Deerfield Beach
Florida

Regular City Commission Meeting Agenda

150 NE 2nd Avenue | Deerfield Beach, FL, 33441 | 954-480-4200

Mayor Todd Drosky
Vice Mayor Michael Hudak
District 2 Commissioner Ben Preston
District 3 Commissioner Daniel Shanetzky
District 4 Commissioner Tom Plaut

Tuesday
June 16, 2026
7:00 PM

CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: May 7, 2026

Code Compliance Meeting Minutes

Attachment: May 12, 2026

Community Appearance Board Meeting Minutes

Attachment: May 13, 2026

APPROVAL OF THE AGENDA

June 16, 2026

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:
https://deerfield-beach.zoom.us/j/86225502042?pwd=Yh1vHRzPZA3mSid9roVqKFbIaZJ2L9.1

Join Zoom Meeting via telephone by dialing:
Call-in Number: (305) 224-1968
Meeting ID: 862 2550 2042#

Participant ID: #
Passcode: 666210#

For complete instructions on joining and/or participating during Public Comment, please click the following link or attend in person in the City Commission Chambers:

Attachment: Zoom Instructions

AWARDS & RECOGNITION

1. **Proclamation presented to AARP Florida in recognition of World Elderly Abuse Awareness Day.**

   Sponsor: Vice Mayor Hudak & Commissioner Shanetzky

2. **Certificate of Recognition presented to Jamira Mims in recognition of her outstanding academic and extracurricular achievements.**

   Sponsor: Commissioner Preston

3. **Certificate of Recognition presented to Timilia Shellman in recognition of being a recipient of the African American Heritage Board scholarship.**

   Sponsor: Department of Parks & Recreation

4. **Certificate of Recognition presented to Jahil Santos for his outstanding lifesaving actions.**

   Sponsor: Office of Public Safety

QUASI-JUDICIAL PUBLIC HEARINGS

5. **P.H. 2026-051: ORDINANCE 2026/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 4.43 GROSS ACRES LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD. FROM BUSINESS, COMMUNITY (B-1) TO RESIDENCE, MULTI-FAMILY (RM-15) (APPLICATION 25-R-206); PROVIDING FOR A MAXIMUM OF 43 TOWNHOME DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.** ***(Public Hearing - Second Reading)***

   Suggested Action: Commission to vote on Ordinance

   Voting Requirement: Adoption requires a 3/5 vote of the City Commission

   Sponsor: Department of Planning & Development Services

   Attachment: Application 25-R-206

6. **P.H.2026-052: Application 25-P-243**

   Applicant: K.Hovnanian/Miskel Backman LLP

   Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan Approval (25-RM15-69), to allow for the development of 43 residential townhome units.

   Location: Location: The property is described as BELLE TERRE OF DEER CREEK 108-26-B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

   Suggested Action: Commission to vote on Resolution

   Voting Requirement: Adoption requires a 3/5 vote of the City Commission

   Sponsor: Department of Planning & Development Services

   Attachment: Application 25-P-243

7. **P.H.2026-053: Application 25-RM15-69**

   Applicant: K.Hovnanian/MIskel Backman LLP

   Proposal: Seeking a Major Site Plan approval to construct forth-three (43) two-story townhome units with associated site improvements on a 4.43-acre vacant property. The applicant is also seeking an allocation of 43 residential flex units.

   Location: Location: The property is described as BELLE TERRE OF DEER CREEK 108-26-B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

   Suggested Action: Commission to vote on Resolution

   Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Application 25-RM15-69

PUBLIC COMMENT

Persons addressing the Commission shall state his/her name and address and may speak for three (3) minutes. All remarks made by the public at a Commission meeting on an agenda item shall be addressed to the Commission as a body and limited to the subject matter before the Commission at that particular time. No comments shall be made related to the personal life or personal qualities of any person and no language which would offend persons of ordinary sensibilities shall be permitted. The public shall be given an opportunity to speak on any substantive agenda item, subject to the aforementioned restrictions, prior to a vote on the matter by the City Commission. The Commission shall determine the appropriate time, prior to the vote, for the public to speak. For consent agenda items, the public shall be given an opportunity to speak prior to the approval of the consent agenda. The Commission may, by majority vote, determine that public input on an agenda item be tabled to a future meeting so long as the vote on the agenda item take place at the future meeting and that the public input take place prior to the Commission making any decision.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

8. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, establishing and appointing members to the Auditor Selection Committee pursuant to Section 218.391, Florida Statutes; and providing for an effective date.**
   Suggested Action: Commission to vote on Resolution
   Voting Requirement: Adoption requires a 3/5 vote of the City Commission
   Sponsor: Department of Financial Services

   Attachment: Auditor Selection Committee

9. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of a Work Authorization with Hazen and Sawyer, P.C. to provide professional engineering services related to the Water Utility Asset Inventory and Maintenance Improvement Project in an amount not to exceed $99,316.00; providing for execution and an effective date. *(Funds from Account #401-300-360-3602-000-53600-503099 - Other Professional Services)***
   Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Environmental Services

Attachment: Hazen and Sawyer, P.C.

10. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an amendment to the construction contract with Layne Christensen Company for the Rehabilitation of the Floridan Aquifer Raw Water Wells Project to extend the substantial and final completion dates for the Project to October 16, 2026 and October 31, 2026, and increase the contract price by an amount not to exceed $158,099.00 for continued well development; approving and authorizing execution of an amendment to the Work Authorization with Rummel, Klepper, & Kahl, LLP, to provide additional professional engineering services for the Project in an amount not to exceed $40,000.00; providing for implementation and an effective date. *(Funds from Account #413-300-360-3603-000-53600-506530 - Utilities Capital - CIP Infrastructure)***

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Environmental Services

    Attachment: Floridan Aquifer Raw Water Wells Project

11. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving Hach Company Water Quality Instruments as city standard equipment for utilization at the City's Water Treatment Plant; authorizing the issuance of a purchase order to Hach Company for the purchase of two Hach 5500 Monochloramine Analyzers and a Warrantyplus Service Agreement in an amount not to exceed $68,259.84; providing for an effective date. *(Funds from Account #401-300-360-3602-000-53600-503525 - Material to Maintain Equipment)***

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Environmental Services

    Attachment: Hach Company

12. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach,**

Florida, approving a Second Amendment to the contract with Kenco Sign and Awning, Inc. for the installation of two monument signs within the City to extend the substantial completion date to November 2, 2026, and final completion date to December 2, 2026; authorizing execution of the Amendment; providing for implementation and an effective date.

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Environmental Services

Attachment: Kenco Sign and Awning, Inc.

13. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Second Amendment to the contract with Zabatt Engine Services, Inc d/b/a Zabatt Power Systems to extend the final completion date for the installation of the emergency generator for Lift Station No. 5 to August 28, 2026; authorizing execution of the Second Amendment; providing for implementation and an effective date.**

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Environmental Services

    Attachment: Zabatt Power Systems

14. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Broward Metropolitan Planning Organization for Roads to Economic Vitality (REV) Program grant funding in the amount of $5,000,000.00 to be utilized for the SW 15th Street (Buck Pride Way) Project; authorizing execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date.**

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Community Services

    Attachment: REV Program

15. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an amendment to Contract #JP025-06-2026 with the Areawide Council**

on Aging of Broward County, Inc. for the Emergency Home Energy Assistance Program to extend the term of the Contract to June 30, 2026; authorizing execution of the Contract; providing for implementation and an effective date.

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Community Services

Attachment: Emergency Home Energy Assistance Program

16. **Resolution 2026 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and adopting a technical revision to the State Housing Initiative Program ("SHIP") Local Housing Assistance Plan ("LHAP") for fiscal years 2025 through 2028 to increase the award amounts for the City's Purchase Assistance, Homeowner Rehabilitations and Disaster Assistance Programs, as set forth in Exhibit "A"; authorizing execution of any necessary documents and certifications and the submission of the LHAP to the Florida Housing Finance Corporation; providing for implementation and an effective date.**

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Community Services

    Attachment: Local Housing Assistance Plan

17. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Community Development Block Grant ("CDBG") Citizen Participation Plan; providing for implementation and an effective date.**

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Community Services

    Attachment: Citizen Participation Plan

18. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and adopting a substantial amendment to the Fiscal Year 2025-2026 Community Development Block Grant Annual Action Plan to reallocate $443,264.00 of unexpended Neighborhood Stabilization Program income funds to eligible CDBG Public**

Improvement Activities; authorizing the City Manager to execute all necessary documents relating to the Substantial Amendment and THA Action Plan; providing for implementation and an effective date.

