip.	28,595	0	0	0	28,595
474	PPE	20000065	CARDIAC MONITORS	8/28/2017	28,595	28,595	Mach. & Equip.	28,595	0	0	0	28,595
475	PPE	20000098	WASHER EXTRACTOR STATION 92	9/30/2017	9,645	9,645	Facilities	0	0	9,645	0	9,645
476	PPE	20000121	2018 FORD F250 4X4 CREW CAB PICK UP	7/17/2018	56,328	50,550	Vehicles	0	56,328	0	0	56,328
477	PPE	20000168	2018 PIERCE SABER	4/30/2018	381,073	114,322	Vehicles	0	381,073	0	0	381,073
478	PPE	20000180	REPLACE ROOF FIRE STATION 94	9/28/2018	24,800	7,440	Facilities	0	0	24,800	0	24,800
479	PPE	20000316	FIRE STATION EXTRICTION	3/24/2020	32,720	3,272	Facilities	0	0	32,720	0	32,720
480	PPE	20000357	5 TON HEAT PUMP*FIRE HOUSE 92 S NOVA RD	4/21/2020	5,230	872	Facilities	0	0	5,230	0	5,230
481		20000396	THERMAL CAMERAS,SCBA EQUIPMENT FIRE	3/16/2021	47,354	14,206	Mach. & Equip.	47,354	0	0	0	47,354
482		20000459	DEMO & INSTALL TILE IN SHOWER*FIRE STATI	2/17/2021	10,484	629	Facilities	0	0	10,484	0	10,484
483		20000484	2021 PIERCE PUMPER	8/6/2021	577,913	57,791	Vehicles	0	577,913	0	0	577,913
484		20000485	2021 PIERCE PUMPER	8/6/2021	577,913	57,791	Vehicles	0	577,913	0	0	577,913
485		20000551	RADIOS POLICE DEPT	12/27/2021	883,787	88,379	Excluded	0	0	0	883,787	883,787
486		20000563	2022 FORD FIRE EXPLORER	3/4/2022	37,115	3,712	Vehicles	0	37,115	0	0	37,115
487		20000564	2022 FORD FIRE EXPLORER	3/4/2022	37,115	3,712	Vehicles	0	37,115	0	0	37,115
488	Total				$ 9,985,873	$ 5,691,552		$ 703,577	$ 3,233,125	$ 5,087,047	$ 962,124	$ 9,985,873

Footnotes:

[1] Fixed asset data as of September 30, 2022 as provided by the City.

ATTACHMENT 4

PowerPoint Presentations:

- September 7, 2022, City Commission discussion item
- February 21, 2023, City Commission discussion item
- March 22 & 27, 2023 Extraordinary Circumstances

CITY OF

Ormond Beach

Utility Connection Fee and Municipal Impact Fee Study

Presented – September 7th, 2022

RAFTELIS

Agenda

- Review Water and Wastewater Utility Connection Fee Analysis
- Review Municipal Impact Fee Analysis
- Questions and Answers

Overall

Background

- Fees are paid by new development and expansions that results in an increased demand
- Fees are used to pay for growth-related facilities
- Recommendation to amend water/wastewater impact fee to connection fees
- New legislation exists on impact fees - Florida Impact Fee Act
- Current fees expire on a sliding scale once a building is demolished

Overall Discussion/Direction Points

- **#1:** Study recommends no expiration of impact fee credits – seeking confirmation on this change.

Water and Wastewater Utility Connection Fee Analysis

Existing and Proposed Water / Irrigation Connection Fees

Description	Proposed ELU Factor	Existing Fees	Proposed Fees	Increase / (Decrease)
Residential				
Single Family per Unit	1.0	$2,902.00	$2,333.00	($569.00)
Multi-Family per Unit	0.80 (was 0.50)	$1,451.00	$1,866.00	$415.00
Mobile Home per Unit	0.90 (was 0.60)	$1,741.20	$2,099.00	$358.00

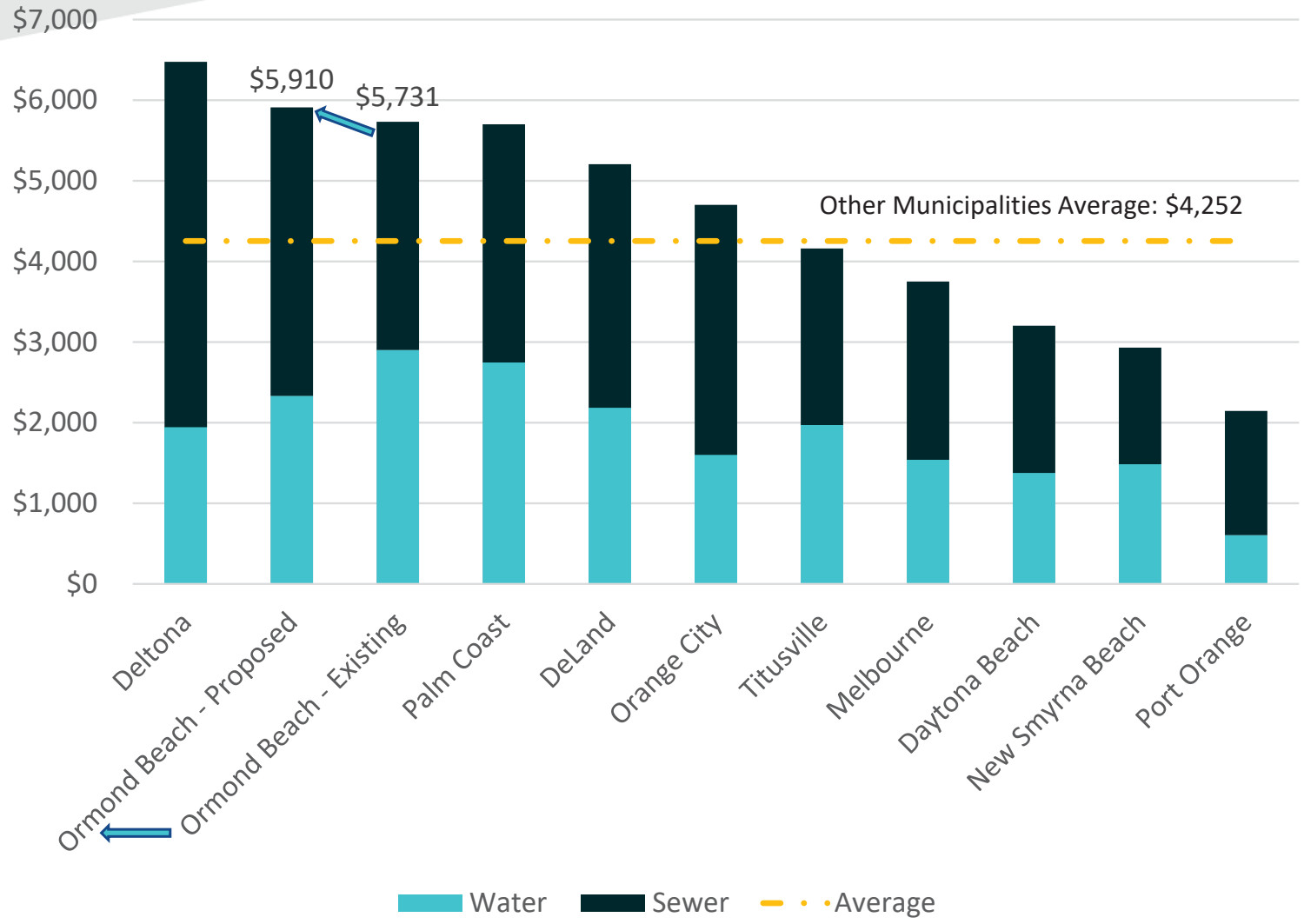
- New non-residential customers charged based on an ELU factor based on a fixture count

Existing and Proposed Wastewater Connection Fees

Description	Proposed ELU Factor	Existing Fees	Proposed Fees	Increase / (Decrease)
Residential				
Single Family per Unit	1.0	$2,829.00	$3,577.00	$748.00
Multi-Family per Unit	0.80 (was 0.50)	$1,414.00	$2,861.00	$1,447.00
Mobile Home per Unit	0.90 (was 0.60)	$1,697.40	$3,219.00	$1,522.00

- New non-residential customers charged based on an ELU factor based on a fixture count

Water and Wastewater Service Connection Fees Comparison



Western Service Area

- Avalon Park
- Consider separate service area / district
- Can be completed with separate study once capital costs and density/intensity confirmed

Recommendations

- The City should adopt the proposed water and wastewater utility connection fees
- The City should review the utility connection fees periodically
- The City should consider the creation of two service area districts / zones with one being for the existing City service area and one being for the Western Service Area
  - Apply proposed fees outlined in this presentation to both districts until a specific connection fee analysis for the Western Service Area can be completed
- Modification of ELU factors: Multifamily from 0.50 to 0.80 and mobile home from 0.60 to 0.90

Municipal Impact Fee Analysis

Purpose and Background

- Provide the basis for proposed development municipal impact fees
  - Fees are paid by new development and expansions that results in an increased demand
  - Fees are used to pay for growth-related facilities

Impact Fee Criteria

- Dual rational nexus (based on cost of capacity to serve new growth)
- Impact fees must be based on the capital cost requirements anticipated for providing service to new development
- Impact fees must be based upon reasonable level of service standards that meet the needs of the City
- Impact fees cannot be used to fund deficiencies in capital needs of the city or pay for any operating costs

City Service Area Forecast

Existing and Projected Population and Dwelling Units [1]			
Year	Total Population	Total Dwelling Units	Average Persons per Household [2]
2020	43,080	18,489	2.33
2021	44,041	18,902	2.33
2025	45,829	19,669	2.33
2030	48,167	20,673	2.33
2040	50,630	21,730	2.33

[1] Future population estimates based on a review of historical population growth as obtained from the US Census Bureau and from projections from the City.

[2] Average persons per household shown is the weighted average between single family at 2.53 persons per unit, multifamily at 2.05 persons per unit, and mobile home at 1.68.

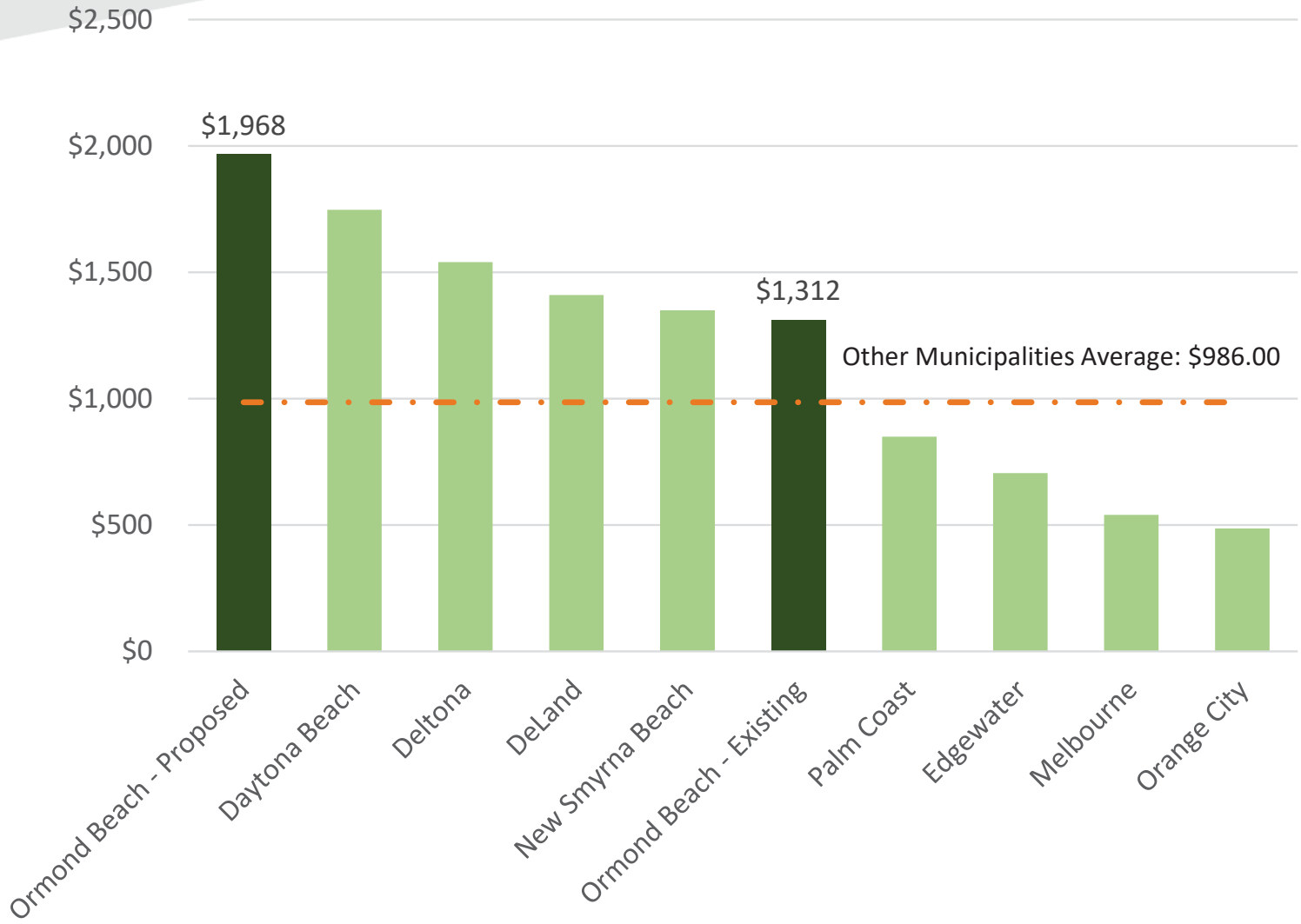
Parks and Recreation Impact Fee Analysis

Existing and Proposed Impact Fees

Description	Existing Fees	Maximum Supportable Fees	50% Increase Proposed Fees	Increase / (Decrease)
Single Family per Unit	$1,312.24	$2,500.00	$1,968.00	$655.76
Multi-Family per Unit	$1,048.42	$2,021.00	$1,572.00	$449.00
Mobile Home per Unit	$785.74	$1,658.00	$1,178.00	$392.26

- Propose fee increase through extraordinary circumstance provisions in impact fee statutes
- Should maximum supportable fee be assessed or cap increase at 50% of maximum supportable fee considering comparability with neighboring jurisdictions?

Parks and Recreation Impact Fee Comparison – Single Family



Parks and Recreation Discussion/Direction Points

- **#2:** Should maximum supportable fee for Parks & Recreation be assessed ($2,500) or cap increase at 50% of maximum supportable fee ($1,968) considering comparability with neighboring jurisdictions?
- **#3:** Should the impact fee increase be increased over a two-year period or a one-time increase?

Stormwater Impact Fee Analysis

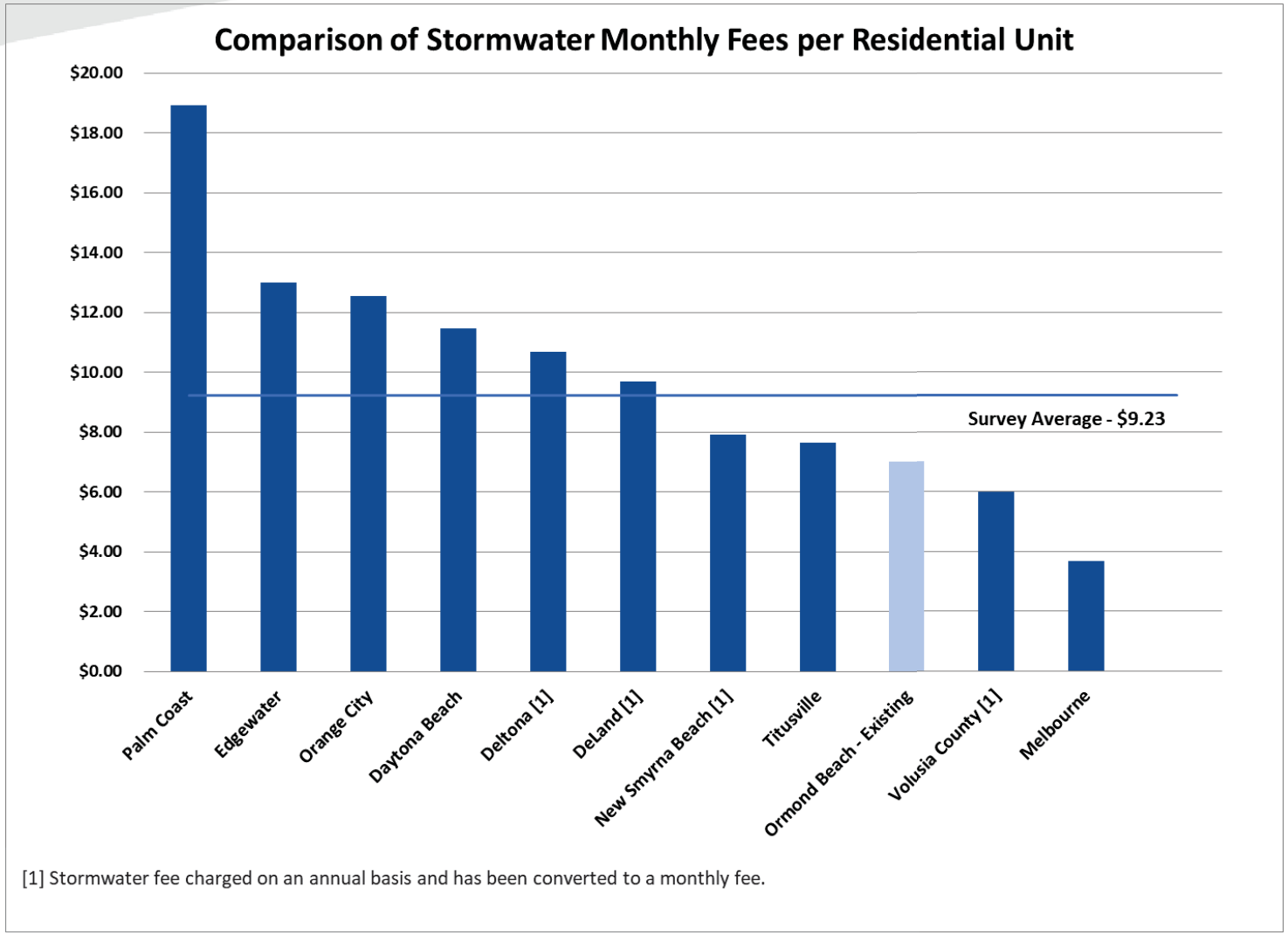
Overview and Recommendations

- The City currently charges a stormwater drainage impact fee of $119.39 per unit
- Due to data and other limitations, it is difficult to identify growth related projects and impacts
- Could not find any other Florida municipalities that charge stormwater impact fees
  - Most fund needs through recurring fees, grants, general tax revenues, and other sources
- Monthly stormwater fees tend to generate more consistent revenue than Impact fees

Stormwater Impact Fee Discussion/Direction Points

- **#4:** Recommendation to discontinue stormwater impact fees.

