



PORT ORANGE CITY COUNCIL WORKSHOP

LAKESIDE COMMUNITY CENTER

1999 CITY CENTER CIRCLE, PORT ORANGE

Tuesday, April 28, 2015 @ 6:30 PM

WORKSHOP AGENDA

Pursuant to Section 3.06 of the Charter of the City of Port Orange, the Mayor has called a **Workshop** of the City Council to be held for the following purposes:

OPENING

1. Pledge of Allegiance
2. Silent Invocation
3. Roll Call

DISCUSSION ITEMS

4. Dunlawton Avenue Drainage Improvements, Permit No. 29869-4
5. Comprehensive Update on Stormwater Efforts
6. Marketing Strategy for City-owned Properties
7. Eastport Sign Discussion

ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED.

NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE; IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 1-800-955-8771.



CITY COUNCIL AGENDA ITEM

REQUESTED COUNCIL MEETING DATE 04/28/2015

Consent item: No

SUBJECT: Dunlawton Avenue Drainage Improvements, Permit No. 29869-4

DEPARTMENT: City Manager

RECOMMENDED MOTION: Move to authorize Quentin Hampton Associates to prepare a permit modification request to the St. Johns Water Management District deleting the berm and flap gate in question from the Dunlawton Drainage Project.

SUMMARY: The City has received the attached letter from the St. Johns Water Management District concerning the Dunlawton drainage project. The District is directing the City to either construct the berm and flap gate which were included in the permit they approved, or to modify the permit to delete these portions of the project. The attached letter from Quentin Hampton requests direction from the City regarding whether they are to apply to modify the permit.

Also attached are copies of e-mails between Mr. Andrew Gianinni, the design engineer, Fred Griffith, the City's Project Manager, and the Florida Department of Transportation Engineer for the project. Mr. Gianinni recommended that the berm be deleted and this recommendation was ultimately accepted by Mr. Griffith and the Florida Department of Transportation. Pegasus Engineering in their review of the berm has stated that constructing the berm would likely increase upstream flooding and expose the City to additional liability. Altogether there are four or five engineers who have now recommended or supported not building the berm.

Project Funding Account
No.: No.:

ATTACHMENTS:

1.	Letter from SJRWMD	Dunlawton drainage letter.pdf
2.	Quinten Hampton Letter Re Permit Modification	QLH Dunlawton Permit Mod.pdf
3.	Berm Correspondence	DOT Berm Correspondence.pdf
4.	Quinten Hampton Letter dated 10/15/14	QLH Letter dated 10-15-14.pdf
5.	Pegasus Report	Pegasus Report.pdf
6.	Attachment to Pegasus Report	Pegasus attachment.pdf

Fenwick, Robin

Created/Initiated - 04/22/2015



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • David Dewey, Maitland Service Center Director

601 South Lake Destiny Road, Suite 200 • Maitland, FL 32751 • (407) 659-4800
On the Internet at floridaswater.com.

April 9, 2015

City of Port Orange
Attn: David Harden, City Mgr.
1000 City Center Circle
Port Orange, FL 32129-4144

RECEIVED

APR 11 2015

**City of Port Orange
City Manager**

Re: Dunlawton Avenue Drainage Improvements
Permit No. 29869-4
Item No. 1158289
(Please reference these permit and item numbers.)

Dear David Harden:

On October 27, 2014, the St. Johns River Water Management District (District) received an as-built certification (form EN-45) from Quentin L. Hampton Associates, for the above-referenced permit. District staff performed a site inspection on March 6, 2015. As noted in the as-built certification received from the engineer, approximately 810 LF of the berm north of Dunlawton Avenue was not constructed and the 38 x 60-inch ERCP did not contain a flap-gate. The project was not completed in accordance with the authorized design information. Therefore the structures must be completed or the permit must be modified to incorporate the design alterations.

If you have any questions, or require any additional information, please contact me at (321) 409-2185 or pjennings@sjrwmd.com.

Sincerely,

Perry Jennings
Div. of Reg. Eng. & Env. Services

CC: David Dewey, Cammie Dewey, Bill Carlie 

Quentin L. Hampton Associates
Attn: Andrew Giannini, P.E.
PO Box 290247
Port Orange, FL 32129-0247

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KEVIN A. LEE, P.E.

Quentin L. Hampton Associates, Inc.
Consulting Engineers
P.O. DRAWER 290247
PORT ORANGE, FLORIDA 32129-0247

TELEPHONE: (386) 761-6810
FAX: (386) 761-3977
EMAIL: qlha@qlha.com

April 16, 2015

David Harden
Interim City Manager
City of Port Orange
1000 City Center Circle
Port Orange, FL 32119

Email: dharden@port-orange.org
Hard Copy Mailed Only on Request

DUNLAWTON AVENUE DRAINAGE IMPROVEMENTS
LETTER FROM SJRWMD REGARDING
PERMIT NO. 29869-4

Dear Mr. Harden:

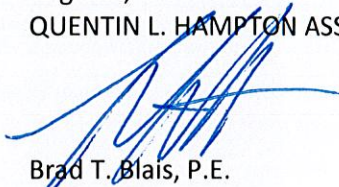
We are in receipt of SJRWMD's letter dated April 9, 2015 regarding the above referenced project. The letter indicates that the final certification and 'as-builts' have been received and the site inspection is complete. The letter further requests that the noted deviations, namely the berm and flap gate, either be completed or deleted via permit modification. We request direction from your office as to how you wish to proceed.

Typically, minor deviations such as this are handled via 'as-builts' during the final certification process. It is my opinion that public questions/comments received by SJRWMD regarding this project are prompting District staff to request a formal permit modification in order to avoid any confusion regarding the City's future decisions to construct or omit the berm. Submitting the requested permit modification form is a simple process and can be completed immediately upon your direction to do so.

If the City elects to construct the berm, the right-of-way issue in front of Mrs. Grubbs' property still needs to be addressed. Either an easement will need to be obtained, or a legal opinion determining that the County's right-of-way supersedes her claim to own the property in question.

Please indicate if you wish to discuss this issue in greater detail prior to making a decision. If the City decides to omit the berm, we are available to submit the required paperwork. Thank you for this opportunity to continue to be of service.

Regards,
QUENTIN L. HAMPTON ASSOCIATES, INC.



Brad T. Blais, P.E.
President

BTB:mt:bf

cc: Fred Griffith, P.E. (fgriffith@port-orange.org)
Andrew M. Giannini, P.E., QLH

#200 Dunlawton Drainage
08/28/13
Griffith, Fred

From: Vacchiano, Vincent <Vincent.Vacchiano@dot.state.fl.us>
Sent: Wednesday, August 28, 2013 8:36 AM
To: Andrew Giannini
Cc: Griffith, Fred; Karen Gimbel; Noah Adamoski; D5-Construction Special Projects; Artuz, Raul
Subject: RE: PO226 Dunlawton Avenue Drainage Improvements(FPN 431982-1-58-01)

Concur. Please transmit any plan sheet revisions, change order, credit, etc. that documents this modification. Thanks.

Vincent E. Vacchiano
Operations Special Projects Manager
FDOT District 5 Construction Office
719 S. Woodland Blvd.
MS 3-506
DeLand, FL 32720
(386)943-5406
Vincent.Vacchiano@dot.state.fl.us

From: Andrew Giannini [mailto:agiannini@qlha.com]
Sent: Thursday, August 22, 2013 2:24 PM
To: Vacchiano, Vincent
Cc: fgriffith@port-orange.org; Karen Gimbel; Noah Adamoski
Subject: RE: PO226 Dunlawton Avenue Drainage Improvements(FPN 431982-1-58-01)

Vince,

After further consideration of the design, we are requesting the work shown on the attached Sheet 4 in the red cloud be deleted from the project. the work includes raising the east berm of the canal and installing structures to assist drainage after the berms are installed.

Our original thoughts for adding these improvements was to be able to contain the water in the canal if the east berm was raised. We now believe these improvements will not improve the conditions due to the elevations of the top of bank north and south of the area of the improvements. Furthermore, we believe that creating the berms will funnel the flow south to where it will directly discharge into Dunlawton Avenue at the Spruce Creek Road intersection and possibly make the flooding worse. Please review and notify us if there are any concerns with deleting these improvements. Call our office if there are questions.

Andrew M. Giannini, P.E.

Quentin L. Hampton Associates, Inc.
4401 Eastport Parkway
Port Orange, FL 32129
(386) 761-6810 phone
(386) 761-3977 fax

Now offering Subsurface Utility Engineering (SUE) services!

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From: Vacchiano, Vincent [mailto:Vincent.Vacchiano@dot.state.fl.us]
Sent: Monday, April 08, 2013 8:35 AM

#200

Griffith, Fred

From: Griffith, Fred
Sent: Thursday, August 22, 2013 2:17 PM
To: 'Andrew Giannini'
Subject: RE: Dunlawton Avenue Drainage Improvements - Work on North side of Dunlawton Ave

Ok , I relent .

We can delete the added earthwork on the eastern side of the canal and the related storm pipes and storm inlet structures . Please be sure to advise all other interested parties involved in funding these improvements and get their concurrence also such as the FDOT . You will need to also negotiate some type of credit to our contract with Masci also . First get the FDOT approval of this design deletion.

Thank you . FWG

From: Andrew Giannini [mailto:agiannini@qlha.com]
Sent: Thursday, August 22, 2013 2:02 PM
To: Griffith, Fred
Subject: Dunlawton Avenue Drainage Improvements - Work on North side of Dunlawton Ave

Fred,

As we discussed yesterday, as the engineer of record and after further consideration of the design, we recommend deleting the work of raising the east bank of the canal. Our original thoughts for adding these improvements was that we would be able to contain the water in the canal if the east berm was raised. We now believe these improvements will not improve the conditions due to the elevations of the top of bank north and south of the area of the improvements. Furthermore, we believe that creating the berms will funnel the flow south to where it will directly discharge into Dunlawton Avenue and possibly make the flooding worse. Please reconsider your direction to continue with these improvements. Call our office if there are questions.

Andrew M. Giannini, P.E.

Quentin L. Hampton Associates, Inc.
4401 Eastport Parkway
Port Orange, FL 32129
(386) 761-6810 phone
(386) 761-3977 fax

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BRAD T. BLAIS, P.E.
DAVID A. KING, P.E.
ANDREW M. GIANNINI, P.E.
KEVIN A. LEE, P.E.

Quentin L. Hampton Associates, Inc.
Consulting Engineers
P.O. DRAWER 290247
PORT ORANGE, FLORIDA 32129-0247

TELEPHONE: (386) 761-6810
FAX: (386) 761-3977
EMAIL: qlha@qlha.com

October 15, 2014

Mr. David Harden
Interim City Manager
City of Port Orange
1000 City Center Blvd
Port Orange, Florida 32129

**Subject: Dunlawton Avenue Recent Flooding
Response to Comments at Recent Council Meeting**

Dear Mr. Harden,

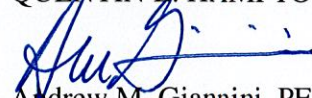
This letter is in response to comments made at the last council meeting. One of the residents who spoke, witnessed the canal breaching its banks at the north side of Dunlawton Avenue during the recent storm. He suggested that a berm be placed along the canal banks at this area to prevent this breach which potentially contributed to the closure of Dunlawton Avenue.

In fact, the original design and permitted plans for the Dunlawton Avenue Drainage Improvements did have a berm in this location which stretched to the north to the bend in the canal. However, ground elevations immediately north of the berm were found to be lower than the proposed berm crest which would minimize the potential benefit. The existing grades in the vicinity of the canal bend are approximately 5.0 feet and the controlling grade between Powers Avenue and Dunlawton Avenue is elevation 4.9 feet. During construction, it was determined that the 0.1 FT difference was insufficient to justify the berm. Grades further upstream, along the north bank of the canal, are also at 5 feet and below allowing the canal to be breached and flood waters are still able to reach Dunlawton Avenue.

Furthermore, an additional issue arose during construction. The property owner directly adjacent to the canal, Gwenn Grubbs McDowell of 639 Powers Avenue, objected to the work along the canal and stated that she owned the property extending to the canal banks. She presented documents that appeared to support her position. After several visits to the City R/W department, Ms. Grubbs engaged an attorney to make further inquiry. The City's right-of-way information, as produced by Sliger and Associates Surveying, indicated that the area was within City right-of-way. We deferred this information to the City but it was the City R/W agent's opinion that further title, legal and/or survey work would be required to decisively confirm R/W status to the satisfaction of the adjacent property owner.

These two (2) issues were discussed with the City project manager and it was decided to remove the berm from the contract due to the minimal benefit and in order to avoid possible litigation by Ms. Grubbs. Please review the attachments and call our office if there are questions.

Respectfully,
QUENTIN L. HAMPTON ASSOCIATES, INC


Andrew M. Giannini, PE
Project Manager

This Quit-Claim Deed, Executed this 16 day of May A.D. 19 88, by
 WILLIAM T. GRUBBS and FRED A L. GRUBBS, formerly husband and wife,

first party, to

FREDA L. GRUBBS, a single person,

whose postoffice address is 639 Powers Avenue
 Port Orange, Florida 32019

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00-----, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia State of Florida to-wit:

Lots 151 to 167 both inclusive; also that portion of Lots 148, 149, 150 and that portion of Palm Street (an unused but not vacated street), lying Westerly of a prolongation of the Easterly line of said Lot 167 to the Northerly line of Lot 150 aforesaid; excepting that portion of Lot 156 lying easterly of said prolongation of the Easterly line of Lot 167; all in Powers Subdivision, Port Orange, as per map in Map Book 10, page 138, Public Records of Volusia County, Florida. Together with the buildings and improvements thereon, the household furniture, fixtures and equipment located therein and thereon and the Foliage and Flower Hut business and inventory, stock and equipment thereon.

REC.FEE \$ 10.50 REC'D PAYMENT \$ 10.50
 DOCST \$.55 INDICATED FOR CLASS
 INTTAX \$.00 "C" INTANGIBLE & DOC.
 PENALTY \$.00 STAMP TAXES SIGNED
 INTEREST \$.00
 Clerk Circuit Court Volusia Co. Florida.

FILED FOR RECORD
 RECORD VERIFIED
 MAY 24 8 30 AM '88
 CLERK CIRCUIT COURT
 VOLUSIA COUNTY
 FLORIDA

065252

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.
 Signed, sealed and delivered in presence of:

Shirley L. Johnson
 STATE OF FLORIDA,
 COUNTY OF VOLUSIA

WILLIAM T. GRUBBS
 FRED A L. GRUBBS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

WILLIAM T. GRUBBS, a single person

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of May A.D. 19 88

NOTARY PUBLIC
 State of Florida at Large
 My commission expires:

This instrument prepared by
 Address

ADAMS & BRIGGS
 121 Broadway
 Daytona Beach, Florida 32018
 (904) 253-6511

OVER

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FRED A. GRUBBS, a single person, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of April, 1988.