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Community Services

Attachment: Neighborhood Stabilization Program

19. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Federal Emergency Management Agency for Staffing for Adequate Fire and Emergency Response (SAFER) grant funding in the amount of $15,822,828 over the three-year grant period to be utilized for staffing of the City's Fire Department; authorizing use of city required matching funds in the amount of $9,835,812 over a three-year period and execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date.**

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Community Services

    Attachment: SAFER Grant

20. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Federal Emergency Management Agency for assistance to firefighters grant funding in the amount of $1,000,000.00 to be utilized for the purchase of fire rescue equipment, a fire engine and other fire safety initiatives for the City's Fire Department; authorizing use of city required cost sharing funds in the amount of $100,000.00 and execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date. *(Funds from Account #100-200-210-2200-000-52200-503513 - Fire Rescue/Minor Equipment, Tools & Hardware)***

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Community Services

Attachment: Firefighters Grant Funding

21. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Federal Emergency Management Agency for fire prevention and safety grant funding in the amount of $1,500,000.00 for fire safety initiatives; authorizing use of city required cost sharing funds in the amount of $75,000.00 and execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date.** ***(Funds from Account #100-200-210-2200-000-52200-501001 - Fire Rescue/Personnel)***

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Community Services

    Attachment: Fire Prevention and Safety Grant Funding

DEPARTMENTAL BUSINESS

22. **Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting and adopting the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025; providing for an effective date.**

    Suggested Action: Commission to vote on Resolution

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Deparment of Financial Services

    Attachment: ACFR

23. **ORDINANCE 2026/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

    Suggested Action: Commission to vote on Ordinance and set public hearing for July 7, 2026

    Voting Requirement: Adoption requires a 3/5 vote of the City Commission

    Sponsor: Department of Financial Services

Attachment: FY26 Budget Amendment

24. Update regarding public safety transition.

Sponsor: Office of Public Safety

25. Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the issuance of a purchase order to SAG Cocoa LLC d/b/a Cocoa Ford for the purchase of 144 vehicles for the City's Police and Fire Departments, utilizing the terms of Florida Sheriff's Association Cooperative Purchasing Program Contract No. FSA 25-VEL33.0 in an amount not to exceed $8,279,400.01, inclusive of costs for wrap graphics for 108 vehicles; approving the issuance of a purchase order to Cocoa Ford for the Ford premium five-year maintenance plan for all 144 vehicles in an amount not to exceed $470,160.00; waiving the competitive solicitation requirements set forth in Section 38-116 of the Procurement Code related to the maintenance plan purchase; providing for an effective date. *(Funds from multiple accounts)*

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Office of Public Safety

Attachment: Cocoa Ford

COMMENTS BY ADMINISTRATION & LEGAL

CITY COMMISSION BUSINESS

26. Discussion regarding City Charter Amendments and Charter Review Board recommendations. *(Addendum)*

Sponsor: Mayor Drosky

Attachment: City Charter

COMMENTS BY MAYOR & CITY COMMISSION

ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Budget Workshop - Tuesday, June 30, 2026
Regular City Commission Meeting - Tuesday, July 7, 2026

Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 286.0105). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence of a certified court reporter at the hearing.

PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
May 7, 2026
MEETING MINUTES

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers by Chair Bennett.

ROLL CALL

Present: Michelle Balaun
Joe Chancy, Alternate
Judith Lovely, Alternate
Bridgette Beckford, Vice Chair
Brian Bennett, Chair

Also Present: Heather Waldstein, Assistant Director of Planning and Development Services
Emily Cortez, Planner II
Anthony Soroka, City Attorney
Heather Montemayor, City Clerk

Absent: Angela Falzone, Alternate
William Lane
Keith Porter
Brian Shartrand, Alternate

SEATING OF ALTERNATES

None.

APPROVAL OF MINUTES

Vice Chair Beckford made a motion, seconded by Ms. Balaun to approve the March 5, 2026 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

1. **P.H. 2026-041: APPLICATION 25-RM15-69**
   Applicant: Miskel Backman, LLP on behalf of K. Hovnanian
   Proposal: Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units.
   Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

2. **P.H. 2026-042: APPLICATION 25-P-243**
   Applicant: Miskel Backman, LLP on behalf of K. Hovnanian
   Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan Approval (25-RM15-69), to allow for the development of 43 residential townhome units.
   Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

3. P.H. 2026-043: APPLICATION 25-R-206
Applicant: Miskel Backman, LLP on behalf of K. Hovnanian
Proposal: Seeking a Rezone, concurrent with a Major Site Plan Approval (25-RM15-69), from the B1 community, business zoning district to the RM15 residence, multifamily zoning district.
Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Boulevard.**

SUMMARY BACKGROUND/EXPLANATION

Miskel Backman, LLP, authorized agent for K. Hovnanian ("Applicant"), seeks to develop the 4.47-acre vacant property with 43 two-story townhome units, comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. As part of the Major Site Plan request, the Applicant is also seeking an allocation of 43 residential flex units.

