



RESOLUTION 94-50

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA ADOPTING A SET OF DEVELOPMENTAL REGULATIONS FOR THE DELAND AERONAUTICAL AND TECHNICAL PARK, PHASE I, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of DeLand seeks to provide prime development sites for industries desiring direct access to an airport and major highways, and

WHEREAS, the City of DeLand seeks to assure that planned industrial development be achieved in an orderly way without creating adverse environmental impact, and

WHEREAS, the City staff has developed a set of proposed development standards for the DeLand Aeronautical and Technical Park, now

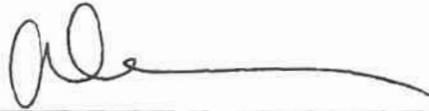
BE IT RESOLVED, by the City Commission of the City of DeLand, Florida as follows:

Section 1. The City Commission hereby adopts the attached Development Regulations for the DeLand Aeronautical and Technical Park (see Exhibit "A") as described in the attached legal description (see Exhibit "B").

Section 2. That these regulations are intended to establish the integrity of the Airport and preserve property values.

Section 3. That this Resolution shall become effective immediately upon its adoption

PASSED AND ADOPTED this 7th day of November, 1994.



David C. Rigsby
Mayor - Commissioner

ATTEST:



Viola H. Ballentine
City Clerk - Auditor



DELAND AERONAUTICAL AND TECHNICAL PARK

DEVELOPMENT STANDARDS
FOR PARK

PHASE I AND II

TABLE OF CONTENTS

- I. SITE MAINTENANCE/NUISANCES
 - A. MAINTENANCE/LANDSCAPE REQUIREMENTS
 - B. OPEN STORAGE OF PERSONAL PROPERTY
 - C. HAZARDOUS SUBSTANCES AND MATERIALS

- II. CONSTRUCTION DESIGN
 - A. BUILDING STANDARDS
 - B. SIGNS
 - C. UTILITIES
 - D. LOADING AREAS
 - E. PARKING
 - F. DRIVEWAYS AND ACCESS AREAS
 - G. ROADWAY STANDARDS
 - H. ANTENNAS AND TOWERS
 - I. MAXIMUM HEIGHT AND LOT COVERAGE LIMITATIONS
 - J. SETBACKS
 - K. BUFFERS
 - L. PROHIBITED USES

- III. PERFORMANCE STANDARDS
 - A. STANDARDS
 - B. NOISE
 - C. VIBRATION
 - D. AIR POLLUTION AND ODOR
 - E. ELECTROMAGNETIC INTERFERENCE
 - F. GLARE AND HEAT & HUMIDITY
 - G. FIRE AND EXPLOSIVE HAZARDS/STANDARDS

- IV. VIOLATION/ENFORCEMENT
 - A. ENFORCEMENT OFFICER'S ACTIONS
 - B. REQUIRED DATA
 - C. REPORTS BY EXPERTS

DEVELOPMENT STANDARDS
FOR PARK

PREFACE

The development standards are for both Phase I and II of the DELAND AERONAUTICAL AND TECHNICAL PARK, hereafter referred to as Park. Phase I of the Park is described by the attached legal description and lay out identified as Attachment A. Phase II is generally describe as the area north of Phase I, between Old Daytona Road and the active airport area. At such time as the City develops a legal description and layout for Phase II it will be incorporated into the Development Standards as Attachment B.

The regulations contained in this document relate only to the DELAND AERONAUTICAL AND TECHNICAL PARK portion of the DeLand Airport Industrial Park. Additionally, the regulations contained in this docuemnt are intended to supplement the regulations contained in the City's existing Land Development Regulations.

I. SITE MAINTENANCE/NUISANCES

A. MAINTENANCE/LANDSCAPE REQUIREMENTS: All lands, lots and other premises within the Park, are hereby required to be kept in a clean and sanitary condition as follows:

1. All premises shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the county health authority. The premises shall be maintained free of accumulation of debris and litter. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
2. The growth of brush, weeds and grass shall be controlled to prevent the harborage of ticks, chiggers, and other noxious insects. All premises shall be properly and periodically maintained to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of all undergrowth of any description.
3. Grass and landscape areas located within the street right-of-way between the back of curbs and property lines shall be maintained by the adjoining property owner and

or/occupant. Maintenance of trees within the right-of-way shall be in accordance with Plan and/or the relevant portions of the City of DeLand Code of Ordinances.

4. On-site landscaping and irrigation systems shall be maintained in accordance with Plan and/or the relevant portions of the City of DeLand Code of Ordinances.
5. Fences, walls, dumpster enclosures and other site features shall be kept clean, safe, in good repair and free of graffiti or other form of damage or vandalism which negatively impacts the use, appearance or function of that feature.
6. All required plant materials shall be maintained in Florida No. 1 grade or better condition as described in "Grades and Standards for Nursery Plants." Part 1, 1963 and Part 11, State of Florida, Dept. of Agriculture, Tallahassee.
7. Structural elements relating to non-living landscaping materials shall be maintained in good condition at all times.
8. Dead plant material shall be replaced within a time period appropriate to the growing season of the species in question, but not exceeding ninety (90) days.
9. Property owners and/or occupants shall maintain landscaping on-site and in the adjoining right-of-way in such a manner as to assure against obstruction to pedestrian, bicyclists, or vehicular visibility.
10. Where sidewalks are damaged by construction, vehicular movements or other activities of the property owner and/or/occupant, the sidewalks shall be repaired to City standards by the property owner or occupant within thirty (30) days of its occurrence.