[Signature]
NOTARY PUBLIC

State of Florida at Large
My commission expires:

Notary Public, State of Florida
My Commission Expires May 5, 1990
Should Notary Public - Notarize for

31430386

PAGE
VOLUSIA COUNTY
11/1/88

065202

This Quit-Claim Deed, Executed this 16 day of May

..AD 1988, by

WILLIAM T. GRUBBS and FRED A. GRUBBS, formerly husband and wife,

first party, to

FREDA L. GRUBBS, a single person,

whose postoffice address is 639 Powers Avenue
Port Orange, Florida 32019

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, being, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00-----, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia State of Florida, to-wit:

The West 1/2 of Lot 117 and all of Lots 118 through 126, inclusive, Powers Subdivision, as recorded in Map Book 10, page 158, Public Records of Volusia County, Florida.

Together with the household improvements, furniture, fixtures and equipment located therein and thereon.

31430387

ALH-167
1051

REC FEE \$ 10.50 REC'D PAYMENT AS
DOC ST \$.55 INDICATED FOR CLASS
INT TAX \$ _____ NO INTANGIBLE & DOC
PENALT \$ _____ STAMP TAXES SIGNED
INTEREST \$ _____
Clerk, Circuit Court, Ventura Co. Florida *Uy. Ruiz*

U.S. DISTRICT COURT
SOUTHERD DISTRICT OF FLORIDA

May 24 8 38 AM '66

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RECORD VERIFIED

065253

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of

Charles H. Cook

Shirley Owens

STATE OF FLORIDA,
COUNTY OF VOLUSIA

WILLIAM T. GRUBBS

Freda L. Grubbs
FREDA L. GRUBBS

FREDA L. GRUBBS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the [redacted] its aforesaid to take acknowledgements, personally appeared

WILLIAM T. GRUBBS, a single person

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of
 1988

NOTARY PUBLIC
State of Florida at large
My commission expires:

This instrument prepared by
J. L. (J. L.)

ADAMS & BRIGGS
121 Broadway
Daytona Beach, Florida 32118
(904) 255-6571

OVER

ATTACHED TO AND MADE A PART OF WARRANTY DEED FROM JEANNE L. MIDDLETON
to the CITY OF PORT ORANGE.

SCHEDULE "A"

A portion of Lot Eight (8), and the Easterly 27 feet of Lot Nine (9), ASSESSOR'S PLAT in Map Book 3, page 30, being described as follows:

BEGINNING at a point in the South line of Assessor's Plat, Map Book 3, page 30, said point being the Northwest corner of Lot 157, Powers Subdivision as recorded in Map Book 10, at page 138, of the Public Records of Volusia County, Florida, thence go N 89 degrees 43' 24" W along the South line of the aforesaid assessor's plat a distance of 132.54 feet to the Southwest corner of said assessor's plat, said point being in the Easterly line of the Plat of Plantation Acres as recorded in Map Book 23, at page 70 of the Public Records of Volusia County, Florida; thence go N 19 degrees 53' 03" W along the Westerly line of the aforesaid Assessor's Plat and the aforesaid Easterly line of Plantation Acres a distance of 207.77 feet to the Southwesterly corner of the quit claim deed as recorded in Official Records Book 2087 at page 1133, of the Public Records of Volusia County, Florida; thence go N 01 degrees 37' 25" E along the West line of the aforesaid quit claim deed a distance of 589.52 feet to a point on the Southerly right-of-way line of Herbert Street (40 foot right-of-way); thence go S 88 degrees 49' 35" E along the aforesaid Southerly right-of-way line a distance of 87.73 feet to the point of curvature of a curve concave Southeasterly and having a radius of 35.00 feet; thence departing the aforesaid Southerly right-of-way line go Southwesterly along the aforesaid curve having a radius of 35.00 feet an arc distance of 54.70 feet (chord = 49.30' chord bearing = S46 degrees 23' 55"W) to the point of tangency; thence go S 01 degrees 37' 25" W a distance of 450.70 feet; thence go S 26 degrees 13' 24" E a distance of 333.29 feet to the POINT OF BEGINNING. The above described parcel of land is situated in a portion of Section 4, Township 16 South, Range 33 East, Volusia County, Florida.

266-75
10-50

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RECORD VERIFIED

145712

W. J. Smith
CLERK CIRCUIT COURT
VOLUSIA CO., FL

8 NOV 14 PM 3:52

BOOK PAGE
3221 1200

This instrument was created by:
Name Frederick S. Jaeger, Jr.

Address 1030 Volusia Avenue

Daytona Beach, FL 32014

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 11th day of November 19 88, Between
JEANNE L. MIDDLETON, formerly JEANNE L. BURNS

of the County of Volusia, State of Florida, grantor, and
CITY OF PORT ORANGE, FLORIDA, a Florida Municipality,

whose post office address is P. O. Box 291038, 1000 City Center Circle, Port Orange

of the County of Volusia, State of Florida 32029, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of

Ten (\$10.00) ————— Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Volusia County, Florida, to-wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR FURTHER WARRANTS THAT THE WITHIN DESCRIBED PROPERTY DOES NOT NOW
AND NEVER HAS CONSTITUTED GRANTOR'S HOMESTEAD, is not now and never has been
contiguous to Grantor's homestead, and that Grantor presently resides at
1528 Oak Forest Drive, Ormond Beach, Florida.

The Property Appraiser's Parcel Identification Number of the Property
is 2001-06-00-0000

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof.

Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature] Jeanne L. Middleton (Seal)
[Signature] _____ (Seal)
REC'D PAYMENT AS _____ (Seal)
DOCS 5266 INDICATED FOR CLASS _____ (Seal)
INT'L 5 "C" INTANGIBLE & DDC _____ (Seal)
PENALTY 5 STAMP TAXES SIGNED _____ (Seal)
INTEREST 5 _____ (Seal)

STATE OF Florida
COUNTY OF Volusia

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Jeanne L. Middleton, formerly Jeanne L. Burns

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of November
19 88.

My commission expires:

[Signature]
State of Florida at Large, Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6, 1989
BONDED THRU GENERAL INS. UND.

W. W. Grantham and Janie
Grantham, his wife,

Deed Book 477, page 51

Warranty Deed

To

Dated December 29, 1952

James Henry Tucker and Mary
Alice Cooper Tucker, his wife,
as an estate by the entirety,

Filed December 31, 1952

\$10.00 and other good and
valuable considerations.

Grant, bargain and sell the following described land
in Volusia County, Florida:

Lots 151 to 167 both inclusive; also that portion of
Lots 148, 149, 150 and that portion of Palm Street (an un-
used but not vacated Street), lying westerly of a prolonga-
tion of the easterly line of said Lot 167 to the northerly
line of Lot 150 aforesaid; excepting that portion of Lot 156
lying easterly of said prolongation of the easterly line of
Lot 167; all in Powers Subdivision Port Orange, as per map in
Map Book 10, page 138, Public Records of Volusia County,
Florida; together with electric refrigerator and electric
kitchen stove contained in building located thereon.

Signed: W. W. Grantham (Seal), Janie Grantham (Seal),
in presence of two witnesses and acknowledged on December 29th,
A. D. 1952, by W. W. Grantham and Janie Grantham, his wife,
before Chas. W. Edwards, a Notary Public in Volusia County,
Florida, with official seal affixed and whose commission ex-
pires Sept. 13, 1954.

\$8.80 U. S. & \$8.00 Fla. Doc. Rev. Stamps attached & can-
celled.

266.75
10.50

FILED FOR RECORD
RECORD VERIFIED

145712

Deq. Smith
CLERK CIRCUIT COURT
VOLUSIA CO., FL

6 NOV 14 PM 3:52

BOOK PAGE
3221 1200

This instrument was created by:
Name Frederick S. Jaeger, Jr.
Address 1030 Volusia Avenue
Daytona Beach, FL 32014

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 11th day of November 1988, Between
JEANNE L. MIDDLETON, formerly JEANNE L. BURNS

of the County of Volusia, State of Florida, grantor*, and
CITY OF PORT ORANGE, FLORIDA, a Florida Municipality,

whose post office address is P. O. Box 291038, 1000 City Center Circle, Port Orange

of the County of Volusia, State of Florida 32029, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten (\$10.00) ----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Volusia County, Florida, to-wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR FURTHER WARRANTS THAT THE WITHIN DESCRIBED PROPERTY DOES NOT NOW
AND NEVER HAS CONSTITUTED GRANTOR S HOMESTEAD, is not now and never has been
contiguous to Grantor's homestead, and that Grantor presently resides at
1528 Oak Forest Drive, Ormond Beach, Florida.

The Property Appraiser's Parcel Identification Number of the Property
is 6204 06 00 0000

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

	<u>Jeanne L. Middleton</u>	(Seal)
		(Seal)
REC'D \$ <u>5266.75</u>	REC'D PAYMENT AS	(Seal)
EST. TAX \$	INDICATED FOR CLASS	(Seal)
PENALTY \$	10% INTANGIBLE & DGC	(Seal)
INTEREST \$	STAMP TAXES SIGNED	(Seal)

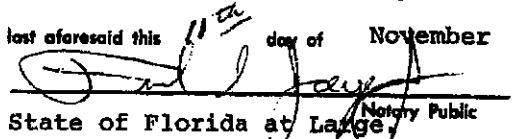
STATE OF Florida
COUNTY OF Volusia

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Jeanne L. Middleton, formerly Jeanne L. Burns

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of November
1988.

My commission expires:


State of Florida at Large, Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6, 1989
BONDED THRU GENERAL INS. UND.

ATTACHED TO AND MADE A PART OF WARRANTY DEED FROM JEANNE L. MIDDLETON
to the CITY OF PORT ORANGE.

SCHEDULE "A"

A portion of Lot Eight (8), and the Easterly 27 feet of Lot Nine (9), ASSESSOR'S
PLAT in Map Book 3, page 30, being described as follows:

BEGINNING at a point in the South line of Assessor's Plat, Map Book 3, page 30,
said point being the Northwest corner of Lot 157, Powers Subdivision as recorded
in Map Book 10, at page 138, of the Public Records of Volusia County, Florida,
thence go N 89 degrees 43' 24" W along the South line of the aforesaid
assessor's plat a distance of 132.54 feet to the Southwest corner of said
assessor's plat, said point being in the Easterly line of the Plat of Plantation
Acres as recorded in Map Book 23, at page 70 of the Public Records of Volusia
County, Florida; thence go N 19 degrees 53' 03" W along the Westerly line of
the aforesaid Assessor's Plat and the aforesaid Easterly line of Plantation
Acres a distance of 207.77 feet to the Southwesterly corner of the quit claim
deed as recorded in Official Records Book 2087 at page 1133, of the Public
Records of Volusia County, Florida; thence go N 01 degrees 37' 25" E along
the West line of the aforesaid quit claim deed a distance of 589.52 feet to a
point on the Southerly right-of-way line of Herbert Street (40 foot right-of-
way); thence go S 88 degrees 49' 35" E along the aforesaid Southerly right-of-
way line a distance of 87.73 feet to the point of curvature of a curve concave
Southeasterly and having a radius of 35.00 feet; thence departing the aforesaid
Southerly right-of-way line go Southwesterly along the aforesaid curve having
a radius of 35.00 feet an arc distance of 54.70 feet (chord = 49.30' chord
bearing = S46 degrees 23' 55"W) to the point of tangency; thence go S 01
degrees 37' 25" W a distance of 450.70 feet; thence go S 26 degrees 13' 24" E
a distance of 333.29 feet to the POINT OF BEGINNING. The above described
parcel of land is situated in a portion of Section 4, Township 16 South, Range
33 East, Volusia County, Florida.

This Quit-Claim Deed, Executed this 16 day of May A.D. 1988, by
WILLIAM T. GRUBBS and FRED A L. GRUBBS, formerly husband and wife,

first party, to

FREDA L. GRUBBS, a single person,

whose postoffice address is 639 Powers Avenue
Port Orange, Florida 32019

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00-----, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia State of Florida to-wit:

Lots 151 to 167 both inclusive; also that portion of Lots 148, 149, 150 and that portion of Palm Street (an unused but not vacated street), lying Westerly of a prolongation of the Easterly line of said Lot 167 to the Northerly line of Lot 150 aforesaid; excepting that portion of Lot 156 lying easterly of said prolongation of the Easterly line of Lot 167; all in Powers Subdivision, Port Orange, as per map in Map Book 10, page 138, Public Records of Volusia County, Florida. Together with the buildings and improvements thereon, the household furniture, fixtures and equipment located therein and thereon and the Foliage and Flower Hut business and the inventory, stock and equipment thereof.

REC FEE \$ 10.50 REC'D PAYMENT \$
DOCST \$.55 INDICATED FOR CLASS
INT TAX \$ "C" INTANGIBLE & DOC.
PENALTY \$ STAMP TAXES SIGNED
INTEREST \$
Clerk Circuit Court Volusia Co. Florida

U. Y. Smith

CLERK CIRCUIT COURT
VOLUSIA CO. FLORIDA

MAY 24 8 38 AM '88

FILED FOR RECORD
RECORD VERIFIED

065252

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of.

William T. Grubbs
Freda L. Grubbs
Shirley A. Johnson

WILLIAM T. GRUBBS

FREDA L. GRUBBS

STATE OF FLORIDA,
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

WILLIAM T. GRUBBS, a single person

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of May A.D. 1988

NOTARY PUBLIC
State of Florida at Large
My commission expires:

This instrument prepared by
Address

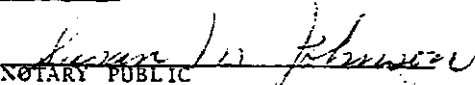
ADAMS & BRIGGS
121 Broadway
Daytona Beach, Florida 32018
(904) 253-6511

OVER

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FREDA L. GRUBBS, a single person, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of April, 1988.