Concurrent with the Major Site Plan approval is a request for a Plat Note Amendment (25-P-243) to amend the current language restricting development to "non-residential use" to allow for "43 townhome units"; and a request for Rezone (25-R-206) from the B-1 business community district to the RM-15 residence multifamily district.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved as submitted by the Community Appearance Board.

Emily Cortez, Planner II, provided a brief overview of the applications, which were presented simultaneously, but voted on separately.

In response to Chair Bennett's question, Ms. Cortez replied that no approval or denial letters had been received; rather, only undeliverable notices were received.

Christina Bilenki, 14 SE 4th Street, Boca Raton, representing the applicant, highlighted a brief PowerPoint presentation. She explained that the applicant is requesting a rezoning from B-1 to RM-15 due to the limited visibility needed to support commercial uses. Furthermore, she noted that there are residential uses in the area along Deer Creek County Club Boulevard, which she briefly outlined. Ms. Bilenki stated that the future land use designation is commercial, which is where the flex unit allocation applies. Thereafter, she displayed the site plan, landscape plan, and elevations, and stated that all comments and applicable criteria have been addressed. Lastly, she explained that the plat note request is to amend the current language restricting development to commercial uses in order to allow the development of 43 townhome units.

In response to Mr. Chancy's question, Jaime Mayor, 3910 RCA Blvd., Palm Beach Gardens, landscape architect, replied that there are some invasive species on the site that will be removed; however, they plan to replace as much of the removed vegetation as possible. Further, there will be a buffer around the property.

Thereafter, discussion ensued regarding the landscape plan.

In response to Chair Bennett's question, Ms. Cortez replied that the Community Appearance Board and the City's Urban Forrester approved the landscape plan. Further, she stated that the project underwent DRC review.

Chair Bennett opened the public hearing; however, there were none to speak and the public hearing was closed. Thereafter, he spoke in support of the project, as it will be a great addition to the area.

Vice Chair Beckford made a motion, seconded by Ms. Balaun to approve Application 25-R-206 as submitted. The motion CARRIED by unanimous vote.

Vice Chair Beckford made a motion, seconded by Ms. Lovely to approve Application 25-P-243 as submitted. The motion CARRIED by unanimous vote.

Vice Chair Beckford made a motion, seconded by Mr. Chancy to approve Application 25-RM15-69 as submitted. The motion CARRIED by unanimous vote.

STAFF REPORT

Next Meeting - Heather Waldstein, Assistant Director of Planning and Development Services, said there will be a meeting on June 4th.

CHAIRMAN'S REPORT

None.

MEMBERS' REPORTS

NE 3rd Avenue - Mr. Chancy thanked the City for their efforts and stated that he looks forward to seeing the upgrades.

Volunteer Appreciation Luncheon - Ms. Balaun thanked city staff, as the luncheon was very enjoyable.

ADJOURNMENT

Vice Chair Beckford made a motion, seconded by Ms. Balaun to adjourn the meeting at 7:30 p.m. The motion CARRIED by unanimous vote.

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Brian Bennett, Chair
Planning and Zoning Board

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

May 12, 2026

Special Magistrate Andrew Dunkiel, in the City Commission Room, called the meeting to order at 11:00 a.m.

PRESENT: Patesha Johnson, Code Compliance Supervisor
Thomas Braga, Senior Code Compliance Inspector
Hector Barrett, Senior Code Compliance Inspector
Katherine Delva, Code Compliance Inspector
Jehu Baptiste, Code Compliance Inspector
Kyle Riquelme, Code Compliance Inspector
Jorge Corzo, Code Compliance Inspector
Chandler Volel, Code Compliance Inspector
Adam Osowsky, Code Compliance Inspector
Jake Smilen, Code Compliance Inspector
Blake Tedim, Code Compliance Inspector

For the record, Paulette Sybron, Special Magistrate Clerk, swore in the attendees.