Recurring Stormwater Fee Comparison



[1] Stormwater fee charged on an annual basis and has been converted to a monthly fee.

Local Roads and Mobility Fee Analysis

Comparison of Existing & Proposed Local Road Impact Fees

Land Use	Unit	Proposed Fee	Current Fee
Single Family	DU	$864.59	$162.61
Multi-Family	DU	$548.32	$162.61
Mobile/Manufactured Home	DU	$740.33	$162.61
Hotel/Motel	Rooms	$355.87	$114.85
General/Government Office	KSF	$1,709.28	$230.83
Medical Office	KSF	$3,434.79	$1,014.31
Hospital	KSF	$1,114.66	$212.64
Nursing Home	Beds	$268.79	n/a
Industrial	KSF	$450.23	$100.07
Warehouse	KSF	$176.56	$100.07

Land Use	Unit	Proposed Fee	Current Fee
General Commercial (<40,000)	KSF	$3,736.72	$834.64
General Commercial (40,000-150,000)	KSF	$5,559.09	$802.81
General Commercial (<150,000)	KSF	$2,539.87	$602.67
Fast-Food	KSF	$25,155.10	n/a
Restaurant	KSF	$5,593.44	$881.26
General Recreation	KSF	$2,996.69	$59.13
Schools	Students	$226.79	n/a
Church	KSF	$790.25	$150.09
Day Care	KSF	$4,951.51	$329.27
Convenience Store	KSF	$26,948.94	$1,355.44
Bank	KSF	$6,782.33	$1,355.44

Local Road Impact Fee Calculations

$$Total\ Impact\ Cost = \frac{(Daily\ Trips * Assessed\ Trip\ Length * \%\ New\ Trips)}{2} * \frac{Lane - Mile\ Cost}{Lane\ Mile\ Capacity}$$

$$Capital\ Improvement\ Credit = \frac{Daily\ Trips * Avg\ Trip\ Length * \%\ New\ Trips}{2} * 365 * \frac{Gas\ Tax}{Fuel\ Efficiency}$$

$$Impact\ Fee = Total\ Impact\ Cost - Capital\ Improvement\ Credit$$

Mobility Fees

- Based off of the same variables as the local roads impact fee, but calculated on a person-trip basis
- Fee is given in number of person-trips
- Applicants can calculate person-trip generation rates for each land use using the ITE Trip Generation Manual, 11th Edition
  - Use person-trip rates when available
  - Use vehicle-trip rates when person-trip rates are not available, using the average vehicle occupancy (1.47)

$$\frac{Total\ Impact\ Cost}{Person-Trip} = \frac{Assessed\ Trip\ Length}{2*Vehicle\ Occupancy} * \frac{Lane-Mile\ Cost}{Lane\ Mile\ Capacity}$$

$$Mobility\ Fee = \frac{0.58}{2 * 1.47} * \frac{\$4{,}073{,}885}{9{,}381} = \$85.67/_{person-trip}$$

Local Roads

City	Single Family Dwelling Unit Daytona (2,000-2999 SF)	Multi-family Dwelling Unit	Medical office Per 1,000 SF	Retail Per 1,000 SF (10,000-99,999 SF)	Industrial Per 1,000 SF	Fast Food Per 1,000 SF
Ormond Beach (current)	$162.61	$162.61	$1,014.31	$834.64	$100.07	$834.64
Ormond Beach (proposed)	$864.59	$548.32	$3,434.79	$3,736.72	$450.23	$25,255.10
Daytona Beach	$380.00	$247.00	$405.00	$977.00	$292.00	$977.00
Deltona	$1,044.00	$888.00	$1,530.00	$2,975.00	$1,308.00	$4,826.00
Edgewater	$1,737.34	$1,346.96	$7,149.02	$1,999.58	$1,120.48	$8,689.68
New Smyrna Beach	$1,142.57	$844.37	$3,259.02	$1,379.71	$833.03	$12,584.79
Palm Coast	$3,139.00	$1,809.00	$3,798.00	$6,936.00	$1,773.00	$20,780.00
Port Orange	$902.00	$665.00	$2,573.00	$1,415.00	$657.00	$9,939.00

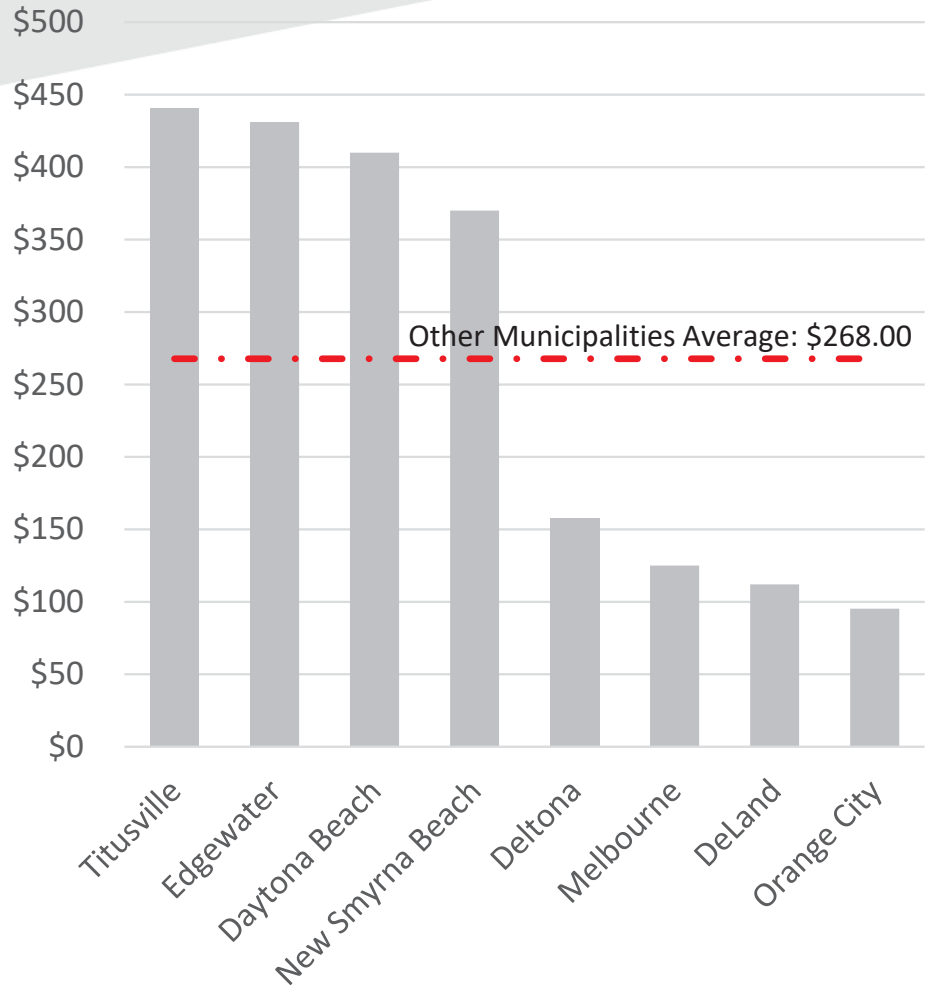
Local Roads and Mobility Fee Discussion/Decision Point

- **#5:** Should the impact fee increase be adopted in the full recommended amount and then applied based on some percentage of the total due to increase amount and comparability?

- **#6:** Should the impact fee and mobility fee increase be increased over a two-year period or a one-time increase?

Police Impact Fee Feasibility Analysis

Police Impact Fee Comparison & Estimated Financial Benefit Analysis



- Surveyed 11 neighboring communities
  - 8 charge police impact fees
- Assuming a hypothetical fee of $250 per residential unit applied to projected residential growth would provide an estimated $0.8 Million in fees by 2040

Observations and Recommendations

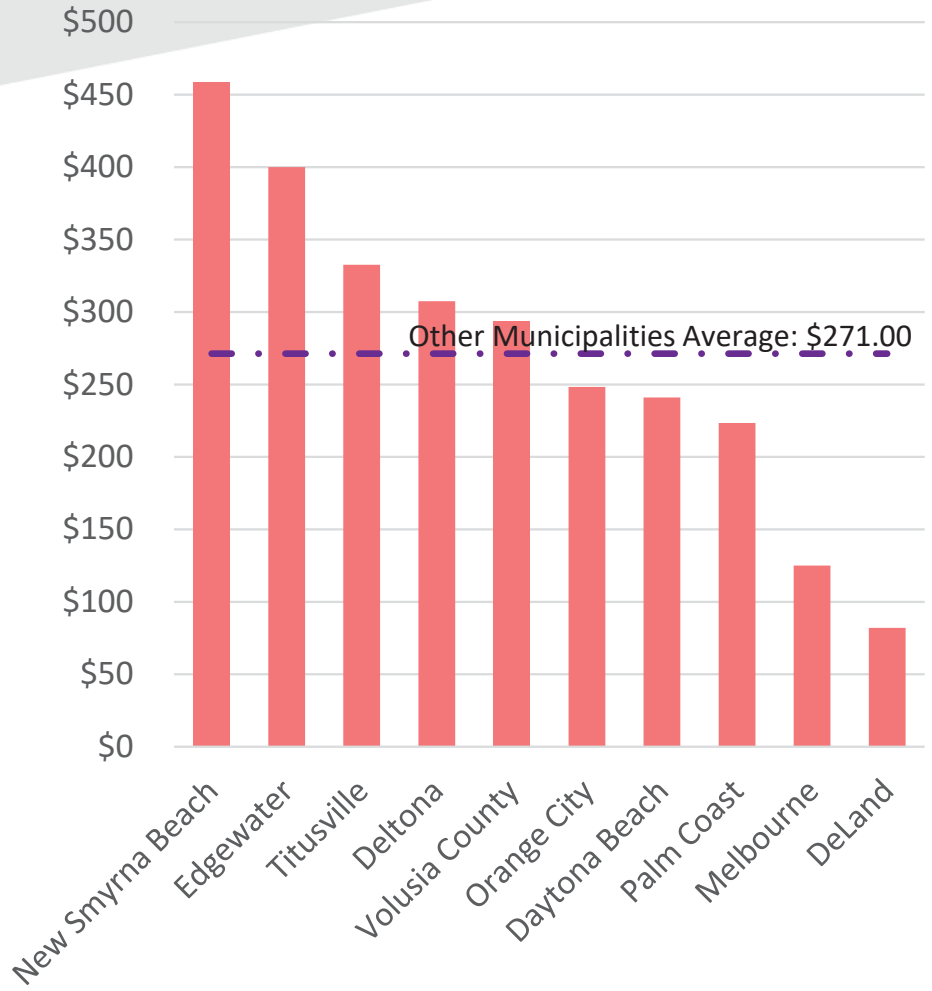
- The City can provide the necessary data to develop and support police impact fees
- The police department is generally configured in a manner that would support the charging of a fee
- Using an assumed fee level based on a comparison of neighboring municipalities the implementation of a fee would likely benefit the City

Police Impact Fee Discussion/Decision Point

- **#7:** It is recommended that the City consider calculating and establishing police impact fees

Fire Impact Fee Feasibility Analysis

Fire Impact Fee Comparison & Estimated Financial Benefit Analysis



- Surveyed 11 neighboring communities
  - 10 charge fire impact fees
- Assuming a hypothetical fee of $250 per residential unit applied to projected residential growth would provide an estimated $0.8 Million in fees by 2040

Observations and Recommendations

- The City can provide the necessary data to develop and support fire impact fees
- The fire department is generally configured in a manner that would support the charging of a fee
- Using an assumed fee level based on a comparison of neighboring municipalities the implementation of a fee would likely benefit the City

Fire Impact Fee Discussion/Decision Point

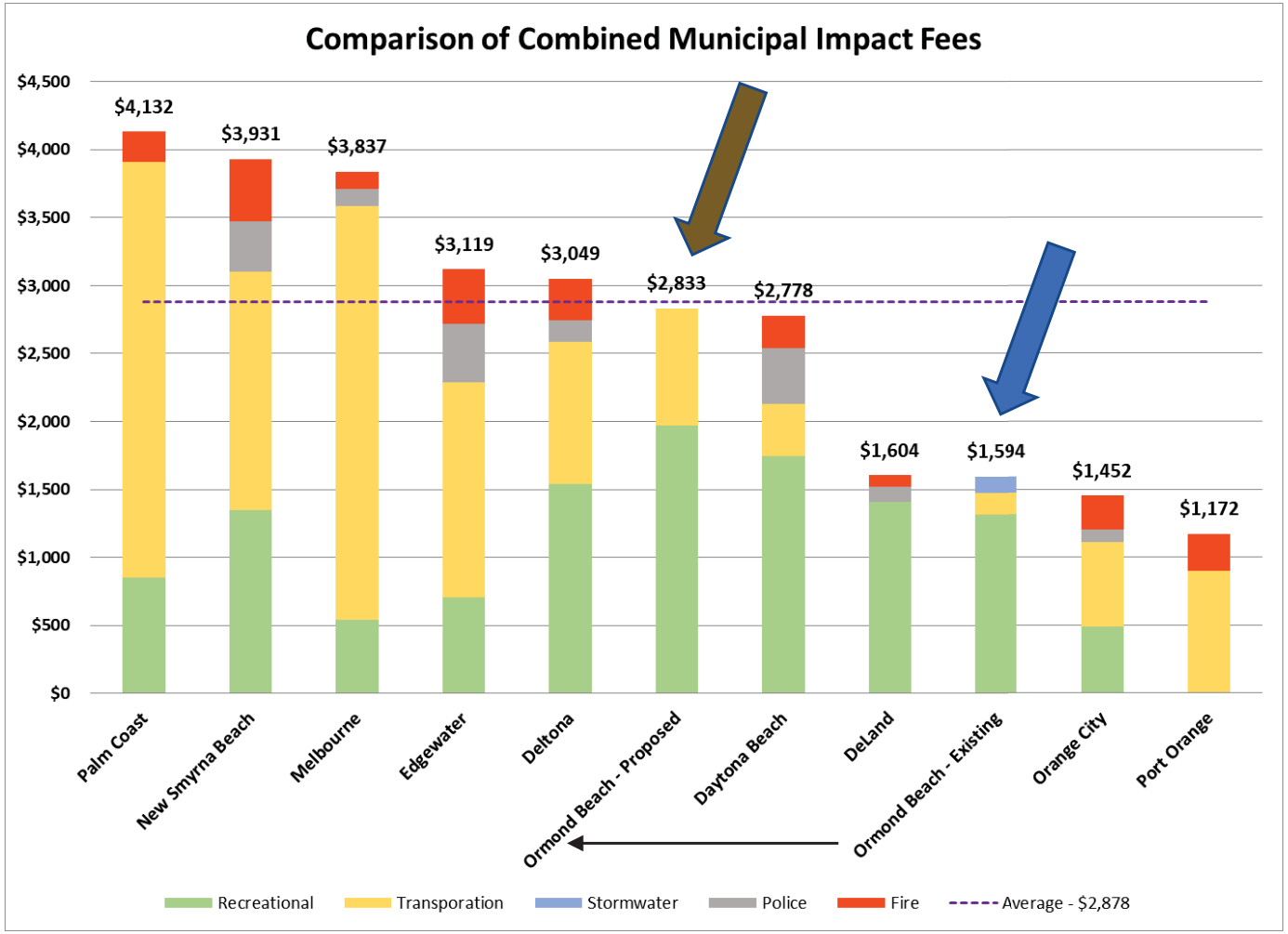
- **#8:** It is recommended that the City consider calculating and establishing fire impact fees

Summary Results and Recommendations

Existing and Proposed Development Impact Fees

Single Family Impact Fee Type	Existing Fees	Proposed Fees	$ Amount of Change	Percent Change
Parks & Recreation	$1,312.24	$1,968.00	$655.76	50.0%
Stormwater	$119.39	$0.00	($119.39)	(100.0%)
Local Roads	$162.61	$864.59	$701.98	432.7%
Mobility Fees per P/T	$85.67	$16.00	$69.67	335.4%

Existing and Proposed Combined Municipal Impact Fees Comparison



Recommendations

- Adopt proposed municipal impact fees
  - Parks and recreation, local roads and mobility fees, and elimination of stormwater impact fee
- Consider establishment and development of police and fire impact fees
- Review fees periodically development trends
  - Level of service requirements
  - Capital needs
  - Major changes in growth projections
- 90 Day grace period from City approval to effective date

Summary of Discussion

#	Area	Discussion/Direction Point
1.	Overall	Current regulations decrease impact fee credits for demolished buildings by 10% per year until all the impact fee credits expired. The "Municipal Impact Fee Study" recommends no expiration of impact fee credits.
2.	Parks & Recreation	Should the maximum supportable fee be assessed or cap the increase at 50% of the maximum supportable fee considering comparability with neighboring jurisdictions?
3.	Parks & Recreation	Should the impact fee increase be increased over a two-year or multi-year period or a one-time increase?
4.	Stormwater	Recommendation to eliminate the stormwater impact fee.
5.	Local Roads	Should the impact fee increase be increased over a two-year or longer period or a one-time increase?
6.	Mobility Fee	Should the impact fee increase be increased over a two-year or multi year period or a one-time increase?
7.	Police	Should an additional work authorization be approved (separate Resolution presented to the City Commission) to create a police impact fee
8.	Fire	Should an additional work authorization be approved (separate Resolution presented to the City Commission) to create a fire impact fee.