B. OPEN STORAGE OF MATERIALS AND KEEPING OF ANIMALS: The outdoor storage of personal property, raw materials, finished products and/or the outdoor keeping or raising of animals on any lands, lots or premises in the Park is hereby prohibited.

1. Duty to Remove After Notice: The owner and/or occupant of any lands, lots and other premises upon which personal property is stored in the open shall, after receiving notice in writing from the Chief Building Official, remove such personal property from such lands, lots and premises within ten (10) days after the mailing of such notice to him, addressed to his last known mailing address.

2. Failure to Comply with Notice: Failure to comply with the written notice shall result in the City scheduling the complaint upon the agenda of the Code Enforcement Board, per the provisions of Chapter 7A of the City of DeLand Code of Ordinances.

C. HAZARDOUS SUBSTANCES AND MATERIALS:

1. Purpose and Intent: It is the purpose and intent of the Plan and the City Code of Ordinances to protect and safeguard the public health, safety, and welfare of the residents and visitors by providing criteria for regulating and prohibiting the use, handling, production, disposal, and storage of regulated hazardous materials and wastes as defined in paragraph 2, below and hereafter referred to as regulated substances.

2. Definitions:

B.O.D. (Denoting Biochemical Oxygen Demand): The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures in five (5) days at twenty (20) degrees centigrade, expressed in milligrams per liter.

C.O.D. (Denoting Chemical Oxygen Demand): Referred to by standard C.O.D. test as set forth in "Standard Methods" current edition, expressed in milligrams per liter.

Deposited or Discharged: Any spilling, leaking, seeping, pouring, emitting, emptying or dumping; the use of a hazardous material in accordance with its intended use as specified by the manufacturer shall not be deemed as a "deposit or discharge."

Garbage: Solid wastes from the preparation, cooking and dispensing of food or from the handling, storage and sale of produce.

Hazardous or Harmful Substances or Materials: Any substances or materials in a quantity or form which, as determined by the City Engineer or his designee, pose an unreasonable and imminent danger to the life, health or safety of persons or property or to the natural environment and shall include but not be limited to, such substances as explosives, radioactive materials, petroleum or petroleum products or gases, poisons, etiologic (biologic) agents, flammables and corrosives; and hazardous wastes. Such materials and substances include, but are not limited to, the following:

- a. Substances listed on the Florida Substances List as set forth in Chapter 38F-41, Florida Administrative Code, as amended.
- b. Title 40 of the Code of Federal Regulations Part 261 (Identification and Listing of Hazardous Wastes, adopted May 19, 1980).
- c. Title 40 of the Code of Federal Regulations Part 302.4 (Table 302.4) (List of Hazardous Substances and Reportable Quantities, adopted April 4, 1985, as amended).
- d. Title 40 of the Code of Federal Regulations Part 355, Appendix A and B (List of Extremely Hazardous Substances, adopted April 22, 1987, as amended).
- e. Any other hazardous or harmful substance, waste or material as so defined in any state or federal statute or regulation.

Industrial Wastes: The liquid wastes from industrial processes as distinct from sanitary sewage.

Mg/l: Milligrams per liter.

pH: The logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

Sanitary Sewer: A sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.

Sewage: A combination of the water-carried wastes from dwellings, business buildings, institutions and industrial establishments. In effect, it is the water supply of a community after it has been fouled by various uses and discharged into a sewer.

Sewerage Works: A comprehensive term which includes facilities for collecting, pumping, treating and disposing of sewage.

Storm Sewer: A sewer which carries storm and surface waters and drainage, but excludes sewage and polluted industrial wastes.

Suspended Solids: Solids that either float on the surface of, or are in suspension in water, sewage or other liquids, and which are largely removable by laboratory filtering.

3. Applicability: The use, handling, production, disposal, or storage of hazardous or harmful substances and materials directly associated with nonresidential activities is prohibited unless approved by the City Engineer and Fire Chief in conjunction with a site plan or building permit.
4. Review Procedure: The site plan and/or building permit application shall include the following:
 - a. A list of regulated hazardous or harmful materials or substances in use at the site.
 - b. A plan of the facility including all storage, piping, dispensing, shipping facilities.
 - c. Identification of operations involving regulated hazardous or harmful materials or substances.
 - d. An Operating Plan that outlines the procedure for storing, producing, handling or disposing the regulated hazardous or harmful materials or substances and a contingency plan for spills or other accidents.
 - e. Any other pertinent information that may be required by the City Engineer or Fire Chief.
5. General Standards:
 - a. The Park shall establish localized storage/transfer facilities for hazardous wastes generated by individual businesses or groups of uses within a development. Each business or development shall provide to the businesses information which:
 1. Identifies the types of hazardous wastes and materials that are to be stored and disposed of in accordance with applicable federal, state, and local regulations;
 2. Indicates the location of the hazardous waste storage area, the conditions and procedures for storing waste material, and pickup dates; and
 3. Identifies various waste exchange and management/disposal options which may lead to a reduction in the volume of material requiring disposal.