Tab #	Case #	Owner's Name	Property Address	Violation	Disposition
32	25110055	MCEVOY, DENIS MCEVOY, WENDY	1558 SE 10 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-87.(5) - Docking and mooring facilities.	RESPONDENT WAS NOT PRESENT CON'T TO 6-9-2026
34	26040161	SUNRIDER BEACH RESORT LLC ATTN: AUDREY	100 NE 20 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(2) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONSSection 14-105(3) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 2 UNSAFE STRUCTURES Sec. 2-147. – Criteria Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES Sec. 34-145. - Security requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED $80 PROSECUTION COST COMPLY BY: 5-26-2026 $500 PER DAY 6-5-2026 $150 PER DAY 5-22-2026 $500 PER DAY 6-5-2026 $150 PER DAY 6-5-2026 $150 PER DAY 5-19-2026 $1,000 PER DAY 6-5-2026 $150 PER DAY 5-19-2026 $1,000 PER DAY

				Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION . 34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY	ABATEMENT GRANTED
1	25060121	TIVOLI FAIRWAY INVESTMENTS LLC	550 FAIRWAY DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 5-8-2026 FOR $250 PER DAY
2	26010090	TM INDUSTRIAL PARK II LLC	292 NW ELLER ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT – RODRIGO LEAL, TENANT FINES IMPOSED AS OF 5-8-2026 FOR $150 PER DAY
3	26020019	PITRE,SYLVAIN	5130 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 5-8-2026 FOR $250 PER DAY
6	26030051	AVALON CONDOMINIUM ASSOCIATION	735 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY $80 PROSECUTION COST
8	26030073	FERRAZ,ROSILENE LIMA	117 SE 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 5-8-2026 FOR $150 PER DAY PER VIOLATION
10	26040006	TAVERA ROMERO, JOSE GERMAN RODRIGUEZ	601 NW 37 ST DEERFIELD BEACH FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT WAS NOT PRESENT

		MENDOZA, CARMEN ARELY		ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 46 – OFFENSES Sec. 46-22. - Recreational use of motorized vehicles on residential property. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED-REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-7. (f)- Minimum standards for maintenance of premises. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA	FINES IMPOSED AS OF 5-8-2026 FOR $150 PER DAY PER VIOLATION
11	26040136	JOSEPH, KELLY	4611 NE 1 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-73(1)(A)(4) Minimum yard regulations for accessory structures.	COMPLY BY 5-22-2026 $150 PER DAY PER VIOLATION $80 PROSECUTION COST
12	26040138	JACQUES,RIQUINS DORSAINVIL,MYLENE	4621 NE 1 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 46 – OFFENSES Sec. 46-22. - Recreational use of motorized vehicles on residential property. Chapter 46 – OFFENSES Section 46-14. - Same—Encroaching on property of others. Chapter 46 – OFFENSES Section 46-33(i) Littering	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 5-22-2026 $150 PER DAY PER VIOLATION $80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-73(1)(A)(4) Minimum yard regulations for accessory structures.	
14	26020031	RIVERVIEW TERRACE FL LAND TR WORTHY, JAMES ROOSEVELT ETAL	169 NE 5 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 5-8-2026 FOR $150 PER DAY
17	26030066	A. LUXURY PROPERTY LLC	NE 45 CT, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED-STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY Section 66-59.(b) - Parking on residentially zoned lots.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY $80 PROSECUTION COST
18	26030105	APARICIO PEREZ BATEN REV LIV TR PEREZ BATEN, APARICIO TRSTEE	173 SE 3 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES SECTION .34-124. - PUBLIC NUISANCE ABATEMENT PROGRAM ESTABLISHED - ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY	RESPONDENT WAS NOT PRESENT FINES IMPOSED AS OF 5-8-2026 FOR $150 PER DAY PER VIOLATION
37	26010052	ESTIME MESADIEU REV TR SAINT JUSTE, THOMAS TRSTEE ETAL	255 NE 39 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT EXT TO 6-5-2026
39	26020079	JACOBUS-MONTUORI, JANUS L H/E JACOBUS, JON DAVID & JACOBUS, J M	230 NE 42 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026

					$150 PER DAY $80 PROSECUTION COST
40	26020090	TIVOLI FAIRWAY INVESTMENTS LLC	500 FAIRWAY DR, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY $80 PROSECUTION COST
42	26030004	RREEF AMERICA REIT II CORP S %RYAN LLC TAX COMPLIANCE	1031 SW 30 AVE, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY $80 PROSECUTION COST
47	25020042	FIFTEENTH STREET INVESTMENTS, LLC	167 SW 15 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT WAS NOT PRESENT EXT TO 8-7-2026
48	25060112	MOURAO,EDUARDO A EDUARDO A MOURAO REV LIV TR	3321 SW 1 ST, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements.	RESPONDENT WAS NOT PRESENT EXT TO 8-7-2026