Tentative Timeline

Date	Action
September 7, 2022	**Discussion Item**
October 2022	Police and Fire impact fee work authorization if desired
January 2023	Meetings with development community
February/March 2023	Planning Board/City Commission workshops/discussion items
April/May 2023	Presented of update impact fee Ordinance
Summer 2023	90 day effective date from adoption date

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Thank you!

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Q&A

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Connection and Impact Fee Summary and Police & Fire Impact Fee Study

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Agenda

- Study background
- Connection fee background
- Impact fee background
  - Impact fee considerations and criteria
- Recap prior presentation and decision points
- Review police and fire impact fee analyses
- Questions and answers

Study Background

- Utility connection fee and municipal impact fee study was initiated in June of 2021
- Study scope included the following tasks
  - Review and update of water and wastewater utility connection fees
  - Review and update recreation, stormwater, and transportation impact fees
  - Conduct feasibility analysis regarding potential implementation of police and fire impact fees
- Collaborative process with City Staff to develop analysis and recommendations
- Recommendations presented in September of 2022

Connection Fee Background

- Utility connection fees
  - Fees charged to new growth and redevelopment
  - Purpose of connection fees are to assign, to the extent practical, growth-related capital costs to new development responsible for such additional costs
  - Avoids passing growth-related costs from burdening existing users

Impact Fee Background

- Municipal impact fees
  - Fees are paid by new development and expansions that results in an increased demand for services
  - Fees are used to pay for growth-related facilities

Legal Considerations and Criteria

The basis for impact fees and related criterial have been developed under Florida Statutes and case law

Florida Impact Fee Act History

- Florida Legislature created section 163.31801 of the Florida Statues governing impact fees
- Created June 14, 2006
- Amended 2009, 2011, 2019, and most recently in 2021

Legal Considerations and Criteria

Florida Impact Fee Act

- Requires the calculation of impact fees to be based on the most recent and localized data
- Provides for accounting and reporting of impact fee revenues and expenditures in a separate fund
- Limits administrative charges for the collection of impact fees to actual costs
- Requires 90 days notice before imposing a new or increased fee
- Annual affidavit on compliance signed by the city
- Government has the burden of proof in any challenge of an impact fee
- Cannot be charged before issuance of building permit
- Statute also provides rules regarding fee increases, phasing-in of proposed fees, fee maximums, and frequency of fee adjustments

Legal Considerations and Criteria

- Dual rational nexus (based on cost of capacity to serve new growth)
- Impact fees must be based on the capital cost requirements anticipated for providing service to new development
- Impact fees must be based upon reasonable level of service standards that meet the needs of the City
- Impact fees cannot be used to fund deficiencies in capital needs of the city or pay for any operating costs

Prior Presentation and Decision Points

- Existing and proposed utility connection fees

Description	Proposed ELU Factor	Existing Fees	Proposed Fees	Increase / (Decrease)
Residential Water / Irrigation Connection Fees				
Single Family per Unit	1.0	$2,902.00	$2,333.00	($569.00)
Multi-Family per Unit	0.80 (was 0.50)	$1,451.00	$1,866.00	$415.00
Mobile Home per Unit	0.90 (was 0.60)	$1,741.20	$2,099.00	$358.00
Residential Wastewater Connection Fees				
Single Family per Unit	1.0	$2,829.00	$3,577.00	$748.00
Multi-Family per Unit	0.80 (was 0.50)	$1,414.00	$2,861.00	$1,447.00
Mobile Home per Unit	0.90 (was 0.60)	$1,697.40	$3,219.00	$1,522.00

- New non-residential utility customers charged based on an ELU factor based on a fixture count

Prior Presentation and Decision Points

- Utility connection fee study recommendations
  - The City should consider adopting the proposed water and wastewater utility connection fees
  - The City should review the utility connection fees periodically
  - The City should consider the creation of two service area districts / zones with one being for the existing City service area and one being for the Western Service Area
    - Apply proposed fees outlined in this presentation to both districts until a specific connection fee analysis for the Western Service Area can be completed
  - Modification of ELU factors: Multifamily from 0.50 to 0.80 and mobile home from 0.60 to 0.90
    - Based on analysis of City customer billing data and existing fee relationships

Prior Presentation and Decision Points

- Impact Fee Expiration
  - Current regulations decrease impact fee credits for demolished buildings by 10% per year until all the impact fee credits expired. The “Municipal Impact Fee Study” recommends no expiration of impact fee credits.
  - The City Commission was supportive of elimination of the impact fee expiration
  - **Should the impact fee credit revision should occur now (could be completed by May 2, 2003) versus the fall of 2023**

Prior Presentation and Decision Points

- Existing and proposed parks and recreation impact fees

Description	Existing Fees	Maximum Supportable Fees	50% Increase Proposed Fees	Increase / (Decrease)
Single Family per Unit	$1,312.24	$2,500.00	$1,968.00	$655.76
Multi-Family per Unit	$1,048.42	$2,021.00	$1,572.00	$449.00
Mobile Home per Unit	$785.74	$1,658.00	$1,178.00	$392.26

- **Decision Points:**
  - Propose fee increase through extraordinary circumstance provisions in impact fee statutes
  - Should maximum supportable fee be assessed or cap increase at 50% of maximum supportable fee considering comparability with neighboring jurisdictions?
  - Should the impact fee increase be increased over a two-year period or a one-time increase?

Prior Presentation and Decision Points

- Park and Recreation Impact Fees
  - The City Commission was supportive of maximum supportable fee.
  - The City Commission was supportive of a one-time increase, but would like to see the revenue prior to deciding.

Park and Recreation Impact Fees Options and Revenue Generation

Year	Single-Family Permits	Multi-Family Permits	Mobile Homes Permits	Existing	Maximum Supportable Fee		50% of Maximum Supportable Fee	
					Year One	**Year Two or Final One Year Amount**	Year One	**Year Two or Final One Year Amount**
NA	NA	NA	NA	**$1,312.24**	$1,906.12	**$2,500.00**	$1,640.12	**$1,968.00**
2018	66	43	0	**$131,689.90**	$191,796.45	**$251,903.00**	$164,586.95	**$197,484.00**
2019	49	41	0	**$107,284.98**	$156,322.99	**$205,361.00**	$134,084.49	**$160,884.00**
2020	134	4	7	**$185,534.02**	$270,112.01	**$354,690.00**	$231,890.01	**$278,246.00**
2021	135	18	7	**$201,524.14**	$293,504.07	**$385,484.00**	$251,873.07	**$302,222.00**
2022	47	54	18	**$132,433.28**	$194,455.64	**$256,478.00**	$165,510.64	**$198,588.00**
TOTAL	431	160	32	**$758,466.32**	$1,106,191.16	**$1,453,916.00**	$947,945.16	**$1,137,424.00**

Prior Presentation and Decision Points

- Stormwater impact fee overview and recommendations
  - The City currently charges a stormwater drainage impact fee of $119.39 per unit
  - Due to data and other limitations, it is difficult to identify growth related projects and impacts
  - Could not find any other Florida municipalities that charge stormwater impact fees
    - Most fund needs through recurring fees, grants, general tax revenues, and other sources
  - Monthly stormwater fees tend to generate more consistent revenue than Impact fees
  - **Decision Point:** Recommendation to discontinue stormwater impact fees

Prior Presentation and Decision Points

- Existing and proposed local road impact fees

Land Use	Unit	Proposed Fee	Current Fee
Single Family	DU	$864.59	$162.61
Multi-Family	DU	$548.32	$162.61
Mobile/Manufactured Home	DU	$740.33	$162.61
Hotel/Motel	Rooms	$355.87	$114.85
General/Government Office	KSF	$1,709.28	$230.83
Medical Office	KSF	$3,434.79	$1,014.31
Hospital	KSF	$1,114.66	$212.64
Nursing Home	Beds	$268.79	n/a
Industrial	KSF	$450.23	$100.07
Warehouse	KSF	$176.56	$100.07

Land Use	Unit	Proposed Fee	Current Fee
General Commercial (<40,000)	KSF	$3,736.72	$834.64
General Commercial (40,000-150,000)	KSF	$5,559.09	$802.81
General Commercial (<150,000)	KSF	$2,539.87	$602.67
Fast-Food	KSF	$25,155.10	n/a
Restaurant	KSF	$5,593.44	$881.26
General Recreation	KSF	$2,996.69	$59.13
Schools	Students	$226.79	n/a
Church	KSF	$790.25	$150.09
Day Care	KSF	$4,951.51	$329.27
Convenience Store	KSF	$26,948.94	$1,355.44
Bank	KSF	$6,782.33	$1,355.44

- Existing and proposed mobility fee
  - Existing fee - $16.00 per person trip
  - Proposed fee - $85.67 per person trip

Prior Presentation and Decision Points

- Local roads and mobility fee decision points
  - Should the impact fee increase be adopted in the full recommended amount and then applied based on some percentage of the total due to increase amount and comparability?
  - Should the impact fee and mobility fee increase be increased over a two-year period or a one-time increase?

Prior Presentation and Decision Points

- Local roads decision points
  - Concern expressed about the fast-food local road impact fee at the September 7, 2022 discussion item. An option for the fast-food local road impact is to assess the restaurant local road impact fee. The existing impact fee schedule does not call a separate fast food with drive thru local road impact fee.
  - Concern expressed about the convenience store local road impact fee at the September 7, 2022 discussion item. An option for the convenience store fee would be to assess the retail impact fee.

Prior Presentation and Decision Points

- Local roads decision points

Local Road Impact Fee - Other Jurisdictions

City	Single Family Dwelling Unit	Multi-family Dwelling Unit	Medical office Per 1,000 SF	Retail Per 1,000 SF (10,000-99,999 SF)	Industrial Per 1,000 SF	Fast Food Per 1,000 SF	Convenience Store Per 1,000 SF
Ormond Beach (current)	$162.61	$162.61	$1,014.31	$834.64	$100.07	$881.26	$834.64
Ormond Beach (proposed)	$864.59	$548.32	$3,434.79	$3,736.72	$450.23	$25,155.10 (study) $5,593.44 (restaurant)	$26,948.94 (study) $3,736.72 (retail)
Daytona Beach	$380.00 (2,000-2,999 SF)	$247.00	$405.00	$977.00	$255.00	$977.00	$977.00
Deltona	$1,044.00	$888.00	$1,530.00	$2,075.00	$1,308.00	$14,461.00	$6,968.00
Edgewater	$1,737.34	$1,001.28 (3+ story)	$7,149.02	$6,556.00	$1,120.48	$15,594.34	$23,613.52
New Smyrna Beach	$1,752.00	$632.00 (3+ story)	$4,762.00	$2,080.00	$519.00	$15,413.00	$7,814.00
Palm Coast	$3,139.00	$1,809.00	$3,798.00	$6,936.00	$1,773.00	$20,780.00	$23,830.00
Port Orange	$902.00	$665.00	$2,573.00	$1,415.00	$657.00	$9,939.00	$5,801.00

Prior Presentation and Decision Points

- Mobility fee decision points
  - The analysis determined a per person trip fee of $85.67. Policy direction is needed to determine the appropriate fee that should be assessed within the Transportation Concurrency Exception Areas.

Mobility Fee Options

Type of Fee	Single Family Dwelling Unit	Multi-family Dwelling Unit	Medical office Per 1,000 SF	Retail Per 1,000 SF	Industrial Per 1,000 SF	Restaurant Per 1,000 SF
Ormond Beach Local Road (proposed)	$864.59	$548.32	$3,434.79	$3,736.72	$450.23	$5,559.09
Ormond Beach Mobility Fee (current)	$240.00	$130.56	$751.68	$628.64	$107.14	$1,507.70
Option 1 - Proposed full mobility fee **($85.67)**	$1,285.05	$699.07	$4,024.78	$3,365.98	$573.65	$8,072.79
Option 2 - Proposed mobility fee **($59.00)** - 69%	$870.00	$481.44	$2,771.82	$2,318.12	$395.06	$5,559.64
Option 3 - Proposed mobility fee **($42.84)** - 50%	$642.60	$349.57	$2,012.62	$1,683.19	$286.86	$4,036.86
Option 4 - Proposed mobility fee **($32.00)** - 37%	$480.00	$261.12	$1,503.36	$1,257.28	$214.27	$3,015.40
Option 5 - Proposed mobility fee **($24.00)** - 28%	$360.00	$195.84	$1,127.52	$942.96	$160.70	$2,261.55

Prior Presentation and Decision Points

- Police and fire impact fee feasibility analysis
- The City can provide the necessary data to develop and support police and fire impact fees
- The police and fire departments are generally configured in a manner that would support the charging of an impact fee
- Using an assumed fee level based on a comparison of neighboring municipalities the implementation of a fee would likely benefit the City
- **Decision Point:** It is recommended that the City consider calculating and establishing police and fire impact fees

Police and Fire Impact Fee Analyses

Fee Calculation Methodology

- Identify existing and future investment to serve growth
- Determine the allocation of costs to be recovered from residential and non-residential customer classes
  - Functional population approach
  - Call data
- Rate calculated
  - Per residential dwelling unit (for single family, multi-family, and mobile home)
  - Per unit of measure for non-residential properties

Functional Population

- Functional population to account for location of population over a 24-hour period
  - Functional population factors include number of trips generated, average number of people per trip, and time spent on location
- Approach differentiates between major property types / uses and recognizes that demand for services differ by property type / use
  - Residential – single family vs. multi-family vs. mobile home
  - Non-residential classes – proposes 5 different land use categories
  - Based on trip generation and City call data
    - ITE 11th Edition revised trip generation data
    - Call Data for 2021 and 2022

City Service Area Forecast

Existing and Projected Population and Dwelling Units [1]			
Year	Total Population	Total Dwelling Units	Average Persons per Household [2]
2020	43,080	18,489	2.33
2021	44,041	18,902	2.33
2022	44,677	19,175	2.33
2025	45,829	19,669	2.33
2030	48,167	20,673	2.33
2040	50,630	21,730	2.33

[1] Future population estimates based on a review of historical population growth as obtained from the US Census Bureau and from projections from the City.
[2] Average persons per household shown is the weighted average between single family at 2.53 persons per unit, multifamily at 2.05 persons per unit, and mobile home at 1.68.

Police Services

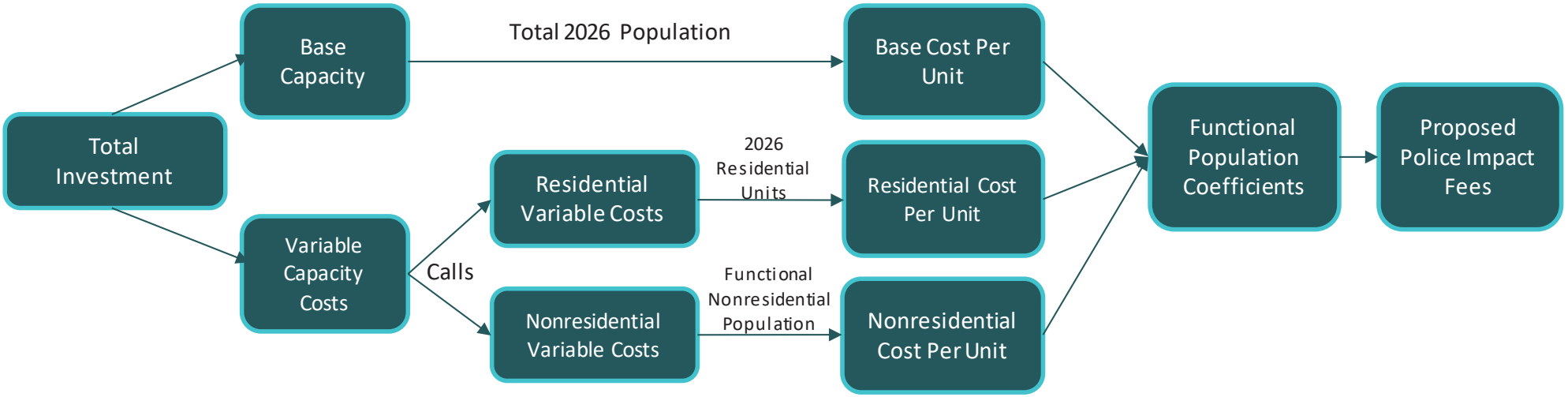
Level of Service

- Department provides law enforcement and crime prevention services to the community
- Existing level of service
  - City currently provides1.66 officers per 1,000 residents
  - Total of 94 police personnel
    - 74.0 officers – included in level of service calculation
    - 14 administrative / support staff – not included in level of service calculation

Existing and Future Investment

- Existing investment in department of $7.25 million
  - Equipment – $0.42 million
  - Vehicles – $3.19 million
  - Facilities and Other Capital Equipment – $3.64 million
- Total planned future investment of $3.2 million
  - Projects include vehicles replacements, roof replacement, police impound lot, and others
  - $0.28 million recognized to serve growth
- City does not anticipate any grants
- Total costs recognized in fee calculation – $6.82 million
  - Equipment costs have been excluded from the fee calculation per impact fee statute