- b. Business or industrial development storage/transfer facilities shall, at a minimum, conform to FDER transporter permitting requirements.
- c. Each business shall secure, prior to leasing, arrangements with a DEP permitted hazardous waste management company to pick up and transfer waste on a regularly scheduled basis.
- d. All regulated material users and waste generators shall properly store and dispose of hazardous materials and waste in accordance with the plan under paragraph 4c above. The following criteria shall apply in the implementation of this policy:
 - 1. Large quantity generators (companies that generate in excess of two parks containing generators that produce waste not suitable for recycling, exchange or reuse shall be encouraged to reduce hazardous waste volumes and to obtain necessary permits to develop on-site treatment facilities to render the waste nonhazardous.
 - 2. Existing federal, state, and local regulations relating to storage, production, handling, transfer, treatment and/or disposal shall be stringently enforced through coordinated efforts at both state and local levels.
 - 3. On-site verification of compliance with applicable rules and regulations shall be made, at a minimum, once a year by the City Engineering, Fire and Public Utility Departments, as appropriate. If violators are detected, the appropriate state or federal agency will be notified.
- e. Those types and quantities of industrial wastes that are harmful or damaging to the structures, processes, or operation of City-operated sewage works are prohibited. No person shall make or maintain any connection with any public or private sewer, or appurtenance thereof, whereby there may be conveyed into the same suffocating, corrosive, inflammable or explosive liquid, gas, vapor, substance or material.
- f. The industrial user of the sewer system shall provide such preliminary treatment or handling of its waste as may be necessary to modify any objectionable characteristics or constraints.

6. Containment Standards for Storage Systems: The following containment standards shall apply for any one of a combination of tanks, sumps, wet floors, waste treatment facilities, pipes, vaults, or other portable or fixed containers used, or designed to be used, for the storage of hazardous substances at a facility.
- a. General Containment Requirements: Primary and secondary level of containment shall be required for all storage systems intended for the storage of hazardous substances, except as otherwise excluded.
 - b. Primary Containment: All primary containment shall be product-tight.
 - c. Secondary Containment:
 - 1. All secondary containment shall be constructed of materials of sufficient thickness, density, and composition so as not to be structurally weakened as a result of contact with the discharged hazardous substances. Leakproof trays under containers, floor curbing or other containment systems to provide secondary liquid containment shall be installed. The secondary containment shall be of adequate size to handle one hundred ten (110) percent of the total volume of all of the containers in order to contain all spills, leaks, overflows, and precipitation until appropriate action can be taken. The specific design and selection of materials shall be sufficient to preclude any hazardous substances loss to the external environment such as may occur through evaporation. Secondary containment systems shall be sheltered so that the intrusion of precipitation is prohibited. These requirements shall apply to all areas of use, production, and handling, to all storage areas, and to above ground and underground storage areas.
 - 2. Vacuum suction devices, absorbent scavenger materials or other devices designated and approved by the City shall be present on-site or available seven (7) days a week, twenty-four (24) hours a day and within a time approved by the City normally not to exceed four (4) hours. Devices or materials shall be available in sufficient supply so as to control and collect the total quantity of hazardous substances. Emergency containers shall be present and of

such capacity as to hold the total quantity of hazardous substances plus absorbent material.

3. The secondary containment shall be impervious and shall have monitoring well(s) or detectors located therein.
4. Procedures shall be established and incorporated within the Operating Plan for periodic in house inspection and maintenance of containment and emergency equipment. Such procedures shall be provided to the City in writing. A checklist and schedule of regular maintenance shall be established and a log shall be kept of inspections and maintenance. As long as the storage system is in operation, such logs and records shall be kept available for inspection by the City during regular business hours.

7. Maintenance, Repair, or Replacement:

- a. Any modification or repair of a storage system, other than minor repairs or emergency repairs, shall be in accordance with plans to be submitted to the City and approved prior to the initiation of such work.
- b. A facility owner or operator may make emergency repairs to a storage system in advance of seeking an approval whenever an immediate repair is required to prevent or contain an unauthorized discharge or to protect the integrity of the containment.
- c. Replacement of any existing storage system for hazardous substances must be in accordance with the new installation standards.

8. Out-of-Service Storage Systems:

- a. Storage systems which are temporarily out of service, and are intended to be returned to use, shall continue to be monitored and inspected.
- b. Any storage system which is not being monitored and inspected in accordance with the Plan and/or the City of DeLand Code of Ordinances shall be closed or removed consistent with subsection 10.
- c. Whenever an abandoned storage system is located, a plan for the closing or removing or upgrading and permitting of such storage system shall be filed by the owner of the property at a reasonable time as determined by the City, provided, however such

reasonable time for filing shall be not more than six (6) months.