49	25080002	CORTES ESPINOSA, FERNANDO CORTES, JESSICA	4040 EASTRIDGE DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements.	RESPONDENT WAS NOT PRESENT EXT TO 8-7-2026
52	25120075	G&C HILLSBORO INVESTORS LLC	700 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT – ATTY ELIZABETH SOMERSTEIN EXT TO 6-5-2026
53	25120076	G&C HILLSBORO INVESTORS LLC	700 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT – ATTY ELIZABETH SOMERSTEIN EXT TO 6-5-2026
56	26020087	MCDERMOTT,NICOLE	1094 SW 24 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT CON'T TO 6-9-2026
60	26020132	HERNANDEZ CARDOZA, HECTOR GRANGER,KRYSTAL	272 NE 44 ST, DEERFIELD BEACH, FL 33064	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT WAS NOT PRESENT FINDING OF FACT $80 PROSECUTION COST
66	26020069	HARWOOD,CHRISTOPHER	267 SW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY $80 PROSECUTION COST
68	26020086	VILLARD, MARIANNA	249 NE 40 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY $80 PROSECUTION COST
70	26030041	GODWIN, GLORIA M EST	615 NW 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026

					$150 PER DAY $80 PROSECUTION COST
71-75	24120066	RODRIGUEZ MENDOZA, CARMEN ARELY	73 DEER CREEK RD, UNIT 103,DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT – DANA PORTAL, PROPERTY MANAGER EXT TO 6-5-2026
76	26040133	JEANTY, JOSEPH D & JEANTY, ELISABETH MARISE JOSEPH	4601 NE 1 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES Sec. 34-46. - Public nuisance declared. Chapter 46 – OFFENSES Section 46-14. - Same—Encroaching on property of others. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-81 (P) - Tree preservation	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 5-26-2026 $150 PER DAY $80 PROSECUTION COST
77	17120057	STROWBRIDGE, ROOSEVELT & ELLA R	230 SW 7 CT, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. - REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE III. - ZONING DISTRICT REGULATIONS Sec. 98-46(a-b) - RS-7 residence, single-family. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	RESPONDENT WAS NOT PRESENT FINAL ORDER ISSUED COMPLY BY 6-5-2026 $150 PER DAY PER VIOLATION $80 PROSECUTION COST
78	23070039	PENA, PEDRO R	312 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY Section 34-121 - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE IV. - JUNKED	RESPONDENT WAS NOT PRESENT IMMEDIATE ABATEMENT

				VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	
79	26040146	GAVIN,ALEXANDER	1555 SE 7 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY Sec. 34-121. - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES Sec. 34-36. - Maximum noise level by receiving land use unit and measurement period.	RESPONDENT WAS NOT PRESENT FINDING OF FACT $80 PROSECUTION COST
A	22080126 22090128	CRYSTAL LAKE COMMERCE CENTER LLC	4250 N POWERLINE RD, DEERFIELD BEACH, FL 33073	Mitigation $485,250	RESPONDENT WAS PRESENT – ANTHONY DALESSANDRO, OWNER FINES MITIGATED FOR $136,530 TO BE PAID BY 2-9-2027
B	25050061	4401 NW 9 AVENUE LLC	4401 NW 9 AVE, UNIT 1-8, DEERFIELD BEACH, FL 33064	Mitigation $8,250	RESPONDENT WAS NOT PRESENT SETTLEMENT OF $1,650 GRANTED
C	25040093	FIGUEIRA, CELIA	4040 CRYSTAL LAKE DR, UNIT 105,DEERFIELD BEACH, FL 33064	Mitigation $37,500	RESPONDENT WAS PRESENT – CELIA FIGUEIRA FINES MITIGATED FOR $7,500
D	26010045	TROPIC OIL COMPANY LLC	1900 S POWERLINE RD, DEERFIELD BEACH, FL 33442	Request to Vacate IMPO Lien $2,400	RESPONDENT WAS NOT PRESENT REQUEST GRANTED
E	25050065	LA BRASA, LLC	1197 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Request to Impose Lien $830	RESPONDENT WAS NOT PRESENT REQUEST DENIED NOTICE TO BE MAILED AND ADDED BACK TO A HEARING

16	26030047	CROWN USA INVESTMENTS CORP	835 SE 9 ST, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	RESPONDENT WAS NOT PRESENT CON'T TO 6-9-2026
50	25100012	M B TOWERS HOMEOWNERS ASSN	NE 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS NOT PRESENT CON'T TO 6-9-2026
55	26010066	ALI ASSET HOLDINGS LLC	1950 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS NOT PRESENT CON'T TO 8-11-2026

_____ _____

Andrew Dunkiel, Special Magistrate Date

COMMUNITY APPEARANCE BOARD
MEETING MINUTES
CITY OF DEERFIELD BEACH, FLORIDA
May 13, 2026

A regular meeting of the Community Appearance Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 6:30 p.m. in the City Commission Chambers, Deerfield Beach, by Chair Cummings.