NOTARY PUBLIC
State of Florida at Large
My commission expires:

Notary Public, State of Florida
My Commission Expires May 5, 1990
Revised Notary Seal - November 88

31430386
BOOK PAGE
VOLUSIA COUNTY
FLORIDA

005402

This Quit-Claim Deed,Executed this 16 day of MayA.D. 1988, by

WILLIAM T. GRUBBS and FRED A. L. GRUBBS, formerly husband and wife,

first party, to

FRED A. L. GRUBBS, a single person,

whose postoffice address is 639 Powers Avenue
Port Orange, Florida 32019

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth,That the said first party, for and in consideration of the sum of \$ 1.00-----
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Volusia State of Florida to-wit:The West 1/2 of Lot 117 and all of Lots
118 through 126, inclusive, Powers
Subdivision, as recorded in Map Book 10,
page 138, Public Records of Volusia
County, Florida.Together with the household improvements,
furniture, fixtures and equipment located
therein and thereon.

31430387

PAGE
DUNITYREC FEE \$ 10.50 REC'D PAYMENT AS
DOCST \$.55 INDICATED FOR CLASS
INT TAX \$ CONTINGIBLE \$ DOC
PENALT. \$ STAMP TAXES SIGNED
INTEREST \$

Clerk Circuit Court Volusia Co Florida

FILED FOR RECORD
RECORD VERIFIED
MAY 24 9 36 AM '88
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

065253

To Have and to Holdthe same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.**In Witness Whereof,**

The said first party has signed and sealed these presents the day and year

first above written.

Signed, sealed and delivered in presence of:

[Signature][Signature]STATE OF FLORIDA,
COUNTY OF VOLUSIA

WILLIAM T. GRUBBS

FRED A. L. GRUBBS

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

WILLIAM T. GRUBBS, a single person

to me known to be the person described in and who executed the foregoing instrument and he acknowledged
before me that he executed the sameWITNESS my hand and official seal in the County and State last aforesaid this 16 day of
May A.D. 1988NOTARY PUBLIC
State of Florida at Large
My commission expires:This instrument prepared by
AddressADAMS & BRIGGS
121 Broadway
Daytona Beach, Florida 32118
(904) 255-6511

OVER

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County aforesaid and the State aforesaid to take acknowledgments, personally appeared FRED L. GRUBBS, a single person, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of April, 1988.

Susan M. Johnson
NOTARY PUBLIC
State of Florida at large
My commission expires:

Notary Public, State of Florida
My Commission Expires May 5, 1990
Issued This 10th Day - January 1988

31430388

BOOK PAGE
VOLUSIA COUNTY
113110A

065433

OFFICIAL RECORDS
126 page 513

QUIT CLAIM DEED:

Toronto General Trusts Corporation
Trustee by appointment exercised in
pursuance of the terms of the last
will of William McCabe, deceased
and sole surviving trustee of the
Province of Ontario in the Dominion
of Canada

DATED: May 21, 1953
ACKN.: May 21, 1953
FILED: July 11, 1958

TO

W W Grantham and Janie Grantham,
his wife, Volusia County Florida

CONSIDERATION:
\$10.00 =

Remise, release and quit-claim unto the said parties of the second
part, and their heirs and assigns forever all the right, title, int-
erest, claim and demand which the said party of the first part has
in and to the following lot, piece or parcel of land lying and being
in the County of Volusia and State of Florida described as follows,
to-wit:

Beginning at a point which is 870.6 feet North and 40 feet
West of the N W Corner of Section 41, Township 16 South,
Range 33 East (said section 41 being known as the Elizabeth
Bunch Grant) and from said point runs West 787.5 feet to
bank of canal; thence with Canal bank South 63° 30' East
379.6 feet to a stake in East bank of said canal; thence with
North line of Powers Avenue East 630 feet to a point in North
side of said Powers Avenue where same is intersected by West
side of Roselle Avenue, thence with West side of Roselle
Avenue North 339 feet to the beginning; containing $5\frac{1}{2}$ acres,
more or less.

The aforesaid property being also described as being Lots
114 to 132 inclusive, and Lots 148 to 168 inclusive of
Powers Subdivision as recorded in Map Book 10 page 138 of
the Public Records of Volusia County, Florida.

Signed, sealed and delivered
in the presence of:

THE TORONTO GENERAL TRUSTS
CORPORATION,

(CONTINUED ON FOLLOWING PAGE)

...ship, ... as tenants by the entireties with right

Office address is 639 Powers Avenue, Port Orange,

County of Volusia, State of Florida

grantee

Worth. That said grantor, for and in consideration of the sum of

TEN and 00/100

Dollars.

for good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
pledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
described land, situate, lying and being in Volusia County, Florida, to-wit:

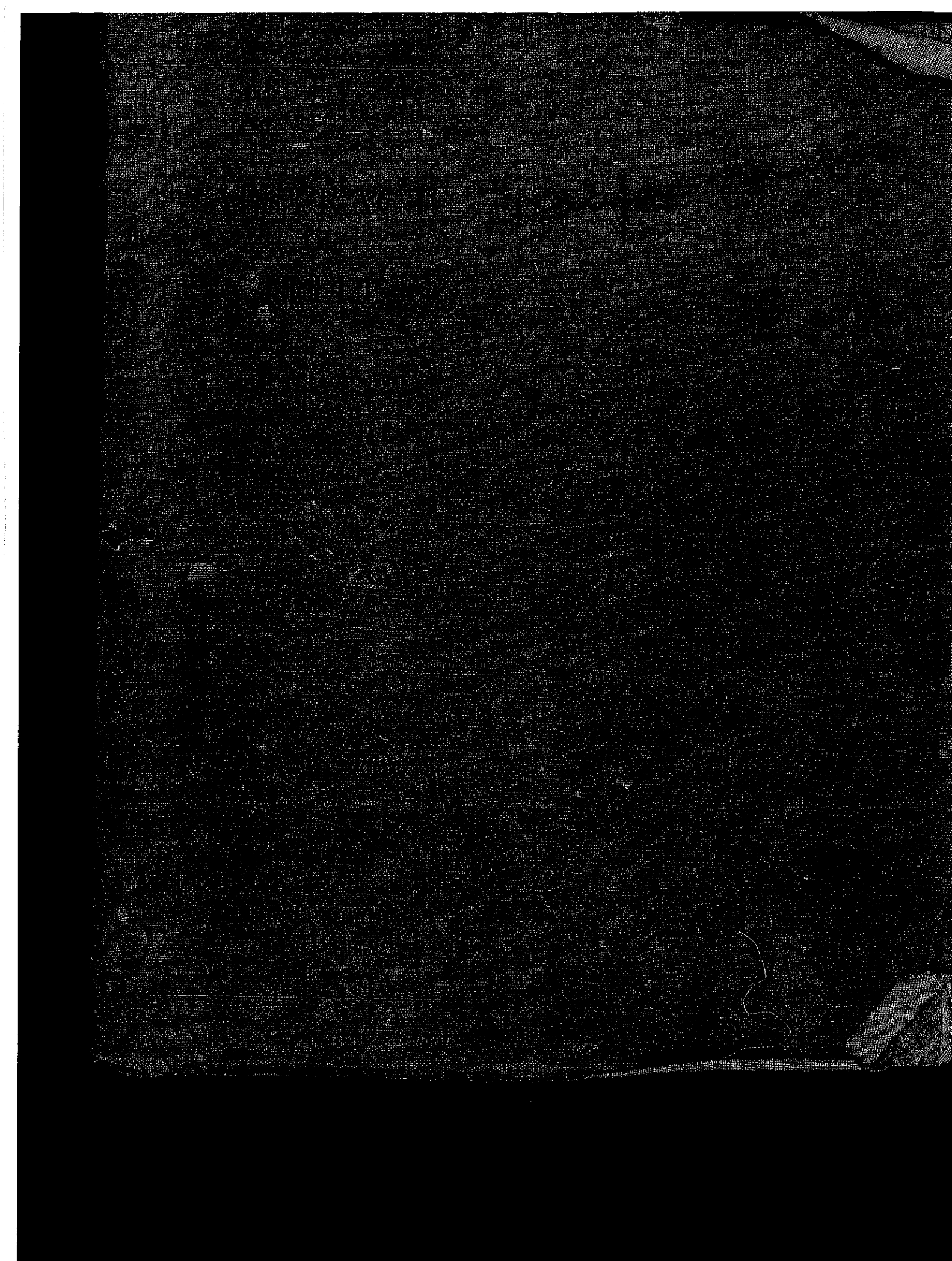
The Southerly 206.25 feet, measured on the East lot line of the
following described property:

That part of portion of the South (6-1/4 ch.) 412.5 feet of Lot 3,
of Assessor's Subdivision of Lot 1, Section 9, Township 16 South,
Range 33 East, according to map in Map Book 3, Page 29, Public
Records of Volusia County, Florida, lying and being east of Halifax
Drainage District Canal, being more particularly described as follows:

From a reference point being the Northeast corner of Lot 4, said Assessor's
plat and also the northeast corner of said Section 9, run thence South along
the east line of said Lots 3 and 4, a distance of 553.74 feet to the POINT OF
BEGINNING; thence continue South along the east line of said Lot 3, a distance
of 412.5 feet to a point therein, thence West, at right angles, of 412.5 feet
to a point therein, thence west, at right angles a distance of 129.38 feet to
a point on the west bank of the Halifax Drainage District Canal; thence North-
~~easterly along the said west bank, a distance of 416 feet, more or less, (see reverse)~~

to a point in line parallel to the north line of said Lot 3, thence east along said
parallel line a distance of 208 feet plus or minus, to the POINT OF BEGINNING.

SUBJECT to taxes for the year 1974 and subsequent years.



Deed Book 213, page 171

Right of Way Deed

Dated November 13, 1926

Filed July 21, 1927

Seabreeze, Fla. 11/13/1926

Florida Power & Light Company
Miami, Florida

Gentlemen:

In consideration of the payment to us by you of \$1.00 which we have received, we and those holding through us, grant and give to you and your successors the right to set and maintain anchors and poles for an electric transmission and distribution line, and the necessary appurtenances for such lines, on my property, known as Powers Allotment, being a subdivision of portions of Lot 4, Sec 4, Portions of Lots 1 A, 2 and 3, Sec 4 and Parts of Lots O and P, Lot 3, Sec 3, Township 16 South Range 33 East, Port Orange, Volusia County, Florida, immediately inside my west property line and adjoining the canal boulevard, not to exceed a distance of 25 feet on above described property.

Signed: Royal A Powers (Seal) Mrs Carla J Powers (Seal)

Witnesses:

Chas H Degraw
B S Via

Royal A Powers, and
Carla J Powers, (husband
and wife)

Deed Book 236, page 233

Warranty Deed

To

Dated December 5, 1928

Gertrude R Woodcock,

Filed March 26, 1930

\$10.00 and other consider-
ations

Grant, bargain, sell, and transfer the following
described land in Volusia County, Florida:

Being lot one hundred fifty three (153) Palm Ave.
Powers Allotment, Port Orange, recorded in map book 10,
page 138 Volusia County records.

This parcel is restricted to white people, dwellings
must be at least 20 feet from the street, on which they
face, and to cost not less than \$800.00. Garages may be
built on the rear offlot for living purposes.

Signed: Royal A Powers, (Seal) Carla J. Powers, (Seal)
in presence of two witnesses and acknowledged on December 6,
1928, by Royal A Powers and Carla J Powers, with separate
examination of Carla J Powers the wife of the said Royal A
Powers, before Blaine N Narnner, a Notary Public, in Volusia
County, Florida, with official seal affixed and whose com-
mission expires Mar 12, 1932.

and that the said Special Master has in all
in and about the said sale, and the execution of said

C. M. Jones and Ida L.
Jones, his wife,

To

W. W. Grantham and Janie
Grantham, his wife, as an
estate by the entirety,

160
Deed Book 404, page 170

Quit-Claim Deed

Dated June 2, 1949

Filed June 6, 1949

\$100.00 and other good and
valuable considerations.

Remise, release and quit-claim the following described
land in Volusia County, Florida:

Beginning at a point which is 870.6 ft. North and 40
ft. West of the NW corner of Sec. 41, T. 16 S. R 33 E. (said
Sec. 41 being known as the Elizabeth Bunch Grant) and from
said point runs west 787.5 ft. to bank of canal; thence with
canal bank S $63^{\circ} 30'$ E. 379.6 ft. to a stake in E. bank of
said canal; thence with N. line of Powers Ave., East 630 ft.
to a point in N. side of said Powers Ave., where same is
intersected by W. side of Roselle Ave.; thence with West side
of Roselle Ave., North 339 ft. to the beginning; Containing
 $5\frac{1}{2}$ acres, more or less.

The aforesaid property being also described as being
Lots 114 to 132 inclusive, and Lots 148 to 168, inclusive,
of Powers Subdivision as recorded in Map Book 10, page 138,
of the Public Records of Volusia County, Florida.

Signed: C. M. Jones (Seal), Ida L. Jones (Seal), in
presence of two witnesses and acknowledged on June 2nd, A. D.

2 Deed Book 404, page 170.

1949, by C. M. Jones and Ida L. Jones, his wife, with separate examination of Ida L. Jones, before Willie L. Patterson, a Notary Public in Volusia County, Florida, with official seal affixed and whose commission expires February 25, 1950.

10¢ Fla. Doc. Rev. Stamps attached and cancelled.

W. W. Grantham and Janie
Grantham, his wife,

To

James Henry Tucker and Mary
Alice Cooper Tucker, his wife,
as an estate by the entirety,

Deed Book 477, page 51

Warranty Deed

Dated December 29, 1952

Filed December 31, 1952

\$10.00 and other good and
valuable considerations.

Grant, bargain and sell the following described land
in Volusia County, Florida:

Lots 151 to 167 both inclusive; also that portion of
Lots 148, 149, 150 and that portion of Palm Street (an un-
used but not vacated Street), lying westerly of a prolonga-
tion of the easterly line of said Lot 167 to the northerly
line of Lot 150 aforesaid; excepting that portion of Lot 156
lying easterly of said prolongation of the easterly line of
Lot 167; all in Powers Subdivision Port Orange, as per map in
Map Book 10, page 138, Public Records of Volusia County,
Florida; together with electric refrigerator and electric
kitchen stove contained in building located thereon.

Signed: W. W. Grantham (Seal), Janie Grantham (Seal),
in presence of two witnesses and acknowledged on December 29th,
A. D. 1952, by W. W. Grantham and Janie Grantham, his wife,
before Chas. W. Edwards, a Notary Public in Volusia County,
Florida, with official seal affixed and whose commission ex-
pires Sept. 13, 1954.

\$8.80 U. S. & \$8.00 Fla. Doc. Rev. Stamps attached & can-
celled.