9. Monitoring Capacity: All storage systems intended for the storage of hazardous substances shall be designed with the capability of detecting that the hazardous substance stored in the primary containment has entered the secondary containment. Visual inspection of the primary containment is the preferred method; however, other means of monitoring may be approved by the City.

10. Closure of Hazardous Substance Storage Facilities:
 - a. Upon closure of a hazardous substance storage system for any reason, the facility owner or operator shall submit to the City a notice of intention to close the storage system. Said notice shall be referred to the City Engineer and no activity shall commence until it is approved in writing by the City.
 - b. The property owner is held responsible to adhere to the closure procedures as outlined in this subsection.
 - c. A notice to close a hazardous substance storage facility shall include the following:
 1. A schedule of events to complete the closure of this activity which does or did store, handle, use, or produce hazardous substances.
 2. Outline of the disposition of all hazardous substances and contaminated containers.
 3. Documentation of the cleanup of the activity and environs to preclude leaching of hazardous substances into the aquifer.
 - d. The City Engineer shall certify that disposal and cleanup have been completed in a manner acceptable to the City. Certification may be waived if the applicant provides evidence to the City that all of the following conditions apply to the subject land use facility or activity:
 1. The entire operation is maintained inside the building(s) of the facility.
 2. The method of removing operating waste is not a septic tank, sewer main, or floor drain.

3. There is no evidence of spills permeating floors or the environs.
 4. There are no previous outstanding violations of any regulatory agency concerned with hazardous, industrial or special waste.
 5. There is no evidence of past contamination in the public drinking water well(s) associated with a facility located in the Primary or Secondary Protection Zones.
- e. All closure activities shall be documented via a sworn statement that disposal and cleanup have been completed in a manner acceptable to the City Engineer.
 - f. The City Engineer shall inspect the facility to determine whether or not the requirements of this subsection have been met.

11. Violations:

- a. Any discharge from any facility is prohibited if it causes the City's public utility system to violate its NPDES or DER permit standards or causes a violation of the sludge disposal permits or causes the City to exceed its water quality based effluent limitations of receiving waters. Any facility which is determined to be the source of such degradation to the City utility system shall be required to remedy the degradation or detrimental impact within a reasonable period of time as established by the City Engineer based upon the severity of the circumstances. A remedial plan shall be submitted to the City Engineer and Director of Utilities.
- b. Any person or enterprise violating terms of the Plan and/or the relevant portion of the City of DeLand Code of Ordinances will be required to rectify the matter in a manner necessary to ensure that the public health, safety, and welfare is protected. The City Commission, at a duly advertised public hearing, may, upon a showing of noncompliance, order the sewer service be discontinued or Certificate of Occupancy be revoked.
- c. The City is hereby authorized to clean up or abate the effects of any hazardous or harmful substance or material which is deposited or discharged upon or

onto property or facilities within the City, and any person(s) who intentionally or negligently caused such deposit or discharge shall be liable to the City for the payment of all costs incurred by the City as a result of such cleanup or abatement activity. The remedy provided by the section shall be in addition to any other remedies provided for by law.

- d. For purposes of this section, costs incurred by the City shall include, but shall not necessarily be limited to, the following:
1. actual labor costs of City personnel, including workers' compensation benefits, fringe benefits, administrative overhead,
 2. cost of equipment operation,
 3. cost of materials obtained directly by the City,
 4. cost of any contract labor and materials, and
 5. attorney's fees in the event litigation is required to recover the costs specified in this section. The authority to recover the costs shall not include actual fire suppression services which are normally or customarily provided by the City Fire Department.
- e. The recovery of costs under this article shall not release the responsible parties from all or any legal liability incurred as a result of hazardous or harmful material or substance cleanup or abatement as defined under any other local, state or federal statute or regulation.

II. CONSTRUCTION DESIGN

A. BUILDING STANDARDS

1. No structure shall be erected, altered, placed or permitted to remain, nor shall construction commence until plans and specifications therefor are submitted for site plan approval in accordance with Article 12 of the City's Land Development Regulations.
2. All structures shall, in all respects, comply with the requirements of the Southern Building Codes Congress International (SBCCI), as adopted by the City of DeLand at the time of construction.
3. One hundred (100%) percent of every building facade facing a public street and the front and one side for corner lots shall be constructed of nonmetal building materials including, but not limited to, wood, stucco, stone, brick, glass, architecturally designed metal panels, or masonry. As it relates to the front and side facade in Section II. A. 3., unfinished masonry block is prohibited. All building plans shall be reviewed and approved by the City Manager for compliance with the building standards contained in the document.
4. An Architectural Review Committee, comprised of the City Manager, Public Services Director, Community Developer Director, Planning Director and two leases from the Park shall have the authority to review and grant exceptions only to the requirements of Section II. A. 3. Such exceptions shall be based upon architectural renderings, photographs and/or plans of the proposed structure(s) and how they will comply with the intent of the Park.