Calculation Methodology

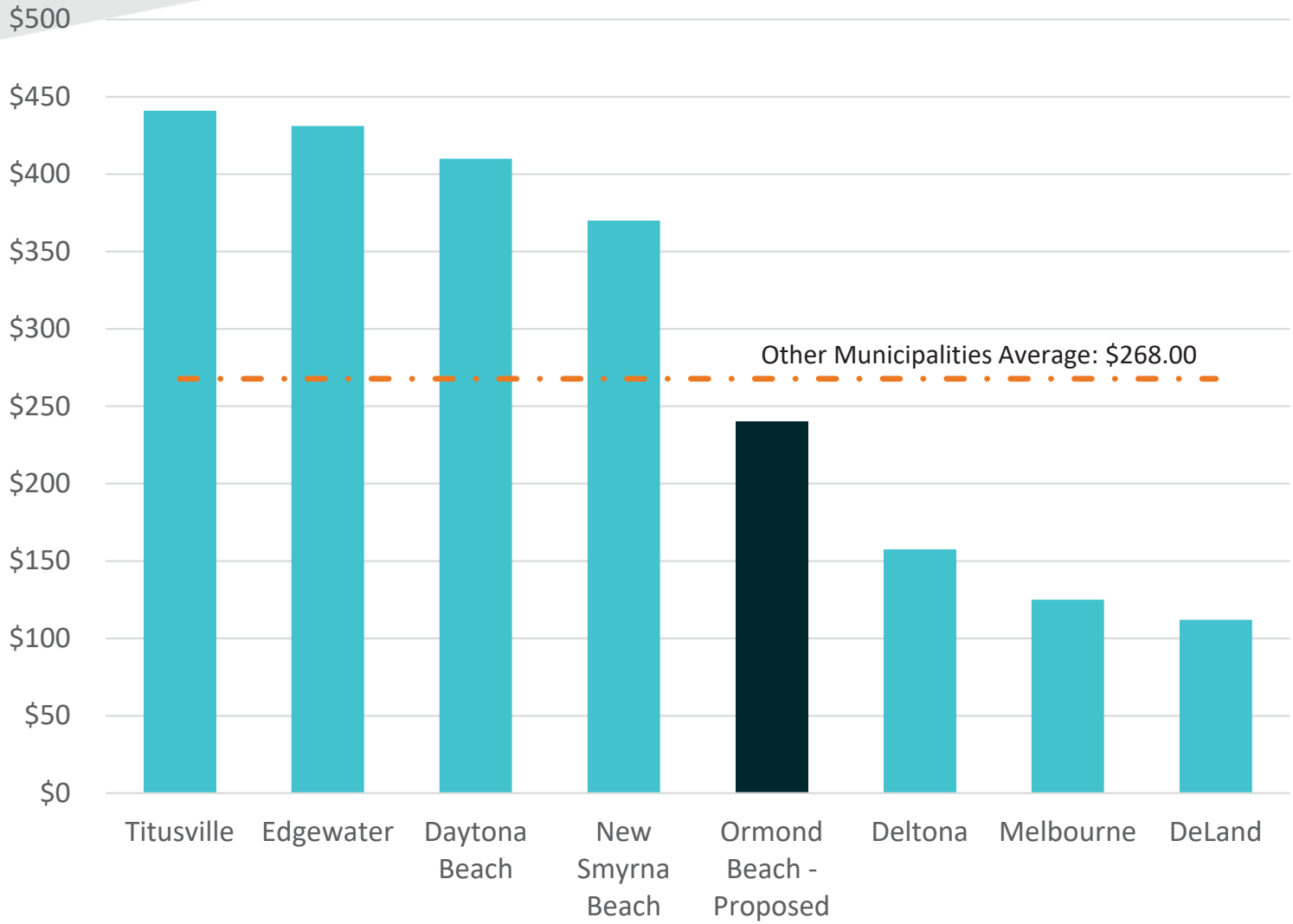


Existing and Proposed Police Impact Fees

Description	Impact Fee Unit	Proposed Fee
Residential		
Single Family	Dwelling Unit	$240.00
Multi-Family	Dwelling Unit	198.00
Mobile Home	Dwelling Unit	166.00
Non-residential		
Industrial / Warehousing	Per Sq. Ft.	$0.015
Institutional	Per Sq. Ft.	0.249
Hotel / Motel	Per Room	130.00
Office Building	Per Sq. Ft.	0.191
Retail	Per Sq. Ft.	0.336

Should none of the above land uses adequately define a proposed non-residential development as determined by the City Manager, at the Manager's discretion the following average charge per square foot of non-residential development is considered appropriate: $0.220 per sq. ft.

Police Impact Fee Comparison – Single Family



Fire Protection Services

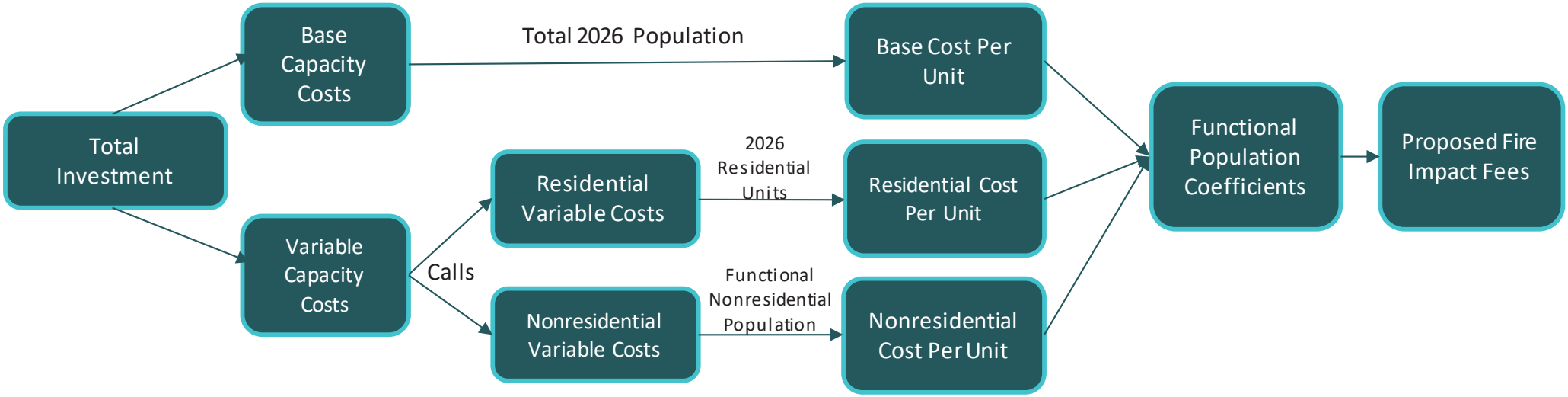
Level of Service

- Department provides fire suppression and rescue services to the community
- Existing level of service
  - Response target of four minutes with a one-minute turnout or less
  - ISO rating of 3/3X
  - City currently has a total of 48 fire department related personnel
    - 47 primary and 1 support
  - Response calls – 61.3% residential / 38.7% non-residential

Existing and Future Investment

- Existing investment in department of $9.0 million
  - Equipment – $0.70 million
  - Vehicles – $3.23 million
  - Facilities and Other Capital Equipment – $5.09 million
- Total planned future investment of $1.73 million
  - Projects include new apparatus, generators, station alerting, and others
  - $0.68 million recognized to serve growth
- City does not anticipate any grants
- Total costs recognized in fee calculation – $9.0 million
  - Equipment costs have been excluded from the fee calculation per impact fee statute

Calculation Methodology

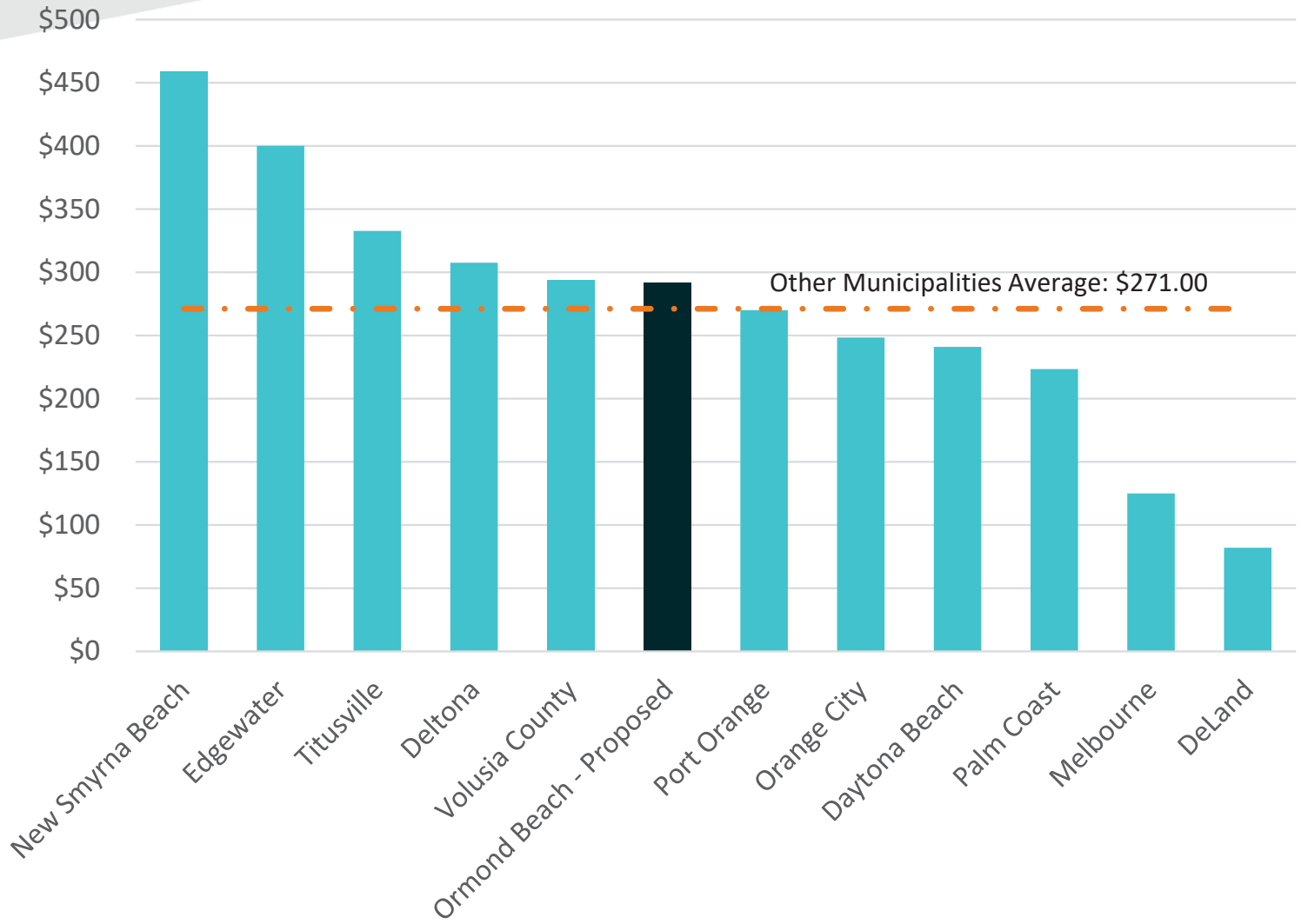


Existing and Proposed Fire Impact Fees

Description	Impact Fee Unit	Proposed Fee
Residential		
Single Family	Dwelling Unit	$292.00
Multi-Family	Dwelling Unit	262.00
Mobile Home	Dwelling Unit	240.00
Non-residential		
Industrial / Warehousing	Per Sq. Ft.	$0.019
Institutional	Per Sq. Ft.	0.320
Hotel / Motel	Per Room	167.00
Office Building	Per Sq. Ft.	0.245
Retail	Per Sq. Ft.	0.432

Should none of the above land uses adequately define a proposed non-residential development as determined by the City Manager, at the Manager's discretion the following average charge per square foot of non-residential development is considered appropriate: $0.454 per sq. ft.

Fire Impact Fee Comparison – Single Family



Recommendations

- Adopt proposed police and fire impact fees
- Review fees periodically development trends
  - Level of service requirements
  - Capital needs
  - Major changes in growth projections
- 90 Day grace period from City approval to effective date

Tentative Schedule

Tentative Date	Meeting
March 9, 2023	Planning Board discussion item
Week of March 20, 2023	1st public meeting - Extraordinary circumstances public meeting (state statute)
Week of March 27, 2023	2nd public meeting - Extraordinary circumstances public meeting (state statute)
April 13, 2023	Planning Board -Impact Fee Ordinance (LDC portion)
May 16, 2023	City Commission (1st) - Impact Fee Ordinance
June 6, 2023	City Commission (2nd) - Impact Fee Ordinance
September 4, 2023	Effective date of Impact Fee Ordinance

Policy Direction Sought

1. Should the impact fee credit revision occur now (could be completed by May 2, 2003) versus the fall of 2023.
2. Staff is seeking verification that the desired park and recreation impact fee is the maximum supportable fee and if the fee should be implemented in one year or two years.
3. Should the local road impact fee schedule include drive thru restaurants in the restaurant fee category?
4. Should the local road impact fee schedule include convenience stores in the retail fee category?
5. What mobility fee per person trip mobility fee should be assessed?
6. Any comments/concerns on the new analysis presented for police and fire impact fees.

Q&A

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Thank you!

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Municipal Impact Fee Study

March 22 and 27, 2023

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Study Background and Objectives

- Utility connection fee and municipal impact fee study was initiated in June of 2021
- Study scope included the following tasks
  - Review and update existing water and wastewater utility connection fees
  - Review and update existing recreation, stormwater, and transportation (local roads and mobility) impact fees
  - Develop new police and fire impact fees
- Review/update fee application methods
- Review historical and planned future investment to meet demands of new growth

Impact Fee Basics

- Fees are one-time charges paid by new development and expansions that result in an increased demand for municipal services
- Fees used to pay for growth-related facilities
  - Can not be used to cure deficiencies in level of service attributed to existing development
  - Can not be used to fund operation and maintenance costs
- Adequate fee levels prevent passing growth-related costs from burdening existing residents

Legal Considerations

The basis for impact fees and related criterial have been developed under Florida Statutes and case law

Florida Impact Fee Act History

- Florida Legislature created section 163.31801 of the Florida Statues governing impact fees
- Created June 14, 2006
- Amended 2009, 2011, 2019, and most recently in 2021

Legal Considerations (cont.)

- Section 163.31801 Florida Statutes
  - Among other requirements…

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers and impact fee by resolution must:

a. Ensure that the calculation of the impact fee be is based on the most recent and localized data.

b. Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

c. Limit administrative charges for the collection of impact fees to actual costs.

d. Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee...

Legal Considerations (cont.)

- Section 163.31801 Florida Statutes

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection:

a. An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fee which complies with this section.

b. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

c. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

d. An impact fee increase may not exceed 50 percent of the current impact fee rate.

e. An impact fee may not be increased more than once every 4 years.

Legal Considerations (cont.)

- Section 163.31801 Florida Statutes
  - Limitations on increasing Impact Fees

(g) A local government, school district, or special district may increase an impact fee beyond the phase-in limitations established… providing the follow criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Extraordinary Circumstances

- Significant existing and planned future investment to provide municipal services
- Impacts of inflation on capital costs
- Additional growth through 2040 will result in additional demand on City services
  - Growth of approximately 6,000 people through 2040 (or additional 18%)
  - Will require additional capital facilities/investment to maintain levels of service
- Estimated revenue impacts (assumed residential only)

Description	Revenue Existing Fees Through 2040	Revenue Proposed Fees Through 2040	Revenue Increase
Recreation	$3.1 million	$5.9 million	$2.8 million
Local Roads	$0.4 million	$2.0 million	$1.6 million
Total	$3.5 million	$7.9 million	$4.4 million

Fee Calculation Methodology

- Develop population and unit forecast
- Review levels of service
- Identify existing investment and future projects to serve growth
- Rate calculated per residential dwelling unit (single family, multi-family, and mobile home) for parks and recreation
- Rate calculated for residential and non-residential developments uniquely based on type of customer for transportation

Service Area Forecast

Existing and Projected Population and Dwelling Units [1]			
Year	Total Population	Total Dwelling Units	Average Persons per Household [2]
2020	43,080	18,489	2.33
2022	44,677	19,175	2.33
2025	45,829	19,669	2.33
2030	48,167	20,673	2.33
2040	50,630	21,730	2.33

[1] Future population estimates based on a review of historical population growth as obtained from the US Census Bureau and from projections from the City.

[2] Average persons per household shown is the weighted average between single family at 2.53 persons per unit, multifamily at 2.05 persons per unit, and mobile home at 1.68.