Prepared by and return to:
Christopher B. Waldera
Attorney at Law
Christopher B. Waldera, P.A.
11300 Overseas Highway
Marathon, FL 33050

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of November, 2005 between Freda L. Grubbs, a single woman whose post office address is 639 Powers Avenue, Port Orange, FL of the County of Volusia, State of Florida, grantor*, and Freda L. Grubbs as Trustee(s) of the Freda L. Grubbs Revocable Trust under Trust Agreement dated November 17, 2005 whose post office address is 639 Powers Avenue, Port Orange, Florida of the County of Volusia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

Lots 151 to 167 both inclusive; also that portion of Lots 148, 149, 150 and that portion of Palm Street (an un-used but not vacated street), lying Westerly of a prolongation of the Easterly line of said Lot 167 to the Northerly line of Lot 150 aforesaid; excepting that portion of Lot 156 lying Easterly of said prolongation of the Easterly line of Lot 167; all in Powers Subdivision, Port Orange, as per map in Map Book 10, Page 138, Public Records of Volusia County, Florida.

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah E. Wands
Witness Name: DEBORAH E. WANDS

Freda L. Grubbs (Seal)
Freda L. Grubbs

Duke Maloney
Witness Name: DUKE MALONEY

State of Florida
County of Volusia

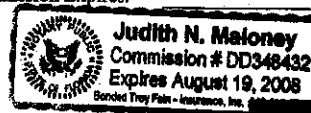
The foregoing instrument was acknowledged before me this 17th day of November, 2005 by Freda L. Grubbs, who ☐ is personally known or ☒ has produced a driver's license as identification.

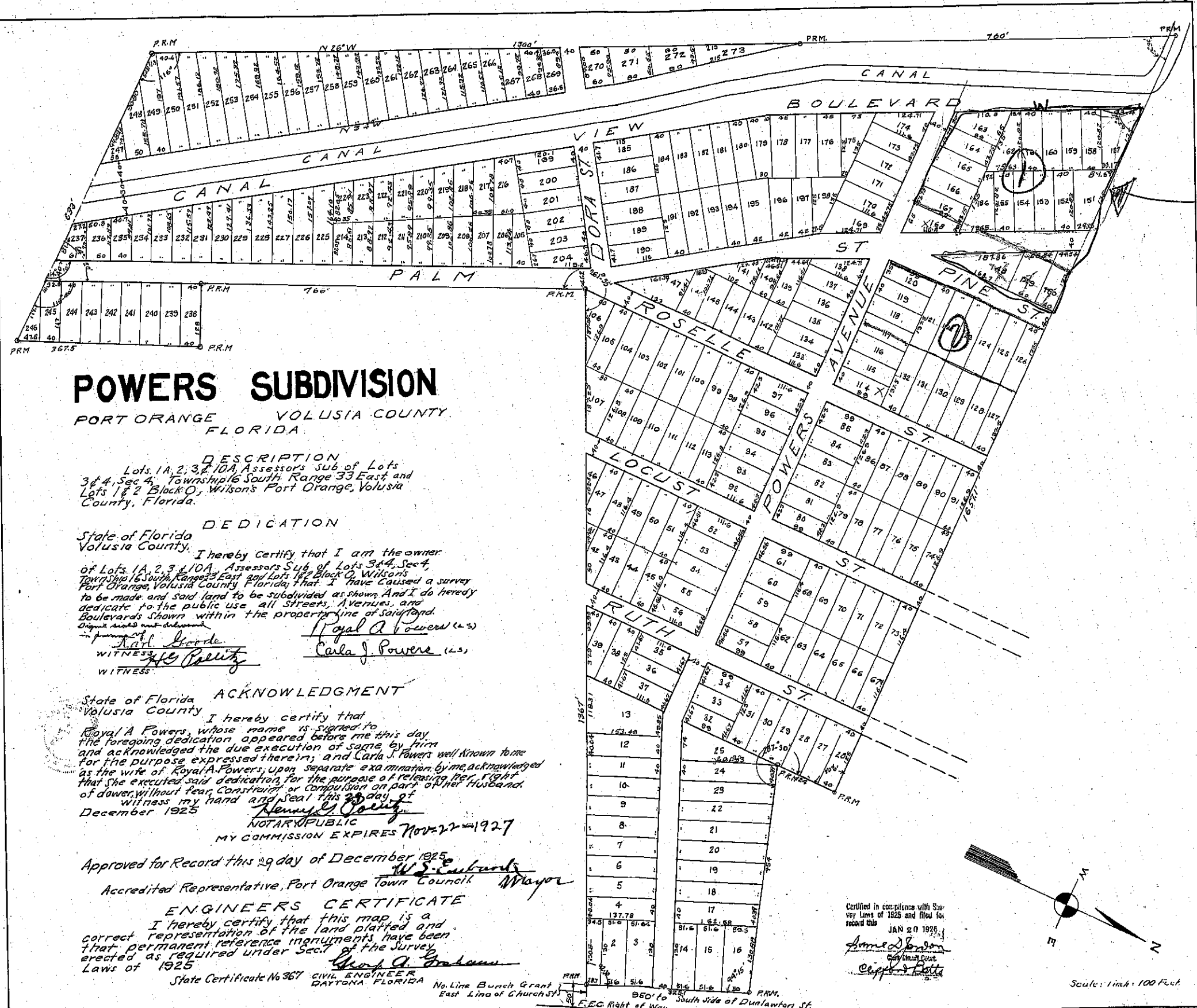
[Notary Seal]

Judith N. Maloney
Notary Public

Printed Name: Judith N. Maloney

My Commission Expires:





FREDA GRUBBS PROPERTY

POWERS SUBDIVISION
PORT ORANGE VOLUSIA COUNTY
FLORIDA

DESCRIPTION
Lots 1A, 2, 3 & 10A, Assessors Sub of Lots 3 & 4, Sec 4, Township 16 South, Range 33 East and Lots 1 & 2 Block O, Wilson's Port Orange, Volusia County, Florida.

DEDICATION
State of Florida
Volusia County
I hereby certify that I am the owner of Lots 1A, 2, 3 & 10A, Assessors Sub of Lots 3 & 4, Sec 4, Township 16 South, Range 33 East and Lots 1 & 2 Block O, Wilson's Port Orange, Volusia County, Florida; that I have caused a survey to be made and said land to be subdivided as shown; And I do hereby dedicate to the public use all streets, avenues, and boulevards shown within the property line of said land.

Royal A. Powers (L.S.)
Carla J. Powers (L.S.)

WITNESS *W. S. Edwards*
WITNESS *W. S. Edwards*

ACKNOWLEDGMENT
State of Florida
Volusia County
I hereby certify that *Royal A. Powers*, whose name is signed to the foregoing dedication, appeared before me this day and acknowledged the due execution of same by him for the purpose expressed therein; and *Carla J. Powers* well known to me as the wife of *Royal A. Powers*; upon separate examination by me, acknowledged that she executed said dedication for the purpose of releasing her right of dower without fear, constraint or compulsion on part of her husband. Witness my hand and seal this 29 day of December 1925.

Henry C. O'Leary
NOTARY PUBLIC
MY COMMISSION EXPIRES *Nov 27 1927*

Approved for Record this 29 day of December 1925.
Accredited Representative, Port Orange Town Council *W. S. Edwards* Mayor

ENGINEERS CERTIFICATE
I hereby certify that this map is a correct representation of the land platted and that permanent reference monuments have been erected as required under Sec. 1 of the Survey Laws of 1925.

George A. Graham
State Certificate No 367 CIVIL ENGINEER
DAYTONA FLORIDA

Certified in compliance with Survey Laws of 1925 and filed for record this
JAN 27 1926
James D. Brown
County Clerk

Scale: 1 inch = 100 Feet



February 24, 2015
(Revised March 16, 2015)

POC-22001

Mr. David Harden
Interim City Manager
City of Port Orange
1000 City Center Circle
Port Orange, Florida 32129

Re: Review of Halifax Canal and proposed Canal Bank Berm along Spruce Creek Road north of Dunlawton Avenue (Note: Revisions shown in bold / italicize / yellow highlight)

Dear Mr. Harden:

Introduction

Pursuant to your letter of authorization dated January 20, 2015, Pegasus Engineering, LLC has completed a review of the Halifax Canal in the Spruce Creek Road / Dunlawton Avenue area. The primary objective of our review has been to provide an engineering opinion as to whether or not the construction of an earthen berm along the east bank of the Halifax Canal north of Dunlawton Avenue would be beneficial in reducing flooding during major storm events along: (a) Dunlawton Avenue between Spruce Creek Road and Lemon Street; and (b) other properties east of Spruce Creek Road both north and south of Dunlawton.

Documentation Review and Site Visits

We initially acquired all available documentation, including reports, construction plans, etc., and we performed multiple site visits to develop a thorough understanding of this area. Furthermore, we authorized a local survey firm in Port Orange to provide information along an unnamed ditch (addressed in Section G herein) that is located along the south property line of The Club at Sugar Mill Apartments and which outfalls to the Halifax Canal near the Canal View / Spruce Creek Road intersection.

The following documents were acquired and reviewed:

1. ***Volusia County Halifax River Watershed Management Plan – Stormwater Control, Conservation and Aquifer Recharge Program, Final Report Summary***, July 1994, CDM
2. ***Nova Canal System Watershed Management Plan, Final Engineering Report***, October 1995, Marshall Provost & Associates
3. ***Volusia County Multi-Jurisdictional Hazard Mitigation Plan***, February 2010, PBS&J
4. ***East Volusia Regional Water Authority, Nova Canal Flood Control and Integrated Water Resources Program Final Report***, July 2010, CDM
5. ***Preliminary Design Report, Dunlawton Avenue Drainage Improvements and Reclaimed Water Augmentation***, July 2010, Quentin L. Hampton Associates, Inc.
6. ***Information for Environmental Resource Application, Dunlawton Avenue Drainage Improvements***, October 2010, Quentin L. Hampton Associates, Inc.

7. ***Information for Environmental Resource Permit Modification Application Permit No. 40-127-29869-4, May 2011, Revised, January 2012, Dunlawton Avenue Drainage Improvements***, Quentin L. Hampton Associates, Inc.
8. Construction Plans (9 Sheets) for Dunlawton Avenue Drainage Improvements, dated October 2010, Quentin L. Hampton Associates, Inc.
9. Construction Plans (10 Sheets) for Dunlawton Avenue Drainage Improvements, dated January 2011, Quentin L. Hampton Associates, Inc.
10. Construction Plans – “Record Drawings, dated June 2014” – (34 Sheets) for Dunlawton Avenue Drainage Improvements and Halifax Canal Reclaimed Water Augmentation Project, January 2013, Quentin L. Hampton Associates, Inc.
11. Construction Plans (Single Sheet) - “As-Built Drawing for Work Deleted from Contract” – Sheet 4 of 34 (overall site plan showing deleted 810' linear feet of berm - along east side of Halifax Canal north of Dunlawton Avenue originally proposed to elevation 6.0)
12. Memorandum from Interim City Manager David Harden to City Council, October 3, 2014 regarding “Operation of the Dunlawton Drainage System on September 23 and 24, 2014”
13. Flood Insurance Rate Map (FIRM) Volusia County, Florida and Unincorporated Areas Panel 388 of 930, Map No. 12127C0388H, Map Revised February 19, 2014
14. Flood Insurance Study (FIS) Volusia County, Florida and Unincorporated Areas, Revised February 19, 2014
15. St. Johns River Water Management District permit files for The Club at Sugar Mill (Permit No. 4-127-52148-1), and the Dunlawton Avenue Drainage Improvements (Permit Nos. 40-127-29869-4 and 40-127-29869-5)

Background of Nova Canal and Halifax Canal

The Halifax Canal is the southernmost section of the Nova Canal system in Volusia County. The Nova Canal was originally created in the 1920's by the Halifax Drainage District for improvement of drainage on agricultural lands. The contributing area to this system is approximately 23 square miles, and is approximately 12 miles long and just under 2 miles wide, and extends roughly parallel to the Halifax River from Ormond Beach south to Port Orange, and includes portions of the Cities of Ormond Beach, Holly Hill, Daytona Beach, South Daytona and Port Orange, along with portions of Unincorporated Volusia County. The main reach of the Nova Canal is generally located along Nova Road (State Road 5A), and has only three (3) discharges to receiving waters (refer to Figure 1), including: (a) LPGA Boulevard Canal discharging in the City of Holly Hill to the tidally influenced Halifax River; (b) the Reed Canal (in the City of South Daytona) also discharging to the Halifax River; and (c) the Halifax Canal (in the City of Port Orange) which discharges to tidally influenced Rose Bay. While various culvert improvements have been constructed at roadway crossings of the Halifax Canal in previous decades, the Halifax Canal earthen cross-sections are reportedly to be essentially unchanged from its original construction. The land in the area draining to the Halifax Canal has been largely developed over the past 75 years. The resulting impact on water surface levels in the Halifax Canal during major storm events has significantly increased as the watershed has developed.

The ***“Nova Canal Flood Control and Integrated Water Resource Program”*** (dated July 2010 by CDM) for the East Volusia Regional Authority (since dissolved) addressed the feasibility and costs of a wide range of potential flood control improvements along the Nova Canal system, including the LPGA Canal, the Reed Canal, and the Halifax Canal. That report included a recommendation for the implementation of four (4) additional canal outfalls from the Nova Canal to the Halifax River, utilizing pump stations and force mains. The outfall system proposed in that report at Buschman Park in Port Orange has not been implemented after further analysis by the City indicated it would not be effective in significantly lowering flood stage levels in the Halifax Canal. The three (3) other proposed pump system outfalls in Ormond Beach and Daytona Beach have also not been implemented. The above CDM report also recommended other stormwater flood control improvements that have not been constructed, including implementation of tide gate-weirs at the existing LPGA, Reed and Halifax Canal outfalls for the purpose of providing extreme high-tide backflow control.

100-Year Flood Zone

Based on the current FEMA Flood Insurance Rate Maps (FIRMs) and the Flood Insurance Study (FIS) that encompass the study area, the 100-year base flood elevation is 6.0 feet, NAVD. It is worth noting that the 100-year elevation, which is based on approximately 12.3 inches of rainfall within 24-hours, has a 1 percent chance of occurring any given year. Based on the existing topography within the study area and the 100-year flood stage, a significant floodplain area is mapped on both sides of Dunlawton Avenue, between the FEC Railroad and Spruce Creek Road, which represents varying levels of inundation, and is consistent with the observed flooding limits associated with past flood events (refer to Figure 2).