B. SIGNS: All signs shall comply with the following regulations:

1. Each side of a ground sign shall not exceed a total of forty (40) square feet in area nor a height of six (6) feet, including base. Ground signs may be internally or externally illuminated.
2. Building signs shall be restricted to the front and/or side of a building fronting on a public street, not to exceed one (1) per site, except corner lots may have two (2) per site.
3. The total area of all building signs shall not exceed eighty (80) square feet.

4. Signs mounted on buildings shall consist of raised sign copy, shall not be painted on the building and be internally illuminated only.
5. Regarding workmanship, construction and materials, all signs shall have a professional appearance. Except as stated above, signs shall comply with Sections 33-71 through 33-79, now or as amended.

C. UTILITIES:

1. All utilities shall be underground. Pad-mounted electrical transformers shall be located and screened so as to prevent viewing from any public street or adjacent property.
2. No utility lines or structures, including but, not limited to, poles, wires, and pad-mounted electrical transformers, shall in any manner interfere with or hinder access to required fire hydrants and fire access roads or lanes.

D. LOADING AREAS

1. All loading facilities must be on the site, located only in the rear or side interior yard. No on-street loading is permitted.
2. Truck loading aprons and other loading areas shall be paved and shall comply with standards, as approved by the City Engineer. Such areas shall be designed to accommodate the imposed loads of fire fighting vehicles/apparatus when required by the Fire Chief.

- E. PARKING:** All development shall comply with the off-street parking requirements, as specified in Article 8 of the City's Land Development Regulations. On-street parking is prohibited. All parking and vehicle use areas shall be paved and meet standards acceptable to the City. The surface shall be either bituminous asphalt or concrete.

F. DRIVEWAYS AND ACCESS AREAS

1. Maneuvering of vehicles in any public street is considered to be against the public interest and is prohibited. Plans shall provide adequate areas on the site in which to back trucks to loading berths, garages and including, but not limited to, shop areas, with a clear view from the cab of the vehicle.

2. The edge of a driveway apron shall be no closer than ten (10) feet from the nearest adjacent property line unless a common driveway is utilized. Whenever a driveway is abandoned, the person or entity with possessory interest in the site shall remove all driveway pavement, replace the curb and landscape the area to match the adjacent landscaping.
3. Each parking space shall be directly accessible from a street, alley or other public right-of-way or from an adequate access aisle or driveway leading to or from a street, alley or other public right-of-way. All off-street parking facilities shall be arranged so that no automobile shall have to back into any street. No entrance or exit driveway shall be permitted closer than fifty (50) feet from a street intersection.

G. ANTENNAS AND TOWERS: No radio, television or similar tower shall be erected on any structure or attached to any structure except in compliance with the ordinances of the City of DeLand, and after obtaining all necessary permits.

H. MAXIMUM HEIGHT AND LOT COVERAGE LIMITATIONS: No structure shall exceed the maximum height limitations of thirty (30) feet. No site shall be more than seventy percent (70%) impervious.

I. SETBACKS: The applicable setbacks are as follows:

Front Yard (abutting US Highway 92)	= 50'
Front Yard (abutting Old Daytona Road)	= 30'
Front Yard (abutting other roadways)	= 50'
Rear Yard	= 30'
Side Yard (interior)	= 25'

Electrical transformers and air conditioner compressors may be located within twenty (20) feet of a fifty (50) foot required front yard nearest the principal building so long as such structures are located in front of the principal building and are screened with a wall that is no more than four (4') feet high and is designed to be compatible with the principal building.

J. BUFFERS: Within the Park, there shall be a required landscape buffer along all public rights-of-way. All properties shall comply with the Class B landscape buffer

requirements, per Article 8 Section 33-92 of the Land Development Regulations now or as amended.

In addition to the landscape buffers required along all property lines, one hundred percent (100%) of the remainder of the property, not covered by buildings and vehicle use areas, shall be landscaped and have an irrigation system. At a minimum, such landscaping shall consist of lawn or other ground cover materials, acceptable to the City.

III. PERFORMANCE STANDARDS

A. STANDARDS

1. Any permitted use, and any building, structure or land developed, constructed or used for any permitted use or any accessory use, shall comply with all of the performance standards herein set forth.
2. If any existing use or building or other structure is extended, enlarged or reconstructed, the performance standards herein set forth shall apply with respect to such extended, enlarged or reconstructed portion or portions of such, building or other structure.
3. All uses within the jurisdiction of these restrictive covenants shall conform to the performance standards set forth herein.

B. NOISE STANDARDS

1. Method of Measurement: Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association (American Standards Sound Level Meters for Measurement of Noise and Other Sound Z24.3-1944, American Standards Association, Inc., New York, New York).
2. Locational Requirement for Measurement: Sound levels shall be measured along the boundaries of the site.
3. Permitted Sound Levels: No person shall operate or cause to operate any source of sound from any occupancy in such a manner as to create a sound level which exceeds the limits set forth in Chapter 20 of the City of DeLand Code of Ordinances.