Municipal Impact Fee Highlights

- Population growth of approximately 6,000 additional people through 2040 (or 18%)
- The City will need to acquire an additional 50.74 acres of open space by 2040 to maintain its level of service
- Net existing and planned future investment (after grants) in recreational facilities of $49.9 million
- Average cost per lane mile of now $4.1 million
- Updated trip generation factors per ITE 11th Edition

Existing and Proposed Parks and Recreation Impact Fees

Description	Existing Fees	Maximum Supportable Fees	Increase / (Decrease)
Single Family per Unit	$1,312.24	$2,500.00	$1,187.76
Multi-Family per Unit	$1,048.42	$2,021.00	$972.58
Mobile Home per Unit	$785.74	$1,658.00	$872.26

Description	Revenue Existing Fees 2040	Revenue Proposed Fees 2040	Est. Revenue Increase
Recreation	$3.1 million	$5.9 million	$2.8 million

Existing and Proposed Transportation Impact Fees

- Existing and proposed local road impact fees

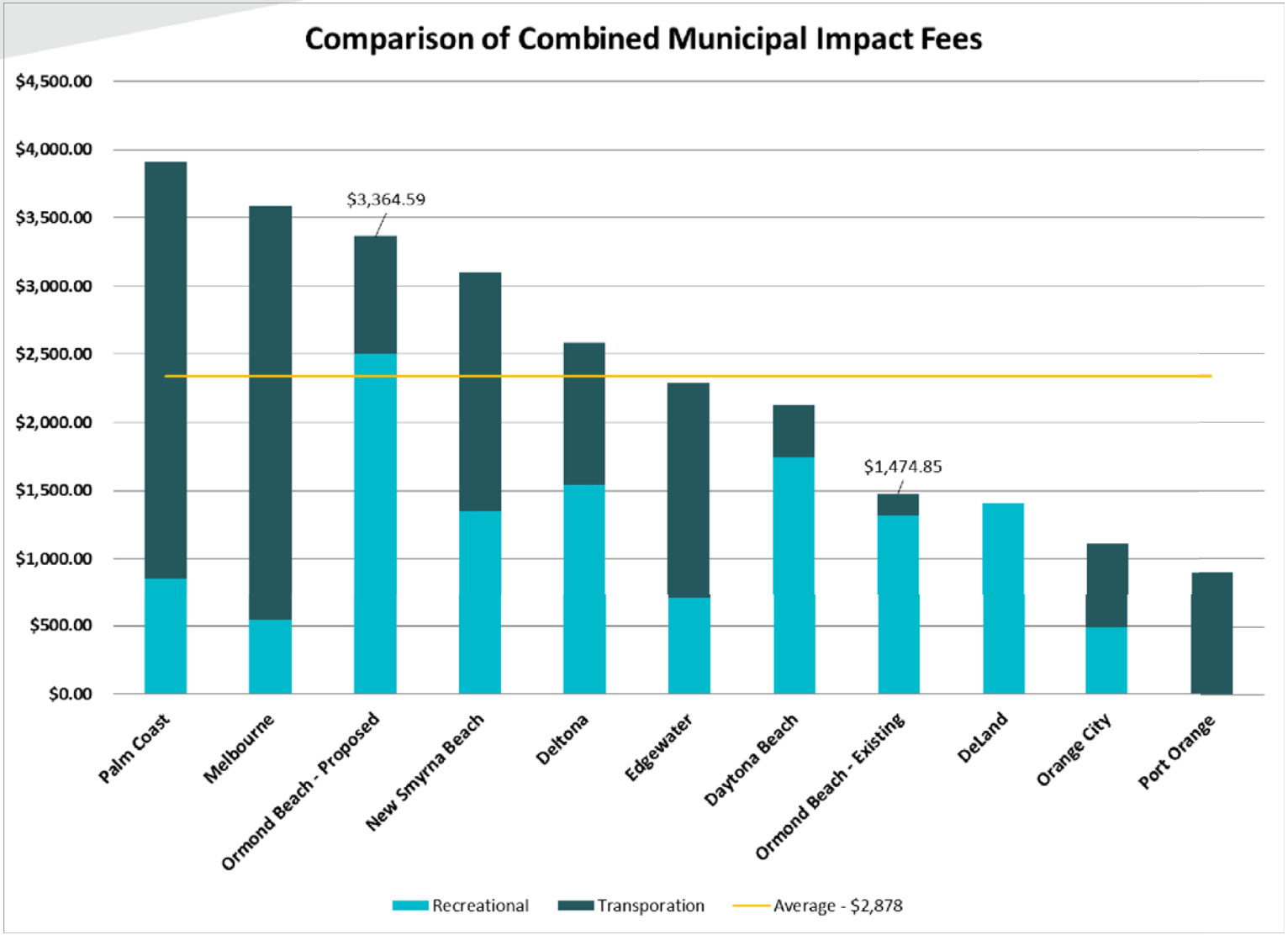
Land Use	Unit	Proposed Fee	Current Fee
Single Family	DU	$864.59	$162.61
Multi-Family	DU	$548.32	$162.61
Mobile/Manufactured Home	DU	$740.33	$162.61
Hotel/Motel	Rooms	$355.87	$114.85
General/Government Office	KSF	$1,709.28	$230.83
Medical Office	KSF	$3,434.79	$1,014.31
Hospital	KSF	$1,114.66	$212.64
Nursing Home	Beds	$268.79	n/a
Industrial	KSF	$450.23	$100.07

Land Use	Unit	Proposed Fee	Current Fee
General Commercial (<40,000)	KSF	$3,736.72	$834.64
General Commercial (40,000-150,000)	KSF	$5,559.09	$802.81
General Commercial (<150,000)	KSF	$2,539.87	$602.67
Restaurant	KSF	$5,593.44	$881.26
General Recreation	KSF	$2,996.69	$59.13
Schools	Students	$226.79	n/a
Church	KSF	$790.25	$150.09
Day Care	KSF	$4,951.51	$329.27
Bank	KSF	$6,782.33	$1,355.44
Warehouse	KSF	$176.56	$100.07

Description	Revenue Existing Fees 2040	Revenue Proposed Fees 2040	Est. Revenue Increase
Residential	$0.4 million	$2.0 million	$1.6 million

- Existing and proposed mobility fees
  - Existing fee - $16.00 per person trip
  - Proposed fee - $85.67 per person trip

Recreation and Local Roads Impact Fee Comparison



Conclusions and Recommendations

- Adopt proposed recreation and transportation municipal impact / mobility fees
- Implement full fees while meeting extraordinary circumstances procedural requirements to comply with Florida Statutes
- By updating impact fees, the City minimizes the cost burden of growth to existing residents and businesses
- 90 Day grace period from City approval to effective date

Q&A

RAFTELIS

Thank you!

Contact: Anthony Hairston / Shawn Ocasio
407 628 2600 / ahairston@raftelis.com / socasio@raftelis.com

From September 7, 2022
Discussion Item

City Commission Minutes

	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Item #11 – Discussion and Direction Items

Item #11A – Impact Fee Update Study

Mr. Steven Spraker, Planning Director, stated the discussion item was to review the Impact Fee Update study that was previously approved to be conducted. He reviewed the process if the Commission agreed to move forward. He explained where the impact fees would be utilized including growth-related facilities. He stated the first recommendation from the study was for no expiration of impact fee credits.

Mr. Tony Hairston, Raftelis Financial Consultants (Raftelis), reviewed the water and wastewater utility connection fee analysis. He discussed the existing and proposed water and irrigation connection fees as well as the wastewater connection fees and the comparison between the fees with other local municipalities. He explained the study recommended the creation of a Western Service Area.

Commissioner Selby inquired why the water connection fees were going down; whereby, Mr. Hairston stated the recommendation was based on current plans for improvements and funds needed. Commissioner Selby inquired if the city owed a refund to the citizens; whereby, Mr. Hairston stated that was not the case but could be in a few years if the fees were not amended. Commissioner Selby inquired how Raftelis came up with the equivalent living unit (ELU) factors for the multi-family and mobile homes and requested Raftelis and staff provide the calculations that justify the increased ELU factor.

Mr. Hairston reviewed the municipal impact fee analysis and the city service area forecast, parks and recreation impact fee analysis and stormwater impact fee analysis.

Mayor Partington inquired if Raftelis helped other municipalities find extraordinary circumstances; whereby, Mr. Hairston confirmed they had. Mayor Partington asked if there were examples of extraordinary circumstances; whereby, Mr. Hairston stated cost and growth increases.

Commissioner Selby stated he agreed with the stormwater impact fee removal and to start recurring stormwater fees, as the city needed a program to assist with the runoff water.

Commissioner Persis agreed with Commissioner Selby.

Ms. Stephanie Shealey, Kittleson and Associates, reviewed the local roads and mobility fee analysis. She explained there were significant increases to the local road impact fees based on current costs and new calculation methods. She reviewed the comparison of the local road fees with nearby municipalities.

Commissioner Selby inquired if the mobility impact fees were restricted to alternative methods; Ms. Shealey stated the funds could be used for methods, such as trails or parallel facilities. He inquired about the roads the city previously built; whereby, Mr. Spraker stated the extension of Division Avenue, Wilmette Avenue and local roads in the north United States Highway One (U.S.-1) corridor. Commissioner Selby inquired if there were zones related to the mobility and local road impact fees; whereby, Mr. Spraker stated there were no zones and they could be applied city wide.

Commissioner Persis inquired if a trail would be considered a road; whereby, Ms. Shealey stated it would be considered a passing improvement.

Commissioner Littleton inquired if the funds could be utilized for land acquisition; whereby, Mr. Spraker stated if the land was for road capacity improvement then it would be allowed.

Commissioner Selby reviewed the formula and inquired why the number of trips per household were so high; whereby, Ms. Shealey stated the trips included deliveries, garbage trucks, school buses and others.

Mr. Hairston reviewed the police and fire impact fee feasibility analysis and reviewed the comparison between local municipalities. He reviewed the comparison of all proposed fees combined with other local municipalities.

Mr. Spraker noted there were eight discussion points that needed direction.

Mayor Partington suggested they review each point and allow each Commissioner to comment.

The Commission supported the first discussion point of eliminating the penalty for the impact fee credit.

The Commissioners stated they could support the maximum supportable fee with the one time increase for discussion point two, noting they would like to see what the revenue would be.

Mayor Partington stated he could support the 50 percent of the maximum supportable fee over a four-year time frame, noting he would like to see the revenue before deciding on the second discussion point.

The Commission supported discussion point four, eliminating the stormwater impact fee.

Commissioner Selby inquired on discussion point five and six, if the maximum increase was over a period of time or a one time increase; whereby, Mr. Spraker stated it would be a one-time increase.

Ms. Joyce Shanahan, City Manager, explained Volusia County was undergoing an impact fee study as well, noting she did not think the city's rate increase would lead to contractors looking at other municipalities to build within.

Mr. Spraker noted with the proposed local road and mobility fee increases the City of Daytona Beach was the only local municipality at a lower rate.

Commissioner Selby inquired if the city could temporarily suspend the impact fees, if needed, in an emergency situation; whereby, Mr. Spraker stated staff would look into it.

Commissioner Kent expressed his concerns with the increases on the fast food and convenience stores local road impact fees. He stated the impact fees do need to increase but had concerns on multiple local road impact fee items.

Commissioner Littleton inquired what roads would need to be improved; whereby, Mr. Spraker stated the north U.S.-1 corridor had many roads that need improvement.

The Commission agreed on discussion points five and six for a one time increase.

Mr. Spraker explained discussion points seven and eight were for an authorization to create police and fire impact fees.

The Commission agreed to approve an authorization for police and fire impact fees as public safety was very important for new equipment, technology and vehicles.

Item #11 – Reports, Suggestions, Requests

Impact Fees
Ms. Shanahan thanked the Commission for their input and reviewed the process for moving forward.

Commissioner Selby discussed the possible local road fees for various businesses around the city and thanked staff for the creation of the Western Service Area.

Events
Ms. Shanahan informed the Commission of the Commemorative 9/11 event on September 11, 2022 at 8:30 a.m. She explained there were a couple of upcoming public meetings including a Planning Board meeting for Tattersall and neighborhood meetings for self-storage buildings and vacant properties for a hotel and single-family homes. She stated there was an email at their seats from a City of Deltona Commissioner who was starting a First Responder Challenge.

From February 21, 2023
Discussion Item

City Commission Minutes

Commissioner Persis moved, seconded by Commissioner Tolland, for approval of Resolution No. 2023-55, as read by title only.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Mayor Partington closed the public hearings.

Item #9 – Discussion and Direction Items

Item #9A – Impact Fee Update, Including Police and Fire Impact Fees

Mr. Spraker stated the consultant would review what was discussed at the September 7, 2022 City Commission meeting, the police and fire impact fees, and noted there were five policies staff was looking for direction on.

Mr. Shawn Ocaio, Raftelis, reviewed the background on the study, connection fees, municipality impact fees, utility connection fees, impact fee credits, parks and recreation impact fees, stormwater impact fees, local road impact and mobility fees. He discussed the proposed police and fire impact fees analysis. He stated staff was looking for direction on five policies.

Commissioner Briley inquired about the drastic increase to the fees; whereby, Mr. Ocaio stated it was because of the length of time since the last update. Commissioner Briley clarified if a developer wanted to build a similar hotel to the one that was previously on the same site the developer would not have to pay the impact fee, however if the developer were to double the size of the hotel there would be impact fees on the addition.

Commissioner Persis inquired when the last impact fee update was; whereby, Mr. Spraker stated in 2011 the buildings fees were implemented, water and sewer had annual Consumer Price Index adjustments and everything else was in 1996.

Commissioner Tolland inquired what was included in the mobility fees; whereby, Mr. Ocaio confirmed trails and sidewalks would be included in the fees.

Mr. Paul Holub, 675 North Beach Street, expressed concerns regarding the fees for quick service restaurants and the Volusia County impact fees. He explained the county had a mechanism where a developer could pay under protest and identify actual trips for a reduced fee.

Mayor Partington inquired if there was similar mechanism for the city; whereby, Mr. Spraker stated there was an alternative analysis with the trip generation study to be reviewed by staff and noted if it was rejected by staff the applicant could appeal and bring it before the Commission.

Mr. Spraker stated it was a policy before the Commission tonight to decide if they would like to keep the quick service – drive-thru restaurants in their own category or be included in the restaurant category.

Mayor Partington inquired about the impact fees when the property was on a state or county road when the fees can only be used on local roads; whereby, Mr. Spraker stated the trips had impacts on local roads due to the trip generation starting points.

Commissioner Briley inquired if a drive-thru restaurant would be entitled to a refund if the actual trip generation did not meet the expected trip generation totaling the larger mobility fee amount; whereby, Mr. Spraker stated the drive-thru restaurant could apply for a refund. Commissioner Briley inquired if the developer could utilize a trip generation from a similar drive-thru restaurant; whereby, Mr. Spraker stated a similar drive-thru restaurant would be sufficient or to wait until after the restaurant opened and apply for a refund based on actual trips.

Mayor Partington stated the first policy staff was looking for direction on was if the impact fee credit revision should occur immediately or in fall of 2023; whereby, the whole Commission agreed to immediately.

Mayor Partington explained the second policy staff was looking for direction on was verification that the desired park and recreation impact fee should be the maximum supportable fee and if the fee should be implemented in one year or two; whereby, the whole Commission agreed to the maximum supportable fee implemented in one year.

Mayor Partington noted the third policy staff was looking for direction on was if the local road impact fee schedule should include drive-thru restaurants in the restaurant fee category. He stated he believed the category should be closer to $13,000 to $15,000; whereby, Commissioner Persis stated she believed $15,000 to $20,000 would be sufficient.

Mr. Spraker stated the Commission could not lower just one category, all categories would need to be lowered. He stated the Commission could recommend a lower percentage uniformly throughout the categories or could include the drive-thru restaurants in the restaurant category.

Ms. Shanahan confirmed there was a consensus for the drive-thru category to be included in the restaurant category.

Mayor Partington inquired about the fourth policy staff needed direction on, if the local road impact fee schedule should include convenience stores in the retail fee category; whereby, Commissioner Tolland stated she believed it should fall under the general commercial category, noting the category had delineations based on building size.

Mayor Partington stated the consensus of the Commission was to include the convenience stores in the general commercial category.

Mayor Partington explained the fifth policy staff was looking for direction on was what mobility fee per person trip, mobility fee should be assessed; whereby Mr. Spraker reviewed five options.

Ms. Shanahan confirmed there was a consensus for option one, proposed full mobility fee.

Mayor Partington inquired if there were any comments or concerns regarding the new analysis presented for the police and fire impact fees.

There were no further comments.

Item #10 – Reports, Suggestions, Requests

Events

Ms. Shanahan stated K-9 Rex would retire on Friday, February 24, 2023. She stated Police Chief Jesse Godfrey, Corporal Rhett Summerlot and Officer Rafael Medina would ride in the Police Unity Tour from May 8 through May 14, 2023 starting in Portsmouth, Virginia and ending in Washington D.C. She discussed the Reel in the Fun tournament, Movies on the Halifax, Art in the Park, Taste of Ormond, Celtic Festival and Walk with the manager events. She discussed the memorial for Ormond Beach Firefighter Ethan Wilson.

Commissioner Persis stated she attended the Seabreeze High School ribbon cutting for their agricultural program and the ribbon cutting at the Riverbend Natural Park.

Commissioner Briley discussed the events he attended including Economic Prosperity Hour, Riverbend Natural Park ribbon cutting, and Seabreeze High School agricultural program ribbon cutting.

Commissioner Tolland mentioned the events she attended including the ribbon cutting at the YMCA, Riverbend Natural Park ribbon cutting, Bear Creek talent show, and the Reel in the Fun fishing tournament. She stated she attended the Ormond MainStreet meeting and provided an update.

Commissioner Sargent discussed the Reel in the Fun fishing tournament. He inquired if the link to the fundraising for the Police Unity Tour could be posted to social media.

Planning Board minutes from March 9, 2023

ITEM:

LDC-2021-019

Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee amendments

Discussion Item

advise given from the City's consultant that the impact fees should not be expired. If a use was there and it was demolished, the impact fees have been pain and satisfied, and the provision should be removed from the Code. The fees can be transferable by state law, therefore it is being asked for item C to be struck from the amendment.

Ms. Shull asked what impact fees pay for. Mr. Spraker replied that impact fees pay for capital facilities that new development creates, such as waterlines, sewer lines, capacity of the plant, turn-lane, sidewalk, trail, park and recreation. It allows capital facilities that are needed based on new growth. Examples were discussed.

Chairman Thomas ensured that no one from the public was present to speak on the subject, then opened it up to the Board for discussion and entertained a motion.

Mr. Railsback motioned to approve LDC 2021-019, Land Development Code Amendment: Section 1-27, Impact Fees. Mr. Galloway seconded it. Vote was called, and the motion was approved (7-0).

VIII. PUBLIC COMMENTS

The opportunity was announced and it was determined that there was no one in attendance that wished to deliver any public comments.

IX. OTHER BUSINESS

A. Impact Fee Study Update

Mr. Spraker reviewed the City of Ormond Beach Connection and Impact Fee Summary, and the Police and Fire Impact Fee Study that was in the Planning Board packet and displayed overhead that was put together with the help of the contracted company Raftelis Consultants over 2021-2023. He stated a Land Development Code (LDC) Amendment will be presented to the Board.

Mr. Spraker stated that impact fees are paid by new development and expansions for increased demand for services and as growth and new development happens there are impacts to water, sewer, roads, park and recreation, police and fire. The basis for impact fees and related criteria have been developed under Florida Statutes and case law. Mr. Spraker continued that there was a Florida Impact Fee Act that was created in 2006 and recently amended in 2021.

Mr. Spraker explained that the consultant, Raftelis, provided the conditions and parameters of impact fees and state that it has to be based on the most recent localized data, looking at the city-capital costs and what the city's population is. He added that 90 days-notice is required before imposing a new or increased fee. Regarding legal considerations and criteria, Mr. Spraker stated that there is a dual rational nexus based on the cost of capacity to serve new growth where impact fees must be based on the capital cost requirements anticipated for providing service to new development. Impact fees must be based upon reasonable level of service standards that meet the needs of the City. Mr. Spraker emphasized that impact fees cannot be used to fund deficiencies in capital needs of the city or pay for any operating costs. It can be used for a new capacity and in a specific matter.

Mr. Spraker reviewed information on water and sewer impact fees and stated that the City has had the water and sewer impact fee since 1974. It was suggested to change

the term impact fee to a 'connection fee' which has been done throughout the State of Florida. He added that it was also recommended to add a western service area. The difference in existing and proposed fees were explained, showing that the water went down and the sewer went up for single-family unit, based on capital costs.