Major Rainfall Events Affecting the Halifax Canal

A number of major rainfall events in the past several decades have created flooding in the Halifax Canal basin in Port Orange, causing the Halifax Canal to overflow its banks. These events include the following:

- ☐ Tropical Storm Gordon (1994)
- ☐ Tropical Storm Floyd (1999)
- ☐ Tropical Storm Gabrielle (2001)
- ☐ Tropical Storm Frances (2004)
- ☐ Tropical Storm Fay (2008)
- ☐ May 2009 Event
- ☐ September 2014 Event

The combination of rainfall intensity, rainfall duration, antecedent moisture conditions (i.e., the level of saturation of the soils prior to the storm event), and the tailwater conditions (i.e., flood stages in Rose Bay) can produce a wide variety of flood stages and duration of flooding. However, the historical flooding for the Dunlawton Avenue study area has resulted from the roadway profile / topography in the vicinity of Powers Avenue, combined with the Halifax Canal flood profile with respect to the top of bank elevations.

Dunlawton Avenue Drainage Improvements and Halifax Canal Reclaimed Water Augmentation Project and September 2014 Rainfall Event

In December 2012, the City of Port Orange authorized construction of the “Dunlawton Avenue Drainage Improvements and Halifax Canal Reclaimed Water Augmentation.” The stated purpose of that project was to “assist in attenuating future major stormwater events, alleviating and reducing flooding in the immediate area of Dunlawton Avenue and Spruce Creek Road, thereby improving the likelihood that Dunlawton Avenue, an established state evacuation route, can remain open during major stormwater events.” The construction project included drainage piping improvements along Ruth Street, expansion of the pond system located southeast of the Dunlawton Avenue / Spruce Creek Road intersection (including expansion of two existing ponds and one new pond), along with the addition of a stormwater pump station and an operable weir gate in the Halifax Canal adjacent to Oak Street to control high tides (refer to Exhibit 1). The purpose of the pump station was to provide for drawing down the above referenced pond system in anticipation of and during a major rainfall event, along with partial or complete closure of the tide gate during higher tide conditions. Thus, the pumping system and Halifax Canal tide gate was designed to reduce flood stages sufficient to allow Dunlawton to remain open during and after a major storm event. In the September, 2014 rainfall event, approximately 8.6 inches of rainfall was recorded in the project area, which is the approximate equivalent of a 25-year storm for this area of Florida. A 25-year storm is defined as a storm event having a 4 percent chance of occurrence any given year.

We performed a thorough review of Mr. Harden’s October 3, 2014 Memorandum to the City Council. The conclusion stated in that memorandum was that the improper operation of the variable tide gate and the stormwater pump station, along with the lack of capacity for stormwater transmission in the 36-inch reclaimed effluent outfall pipe to the Halifax River (due to a dramatic increase in influent to the City’s reclaimed water plant from sanitary sewer system infiltration / inflow) were the primary causes of the flooding and closure of Dunlawton Avenue. The conclusions summarized in Mr. Harden’s memorandum appear to be a logical assessment of the issues causing the Dunlawton Avenue flooding and temporary closure during the September, 2014 rainfall event.

Unnamed Ditch

During our site visits to the project area, we observed an unnamed ditch (shown schematically on Exhibit 1) that outfalls to the Halifax Canal and is located along the south property line of the Club at Sugar Mill Apartments. Pursuant to our authorization, a local surveying firm in Port Orange provided ditch cross-section elevation and outfall pipe data, as shown in Figure 3. Since this ditch appears to have the potential to convey some stormwater toward Dunlawton Avenue during major storm events even prior to the Halifax Canal overflowing its banks at Spruce Creek Road, the potential benefit of the installation of a backflow prevention flap gate on that outfall pipe should be evaluated.

Conclusion

Based on our above described review of all pertinent documentation and multiple site visits, we have reached the following conclusions. Construction of a berm along the east side of the Halifax Canal north of Dunlawton Avenue would not be of significant benefit to the above referenced review area during extreme storm conditions when flow in the Halifax Canal would be “staged up” over the top of the canal bank (i.e., exceeding an approximate 5 feet, NAVD) along Canal View and along Spruce Creek Road. An earthen berm along the east bank of the canal would cause the water surface in the adjacent and upstream canal to rise slightly higher, and then flow at even a greater rate over the west bank along Spruce Creek Road, and would also slightly increase the flow over the canal banks along Canal View. The increased stormwater that would

overflow the west bank of the canal along Spruce Creek Road would make its way south to Dunlawton Avenue where it would flow easterly along Dunlawton Avenue toward the low point in the Powers Avenue / Roselle Street intersection area. Furthermore, any future flooding upstream after construction of such a berm would possibly increase claims by property owners both opposite and upstream of this location (such as along Canal View), who would probably view such a berm as a contributing factor to any future flooding of their property.

In addition, constructing the berm on the east side would have severed the floodplain area adjacent to the Halifax Canal and potentially caused an increase in flood stages upstream of the berm. In other words, constructing the **proposed** berms along the canal would have effectively created a levee / dike drainage system **intended** to prevent **or reduce** floodwaters from the Halifax Canal from occupying the study area. However, the displaced flood volume associated with the severed floodplain would have caused potential impacts upstream of Dunlawton Avenue, as well as within the study area. **Furthermore, to be clear, we agree with the previous statements by the Quentin L. Hampton firm that if the Halifax Canal overtops its banks for any extended period in the vicinity of Dunlawton Avenue, that the Dunlawton Retention Pond volume would be inundated.**

Recommendations

1. The City of Port Orange should update its Master Stormwater Plan for the areas tributary to the Halifax Canal to determine the feasibility and costs of any possible additional stormwater system improvements to reduce future flooding. Furthermore, an analysis should be completed to determine if purchasing "repetitive flooded" properties by the City of Port Orange is more cost effective in the long view than costly physical improvements, (i.e., a "cost-benefit analysis"). As the City is aware, there are FEMA hazard mitigation grants available to offset the costs of acquisition and demolition.
2. If the City has not previously done so, the City should authorize surveying services to establish the finished floor elevations of the existing structures within the study area in order to establish the "at risk" structures.
3. It is beyond the scope of our review to verify statements in the referenced documentation that Madeline Avenue is approximately the location where the flow in the Nova Road Canal splits, with the flow north of Madeline Avenue discharging through the Reed Canal to the Halifax River in South Daytona, and the flow south of Madeline Avenue discharging through the Halifax Canal to Rose Bay. It is our understanding that the City of South Daytona has not implemented a previously recommended Nova Canal system improvement with a tide gate in the Reed Canal near U.S. Highway 1. We also have not investigated to determine if South Daytona has implemented any stormwater system improvements (such as stormwater pumping systems to protect localized areas within their city limits) that would potentially increase flows in the Nova Canal during major events. When a major storm event occurs along with higher tide conditions in the Halifax River adjacent to the Reed Canal outfall, the question arises as to whether or not the South Daytona stormwater systems would result in "shunting" some increased quantity of stormwater southerly to the Halifax Canal. It is recommended that the City of Port Orange partner with the City of South Daytona in addressing the Nova Canal system in that area to address whether or not any South Daytona stormwater improvements have increased stormwater flows to the Halifax Canal during major storm events.

4. If Dunlawton Avenue is flooded again during a major storm event, the City of Port Orange should coordinate with the FDOT to perform an updated feasibility study to investigate alternatives for raising the roadway profile of Dunlawton Avenue in the vicinity of Powers Avenue and evaluate potential impacts and improvements to adjacent residences and businesses.
5. In an effort to create additional flood storage within the study area, evaluate the feasibility of converting the existing stormwater pond associated with The Club at Sugar Mill to a "joint use" stormwater facility with a pump station arrangement to create additional flood storage prior to significant storm events.

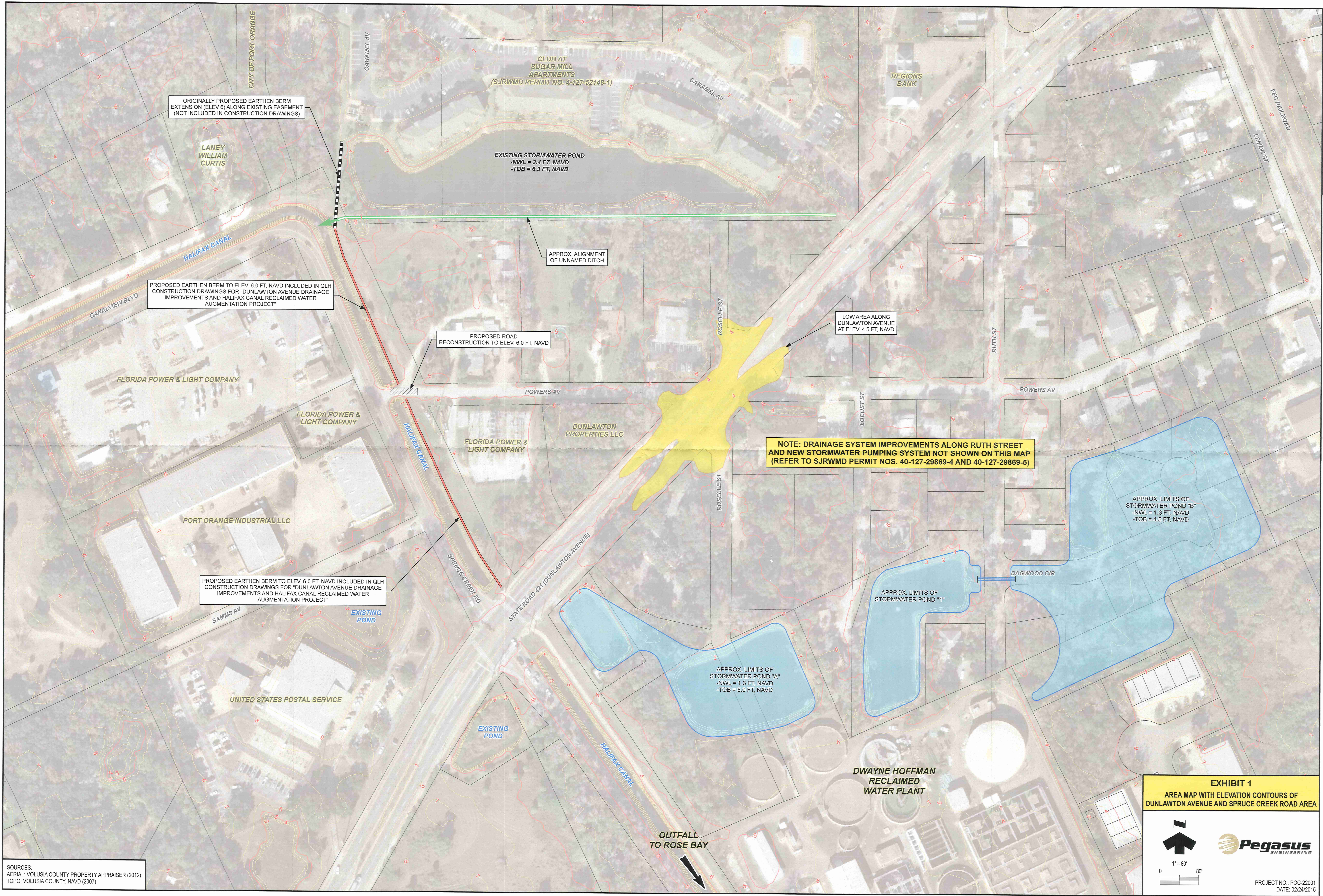
In closing, Pegasus Engineering appreciates the opportunity to provide the City of Port Orange a peer review of the prior work products and recent flood mitigation improvements. If there are any questions, or comments, please do not hesitate to contact us directly at 407-992-9160, extension 305 or extension 309, or by email at tomk@pegasusengineering.net or david@pegasusengineering.net, respectively.

Sincerely,

Pegasus Engineering, LLC

Tom Kelley, P.E.
Project Manager

David Hamstra, P.E.
Department Manager



ORIGINALLY PROPOSED EARTHEN BERM
EXTENSION (ELEV 6) ALONG EXISTING EASEMENT
(NOT INCLUDED IN CONSTRUCTION DRAWINGS)

PROPOSED EARTHEN BERM TO ELEV. 6.0 FT. NAVD INCLUDED IN QLH
CONSTRUCTION DRAWINGS FOR "DUNLAWTON AVENUE DRAINAGE
IMPROVEMENTS AND HALIFAX CANAL RECLAIMED WATER
AUGMENTATION PROJECT"

PROPOSED EARTHEN BERM TO ELEV. 6.0 FT. NAVD INCLUDED IN QLH
CONSTRUCTION DRAWINGS FOR "DUNLAWTON AVENUE DRAINAGE
IMPROVEMENTS AND HALIFAX CANAL RECLAIMED WATER
AUGMENTATION PROJECT"

EXISTING STORMWATER POND
-NWL = 3.4 FT. NAVD
-TOB = 6.3 FT. NAVD

APPROX. ALIGNMENT
OF UNNAMED DITCH

PROPOSED ROAD
RECONSTRUCTION TO ELEV. 6.0 FT. NAVD

LOW AREA ALONG
DUNLAWTON AVENUE
AT ELEV. 4.5 FT. NAVD

**NOTE: DRAINAGE SYSTEM IMPROVEMENTS ALONG RUTH STREET
AND NEW STORMWATER PUMPING SYSTEM NOT SHOWN ON THIS MAP
(REFER TO SJRWMD PERMIT NOS. 40-127-29869-4 AND 40-127-29869-5)**

APPROX. LIMITS OF
STORMWATER POND "B"
-NWL = 1.3 FT. NAVD
-TOB = 4.5 FT. NAVD

APPROX. LIMITS OF
STORMWATER POND "1"

APPROX. LIMITS OF
STORMWATER POND "A"
-NWL = 1.3 FT. NAVD
-TOB = 5.0 FT. NAVD

SOURCES:
AERIAL: VOLUSIA COUNTY PROPERTY APPRAISER (2012)
TOPO: VOLUSIA COUNTY, NAVD (2007)

EXHIBIT 1
AREA MAP WITH ELEVATION CONTOURS OF
DUNLAWTON AVENUE AND SPRUCE CREEK ROAD AREA

1" = 80'

Pegasus
ENGINEERING

PROJECT NO.: POC-22001
DATE: 02/24/2015



CITY COUNCIL AGENDA ITEM

REQUESTED COUNCIL MEETING DATE 04/28/2015

Consent item: No

SUBJECT: Comprehensive Update on Stormwater Efforts

DEPARTMENT: Public Works

RECOMMENDED MOTION:

SUMMARY: The City Council had requested an update on storm water maintenance efforts to mitigate flooding. Various storm water maintenance and rehabilitation work has occurred since October 2014. The presentation will provide the status of the maintenance program and the impact in improving storm water drainage and in controlling of flooding.