C. VIBRATION STANDARDS

1. Requirements: Every use shall be so permitted provided that ground vibration is not perceptible without instruments.
2. Method of Measurement: Any vibration recurrently generated that is perceptible to the normal senses, without instruments, is prohibited.
3. Locational Requirement: Vibration shall be determined along the property line of the site on which the use is located.

D. AIR POLLUTION AND ODOR

1. Smoke and Particulate Matter Standards: Shall comply with the standards as set forth in the rules and regulations of the Florida Department of Environmental Protection as amended to date, or hereafter amended.
 - a. Open burning shall be prohibited, except as it relates to lot clearing and only in strict compliance with Chapter 15 of the City's Code of Ordinances.
2. Toxic Gases, Fumes, Vapors and Matter: Shall comply with standards as set forth in the rules and regulations of the Florida Department of Environmental Protection as amended to date, or hereafter amended.

E. ELECTROMAGNETIC RADIATION

1. Requirements: All uses shall be controlled to prevent any source of electromagnetic radiation which does not comply with the current regulations of the Federal Communications Commission, or any other governmental authority having jurisdiction thereof. Any operation which causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious reradiation, conducted energy in power or telephone systems or harmonic content is prohibited.
2. Method of Measurement: For the purpose of determining the level of radiated electromagnetic interference, standard field strength measuring techniques shall be used for measuring interference transmitted or conducted by power or telephone lines.

3. Determination of Electromagnetic Interference: The determination of "abnormal degradation in performance," and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, in the Institute of Electrical Engineers, the Institute of Radio Engineers, and the Radio Manufacturers Association. In case of any conflict between the latest standards and principles of the above groups, precedence in the interpretation shall be in the following order:

- a. American Institute of Electrical Engineers,
- b. Institute of Radio Engineers, and
- c. Radio Manufacturers Association.

F. GLARE AND LIGHTING STANDARDS: Any lighting elements or structural materials installed on the site shall be prevented from casting or reflecting glare or light beyond the property lines of the site, unless the site's location precludes any hazard or nuisance arising as a consequence of such glare or light. Locations requiring some means of preventing the transmission of glare or light beyond the site's property lines are established according to the relationship between the required minimum elevation of the lighting element or structural material above the final grade established along the nearest property line, and the distance of the lighting element on structural material from the nearest site property line. As set forth in the following table, elements or materials below the minimum elevation required of each distance shall be shielded or otherwise screened to prevent transmission of light or glare beyond the site.

Distance from Lighting Source to	Property Line of Site	Lighting Source	Required Minimum Elevation for
50 feet			20 feet
60 feet			19 feet
70 feet			18 feet
80 feet			17 feet
90 feet			16 feet
100 feet			15 feet

- G. **FIRE AND EXPLOSIVE HAZARDS/STANDARDS:** In all districts in which the storage use, or manufacture of flammable, combustible or explosive materials and/or flammable, combustible or explosive liquids is permitted, the applicable standards of the National Fire Protection Association (NFPA), as adopted by the City of DeLand Code of Ordinances, and/or as referenced in the "Standard Fire Prevention Code" (adopted) or "the Standard Building Code," (adopted) shall apply.

IV. VIOLATION/ENFORCEMENT

- A. ENFORCEMENT OFFICERS' ACTIONS:** Where the Chief Building Official has determined that there are reasonable grounds to believe that an existing use violates development standards or performance measures contained in the Plan and/or relevant portions of the City of DeLand Code of Ordinances, an investigation shall be made to determine compliance or noncompliance. If it is determined that the property does not comply with the above mentioned development standards and performance measures, the City shall take code enforcement action, as outlined in Chapter 7A of the City of DeLand Code of Ordinances.
- B. REQUIRED DATA:** The Chief Building Official may require the owner or operator of any existing use to submit such data and evidence as is needed to make an objective determination. The evidence may include, but is not limited to, the following items:
1. Plans of the existing construction and development.
 2. A description of the existing machinery, processes and products.
 3. Specifications for the mechanisms and techniques used in restricting the possible emission of any of the dangerous or objectionable elements as set forth in this article.
 4. Measurements of the amount or rate of emission of said dangerous and objectionable elements.
- C. REPORTS BY EXPERT CONSULTANTS:** The City may require any person, firm or corporation to retain an expert consultant or consultants to study and report as to compliance or noncompliance with the performance standards, and to advise how an existing use can be brought into compliance with the performance standards. Such consultants shall be fully qualified to give the required information and shall be persons or firms mutually agreeable to the City and to the owner or operator of the use in question. In the event of inability to select a mutually agreeable consultant, the Code Enforcement Board shall select the consultant. The cost of the consultant's services shall be borne by the owner or operator of said use.