Roll Call:

Present: Stephen Cherry, Alternate
Jack Hugentugler
Jason Leet
Janelle Richards, Vice Chair, Alternate
Joseph Cummings, Chair

Also Present: Daniel Mantell, Planning and Zoning Manager
Melissa Torres, Planner I
Jake Schiff, City Attorney's Office
Heather Montemayor, City Clerk

Absent: Christina Fink, Alternate
James Giasullo, Jr., Alternate
Scott Mulheron

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Mr. Hugentugler made a motion, seconded by Vice Chair Richards to approve the April 22, 2026 meeting minutes. The motion CARRIED by unanimous vote.

NEW & DEFERRED ITEMS

#7236 Brookfield Gardens Condominiums Building One
411, 475, 495, 501, 555 SE 8th Street
Re-Roof

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Luis Maldonado, representing the applicant, explained that the roof material was changed from redwood shake to Sentrigard Medium Bronze.

Melissa Torres, Planner I, explained that the applicant submitted a permit; however, the Planning Division was never notified or included as part of the approval application.

Mr. Hugentugler made a motion, seconded by Mr. Leet to approve Item #7236 as submitted. The motion CARRIED by unanimous vote.

#7237 UM Sylvester Deerfield Beach Canopy
1192 E. Newport Center Drive
Minor Site Plan

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Rick Hernandez, representing the applicant, explained that the proposed application includes the installation of a new canopy, as well as sidewalk improvements to comply with ADA requirements.

Thereafter, the applicant entertained questions posed by the Board.

Vice Chair Richards made a motion, seconded by Mr. Hugentugler to approve Item #7237 as submitted. The motion CARRIED by unanimous vote.

#7238 Cracker Barrel Landscaping
1250 SW 11th Way
Minor Site Plan

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Gary Phillipp, representing the applicant, and Jennifer Vanni, landscape architect, explained that the proposed application includes landscaping modifications resulting from code enforcement violations.

In response to Chair Cummings' question, Mr. Mantell replied that the application was thoroughly reviewed and approved through the Development Review Process, which included review by the City's Urban Forester.

Mr. Hugentugler made a motion, seconded by Mr. Leet to approve Item #7238 as submitted. The motion CARRIED by unanimous vote.

Comments by Deerfield Beach City Attorney

Welcome - In response to Chair Cummings' welcome, Jake Schiff, City Attorney's Office, introduced himself and stated that he is filling in for Anthony Soroka, City Attorney.

Comments by Deerfield Beach Planning and Development Services Department

Future Meetings - Daniel Mantell, Planning and Zoning Manager, stated that the next meeting will occur on May 27, 2026. Further, he explained that the City Commission must amend its schedule; therefore, the September 9th board meeting will either be cancelled or rescheduled.

Comments by the Board

City Entryways - Chair Cummings suggested that the Board make a recommendation to the Commission requesting that the City's entryways be re-evaluated, as improvements are needed.

Mr. Hugentugler made a motion, seconded by Vice Chair Richards to adjourn the meeting at 6:43 p.m. The motion CARRIED by unanimous vote.

_____
Joseph Cummings, Chair
Community Appearance Board

Regular City Commission Meeting - June 16, 2026

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, June 16, 2026, at 7:00 PM in the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.** A quorum of the City Commission will be physically present at the meeting and the City will be utilizing communications media technology with most City staff participating through video conferencing.

The June 16, 2026, Regular City Commission meeting will proceed utilizing communications media technology; **however, the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, will be open to the public as an additional method** for speakers wishing to speak on items. A copy of the agenda for the June 16, 2026 meeting will be available at http://www.deerfield-beach.com/1554/Meetings-Agendas.

Attending and Viewing the City Commission Meeting:

This meeting will be broadcast live for members of the public. There are several options available to the public to attend/view the meeting:

1. **In Person Attendance**. Attend in person in the City Commission Chambers.

2. **Zoom**, which now requires participants to authenticate before joining meetings. Please follow the steps below to ensure you can access the meeting without delay.

Before the Meeting

- Ensure you have a Zoom account. **You can sign up for free.**
- Download or update the Zoom application at www.zoom.us if you do not already have it.