Mr. Spraker reviewed information on stormwater impact fees. The consultant researched and discovered that they could not find another jurisdiction with a stormwater impact fee as most use stormwater fees. It was recommended to delete the stormwater impact fee and City Commission agreed.

Mr. Spraker reviewed information on park and recreation impact fee. There were questions regarding reducing the Impact Fee or extend it over time. The City Commission provided direction to go to the full maximum justifiable amount over a one-year period.

Board Comments and Questions

Chairman Thomas commented on the park and recreation impact fee, stating that the amount is justifiable due to the amount of people that are increasingly using it and the cost of the astronomical maintenance and repairs. He concluded that the City of Ormond Beach has beautiful facilities and believes that it is in the best interest of Ormond Beach to continue to maintain them.

Mr. Spraker reviewed information on the local roads impact fee. The fast-food and convenience store were included in other, larger categories as recommended by the City Commission.

Ms. Shull remarked that there is a lot of traffic from other areas that impact the City of Ormond Beach roads and inquired about the ITE (Institute of Transportation Engineers) Trip Generation. Mr. Spraker answered that the regional model is put into the model for the ITE Trip Generation for local roads, not Granada Boulevard or Volusia County-maintained roads. Ms. Shull emphasized the amount of overflow the City of Ormond Beach roads receive from other cities and expressed concern about it skewing the numbers. It was emphasized that ITE is used to determine traffic flows, now in the 11th Edition, the newest edition and is up to date.

Mr. du Moulin concurred with Ms. Shull, and commented about the growth on Williamson Boulevard and Clyde Morris Boulevard with commuters from other areas using the City of Ormond Beach roads and inquired if the study took it into account. Mr. Spraker replied that they did so through a regional model. He added that they are paying a Volusia County impact fee. The uses are paying both local roads and Volusia County, as well as their own jurisdiction.

Mr. Railsback delivered his knowledge of what he learned when he worked with Impact Fees himself, and noted that the model previously discussed, serves as the basis for defense of the reason for a specific charge, coordinating with data related to the regional entity/municipality, the County, and identifies how and why the City is charging that same user twice.

Mr. du Moulin inquired about the fire and police impact fee. Mr. Spraker explained that they do a calculation and then come up with what the City can charge at a

maximum, based on the capital facilities and new growth. He added that for police and fire, they cannot use it for operations. It can be used for new service. If setting up a new zone, they can buy a new car, truck, or part of a truck, and do existing building additions, and can do an Emergency Operations Center (EOC).

Mr. Jorczak inquired if anyone in the area is required to review and integrate the information into any decision process and bless the City's decision on the fees. Mr. Spraker answered that the blessing will come through the Ordinance and Planning Boards recommendation and the City Commission's action based on the data analysis generated from Raftelis over three studies. He reiterated that these are only Ormond Beach impact fees.

Mr. Spraker stated the report recommended that the Impact Fees be reviewed every five years so there is not such a large increase.

Mr. Galloway expressed his concern with impact fees, commenting that they are like an artificial tax, going by a different name. He continued that the end users are really the ones who

Mr. Scudiero inquired what was sought from the Board at this meeting.

Mr. Spraker stated that the City Commission has already given direction on the impact fees update, but welcomed the expression of opinions on the subject from the Planning Board, as it is not absolute yet. Mr. Spraker continued that the goal is not to surprise the Board with the Ordinance and to make all aware of the background data and analysis and to identify any concerns.

Mr. Spraker reviewed information on the mobility fees, different than local road Impact Fees and were enacted in 2011. The City adopted mobility fees for corridors physically or politically constrained; Granada Boulevard from Williamson Boulevard to Atlantic Avenue (A1A); A1A south and portions of U.S. Highway 1. Those roads are not designated to be extended. Mr. Spraker explained that in those areas, mobility fees are charged and can be used for a broader range of uses, or pay for transit, trails or sidewalks. Outside those three corridors, the local road Impact Fee would pay.

Mr. Spraker reviewed information on the police impact fees and explained that they are not assessed today. He reviewed the single-family residential change comparison and increase of fees, showing how the water and stormwater are less.

It was asked how much time has been put into the impact fee study. It was said to be a considerable amount of time to gather the data and for the study to be done itself, including staff time and consultant time. Mr. Spraker reviewed the tentative schedule regarding the Ordinance.

XI. MEMBER COMMENTS

Mr. Railsback commended the staff for their hard work and input on the impact fees update.

Mr. Jorczak asked about City property at the park next to Riverbend, and the status of how it will fit into the City plans for recreation and if since it is adjoining the study going on for the airport property, if the two will be integrated them. Mr. Spraker

DRAFT

Planning Board minutes from

April 13, 2023

ITEM:

LDC-2021-019

Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee amendments

Mr. Jorczak asked if existing building codes would impact replacement mobile homes. Mr. Spraker stated that the amendment was solely related to setbacks and all building code requirements would be applicable.

Mr. Galloway asked if this would apply to the mobile home park along U.S. Highway 1, north of Granada Boulevard. Mr. Spraker stated that this property was zoned as B-4, Central Business, and this amendment would not be applicable to that property.

Ms. Shull ensured that no one from the public was present to speak on the subject, then opened it up to the Board for discussion and entertained a motion.

Mr. Scudiero motioned to approve LDC 2023-043, Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards. Mr. du Moulin seconded it. Vote was called, and the motion was approved (6-0).

G. LDC 2021-019, Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee Amendments

Mr. Spraker, Planning Director, explained the administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update. Mr. Spraker recalled this item was discussed at the March Planning Board meeting. Mr. Spraker displayed a PowerPoint of the proposed amendments that included the following key points:

1. Water and sewer: Changed terminology from impact fees to connection fees.
2. Water: Connection fee amended from $2,902 to $2,333 for an equivalent living unit (one single-family house).
3. Sewer: Connection fee amended from $2,829 to $3,577 for an equivalent living unit.
4. Stormwater: Delete stormwater impact fee and rely on stormwater connection fee.
5. Park & Recreation: Amended parks & recreation impact fee from $1,312.24 to $2,500 for a single family residential unit.
6. Discussed the mobility fee and there may be a desire to reduce the selected option because it assesses the maximum fee that can be justified.
7. Updated the local road impact fee based on use categories.
8. Created police and fire impact fees.

Mr. Spraker reviewed the total changes which were primarily the local road and park and recreation impact fee for a single-family house. Mr. Spraker detailed the project scheduled and stated that there is a 90-day effective period for the implementation of the impact fees. Mr. Spraker concluded that staff recommends approval.

Ms. Shull opened it up to the Board for discussion and entertained a motion.

Board Questions

Mr. du Moulin inquired to the stormwater impact fee. Mr. Spraker stated that no other Florida jurisdictions are assessing this and instead relying on the stormwater fee as part of the utility assessments.

Mr. Jorczak asked Mr. Spraker if he was aware that the State of Florida overruled a county impact fees. Mr. Jorczak asked what the impact of a ruling like that would be. Mr. Spraker stated he was unaware of this case. He stated that the state has established perimeters and regulations regarding impact fees which is why the City hired an expert on impact fees.

Attorney Hayes explained that the State Legislature has established laws for the implementation of impact fees. Attorney Hayes stated he was not aware of the specific case referenced. Attorney Hayes stated that the city has hired a professional consultant who has performed the data and analysis to establish the proposed fees.

Mr. Railsback explained that there is a rational nexus test for proposed fees based on the infrastructure needs of a city.

Mr. Galloway stated that it is important to remember that the end user, typically homeowners, are the ones who end up paying the impact fees.

Mr. Scudiero motioned to approve LDC 2021-019, Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee Amendments. Mr. Jorczak seconded it. Vote was called, and the motion was approved (6-0).

VIII. PUBLIC COMMENTS

The opportunity was announced and it was determined that there was no one in attendance that wished to deliver any public comments.

IX. OTHER BUSINESS

None.

X. MEMBER COMMENTS

Mr. Galloway expressed the importance of everyone on the Board voting and commended staff. He commented that he is anxious to hear about the outcome of Tomoka Oaks and asked if anymore Neighborhood Meetings are required. Mr. Spraker replied that no more Neighborhood Meetings are required.

Mr. Jorczak commended Mr. Storch's work on the RidgeHaven presentation and the applicant and developers efforts in solving problems.

Mr. du Moulin thanked Mr. Spraker and further expressed his HOA concerns.

Mr. Railsback commended staff and the Boards input. He added that he is in support of the preventative action of staff looking into an ordinance amendment to further support no short-term rentals so that they do not invade our community.

Mr. Scudiero thanked Mr. Spraker.

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 9.J
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-31
Strategic Goal:	Transportation & Community Development - Other		
Department :	Planning & Building		
Subject:	Code of Ordinance Amendments, Connection, Mobility and Impact Fees		
Budget Impact:	The Code of Ordinance amendments seek to direct all references towards the LDC and update terminology. The proposed amendments do not have any budget impacts.		
Summary:	This is an administrative amendment to the Code of Ordinances, to implement the recommendations of the impact fee study update. The purpose of the proposed amendments is to move all connection and impact fee assessments to the LDC and amend any reference to water or sewer impact fees to connection fees.		
Recommended Action:	It is recommended to approve the amendments to the Code of Ordinances to update connection, mobility, and impact fees based on (1) "Water and Wastewater Utility System Connection Fee Study", (2) "Municipal Impact Fee Study" and (3) "Police and Fire Impact Fee Study". If approved, the amendments would be effective on September 4, 2023.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	5/3/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/10/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: May 16, 2023

Subject: Code of Ordinance Amendments, Connection, Mobility and Impact Fees

Commission Goal: Transportation & Community Development - Other

Introduction

This is an administrative amendment to the Code of Ordinances, to implement the recommendations of the impact fee study update, by amending **(1)** Section 22-2, Determination of equivalent living units, of Article I, Water, of Chapter 22, Water and Sewers, **(2)** Section 22-29, Special provisions for water for irrigation and swimming pools, of Article I, Water, of Chapter 22, Water and Sewers, **(3)** Section 22-115, Fee imposed, schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, **(4)** Section 22-118, Property subject to fee; method of payment, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, **(5)** Section 22-119, Impact fee financing, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, **(6)** Section 22-132, Legislative findings; purpose, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, **(7)** Section 22-133, Service area, defined, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, **(8)** Section 22-135, Rates for water and sewer services; impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, **(9)** Section 22-140, Impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, **(10)** Section 22-162, Boundaries and purpose, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, **(11)** Section 22-165, Impact Fees, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, **(12)** Section 22-168, Outside city service, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, **(13)** Section 22-169, Connections required, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, **(14)** Section 8-421, Purpose and intent, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, **(15)** Section 8-422, Fees Imposed, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, **(16)** Section 8-423, Impact Fee financing, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, **(17)** Section 8-10, Application processing fees, of Article I, In General, of Chapter 8, Buildings and Construction Regulations, to implement the recommendations of the water and wastewater utility system connection

fee study, municipal impact fee study, and police and fire impact fee study.

Background

On May 18, 2021, the City Commission authorized Resolution 2021-86 to accept a bid proposal from Raftelis for an impact fee study update to review and amend the water, sewer, park & recreation, stormwater, local road and mobility fees. The scope-of-work also provided a task for a feasibility analysis to add fire and police impact fees and make a recommendation if these fees should be pursued with a separate work authorization. The total fee for the impact fee study is $99,445. On October 5, 2022, the City Commission authorized Resolution 2022-121 that authorized $31,555 for the development of Police and Fire impact fees by Raftelis.

Raftelis has performed three (3) studies that serve as the data and analysis for the Land Development Code (LDC) and Code of Ordinance amendments:

- Water and wastewater utility system connection fee study;
- Municipal impact fee study; and
- Police and fire impact fee study.

The connection, mobility, and impact fees are proposed to be contained in the LDC. There are multiple references to impact fees in the Code of Ordinances. The purpose of the proposed amendments is to move all connection and impact fee assessments to the LDC and amend any reference to water or sewer impact fees to connection fees.

Discussion

There are seventeen sections of the Code of Ordinances that are proposed to be amended. A summary of the amendments is provided below:

(1) Section 22-2, Determination of equivalent living units, of Article I, Water, of Chapter 22, Water and Sewers:
Deletion of entire section and marked as reserved. The equivalent living units are contained in the Land Development Code sections.

(2) Section 22-29, Special provisions for water for irrigation and swimming pools, of Article I, Water, of Chapter 22, Water and Sewers:
Amended term “impact” fee to “connection” fee in Section.

(3) Section 22-115, Fee imposed, schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers:
Deletion of entire section and marked as reserved. Section included impact fee schedule and automatic indexing of water and sewer impact fees which is not allowed under current state law.

(4) Section 22-118, Property subject to fee; method of payment, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers:
Deletion of entire section and marked as reserved. Section required payment of impact fees prior to connection, which is contained in the Land Development Code.

(5) Section 22-119, Impact fee financing, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers:
Section allowed the deference of impact fee with a lien placed on a single-family house. Staff is not aware of any instance where this occurred since 1996.

(6) Section 22-132, Legislative findings; purpose, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section.

(7) Section 22-133, Service area, defined, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section.

(8) Section 22-135, Rates for water and sewer services; impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section.

(9) Section 22-140, Impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section. Referred connection fee reference to the Land Development Code.

(10) Section 22-162, Boundaries and purpose, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section.

(11) Section 22-165, Impact Fees, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section. Deleted references to former impact fee amounts and referred the costs of connection fees to Section 1-25, Connection Fees, of the Land Development Code. Deleted reference to automatic cost of living increase which is no longer allowed.

(12) Section 22-168, Outside city service, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section. Referred reference to reimbursement of line extension to the Land Development Code.

(13) Section 22-169, Connections required, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers:
Amended term "impact" fee to "connection" fee in Section. Referred reference to connection fees to the Land Development Code.

(14) Section 8-421, Purpose and intent, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations:
Deletion of entire section and marked as reserved. Fee schedules for connection, mobility, and impact fees will be within the Land Development Code.

(15) Section 8-422, Fees Imposed, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations:
Deletion of entire section and marked as reserved. Fee schedules for connection, mobility, and impact fees will be within the Land Development Code

(16) Section 8-423, Impact Fee financing, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations:
Deletion of entire section and marked as reserved. Fee schedules for connection, mobility, and impact fees will be within the Land Development Code

(17) Section 8-10, Application processing fees, of Article I, In General, of Chapter 8, Buildings and Construction Regulations:
Added alternative connection or impact fee analysis fee for any project/individual that desires to perform an independent connection or impact fee analysis per the Land Development Code requirements.

Budget Impact

The Code of Ordinance amendments seek to direct all references towards the LDC and update terminology. The proposed amendments do not have any budget impacts.

Citizen Impact

There is no direct citizen impact of the Code of Ordinance amendments. The amendments ensure consistency and have one place for connection, mobility, and impact fees.

Recommendation

It is recommended to approve the amendments to the Code of Ordinances to update connection, mobility, and impact fees based on (1) “Water and Wastewater Utility System Connection Fee Study”, (2) “Municipal Impact Fee Study” and (3) “Police and Fire Impact Fee Study”. If approved, the amendments would be effective on September 4, 2023.

Attachments:

1. 23-31 COO amendments, impact fee study update (P23-0082G)

Approvals:

Kelly A. McGuire

Date: May 03, 2023

Kelly McGuire, Finance Director



Claire Whitley, Assistant City Manager

Date: May 10, 2023



Joyce Shanahan, City Manager

Date: May 10, 2023

ORDINANCE NO. 2023-31

AN ORDINANCE AMENDING SECTION 8-10, APPLICATION PROCESSING FEES, OF ARTICLE I, IN GENERAL, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 8-421, PURPOSE AND INTENT, OF ARTICLE IX, IMPACT FEES, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 8-422, FEES IMPOSED, OF ARTICLE IX, IMPACT FEES, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 8-423, IMPACT FEE FINANCING, OF ARTICLE IX, IMPACT FEES, OF CHAPTER 8, BUILDINGS AND CONSTRUCTION REGULATIONS; REPEALING SECTION 22-2, DETERMINATION OF EQUIVALENT LIVING UNITS, OF DIVISION 1, GENERALLY, OF ARTICLE I, WATER, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-29, SPECIAL PROVISIONS FOR WATER FOR IRRIGATION AND SWIMMING POOLS, OF DIVISION 2, RATES AND CHARGES, OF ARTICLE I, WATER, OF CHAPTER 22, WATER AND SEWERS; REPEALING SECTION 22-115, FEE IMPOSED; SCHEDULE, OF ARTICLE III, IMPACT FEE FOR SYSTEM EXTENSIONS, OF CHAPTER 22, WATER AND SEWERS; REPEALING SECTION 22-118, PROPERTY SUBJECT TO FEE; METHOD OF PAYMENT, OF ARTICLE III, IMPACT FEE FOR SYSTEM EXTENSIONS, OF CHAPTER 22, WATER AND SEWERS; REPEALING SECTION 22-119, IMPACT FEE FINANCING, OF ARTICLE III, IMPACT FEE FOR SYSTEM EXTENSIONS, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-132, LEGISLATIVE FINDINGS; PURPOSE, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-133, SERVICE AREA, DEFINED, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-135, RATES FOR WATER AND SEWER SERVICES; IMPACT FEES, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-140, IMPACT FEES, OF ARTICLE IV, HUNTER'S RIDGE-FLAGLER COUNTY DRI SERVICE AREA, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-162, BOUNDARIES AND PURPOSE, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-165, IMPACT FEES, OF ARTICLE VI, WEST ORMOND

UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; AMENDING SECTION 22-168, OUTSIDE CITY SERVICE, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; AND AMENDING SECTION 22-169, CONNECTIONS REQUIRED, OF ARTICLE VI, WEST ORMOND UTILITIES DISTRICT, OF CHAPTER 22, WATER AND SEWERS; OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH TO IMPLEMENT THE RECOMMENDATIONS OF THE WATER AND WASTEWATER UTILITY SYSTEM CONNECTION FEE STUDY, MUNICIPAL IMPACT FEE STUDY, AND POLICE & FIRE IMPACT FEE STUDY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 8-10, Application processing fees, of Article I, In General, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

*(1) Advertising fee for public hearings. ***No change to existing text****

*(2) Annexation. ***No change to existing text****

*(3) Comprehensive Plan. ***No change to existing text****

*(4) Concurrency. ***No change to existing text****

*(5) Development of regional impact. ***No change to existing text****

*(6) Historic preservation. ***No change to existing text****

*(7) Grading and filling/clearing. ***No change to existing text****

*(8) Land Development Code fees. ***No change to existing text****

(9) Miscellaneous.