EXHIBIT B

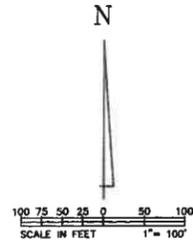
DELAND AIR/TECH

PHASE I

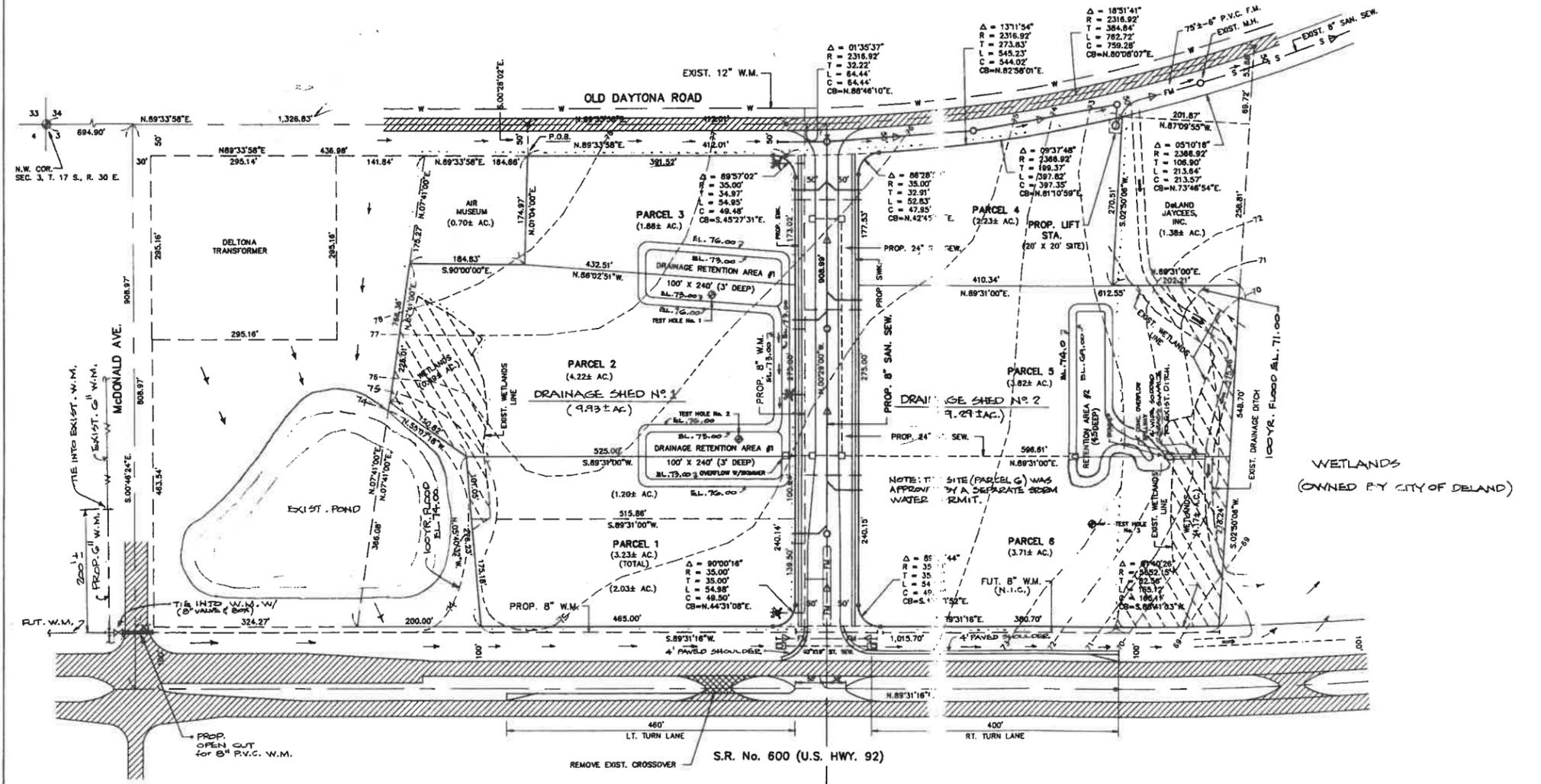
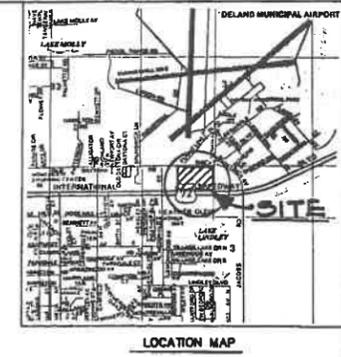
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 3, Township 17 South, Range 30 East, Volusia County, Florida; run thence N.89°33'58"E., along the centerline of Old Daytona Road, a distance of 1,326.83 feet; thence S.00°26'02"E., a distance of 50.00 feet to a point on the South right of way line of Old Daytona Road, said point being the POINT OF BEGINNING; thence N.89°33'58"E., along the said South right of way line, a distance of 412.01 feet to a point of curvature of a curve, concave to the North, having a radius of 2,366.92 feet a central angle of 13°11'54", a tangent distance of 273.83 feet, a chord distance of 544.02 feet and a chord bearing of N.82°58'01"E.; thence Northeasterly along said curve, an arc distance of 545.23 feet to a point on said curve; thence S.02°50'06"W. a distance of 270.51 feet; thence N.89°31'00"E. a distance of 202.21 feet; thence S.02°50'06"W., a distance of 548.70 feet to a point on the North right of way line of S.R. 600 (U.S. Hwy. 92); thence S.89°13'16"W., along said right of way line a distance of 1,015.70 feet; thence N.05°40'32"W., a distance of 276.23 feet; thence N.55°04'18"W. a distance of 150.82 feet; thence N.07°41'00"E. a distance of 225.01 feet; thence N.90°00'00"E., a distance of 184.83 feet; thence N.01°04'00"E., a distance of 174.97 feet to the Point of Beginning. Containing 20.86 acres more or less.