Project	Funding Account
No.:	No.:

ATTACHMENTS:

1.	PowerPoint Presentation	STORMWATERwrkshp Update.pptx
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Fenwick, Robin
Silvey, Mike
Adumuah, Branford
Rosen, Alan

Created/Initiated - 04/23/2015
Approved - 04/23/2015
Approved - 04/23/2015
Final Approval - 04/24/2015

Stormwater Drainage Update

Branford N. Adumuah, Public Works Director

April 28, 2015

Presentation

- 1. Maintenance Program Update**
- 2. Current Capital Projects**
- 3. Future Capital Projects**
- 4. Discussion**



Maintenance Program Update

Drainage Maintenance Responsibilities

- I. Inspection and debris removal from inlets
- II. Catch basin cleaning and repairs (small drainage repairs)
- III. Cleaning/flushing and televising storm sewer systems
- IV. Lakes and Retention ponds ditch maintenance – mowing and spraying
- V. Alum program dredge pond (no cycling dredging program is currently in place).



Maintenance Program Update

- There are 74,100 linear feet of City owned ditches
- Staff currently has one full-time crew dedicated to eliminating this backlog
- On February 24th, Council directed staff to us \$83k not needed for other projects in order to hasten the ditch clearing and re-grading backlog
- The ditches to be cleared by contract must have as-built plans to base the extent of the ditch re-grading



Maintenance Program Update

- Staff is currently working to identify which ditches have as-built plans
- If there are sufficient ditches with as-built plans, then staff will work with Purchasing to create an RFP for services using the \$83k
- If there are not sufficient ditches with as-built plans, then staff will use the \$83K to contract for engineering surveys of those ditches



Maintenance Program Update

- In addition to ditch and canal maintenance, Public Works has increased the rate of de-silting drainage pipes and basins
- Vac-Con crew has cleared/cleaned 3,350 linear feet of pipe and more than 40 basins including 3 spillways and a swale along Monroe Street since October 2014
- Drainage construction crews have repaired 5 basins and 25 linear feet of pipe



Maintenance Program Update

Horizon Canal – Before and After



Maintenance Program Update

Westridge Ditch – Before and After



Current Capital Projects

PROJECT DESC	PROJ #	ORIG. SOURCE	FY15 BUDGET	COMMITTED / NEEDED	AVAILABLE BALANCE
B23 Canal Grant Phase 1	DIP021	412	\$ 9,690	\$ 9,690	\$ -
Misc. Drainage Projects	DIP001	412	15,312	15,312	-
Misc. Reline Drain Pipes	DIP033	412	34,566	34,566	-
Misc. Reline Drain Pipes	DIP033	001	200,000	200,000	-
Storm Sewer Reconstruction	DIP044	412	13,387	13,387	-
Cambridge Stabilization	DIP053	412	18,419	18,419	-
Woods Stormwater Pump System	DIP054	412	-	-	-
Stormwater Master Plan	DIP055	412	225,000	225,000	-
Monroe Area Drainage		412	150,000	150,000	-
Sleepy Hollow Area Drainage		412	100,000	100,000	-
Virginia Ave Drainage Improvements		412	60,000	60,000	-
Pipe Lining		412	277,000	277,000	-
Cambridge Stablztn PhII	DIP056	State Grant	1,297,500	1,297,500	-
Ditch Clearing		412	83,122	83,122	-
Yorktowne Middle Segment	PNC007	412	761,720	761,720	-
*Project PNC007 has additional funding sources from the 301 Gas Tax Fund and the 312 Transportation Impact Fee Fund. Total project budget for all three funds is \$1,725,000.					
412 = Drainage Fund	001 = General Fund		\$ 3,245,716	\$ 3,245,716	\$ -

Highlighted projects were added on April 7th



Current Capital Projects

On April 7th Council approved the following Capital Changes:

- Redirect \$647,000 from the Cambridge Stabilization Project to:
 - Phase 1 implementation of Compensation study (\$60k)
 - Virginia Ave Drainage Improvements (\$60k)
 - Engineering for Sleepy Hollow Drainage Project (\$100k)
 - Engineering for Monroe Drainage Project (\$150k)
 - Pipe Lining program (\$277k)



Future Capital Projects

Project	2016	2017	2018	2019	2020	5 Yr Total
Pipe Lining	\$841,172	\$841,172	\$841,172	\$718,095	\$718,095	\$3,959,706
Sweetwater Hills Drainage Imp	\$36,000	\$300,000	\$0	\$0	\$0	\$336,000
Halifax River Outfall retrofit	\$60,000	\$615,000	\$0	\$0	\$0	\$675,000
Tumblebrook Dr. Drainage Imp	\$131,000	\$0	\$45,000	\$0	\$0	\$176,000
Southwinds Drainage Imp	\$0	\$0	\$0	\$0	\$45,000	\$45,000
Howes Street Drainage Imp	\$50,000	\$0	\$0	\$0	\$0	\$50,000
White Acres Sub. Drainage Imp	\$830,000	\$0	\$0	\$0	\$0	\$830,000
Ryanwood Ent. Culvert Replacement	\$265,650	\$0	\$0	\$0	\$0	\$265,650
Total	\$2,213,822	\$1,756,172	\$886,172	\$718,095	\$763,095	\$6,337,356



Discussions



MARKETING STRATEGY FOR CITY-OWNED PROPERTIES

City Council Workshop - April 28, 2015

- ❑ Eastport Overview
- ❑ Overview of Eastport Sites for sale
- ❑ Current Marketing
- ❑ Comparables in the area
- ❑ Overview of the process for disposing of City (and/or CRA) property
- ❑ Policy considerations

Eastport Overview

3

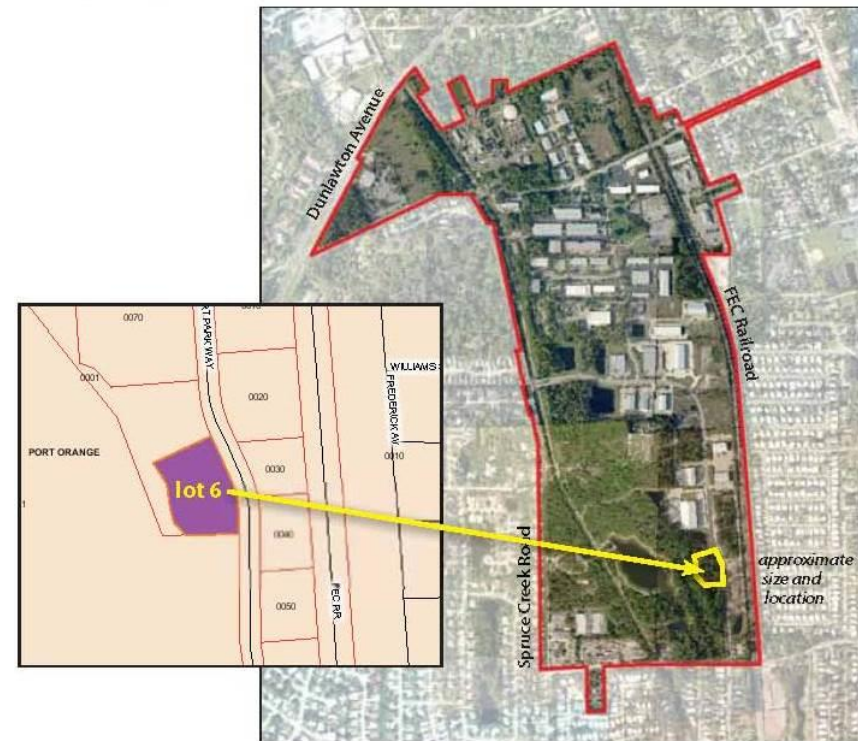
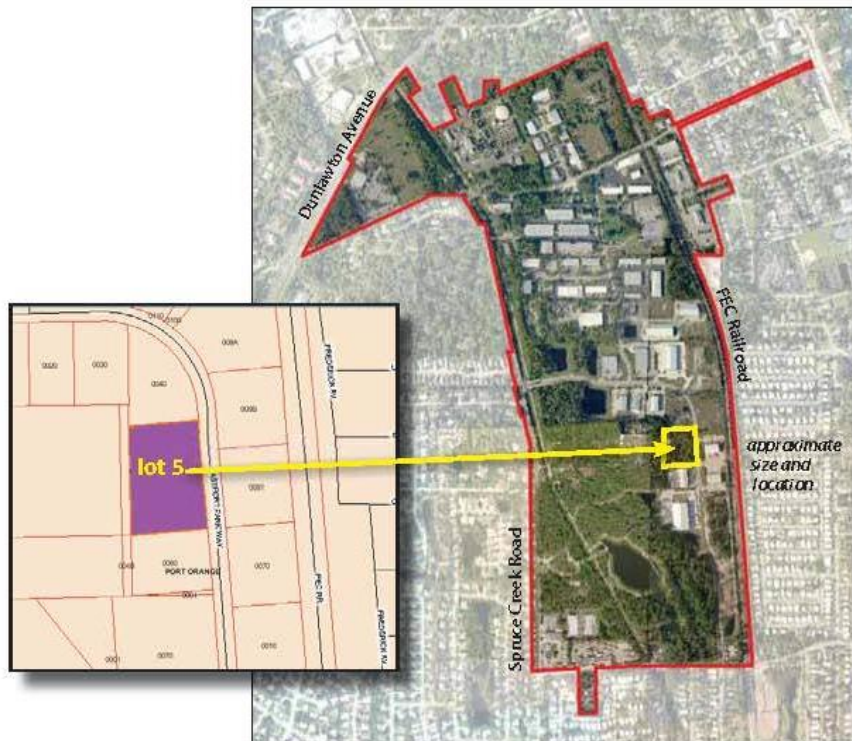
- ❑ CRA created 1995
- ❑ CRA Plan updated 2010
- ❑ 270 acres
- ❑ Eastport Business Park
 - ▣ Platted
 - Phase I – 1999 (13 lots total; 5 vacant)
 - Phase II – 2007 (7 lots total; 6 vacant)
 - ▣ Infrastructure
 - water/sewer extensions
 - regional stormwater
 - road improvements



Eastport sites overview

4

- Lots 5 and 6 are owned by the City
- Lot 5, Unit 1 by land swap with Induprop, Inc.
- Lot 6, Unit 2 remnant from subdivision platting

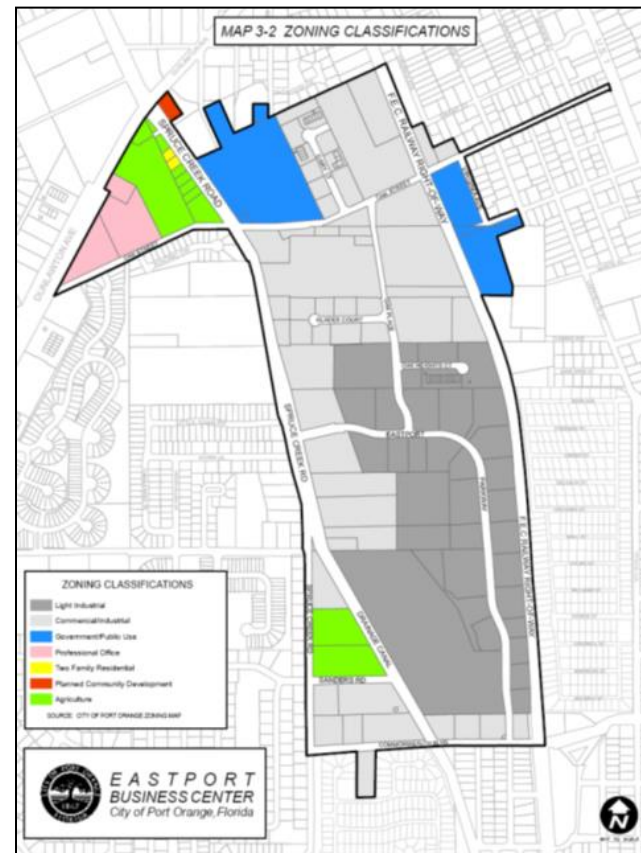
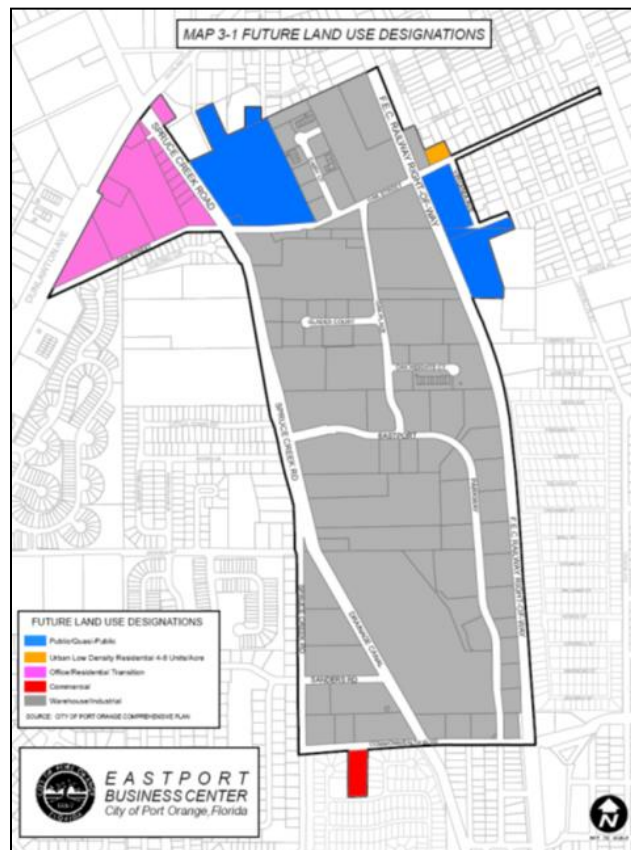


Eastport sites general development regulations

5

Uses

- Future Land Use: Warehouse/Industrial
- Zoning: Light Industrial (LI) – manufacturing, warehouse, office, etc.
- POA documents require all **permitted uses** to be primarily **carried out within a building**



Eastport sites general development regulations, cont.