#	Item	Fee	Advertising Fees
1.	Alternative connection or impact fee analysis	Actual cost of consultant review fees. $3,000.00 deposit is required.	Not assessed
~~1~~ 2.	Appeal of interpretation	$300.00	Not assessed

~~2~~ 3.	Doggie dining license		
	Annual license	$100.00	Not assessed
	Annual inspection	$45.00	
	Re-inspection	$30.00	
~~3~~ 4.	Easement releases	$200.00 (includes recording costs)	Not assessed
~~4~~ 5.	Garage or yard sales	First and second event $5.00 each, or $10.00 if issued after the fact; third event no charge.	Not assessed
~~5~~ 6.	Landscape bond	1% of the amount bonded.	Not assessed
~~6~~ 7.	Miscellaneous work within the city right-of-way	$100.00	Not assessed
~~7~~ 8.	Mobile Food Dispensing Vehicle host permit	$100.00	Not assessed
~~8~~ 9.	Original artwork mural	No application fee; advertising fees shall be required.	$550.00 (LNAM) (LNAM)
~~9~~ 10.	Temporary outdoor sales of merchandise	$25.00	Not assessed
~~10~~ 11.	Zoning determination letter	$ 50.00	Not assessed
~~11~~ 12.	Zoning sign-off for alcoholic beverage licenses	$50.00	Not assessed

*(10) – (22) ***No change to existing text****

SECTION TWO. Section 8-421, Purpose and intent, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

ARTICLE IX. ~~IMPACT FEES~~[1] RESERVED

~~Sec. 8-421. Purpose and intent.~~ Reserved

~~The purpose of this article is to establish comprehensive impact fees to be paid upon the start of construction of the types of construction hereinafter specified in the city. The said fees are levied in order to provide for the capital~~

~~improvements included in the city's comprehensive plan, the need for which is generated by new development within the city.~~

SECTION THREE. Section 8-422, Fees imposed, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

~~Sec. 8-422. Fees imposed.~~ Reserved

~~There are hereby imposed the following impact fees upon the following types of development constructed in the city, for which a construction contract is entered into and a building permit is applied for after October 1, 1990, in accordance with the following schedule:~~

~~Type of Construction~~	~~Gross Fee~~	~~Bond Credit~~	~~Net Fee~~
~~(1) Cultural facilities:~~			
~~Single-family~~	~~$0.00~~	~~$0.00~~	~~$0.00~~
~~Multifamily~~	~~$0.00~~	~~$0.00~~	~~$0.00~~
~~Mobile/manufactured home~~	~~$0.00~~	~~$0.00~~	~~$0.00~~
~~(2) Local roads:~~			
~~Residential~~			
~~Single-family~~	~~$90.00~~	~~$0.00~~	~~$90.00~~
~~Multifamily~~	~~$90.00~~	~~$0.00~~	~~$90.00~~
~~Mobile/manufactured home~~	~~$90.00~~	~~$0.00~~	~~$90.00~~
~~Hotel/motel~~	~~$63.00~~	~~$0.00~~	~~$63.00~~
~~Nonresidential~~			
~~General/government office~~	~~$125.00~~	~~$0.00~~	~~$125.00~~
~~Medical office~~	~~$555.00~~	~~$0.00~~	~~$555.00~~
~~Hospital~~	~~$116.00~~	~~$0.00~~	~~$116.00~~
~~Nursing home~~	~~$36.00~~	~~$0.00~~	~~$36.00~~
~~Industrial~~	~~$54.00~~	~~$0.00~~	~~$54.00~~
~~Warehouse~~	~~$54.00~~	~~$0.00~~	~~$54.00~~
~~Miniwarehouse~~	~~$54.00~~	~~$0.00~~	~~$54.00~~
~~General commercial~~			
~~0—99,000~~	~~$457.00~~	~~$0.00~~	~~$457.00~~
~~100,000—199,000~~	~~$439.00~~	~~$0.00~~	~~$439.00~~
~~200,000—299,999~~	~~$331.00~~	~~$0.00~~	~~$331.00~~
~~CBD sandwich shop Type B~~	~~$340.00~~	~~$0.00~~	~~$340.00~~
~~Restaurant Type A/C/D~~	~~$483.00~~	~~$0.00~~	~~$483.00~~

~~General recreation~~	~~$31.00~~	~~$0.00~~	~~$31.00~~
~~Local park~~	~~$31.00~~	~~$0.00~~	~~$31.00~~
~~Churches/education~~	~~$81.00~~	~~$0.00~~	~~$81.00~~
~~Day care~~	~~$201.00~~	~~$0.00~~	~~$201.00~~
~~Convenience store~~	~~$743.00~~	~~$0.00~~	~~$743.00~~
~~Banks w/ drive-thru~~	~~$743.00~~	~~$0.00~~	~~$743.00~~
~~Banks w/o drive-thru~~	~~$483.00~~	~~$0.00~~	~~$483.00~~
~~(3) Parks and recreation:~~			
~~Single-family~~	~~$718.00~~	~~$171.00~~	~~$547.00~~
~~Multifamily~~	~~$575.00~~	~~$159.00~~	~~$416.00~~
~~Mobile/manufactured home~~	~~$431.00~~	~~$118.00~~	~~$313.00~~
~~(4) Stormwater:~~			
~~Single-family~~	~~$69.00~~	~~$0.00~~	~~$69.00~~
~~Multifamily~~	~~$21.00~~	~~$0.00~~	~~$21.00~~
~~Mobile/manufactured home~~	~~$28.00~~	~~$0.00~~	~~$28.00~~
~~Hotel/motel~~	~~$7.00~~	~~$0.00~~	~~$7.00~~
~~Office/professional~~	~~$62.00~~	~~$0.00~~	~~$62.00~~
~~Warehouse~~	~~$48.00~~	~~$0.00~~	~~$48.00~~
~~Industrial~~	~~$69.00~~	~~$0.00~~	~~$69.00~~
~~Retail commercial~~	~~$76.00~~	~~$0.00~~	~~$76.00~~
~~Institutional~~	~~$69.00~~	~~$0.00~~	~~$69.00~~
~~(5) Water, sewer, reclaimed water: As imposed by chapter 22.~~			

SECTION FOUR. Section 8-423, Impact fee financing, of Article IX, Impact Fees, of Chapter 8, Buildings and Construction Regulations, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

~~Sec. 8-423. Impact fee financing.~~ Reserved

~~The provisions of sections 8-421 and 8-422 to the contrary notwithstanding, the collection of impact fees applicable to the construction of single-family owner-occupied "affordable housing," as defined in the HUD standards, within the "priority area" of the community development block grant program shall be made in the manner hereinafter described. Prior to the issuance of a certificate of occupancy for an "affordable housing" unit as aforedescribed, the owner of the real property on which the unit is constructed shall record a lien in favor of the city and equal in amount to the sum of all impact fees when applicable to the unit. The lien shall remain a lien, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles and claims, until paid, shall bear~~

~~interest at zero percent, and shall be due and payable in full at such time as the unit is sold for consideration to a third party other than the initial occupants of the unit.~~

SECTION FIVE. Section 22-2, Determination of equivalent living units, of Division 1, Generally, of Article I, Water, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

Sec. 22-2. ~~Determination of equivalent living units.~~ Reserved.

~~For the purposes of this article, "equivalent living units" (E.L.U.s) shall be determined in accordance with this section:~~

~~(1) *Single-family residential.* Each single-family residence served by the city through a single sewer service or water meter shall be one equivalent living unit. Each water meter other than the first provided to serve a single-family residence as an irrigation meter will be exempted.~~

~~(2) *Rooms, combinations of rooms, etc.* Each residential room, combination of rooms, apartment or prepared mobile home space that includes connection points for sewer or water service that is owner-occupied, offered separately for rent as a rental unit, or vacant shall be one equivalent living unit.~~

~~(3) *Nonresidential, commercial and industrial.* For nonresidential uses not specifically defined elsewhere in this article, the number of equivalent living units shall be computed by the building official using the fixture unit count as defined in the most recent data published by the American Water Works Association and the following table:~~

~~Fixture Units~~	~~E.L.U.~~
~~0—15~~	~~1~~
~~16—30~~	~~2~~
~~31—60~~	~~3~~
~~61—80~~	~~4~~
~~81—100~~	~~5~~
~~101—160~~	~~6~~
~~161—240~~	~~7~~
~~241—340~~	~~8~~
~~341—480~~	~~9~~
~~481—620~~	~~10~~
~~621—800~~	~~11~~
~~801—1,000~~	~~12~~
~~1,001—1,300~~	~~13~~
~~1,301—1,651~~	~~14~~

~~For each additional increment of 750 fixture units, add one E.L.U.~~

~~(4) *Combination accounts.* Accounts that contain both residential and commercial facilities served through a common meter may be treated as either residential or nonresidential, whichever method of computation results in the largest number of equivalent living units.~~

~~(5) *Changes in occupancy*. If a building permit is issued for an existing nonresidential, commercial or industrial connection which will increase water or sewer demand, or if a building changes from residential to nonresidential occupancy, the total number of E.L.U.s for the old and new parts of the facility shall be computed as outlined in subsection (3) of this section. The number of new E.L.U.s shall be determined by subtracting the old E.L.U.s from the total number of E.L.U.s in the entire facility. The fee will be assessed on the number of new E.L.U.s. As an example, if an existing building contained 150 fixture units and it was expanded to 300 fixture units, the fee would equal eight E.L.U.s minus six E.L.U.s or two E.L.U.s.~~

~~(6) *Multiple minimum.*~~

~~a. Each equivalent living unit will be subject to a minimum charge. The minimum charge for a building complex served through one water meter will be the current E.L.U. minimum for in-city or, if applicable, out-of-city accounts, for each equivalent living unit, less $0.50 for each equivalent living unit in excess of one.~~

~~b. Monthly water allowance under the minimum billing will be equal to one current allowance for single service per equivalent living unit.~~

~~c. The equivalent living unit minimum charge applies whether all or any portion of the living units are owner-occupied, renter-occupied or vacant.~~

SECTION SIX. Section 22-29, Special provisions for water for irrigation and swimming pools, of Division 2, Rates and Charges, of Article I, Water, of Chapter 22, Water and

Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-29. Special provisions for water for irrigation and swimming pools.

(a) *Separate meter authorized. ***No change in existing text****

(b) *Conditions of issuance. ***No change in existing text****

(c) *Credit for or refund of ~~impact~~ connection fee.* If the property is connected to the reclaimed water system within ten years of the date the ~~impact~~ connection fee required by this Code and the land development code is paid and the irrigation meter is removed from the property, the payor shall be entitled to a pro rata refund of the ~~impact~~ connection fee based on a ten-year amortization period or a credit in the amount of the said refund against any reclaimed water ~~impact~~ connection fee which may then be in effect. Only those persons paying such ~~impact~~ connection fee on and after October 1, 1990, shall be eligible for such refund or credit. Application for any refund or credit shall be made to the Finance Director at the time of connection to the reclaimed water system. There shall be no interest paid on any ~~impact~~ connection fee refunded pursuant to this subsection.

(d) *Deposit and charges. ***No change in existing text****

(e) *Water excluded in computing sewer bills. ***No change in existing text****

(f) *Charge for reading regular meter at customer request. ***No change in existing text****

(g) *Location of meters; consumer to provide connections; city's right of entry. ***No change in existing text****

SECTION SEVEN. Section 22-115, Fee imposed; schedule, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

ARTICLE III. ~~IMPACT FEE FOR SYSTEM EXTENSIONS~~ RESERVED

Sec. 22-115. ~~Fee imposed; schedule~~ Reserved.

~~(a) There is hereby imposed, in accordance with section 1-27 of the land development code, an impact fee based on the city commission's determination~~

~~of the equitable portion of the cost of financing the extension of the system upon the equivalent living unit responsible for the need for additional system financing.~~

~~(b) The fees for residential units shall be imposed as follows:~~

~~(1) For each equivalent living unit connected to the system:~~

~~a. For properties within the North Mainland Water and Sewer Area (as described on Exhibit A of the ordinance from which this article is derived):~~

~~Water service impact fee~~	~~$2,902.00~~
~~Sewer service impact fee~~	~~$2,829.00~~
~~Total for both services~~	~~$5,731.00~~

~~b. For properties within the West Ormond Utilities Districts, as set forth in article VI of this chapter.~~

~~c. For properties within the Arroyo Parkway Subdivision Utilities Extension District (as described on Exhibit B):~~

~~Water service impact fee~~	~~$2,902.00~~
~~Sewer service impact fee~~	~~$2,829.00~~
~~Total for both services~~	~~$5,731.00~~

~~d. For properties within the Hunter's Ridge-Flagler County DRI Service Area, as set forth in article IV of this chapter:~~

~~Water service impact fee~~	~~$2,902.00~~
~~Sewer service impact fee~~	~~$2,829.00~~
~~Total for both services~~	~~$5,731.00~~

~~Except that in accordance with Section 5.2 of the City-Flagler County Interlocal Agreement (recorded at Book 6421, Page 2821 of the Public Records of Volusia County, Florida) impact fees shall not be charged for any Flagler County facility.~~

~~e. For properties in other areas:~~

~~Water service impact fee~~	~~$2,902.00~~
~~Sewer service impact fee~~	~~$2,829.00~~
~~Total for both services~~	~~$5,731.00~~

~~(2) For each equivalent living unit constructed in areas served by privately owned water distribution systems using the city water supply only:~~

~~Water service impact fee~~	~~$2,902.00~~

~~(3) For each equivalent living unit with private water service connected to the sewer collection system only:~~

~~Sewer service impact fee~~	~~$2,829.00~~

~~(c) The fees for nonresidential, commercial and industrial uses, shall be based on the number of equivalent living units computed by the chief building official using the fixture unit count as defined in the most recent data published by the American Water Works Association and a ratio of one equivalent living unit for every 60 fixture unit valves or fraction thereof, computed to one decimal place.~~

~~(d) Annual capital cost adjustment. On October 1, 2014, and on each October 1 thereafter, the impact fees set forth in this section shall be adjusted to reflect any change in the Engineering News Record Construction Cost Index (ENR CCI). The amount of any capital cost adjustment shall be determined by comparing the ENR CCI as of April 1 of each year with the same index for the same date as the previous year.~~

~~(e) Each additional equivalent living unit occasioned by changes in property usage subsequent to June 7, 1976, shall be subject to an impact fee computed in accordance with the foregoing criteria.~~

SECTION EIGHT. Section 22-118, Property subject to fee; method of payment, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

Sec. 22-118. ~~Property subject to fee; method of payment~~ Reserved.

~~The above and foregoing fee shall be imposed on every equivalent living unit connected to the water or sewer system, whether those units are new or existing and inside or outside the city limits, and shall be paid in full at the time of issuance of the building permit if the property is inside the city limits, or prior to the connection to the system if the property is outside the city limits.~~

SECTION NINE. Section 22-119, Impact fee financing, of Article III, Impact Fee for System Extensions, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby repealed in its entirety and reserved for future use:

Sec. 22-119. ~~Impact fee financing~~ Reserved.

~~The provisions of section 22-118 to the contrary notwithstanding, the collection of impact fees applicable to the construction of single-family owner-occupied "affordable housing," as defined in the HUD standards, within the "priority area" of the community development block grant program shall be made in the manner hereinafter described. Prior to the issuance of a certificate of occupancy for an "affordable housing" unit as aforedescribed, the owner of the real property on which the unit is constructed shall record a lien in favor of the city and equal in amount to the sum of all impact fees then applicable to the unit. The lien shall remain a lien coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles and claims, until paid, shall bear interest at zero percent, and shall be due and payable in full at such time as the unit is sold for consideration to a third party other than the initial occupants of the unit.~~

SECTION TEN. Section 22-132, Legislative findings; purpose, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-132. Legislative findings; purpose.

(a) ****No change to existing text****

(b) ****No change to existing text****

(c) ****No change to existing text****

(d) ****No change to existing text****

(e) The City-Flagler County Interlocal Agreement recognizes and provides that customers in the Hunter's Ridge-Flagler County DRI Service Area shall pay the same water and wastewater ~~impact~~ connection fees at the time application is made for the utilities and that the ~~impact~~ connection fees shall be payable at the same rate and in the same manner as customers who are located within the corporate limits of the city, except that in accordance with section 5.2 of the

City-Flagler County Interlocal Agreement ~~impact~~ connection fees shall not be charged for any Flagler County facility.

(f) The City-Flagler County Interlocal Agreement provides that utility ~~impact~~ connection fees shall not be assessed against any Flagler County facility, including, but not limited to, a community park, that may be constructed in the Hunter's Ridge-Flagler County DRI Service Area because the construction of a county facility in the Service Area shall not require additional capital improvements to the city's utility system, because the county facilities will serve residents in the Service Area, and because the residents in the Service Area are required to pay utility ~~impact~~ connection fees in the same manner as utility customers located within the city's corporate limits.

(g) ****No change to existing text****

(h) ****No change to existing text****

(i) ****No change to existing text****

SECTION ELEVEN. Section 22-133, Service Area, defined, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

The area legally described and depicted in the City-Flagler County Interlocal Agreement is incorporated herein by reference and is established as the Hunter's Ridge-Flagler County DRI Service Area, a copy of which shall be maintained in the official records of the city clerk. The purpose of the interlocal agreement and these regulations will enable the city to provide retail water and wastewater facilities and services to customers in the service area; and will enable the city to establish water and wastewater rates, and ~~impact~~ connection fees, for the utilization of city utility services by customers in the service area.

SECTION TWELVE. Section 22-135, Rates for water and sewer services, impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-135. Rates for water and sewer services; ~~impact~~ connection fees.