u/g/legal/airtech



- LEGEND**
- EXIST. PAVING
 - PROP. PAVING
 - EXIST. CONTOUR LINE
 - EXIST. GRADES
 - PROP. GRADES
 - DIRECTION OF DRAIN. FLOW
 - EXIST. STORM SEWER
 - PROP. STORM SEWER
 - EXIST. WATER MAIN
 - PROP. WATER MAIN
 - EXIST. SAN. SEWER
 - PROP. SAN. SEWER
 - STOP SIGN (30" X 30")
 - EXIST. FIRE HYD.
 - PROP. FIRE HYD.
 - DRAINAGE SHED BOUNDARY LINES
 - EROSION PROTECTION LINE FOR SILT BARRIER SCREENINGS



- GENERAL NOTES**
1. All work shall be done in accordance with City, D.E.P., S.R.W.M.D., & F.D.O.T. standards.
 2. All stop, speed limit, street name, etc. signs shall be in accordance with City Standards. All signs shall be provided by the developer.
 3. The contractor shall notify all utility companies prior to commencement of construction.
 4. It is also the contractor's responsibility to make sure that all necessary approvals and permits are ascertained prior to commencement of any construction.
 5. Erosion protection placed as required; as directed by the engineer.
 6. ON SITE paving shall be 2" Type S-3 asphalt surface, 8% Limerock base (98% density) and 1" Stabilized sub-base (75% TSU, 95% density). ALTERNATE: 5" conc. 3,000 p.s.i. paving on compacted subgrade, 95% density.
 7. OFF SITE paving shall be 3/4" Type S-3 asphalt surface, 1 1/2" Limerock base (98% density) and 1 1/2" Stabilized sub-base (98% density). ALTERNATE: 8" conc. 3,000 p.s.i. paving on compacted subgrade, 98% density.
 8. Pavement striping, arrows, stop bars and stop legends shall be white in accordance with the "Manual On Uniform Traffic Control Devices" by the U.S. Department of Transportation, consecutive striping shall be white.
 9. All turn arrows will be placed and installed in accordance with F.D.O.T. standard index No. 17346, pages 1 and 2 of 8.
 10. All pavement markings and striping within the County right of way will be thermoplastic and will be installed in accordance with F.D.O.T. Standard Index #17346.
 11. All concrete shall be 3,000 P.S.I. at 28 days.
 12. All disturbed areas within the right-of-way will be seeded.
 13. All sidewalks shall be a min. of 4" thick (8" thick at driveways) concrete, w/3,000 p.s.i. at 28 days, w/expansion joint every 40' and score joint every 5' O.C.
 14. All traffic control signs shall be fabricated in accordance with the Manual on Uniform Traffic Control Devices using 3M brand "Scotchlite" sheeting (engineer grade) on minimum 0.080 gauge 5052-1136 aluminum blanks. All stop signs shall be high intensity 30" octagon installed on 12" 3 lbs./ft. "U" channel posts (roll steel only) or 3" x 12" round aluminum posts. "U" channel posts may be used for all signs smaller than 36" x 48". All warning signs shall be 30" x 30". All street name signs shall be 9" in height with 5" high upper and lower case white letters on a green background with a minimum 30" length.
 15. No building shall be more than 250' from a Fire Hyd.
 16. See Sheet 2 of 6 and 6 of 6 for EROSION PROTECTION.
- Asphalt Note:**
The contractor shall submit asphalt mix design to the engineer for approval prior to pavement construction.

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3-17-30

REV. "AS BUILT"	4-2-96	FERRARA ENGINEERING, INC.
REV. W.M. TIE-IN	10-5-95	200 W. WISCONSIN AVE. - DELAND, FLORIDA 32720
REV. AS PER ST. JOHN'S SWM	7-11-95	P.O. BOX 2978 804/734-8792
REV.	5-23-95	
REV.	5-3-95	
REV.	4-11-95	
NO. REVISIONS	BY DATE	
APPROVED BY:	DATE: 4-11-96	PROJECT NO. 437/94
GERARD J. FERRARA, P.E.	SCALE: 1" = 100'	DRAWING NO.
REG. FLA. ENGINEER NO. 11985	DRAWN BY: R.L.E.	Sheet 2 of 6

CS-96-2