6

Dimensional Standards and Landscaping

- ❑ Maximum Building Coverage: 50% (LDC); 30% limit per POA documents
- ❑ Minimum Open Space: 15%
- ❑ Front Building Setback: 10'
- ❑ Side Building Setback: 25'
- ❑ Rear Building Setback: 25'
- ❑ Maximum Building Height: 45'
- ❑ Landscape requirements (10' right-of-way buffer; 5' perimeter buffer; parking and building foundation plantings)

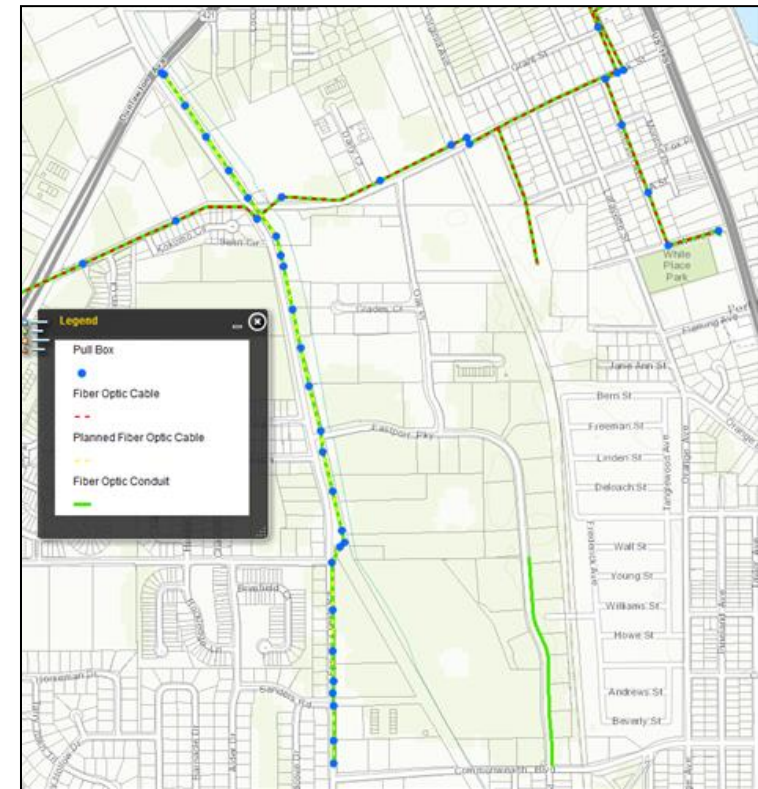
Eastport sites general development regulations, cont.

7

Utilities, etc.

- Drainage provided through Eastport Business Park master stormwater system
- Potable Water and Sanitary Sewer available on-site for connection
- TECO gas at Commonwealth Blvd./Spruce Creek Rd.
- Fiber Optic cable along Oak St.
- Fiber Optic conduit along Spruce Creek Rd.
- Annual POA lot assessments per lot are \$1,635.47

Fiber Optic

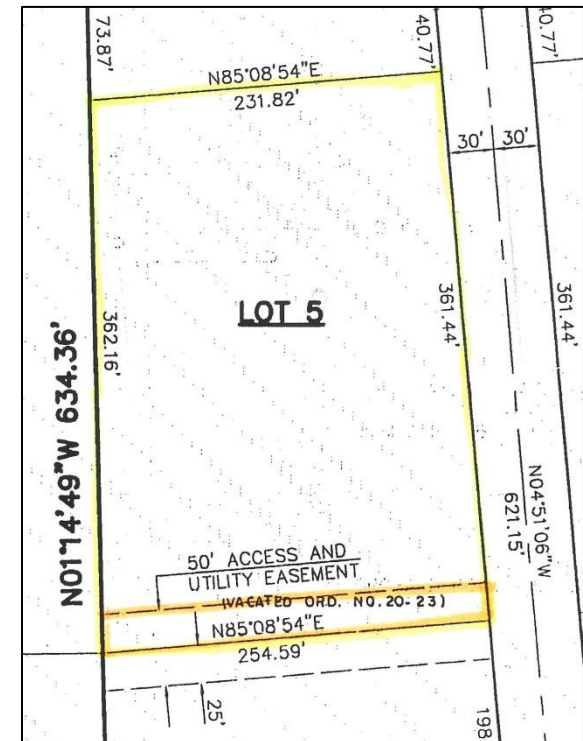


Eastport Lot 5 site overview

4460 Eastport Parkway

8

- ±1.93 acres; 362 ft. (frontage) x 323 ft. (depth)
- Future Land Use: Warehouse/Industrial
- Zoning: Light Industrial (LI)
- 25-ft. access easement along the south property line
(Total access easement 50 ft. - 25 ft. on each lot)
- Drainage provided through Eastport Business Park master stormwater system
- Potable Water and Sanitary Sewer available on-site for connection
- POA Annual lot assessment is \$1,635.47
- Adjacent 12-acre privately-owned property to the west also for sale (TVEDC recommendation to jointly market both properties); Asking \$995,000 (\$2.00 psf)
- Recent inquiries: Discount Tires/retail sales (not permitted); personal storage (not permitted); Sierra Victor Industries (new and used machinery; local business wanting to expand)



Current marketing

10

- ❑ Team Volusia Economic Development Corp.
- ❑ Volusia County Economic Development
- ❑ FPL – PoweringFlorida.com
- ❑ LoopNet
- ❑ CoStar
- ❑ For Sale sign



Lot 5
12 views last 30 days



Lot 6
15 views last 30 days

Comparables in the area

11

- Vacant Industrial Land at Oak Street & FEC Railroad 0.70ac, cleared. Asking \$165,000 (\$2.65 psf)
- Vacant Industrial Land at 4465 Spruce Creek Rd. at Eastport; combined parcels 11.4 ac, wooded. Asking \$995,000 (\$2.00 psf)
- Qualified Sales
 - ▣ Lot 31, Airport Bus Park, Ormond August 2014
3.0 ac, \$185,000 (\$1.42 psf)
 - ▣ Tionia Rd., New Smyrna October 2014
2.93 ac, \$165,000 (\$1.29 psf)



Basic process for disposing of City (and/or CRA) property

12

- Statutory process as required by F.S. 163.80, Disposal of property in community redevelopment area
- Valuation determined by CMA or MAI appraisals
- Eastport CRA Plan, Policy 10 provides for property disposition at market rate or at a reduced price if deemed appropriate as an incentive to encourage desired private development

Council option to:

- Waive formal bidding process
- Authorize City Manager to enter into option agreements subject to Council approval before being binding

New Smyrna Beach Examples

13

A. Requests for Proposals

- Select proposal
- Appraisal
- Negotiate contract
 - Price
 - Development specifics
 - Incentives

B. Bid Process (Appraisal value used as minimum bid)

Policy considerations

14

- Price
 - Appraisal
 - Reduced rate to encourage development
 - Sliding scale based on desirability of proposed use
 - Comparables to understand market
 - Waive or require formal bidding process
- Incentives to potential buyers (LDC, Ch. 20, Economic Development)
 - Development Review Application fee waivers, reductions or deferrals
 - Site Inspection fee waivers, reductions or deferrals
 - Impact Fee waivers, reductions or deferrals
 - Building Permit and Inspection fee waivers, reductions or deferrals
 - Expedited review
 - Phasing of required site improvements
 - Add incentives to LDC, Ch. 20, Economic Development (ex. reimbursement for cost of infrastructure)
- Level of marketing desired
 - Maintain current marketing on various websites: LoopNet (\$170/quarter), CoStar, FPL, TVEDC, County
 - Add PropertyBlast ($\approx$ \$159)
 - MLS/Broker sites
 - Private sector Realtor/broker or in-house staff with Real-estate Sales license

163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the

execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.

(4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

(5) If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.

(6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

History.—s. 11, ch. 69-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162; s. 906, ch. 95-147; s. 1, ch. 96-254; s. 9, ch. 98-314; s. 12, ch. 2006-11.

WHAT CAN THE CITY COUNCIL DO TO GET PROPERTY SOLD IN EASTPORT?

Adopt City Council Resolution

1. To waive formal bidding procedure for disposal of Eastport property;
2. To authorize the city manager to commence the following:
 - To actively market the property within the budgeted funding;
 - To authorize the City Manager to establish a confidential reserve value
With written documentation of the data only for the following:
 - economic development incentives of the COPO/LDC Chapter 20;
 - the market value; and
 - other agreements, if any, established by City Council
 - other written criteria established by City Council
3. To authorize the city manager to enter into option agreements consistent with Florida law, subject to city council approval prior to the contract becoming binding upon the city, using contract documents approved by the City Attorney.
4. Directing that all activities shall conform to the requirements of Section 163.380, as amended from time to time, and all other applicable Florida law.

Amend the Economic Development Ordinance, Chapter 20, COPO/LDC and consider the following:

- Establishing other appropriate enhancements for economic development incentives
- Removing barriers to active development and implementation of the incentive programs
- Implementing expedited decision making to finalize contracts with city council.



CITY COUNCIL AGENDA ITEM

REQUESTED COUNCIL MEETING DATE 04/28/2015

Consent item: No

SUBJECT: Eastport Sign Discussion

DEPARTMENT: Community Development

RECOMMENDED MOTION:

SUMMARY: Several members of Council have expressed dissatisfaction with the sign for Eastport located at the intersection of Dunlawton Avenue and Spruce Creek Road. Attached is the agenda item from when this sign was approved last February. Also attached are meeting minutes of the Eastport CRA when this sign was discussed.

The sign at Dunlawton and Spruce Creek might be improved by adding an arrow pointing to the right with the wording "1/2 mile". It could also be improved by changing the color of the acrylic faces as shown in Attachment A. We could also add additional signage at the entrance off Spruce Creek Road and on Ridgewood, and/or other locations as shown in Attachment B. Further research would be needed to determine the feasibility of these locations due to restrictions that may apply from the various agencies who maintain the roadways.

Staff is requesting direction from Council regarding appropriate changes in signage for Eastport.

Project	Funding Account
No.:	No.:

ATTACHMENTS:

1.	Presentation	Eastport Sign Discussion.pdf
2.	CRA Agenda item 2-25-14	CRA Agenda item 2-25-14.pdf
3.	Eastport Minutes re additional signage	Eastport Minutes re additional signage.pdf
4.	Attachment A - Alternative Color Options	1500216 EASTPORT.PDF
5.	Attachment B - Additional Signage Locations	DRAFT Eastport Signage.pdf

Fenwick, Robin
Harden, David

Created/Initiated - 04/21/2015
Final Approval - 04/22/2015

EASTPORT SIGN DISCUSSION

April 28, 2015 City Council Workshop

Eastport Sign Timeline

2

11-12-13	Approval of Scope and RFP
2-25-14	Bid award
March 2014	Community Development assigned to oversee construction
4-2-14	Mock sign installed on southeast corner of Spruce Creek/Dunlawton
4-18-14	Mock sign location adjusted per Council direction
June 2014	Sign installation completed



Eastport Entry Sign

Color Change Options from Don Bell Signs

3



\$1,540 - To **replace** the acrylic faces with new faces overlaid **with new color** choice and paint the horizontal aluminum stripe to match

Additional Options:

- Directional arrow
- Additional text
- Other



Possible Directional Sign Locations

4

- City R/W
- FDOT R/W
- Estimated cost per directional sign:
 - ▣ \$50 one-sided
 - ▣ \$75 double-sided





Eastport Business Center Community Redevelopment Agency AGENDA ITEM

REQUESTED CRA MEETING DATE: 2/25/2014

Consent item: yes [] no [X]

SUBJECT: BID AWARD – EASTPORT ENTRY SIGN, BID #14-10

DEPARTMENT: City Manager/Community Redevelopment Agency

RECOMMENDED MOTION:

To award Bid #14-10 to Don Bell Signs, LLC, in an amount not to exceed \$33,846, and to authorize the Mayor and City Clerk to execute all contracts and documents required for this construction project.

SUMMARY:

Bid #14-10 for design and installation of entry signage for the Eastport Business Center elicited interest from seven prospective bidders who attended a mandatory pre-bid meeting. Three bids were ultimately received, but only two were deemed responsive. Don Bell Signs, LLC has been determined to be the lowest priced responsive bidder. Although this sign was originally intended to be located at the southwest corner of the intersection of Dunlawton and Spruce Creek Road, the City's drainage project at the southeast corner is now complete and is the staff recommended location for the proposed sign. The bid price is \$33,846, inclusive of a 5 year warranty on the sign structure. Annual operating costs are approximately \$50.00 per month for illumination.

Project Manager: Assistant to the City Manager
Contract: The City's Standard Contract for Services included in bid package.
Inspection: Per the bid specs, standard permitting will be required through Community Development/Building Division. Inspections associated with this regulatory permitting will be handled by Community Development. The Project Manager is responsible for contract administration and compliance, including inspection.

Project No.: TIF004 Account No.: 316-1000-552.63-00

ATTACHMENTS: [X] Support documents – 27 pages
(Contract, Payment & Performance Bond, Bid Tabulation)

DEPARTMENT HEAD:

FINANCE DEPARTMENT:

CITY ATTORNEY:

CITY MANAGER:

Submitted

Approved as to Budget Requirements

Approved as to Form and Legality

Approved Agenda Item for:

Date: 2-4-2014

Date: 2/5/14

Date: 2.13.14

2/25/14

Follow up letter/action to be taken by [X] Department, [] Clerk's office or [] N/A

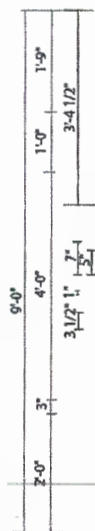
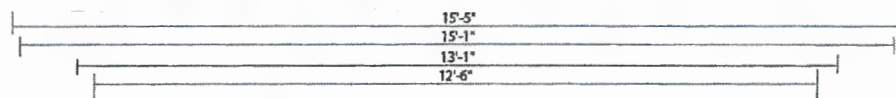
Note: Exact angle of sign on property T.B.D.



Specifications

Don Bell Signs to manufacture & install (1) single faced convex monument display.

Exact colors T.B.D.



Elevation of single faced convex monument (1) Required.

Scale: 1/2" = 1'-0"



EASTPORT
Business & Technology Center
CITY OF PORT ORANGE

DESIGN #: 1301181

DATE: 11.27.13

DRAWN BY: S.S.

DATE: 11.27.13

REVISION	DATE	BY	DESCRIPTION

SHEET 1 OF 3

PROJECT	Eastport Business & Technology Center
LOCATION	Dunlawton Ave / Source Creek Rd
CITY	Port Orange, FL
OWNER	Susan Ward
DATE	NOTED
DESIGNER	Adobe Illustrator CS6
DATE	

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155 DAN BEAT
P.O. BOX 1000
155 DAN BEAT
155 DAN BEAT
155 DAN BEAT
155 DAN BEAT

Note: Exact angle of sign on property T.B.D.



CONCEPTUAL OF S/F CONCAVE MONUMENT SIGN - DAY VIEW

EASTPORT
Business & Technology Center
CITY OF PORT ORANGE

DESIGN #: 1301181

DATE: 11.27.13

DRAWN BY: S.S.