(a) *Rates.* In accordance with section 4.1 of the City-Flagler County Interlocal Agreement, rates for water and wastewater services for customers in the City-Flagler County DRI Service Area shall be 125 percent of the rates that are charged to customers who reside within the corporate boundaries of the city.

(b) ~~*Impact*~~ *Connection fees.* Customers in the City-Flagler County DRI Service Area shall pay to the city the same water and wastewater ~~impact~~ connection fees at the time application is made for the utilities at the same rate and in the same manner as customers who are within the corporate boundaries of the city, except that in accordance with section 5.2 of the City-Flagler County Interlocal Agreement ~~impact~~ connection fees shall not be charged for any Flagler County facility.

SECTION THIRTEEN. Section 22-140, Impact fees, of Article IV, Hunter's Ridge-Flagler County DRI Service Area, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-140. ~~Impact~~ Connection fees.

(a) *Potable water*. There is hereby imposed a potable water service ~~impact~~ connection fee, based upon the determination by the city commission of the equitable portion of the cost of financing the establishment and extension of the potable water system to and in the Hunter's Ridge-Flagler County DRI Service Area, to be assessed in accordance with ~~section 22-115 upon~~ section 1-25 of the Land Development Code for each ~~equivalent living unit~~ connection fee classification located within the Hunter's Ridge-Flagler County DRI Service Area connecting to such system.

(b) ~~*Sewer*~~ *Wastewater*. There is hereby imposed a wastewater service ~~impact~~ connection fee, based upon the determination by the city commission of the equitable portion of the cost of financing the establishment and extension of the wastewater system to and in the Hunter's Ridge-Flagler County DRI Service Area, to be assessed in accordance with ~~section 22-115 upon~~ section 1-25 of the Land Development Code for each ~~equivalent living unit~~ connection fee classification located within the Hunter's Ridge-Flagler County DRI Service Area connecting to such system.

SECTION FOURTEEN. Section 22-162, Boundaries and purpose, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-162. Boundaries and purpose.

(a) *Water and sewer.* There is hereby established the West Ormond Water and Sewer District, the purpose of which is to provide water and sewer services and establish ~~a~~an ~~impact~~ connection fee schedule. This district shall be composed of those lands as shown on Figures 3 and 4 included in the West Ormond Facilities Plan on file in the office of the city clerk.

(b) *Reclaimed water.* There is hereby established the West Ormond Reclaimed Water District, the purpose of which is to provide reclaimed water service and establish ~~a~~an ~~impact~~ connection fee schedule. This district shall be composed of those lands as shown on Figure 5 included in the West Ormond Facilities Plan on file in the office of the city clerk.

SECTION FIFTEEN. Section 22-165, Impact fees, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-165. ~~Impact~~ Connection fees.

(a) *Potable water.*

(1) *Generally.* There is hereby imposed a water ~~service impact~~ connection fee~~, based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the potable water system in the West Ormond Water and Sewer District, of $2,000.00 upon each equivalent living unit located outside of the Breakaway Trails PUD and connecting to such system~~ as provided in section 1-25 of the Land Development Code.

~~(2) *Breakaway Trails.* There is hereby imposed a water service impact fee, based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the potable water system in the Breakaway Trails PUD, of $1,950.00 upon each equivalent living unit located in the Breakaway Trails PUD and connecting to such system.~~

(b) ~~*Sewer*~~ *Wastewater*.

(1) *Generally*. There is hereby imposed a ~~sewer service impact~~ wastewater connection fee, ~~based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the sewer system in the West Ormond Water and Sewer District, of $1,163.00 upon each equivalent living unit located outside of the Breakaway Trails PUD and connecting to such system~~ as provided in section 1-25 of the Land Development Code.

~~(2) *Breakaway Trails*. There is hereby imposed a sewer service impact fee, based on the city commission's determination of the equitable portion of the cost of financing the establishment and extension of the sewer system in the Breakaway Trails PUD, of $1,950.00 upon each equivalent living unit located in the Breakaway Trails PUD and connecting to such system.~~

~~(c) *Annual capital cost adjustment.* All of the impact fees heretofore established shall remain in effect as set forth in this section until September 30, 2008. On October 1, 2008, and on each October 1 thereafter, through October 1, 2012, the impact fees set forth in this section shall be adjusted to reflect any change in the Engineering News Record Construction Cost Index (ENR CCI). The amount of any capital cost adjustment shall be determined by comparing the ENR CCI as of April 1 of each year with the same index for the same date as the previous year. After October 1, 2012, the city commission shall conduct a review to determine the amount of any annual adjustment to the impact fees set forth in this section.~~

(~~d~~c) *Rates.* For all persons in the said districts and within the corporate limits of the city, service rates, connection fees and meter deposits shall be at the rates established for in-city customers.

SECTION SIXTEEN. Section 22-168, Outside city service, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-168. Outside city service.

(a) *New development. ***No change to existing text****

(b) *Existing development. ***No change to existing text****

(c) *Rates.* Service rates, connection fees and meter deposits shall be at the rates established for outside-city customers. ~~Impact~~ Connection fees shall be as established in section 1-25 of the Land Development Code ~~22-165 for other users of the same class in accordance with section 22-165. All fees shall be paid prior to the initiation of service.~~

(d) *Reimbursement of line extensions.* Nothing contained herein shall preclude the developer or owner of property located outside of the city limits from participating in the line extension reimbursement program established by section ~~4.08~~ 1-25 of the land development code.

(e) *Dedication required. ***No change to existing text****

SECTION SEVENTEEN. Section 22-169, Connections required, of Article VI, West Ormond Utilities District, of Chapter 22, Water and Sewers, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 22-169. Connections required.

(a) *Water and sewer.*

(1) *New development.* All new development in the West Ormond Water and Sewer District shall connect to the water and sewer system at the time of development or at the time service becomes available, whichever shall first occur. This requirement shall appear in all restrictive covenants and sales documents of such new development. Dry lines and interim facilities shall comply with the provisions of the comprehensive plan. All ~~impact and~~ connection fees and meter deposits shall be collected as set forth in this chapter and ~~article XIII~~ section 1-25 of the ~~l~~Land ~~d~~Development ~~c~~Code, or prepaid in accordance with the comprehensive plan, as applicable.

(2) *Existing development.* All existing development in the West Ormond Water and Sewer District, having a gross density or a number of equivalent living units which is greater than one unit per acre, shall connect to such service in accordance with the provisions of F.S. §§ 381.0065—381.0067. All ~~impact and~~ connection fees and meter deposits shall be collected as set forth in this chapter and ~~article XIII~~ section 1-25 of the ~~l~~Land ~~d~~Development ~~c~~Code.

(b) *Reclaimed water. ***No change to existing text****

SECTION EIGHTEEN. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION NINETEEN. This Ordinance shall take effect ninety (90) days after its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 10.A
Section:	FIRST READING OF ORDINANCES		
Item Category:	First Reading of Ordinances	**Res./Ord. No:**	2023-32
Strategic Goal:	Governance - Other		
Department :	Support Services		
Subject:	Amendment to Section 2-221 of the Code of Ordinances, Leisure Services Advisory Board - Elimination of positions for Girls' Softball and Ormond Beach Friends of Recreation		
Budget Impact:	There are no budget impacts associated with this item.		
Summary:	Presently, there are LSAB appointments in the Code of Ordinances for girls' softball and Ormond Beach Friends of Recreation, Inc. The Leisure Services Advisory Board recommends two positions be eliminated, reducing the membership count from 13 to 11 members. These changes require the Code of Ordinances to be amended.		
Recommended Action:	It is requested to approve the ordinance to amend Section 2-221 (a) of the Code of Ordinances, regulating membership of the Leisure Services Advisory Board, by eliminating the girls' softball and Ormond Beach Friends of Recreation, Inc. positions. As well as Section 2-221 (e) update which is administrative in nature.		
Staff Contact:	Susan Dauderis, City Clerk, (386) 676-3340		

Approval:

Kelly McGuire, Finance Director	5/4/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/9/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Susan Dauderis, City Clerk

Date: May 16, 2023

Subject: Amendment to Section 2-221 of the Code of Ordinances, Leisure Services Advisory Board - Elimination of positions for Girls' Softball and Ormond Beach Friends of Recreation

Commission Goal: Governance - Other

Introduction

This is a request for approval to amend Section 2-221 (a) of the Code of Ordinances regarding membership and terms of the Leisure Services Advisory Board (LSAB), and an administrative update to Section 2-221 (e) regarding terms of appointment.

Background

At the request of the Leisure Services Advisory Board, the City Commission being asked to eliminate the girls' softball and Ormond Beach Friends of Recreation, Inc. positions on the LSAB.

Discussion

The LSAB requested the City Commission review the membership makeup of the advisory board, specifically the elimination of the girls' softball (Ormond Beach Baseball & Softball) position. The City Commission discussed the matter at the December 6, 2022 City Commission Advisory Board Workshop.

Elimination of one position requires that another position be eliminated in order to keep the membership count an odd number; currently there are 13 members. The City Commission tasked the LSAB to review and discuss what other position could be eliminated.

The LSAB reviewed the matter at their December 14, 2022 and April 12, 2023 board meetings, and recommend eliminating the Ormond Beach Friends of Recreation, Inc. and girls' softball (Ormond Beach Baseball & Softball) positions.

This change of membership requires an amendment to the composition section of Section 2-221 (a) of the Code of Ordinances, regulating membership of the Leisure Services Advisory Board. Updates to Section 2-221 (e) are administrative in nature with no change to substance. The ordinance amending the code will require two readings.

Budget Impact

There are no budget impacts associated with this item.

Citizen Impact

Updating the membership of the LSAB will benefit residents by providing more effective and consistent representation.

Recommendation

It is requested to approve the ordinance to amend Section 2-221 (a) of the Code of Ordinances, regulating membership of the Leisure Services Advisory Board, by eliminating the girls' softball and Ormond Beach Friends of Recreation, Inc. positions. As well as Section 2-221 (e) update which is administrative in nature.

Attachments:

1. 23-32 LSAB amend membership (3) (P22-0216B)
2. LSAB Recommendation 4-12-23
3. LSAB Recommendation 12-14-22

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 04, 2023

Claire Whitley, Assistant City Manager — Date: May 09, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023

ORDINANCE NO. 2023-32

AN ORDINANCE AMENDING SECTION 2-221, LEISURE SERVICES ADVISORY BOARD, OF ARTICLE VI, BOARDS, COMMISSIONS, COMMITTEES AND OTHER AGENCIES, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES, BY AMENDING COMPOSITION AND TERMS; PROVIDING TERMS AND CONDITIONS; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 2-221, Leisure services advisory board, Division 2, Enumerated, of Article VI, Boards, Commissions, Committees and Other Agencies, of Chapter 2, Administration, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 2-221. Leisure services advisory board.

(a) *Composition.* ~~The leisure services advisory board shall consist of 13 members all of whom shall be residents of the city. Each of the flowing organizations shall nominate one of its members to serve on the board: Youth baseball, Youth basketball, Girls softball, Youth soccer, Commission at-large, Pop Warner Youth football, Ormond beach Pride, Inc. and Ormond beach Friends of Recreation, Inc.; All such nominations must be approved by the city commission. Additionally, the mayor and each city commissioner shall nominate candidates to serve as members of the board from the general population as provided in section 2-206, and all appointments to the board shall be approved by majority vote of the city commission. Each member of the city commission, shall initially, nominate one candidate to be considered for appointment by the city commission. If any candidate is rejected by the city commission, the city commission member who nominated the candidate may nominate additional candidates in like manner; and if said city commission member chooses not to make such additional nomination(s), then one or more of the other city commission members may nominate candidates to fill the position in like manner.~~

<u>The leisure services advisory board shall consist of eleven (11) members who shall be appointed by the city commission. All members shall be residents of the city and shall serve in accordance with section 2-206 of this *Code* and other applicable requirements.</u>

The mayor and each city commissioner shall nominate a person to serve as members of the board, and shall by consensus nominate one person to serve at-large. In addition, the city commission shall consider nominations provided by each of the following youth sports organizations: Ormond Beach Youth Baseball & Softball Corp.; Ormond Beach Youth Basketball Association, Inc.; Ormond Beach Soccer Club, Inc.; Ormond Beach Youth Football and Cheerleaders Association, Inc.; and Ormond Beach Pride, Inc.

All members of the leisure services board shall be approved by majority vote of the city commission. In the event the city commission does not approve a nominee, the city commission member or youth sports organization that made such nomination may make such additional nominations as may be necessary to obtain approval. If the said city commission member or youth sports organization chooses not to make an additional nomination, then one or more of the other city commission members may offer a nomination.

(b) *Purpose.* (no change in text)

(c) *Meetings.* (no change in text)

(d) *Officers.* (no change in text)

(e) *Terms.* ~~The terms of office for those leisure services advisory board members that were appointed by Resolutions 2008-23, 2008-56, 2008-231, and 2009-126 shall expire the day prior to the first regularly scheduled city commission meeting in January 2011. Thereafter,~~ M~~m~~embers shall be appointed or re-appointed to serve two-year terms that shall expire the day prior to the first regularly scheduled city commission meeting in January of each odd-numbered year. Any vacancy in an unexpired term shall be filled in the same manner as the original appointment for the remainder of the term. A member of the leisure services advisory board may be removed by the city commission ~~only~~ for cause ~~and~~ after being ~~given~~ provided a written statement of the charges ~~against him~~ and a public hearing thereon, if ~~he~~ so ~~requests~~ requested.

(f) *Quorum; vote requirements.* (no change in text)

(g) *Procedures.* (no change in text)

SECTION TWO. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of May, 2023.

PASSED UPON at the second and final reading of the City Commission, this 6th day of June, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

CITY OF ORMOND BEACH
FLORIDA

TO: Joyce Shanahan, City Manager

FROM: Robert Carolin, Leisure Services Director

DATE: April 13, 2023

SUBJECT: Outcome Summary
Leisure Services Advisory Board Meeting
April 12, 2023

The following details of the actions taken by the Leisure Services Advisory Board at its April 12, 2023 meeting:

1. Composition of the Leisure Services Advisory Board

A motion was made by Lucy Jackman to eliminate the Friends of Recreation position and the Girls Softball position, resulting in the reduction of membership from 13 to 11 members. Lindsey Wolf seconded the motion. The motion was passed unanimously.

Email cc: Mayor and City Commissioners
Kelly McGuire, Financial Director
Leisure Services Advisory Board

CITY OF ORMOND BEACH FLORIDA

TO: Susan Dauderis, City Clerk

FROM: Robert Carolin, Leisure Services Director

DATE: December 14, 2022

SUBJECT: Leisure Services Advisory Board Member Positions

The following details the action by the Leisure Services Advisory Board at its December 14, 2022 meeting:

1. The Leisure Services Advisory Board voted on December 14th, to eliminate the Friends of Recreation position and the Softball Representative position. The Board voted 6-1 to approve the recommendation. Additionally, the new Pride Football Representative position is confirmed to be held by Dennis King.

Email cc: Joyce Shanahan, City Manager

Claire Whitley, Assistant City Manager

Robert Carolin, Director of Leisure Services

Meeting Date: 5/16/2023	**AGENDA ITEM**		**Number:** 11.A
Section:	DISCUSSION AND DIRECTION ITEMS		
Item Category:	Discussion Item	**Res./Ord. No:**	
Strategic Goal:	Transportation & Community Development - Other		
Department :	Public Works		
Subject:	FDOT North A1A Project Update		
Budget Impact:	This project has no budget impact on the City.		
Summary:	FDOT is working to finalize plans for the improvements to the North A1A corridor. These improvements incorporate safety improvements to calm traffic, enhance the safety of bicyclists and pedestrians, and provide for aesthetic enhancement. The District has requested this opportunity to present the proposed improvements to the City Commission for confirmation that these plans meet the goals of the City and are consistent with the City's vision for this corridor.		
Recommended Action:	FDOT is seeking confirmation that the proposed improvements are acceptable and are consistent with the goals of the City Commission.		
Staff Contact:	Shawn Finley, Public Works Director, (386) 676-3292		

Approval:

Kelly McGuire, Finance Director	5/8/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	5/9/2023	
Joyce Shanahan, City Manager	5/10/2023	Joyce Shanahan

CITY OF ORMOND BEACH

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CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Shawn Finley, Public Works Director

Date: May 16, 2023

Subject: FDOT North A1A Project Update

Commission Goal: Transportation & Community Development - Other

Introduction

This is a discussion item where FDOT will update the City Commission on the progress and direction of the project to improve the North A1A corridor currently under design.

Background

The safety of the A1A corridor, both South and North of Granada Blvd. has long been identified as a priority to the City of Ormond Beach. This project brings forward improvements to enhance the North A1A corridor for pedestrians, bicyclists, and vehicular traffic.

Discussion

FDOT, has made a recent commitment to the City and the safety of all users of the A1A corridor. The creation of their North A1A coalition has, through public outreach and meetings, gathered information regarding the needs of this roadway. This information, along with collected empirical data has provided the District and their consultants with background for the development of plans for the modification of North A1A (Ocenashore Blvd.) from Granada Blvd. extending through the northern City limits and past the County's Bicentennial Park. These improvements for pedestrian safety have recently been presented to the community for further public input. From the comments gathered at that meeting, FDOT and their consultants have further modified these plans. FDOT has requested the opportunity to present their proposed improvements to the City Commission prior to finalization of the construction plans and bid documents.

Budget Impact

This project has no budget impact on the City.

Citizen Impact

The safety of pedestrians along the A1A corridor has long been a concern and priority of the City and its residents in the neighborhoods adjacent to A1A. This project under the leadership of FDOT will enhance the safety of all roadway users, specifically making the roadway safer for pedestrians and bicyclists along this roadway and at the crossings for beach access.

Recommendation

FDOT is seeking confirmation that the proposed improvements are acceptable and are consistent with the goals of the City Commission.

Attachments:

1. 4428741-PLANRD_EXHIBIT_01 (reduced)(cvilloria@keithteam.com)

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: May 08, 2023

Claire Whitley, Assistant City Manager — Date: May 09, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: May 10, 2023


SR A1A IMPROVEMENTS PROJECT
FROM NORTH OF GRANADA BLVD. (S.R. 40) TO SANDRA DRIVE
FDOT