REVISION: 01/14/14

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SHEET 2 OF 3

Eastport Business & Technology Center

Location: Dunbar Ave / Spruce Creek Rd

City: Port Orange, FL

Client: Susan Ward

Notes: NOTED

Program: Adobe Illustrator CS6

Scale: 1" = 10'

Author: S.S.

Check: S.S.

Approved: S.S.

Date: 11/27/13

Project: Eastport Business & Technology Center

Location: Dunbar Ave / Spruce Creek Rd

City: Port Orange, FL

Client: Susan Ward

Notes: NOTED

Program: Adobe Illustrator CS6

Scale: 1" = 10'

Author: S.S.

Check: S.S.

Approved: S.S.

Date: 11/27/13

Project: Eastport Business & Technology Center

Location: Dunbar Ave / Spruce Creek Rd

City: Port Orange, FL

Client: Susan Ward

Notes: NOTED

Program: Adobe Illustrator CS6

Scale: 1" = 10'

Author: S.S.

Check: S.S.

Approved: S.S.

Date: 11/27/13

Project: Eastport Business & Technology Center



365 DAN PENCE
PORT ORANGE, FL 32127
386-244-8244
386-244-5085
FAX 386-244-5085

Note: Exact angle of sign on property T.B.D.



CONCEPTUAL OF S/F CONCAVE MONUMENT SIGN - NIGHT VIEW

EASTPORT
Business & Technology Center
CITY OF PORT ORANGE

DESIGN #: **1301181**

DATE: **11.27.13**

DRAWN BY: **S.S.**

REVIEWED BY:

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SHEET 3 OF 3

Eastport Business & Technology Center

PROJECT: **Eastport Business & Technology Center**

BY: **Port Orange**

DATE: **11/27/13**

NOTED

Adobe Illustrator CS6

DATE: **11/27/13**

DATE: **11/27/13**

DATE: **11/27/13**

DATE: **11/27/13**

DATE: **11/27/13**

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DATE: **11/27/13**

305 OAK PLACE
PORT ORANGE, FL 32127
TEL 386 688 8000
FAX 386 688 8000



EASTPORT COMMUNITY REDEVELOPMENT AGENCY
CITY OF PORT ORANGE
COUNCIL CHAMBERS
1000 CITY CENTER CIRCLE
FEBRUARY 25, 2014

THE SPECIAL MEETING OF THE EASTPORT COMMUNITY REDEVELOPMENT AGENCY was called to order by Chairman Allen Green at 7:09 P.M.

Pledge of Allegiance

Invocation – Silent

ROLL CALL: Present: Corey Berman
Bob Ford
Don Burnette
Drew Bastian
Dennis Kennedy
Ted Noftall
Chairman Allen Green

Also Present: Gregory A. Kisela, City Manager
Margaret Roberts, City Attorney
Donna Steinebach, Assistant to the City Manager
Robin Fenwick, City Clerk

DISCUSSION ITEM(S)

4. Bid Award – Eastport Entry Sign, Bid #14-10

Donna Steinebach, Administrative Services Director, provided details of the proposed bid for Eastport. Don Bell Signs was the lowest responsive bidder. The total project cost is \$33,846 that includes a five year warranty. The sign will have LED flood lights. She noted the contract does not include some of the landscaping needed with the moving of the sign.

Chairman Green expressed concerns regarding visibility with the sign being located on the eastside versus the westside of Spruce Creek Road. Ms. Steinebach advised that preliminary reviews have been done and Staff believes there is enough room on the eastside for the sign without affecting visibility.

Member Noftall said there will still be four (4) entrances into Eastport that will have no signage. He would like to discuss directions at the other entrances. Mayor Green looked at Oak Street and US1 but there is no space. Member Noftall said an overhead sign would work.

Member Kennedy agreed with moving the sign to the eastside and would also like to see more signage at the other entrances.

Member Bastian asked about the landscaping plans for the sign area. Ms. Steinebach said there will be landscaping to meet the City's Codes. It will not be part of this contract. Member Bastian asked about solar lights instead of LED. Ms. Steinebach said this is a concept plan

and can be changed. Flood lighting is probably the most feasible for this site and project.

Susan Ward, Don Bell Signs, said they designed other smaller signs for the other entrances. Solar lights are extremely expensive but they are an option. Their estimate of \$50.00 per month for the electricity may be a little high.

Member Burnette agreed with the move to the eastside. He is glad that the lowest bidder is local.

Member Ford asked who is in charge of maintenance of the sign. Ms. Steinebach said the CRA can maintain the sign by having the CRA fund the maintenance and hire a contractor or there could be a transfer of funds to have City Staff maintain it.

Member Berman asked how the letters being above the sign are attached. Ms. Ward said it will be designed for wind load. They have to follow all of the City's Codes.

Motion to award bid #14-10 to Don Bell Signs was made by Member Burnette, and Seconded by Councilman Kennedy. Motion carried 5-2 by roll call vote, with Members Berman and Nofall voting no.

- Public Comments

There were none.

- CRA Comments

Member Nofall asked for a discussion regarding the spending of TIFF funds.

Member Berman asked again for a list of the businesses in Eastport be listed on the City's website. Ms. Steinebach said there is a list on the Eastport page of the City's website. Member Berman asked who is taking over the duties from Ms. Steinebach. Mr. Kisela said the City has partnerships with the Chamber, County of Volusia, and Team Volusia. The City Staff responsibilities will be divided up and information will be provided.

ADJOURNMENT: 7:30 P.M.

Chairman Allen Green

EASTPORT COMMUNITY REDEVELOPMENT AGENCY
CITY OF PORT ORANGE
COUNCIL CHAMBERS
1000 CITY CENTER CIRCLE
NOVEMBER 12, 2013

THE REGULAR MEETING OF THE EASTPORT COMMUNITY REDEVELOPMENT AGENCY
was called to order by Chairman Allen Green at 6:38 P.M.

Pledge of Allegiance

Invocation – Silent

ROLL CALL:

Present: Corey Berman
Bob Ford
Don Burnette
Drew Bastian
Dennis Kennedy
Ted Noftall
Chairman Allen Green

Also Present: Gregory A. Kisela, City Manager
Margaret Roberts, City Attorney
Donna Steinebach, Assistant to the City
Manager
Robin Fenwick, City Clerk

DISCUSSION/ACTION

4. Approval of Minutes

a. August 27, 2013 – Regular Meeting

Motion to approve was made by Member
Burnette, and Seconded by Member Kennedy.
Motion carried unanimously by voice vote.

5. Approval of Scope of Work and Authorization to Issue RFP for Design and
Construction of Eastport Identification Sign

Motion to approve was made by Member
Burnette, and Seconded by Member Berman.

Donna Steinebach, Assistant to the City Manager, discussed the signage project location and scope. The proposed scope provided is a springboard for discussion. The objective is to obtain feedback from Council.

Member Noftall wants to see a sign on US 1. Ms. Steinebach advised that the City does not own property on US 1 to place a sign. Mayor Green asked for a map to discuss additional options for placement of signs.

Member Kennedy wants to keep within the TIFF funds if possible. He supports signage at

other areas as well.

Member Bastian asked about medians on US 1. Ms. Steinebach said they are DOT right of ways. Member Bastian believes the size of the sign should be limited the same as other commercial properties. Ms. Steinebach said the sign is more like a subdivision/gateway sign for all businesses in the area, not just one business.

Member Burnette believes the sign will raise awareness that Eastport is there.

Member Ford would like "City of Port Orange" to be included on the sign. He'd like to see smaller, directional signs at Commonwealth, Spruce Creek Road, and Oak Street.

Member Berman likes the idea of signs at multiple locations. He supports the pylon signs because it is narrower. He asked about the streets in the Eastport Business Park. Ms. Steinebach said the streets are public streets.

Ms. Steinebach asked which type of sign they want to consider. Member Berman would prefer a pylon sign. Member Ford has no preference. Member Burnette prefers a monument sign. Member Bastian has no preference. He suggested a link on the City's website to Eastport with directions and a list of the businesses. Member Kennedy doesn't have a preference either. Member Nofall prefers a pylon sign. Chairman Green prefers a monument sign.

Ms. Steinebach asked for clarification regarding the logo on the City vs. lettering. CRA wants lettering that reads Eastport Business and Technology Center.

Ms. Steinebach asked for a budget amount. The Board agreed with \$50,000 so that

Motion to approve the scope as discussed
carried unanimously by roll call vote.

Public comments – Scott Stiltner suggested bringing traffic to Dunlawton from US 1 because Oak Street and Commonwealth are not meant for heavy traffic.

Jim Morris understands the use of the City's name on the sign but believes it's not necessary. He has concerns with the directions getting to the businesses.

4. Public Comments

There were none.

5. CRA Comments

Member Berman asked for a list of the businesses to be added to the City's website.

ADJOURNMENT: 7:07 P.M.

Chairman Allen Green



OPTION 1

SCOPE OF WORK

DBS TO REMOVE EXISTING PLEX FACES WITH JEWELITE TRIM & DISCARD.
FABRICATE & INSTALL NEW PLEX FACES - MILK WHITE W/ TRANSLUCENT
VINYL APPLIED 1ST SURFACE (EXACT COLOR T.B.D.), 1" JEWELITE TRIM -
COLOR SUGGESTED - WHITE.
REPAINT EXISTING HORIZONTAL F.C.O. ALUMINUM STRIPE PAINTED TO
MATCH PLEX FACES.

PRIMARY ELECTRIC BY OTHERS

SIGN TO BE MARKED PER NEC 600.4 (A)
PRIMARY DISCONNECT SWITCH
TO BE WITHIN VIEW OF SIGN PER NEC 600.6
(ACTUAL LOCATION MAY VARY)
SWITCH AMPERE RATING SHALL BE NOT LESS
THAN TWICE THE AMPERE RATING AS POWER
SUPPLIES OR BALLASTS
PER NEC 404.14 & 600.6 (B)
(1) ONE 120v-20amp CIRCUIT(S) REQUIRED OR (T.B.D.)
PRIMARY ELECTRIC BY OTHERS

EASTPORT

**Business & Technology Center
City Of Port Orange**

DESIGN #: **1500216**

DATE: 04.27.15

DRAWN BY: S.S.

Revisions / Date / Initials

 **ACCOUNT**
#115459 ☐ 120 Volt
☐ 277 Volt

SHEET 1

ACCOUNT
EASTPORT BUSINESS PARK

STREET	DUNLAWTON AVE	
CITY	PORT ORANGE	STATE FL
SALES REP.	SUSAN WARD	
SCALE	As Noted	

FILE NAME _____

PROGRAM **Adobe Illustrator CS6**

CUSTOMER APPROVAL _____ DATE _____

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365 OAK PLACE
PORT ORANGE, FL 32127
386-788-8084
800-824-0080
FAX 386-767-7331



OPTION 2

PRIMARY ELECTRIC BY OTHERS

SIGN TO BE MARKED PER NEC 600.4 (A)
PRIMARY DISCONNECT SWITCH
TO BE WITHIN VIEW OF SIGN PER NEC 600.6
(ACTUAL LOCATION MAY VARY)
SWITCH AMPERE RATING SHALL BE NOT LESS
THAN TWICE THE AMPERE RATING AS POWER
SUPPLIES OR BALLASTS
PER NEC 404.14 & 600.6 (B)
(1) ONE 120v-20amp CIRCUIT(S) REQUIRED OR (T.B.D.)
PRIMARY ELECTRIC BY OTHERS

SCOPE OF WORK

DBS TO REMOVE EXISTING PLEX FACES WITH JEWELITE TRIM & DISCARD.
FABRICATE & INSTALL NEW PLEX FACES - MILK WHITE W/ TRANSLUCENT
VINYL APPLIED 1ST SURFACE (EXACT COLOR T.B.D.), 1" JEWELITE TRIM -
COLOR SUGGESTED - WHITE.
REPAINT EXISTING HORIZONTAL F.C.O. ALUMINUM STRIPE PAINTED TO
MATCH PLEX FACES.

EASTPORT
Business & Technology Center
City Of Port Orange

DESIGN #: 1500216
DATE: 04.27.15
DRAWN BY: S.S.

Revisions / Date / Initials

ACCOUNT #115459 ☐ 120 Volt
EUS ☐ 277 Volt

SHEET 2

ACCOUNT
EASTPORT BUSINESS PARK

STREET DUNLAWTON AVE
CITY PORT ORANGE STATE FL
SALES REP. SUSAN WARD
SCALE As Noted
FILE NAME
PROGRAM Adobe Illustrator CS6
FONTS USED
CUSTOMER APPROVAL DATE

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800-824-0080
FAX 386-767-7331



OPTION 3

PRIMARY ELECTRIC BY OTHERS

SIGN TO BE MARKED PER NEC 600.4 (A)
PRIMARY DISCONNECT SWITCH
TO BE WITHIN VIEW OF SIGN PER NEC 600.6
(ACTUAL LOCATION MAY VARY)
SWITCH AMPERE RATING SHALL BE NOT LESS
THAN TWICE THE AMPERE RATING AS POWER
SUPPLIES OR BALLASTS
PER NEC 404.14 & 600.6 (B)
(1) ONE 120v-20amp CIRCUIT(S) REQUIRED OR (T.B.D.)
PRIMARY ELECTRIC BY OTHERS

SCOPE OF WORK

DBS TO REMOVE EXISTING PLEX FACES WITH JEWELITE TRIM & DISCARD.
FABRICATE & INSTALL NEW PLEX FACES - MILK WHITE W/ TRANSLUCENT
VINYL APPLIED 1ST SURFACE (EXACT COLOR T.B.D.), 1" JEWELITE TRIM -
COLOR SUGGESTED - WHITE.
REPAINT EXISTING HORIZONTAL F.C.O. ALUMINUM STRIPE PAINTED TO
MATCH PLEX FACES.

EASTPORT
Business & Technology Center
City Of Port Orange

DESIGN #: 1500216
DATE: 04.27.15
DRAWN BY: S.S.

Revisions / Date / Initials

ACCOUNT #115459 ☐ 120 Volt
ETL US ☐ 277 Volt

SHEET 3

ACCOUNT
EASTPORT BUSINESS PARK

STREET DUNLAWTON AVE
CITY PORT ORANGE STATE FL
SALES REP. SUSAN WARD
SCALE As Noted
FILE NAME
PROGRAM Adobe Illustrator CS6
FONTS USED
CUSTOMER APPROVAL DATE

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365 OAK PLACE
PORT ORANGE, FL 32127
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EASTPORT SIGNAGE



LEGEND

Eastport Boundary

Zoning

Light Industrial

Commercial/Industrial

Agriculture

Two Family Residential

Government/Public Use

Professional Office

Road Maintenance

City of Port Orange

Volusia County

State of Florida

Possible directional signage location