Joining the Meeting

1. Click the Zoom meeting link provided below.
2. When prompted, **sign in to your Zoom account**.
3. If you are not already signed in, Zoom will redirect you to log in.
4. After signing in, you will automatically be admitted to the meeting.

a. Via Zoom Online - Access to the meeting will begin at 6:45 PM on June 16, 2026.

i. Use the following link below to access the meeting via Zoom:
https://deerfield-beach.zoom.us/j/86225502042?pwd=Yh1vHRzPZA3mSid9roVqKFbIaZJ2L9.1

ii. The video camera display feature is disabled for public use.

b. Via Zoom Telephone - Join the meeting via telephone (audio only) using the Call-in number below, followed by the Meeting ID when prompted. No computer or access code is required.

Call-in Number: (305) 224-1968, Meeting ID: 862 2550 2042#, Participant ID: #, Passcode: 666210#

For more information on using Zoom, please visit Zoom Support at the following link: https://support.zoom.us/hc/en-us.

3. YouTube

The meeting will also be available to the public via YouTube for audio and video access; however, public participation, i.e. comments are not possible. The link to watch the meeting via YouTube will be active no later than 6:45 PM on June 16, 2026, and can be found by clicking the camera icon in the Media column at http://www.deerfield-beach.com/1554/Meetings-Agendas.

Providing Public Comment:

Public participation is strongly encouraged. Your comments will be limited to three minutes per person. To participate via Zoom, please complete the attached comment card, and e-mail it to the City Clerk at web.clerk@deerfieldbeachfl.gov prior to the meeting. If you attend in person, comment cards will be provided in the Commission Chambers.

1. **In person** - Public comment may be given in the Commission Chambers during the applicable public comment portion of the meeting.

2. **Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click “raise hand” which is located at the bottom of the screen under the “reactions” tab, and your audio will be unmuted when you are recognized.

3. **Live Zoom Telephone Participation** - If attending via Zoom by telephone, at the appropriate public comment period, press *9 to “raise your hand” and your audio will be unmuted when you are recognized.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 DAYS PRIOR TO THE MEETING AT (954) 480-4213 FOR ASSISTANCE.

Should you have any questions, please feel free to contact the City Clerk’s Office at 954.480.4213. For additional information on the agenda items for the Commission meeting, please visit www.dfb.city.

PUBLIC COMMENT

ONE CARD PER AGENDA ITEM OR PUBLIC COMMENT, PLEASE!

Date: _____

Agenda Item #: _____ **Public Comment: (Circle one) YES/NO**

If you wish to address the City Commission, please provide the below required information:

Name: _____

Address: _____

You may also provide the following optional information, so staff may contact you, if necessary:

Phone and/or E-mail Address (optional): _____

***NOTE: You have 3 minutes to speak. TIME IS NOT TRANSFERRABLE.**

Public comment shall be governed by the City Commission Meeting Rules of Procedure outlined in Resolution 2018/014, which states that no comments shall be made related to the personal life, or personal qualities of any person and no language which would offend persons of ordinary sensibilities shall be permitted.

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-299

Agenda Date: 6/16/2026

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H. 2026-051: ORDINANCE 2026/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 4.43 GROSS ACRES LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD. FROM BUSINESS, COMMUNITY (B-1) TO RESIDENCE, MULTI-FAMILY (RM-15) (APPLICATION 25-R-206); PROVIDING FOR A MAXIMUM OF 43 TOWNHOME DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Public Hearing - Second Reading)*

Recommended Action
Commission to vote on Ordinance

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
Miskel Backman, LLP, authorized agent for K.Hovnanian seeks to develop the 4.47-acre vacant property with 43 two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. Each townhome will have three bedrooms, a loft, and the option of a single or 2-car garage.

Concurrent with the applicant's request for Major Site Plan, is a request for Rezone from B1 "business, community" to the RM-15 "residence multifamily" zoning district, allowing up to 15 dwelling units per acre and an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation; and a request for a Plat Note Amendment, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for the development of 43 townhome units.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved, as submitted, by the Community Appearance Board.

On May 7, 2026, the item was heard and recommended for approval, as submitted, by the Planning & Zoning Board.

Upon approval of second reading, the applicant is requesting approval from the City Commission for the Plat Amendment and Site Plan.

ORDINANCE NO. 2026/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 4.43 GROSS ACRES LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD. FROM BUSINESS, COMMUNITY (B-1) TO RESIDENCE, MULTI-FAMILY (RM-15) (APPLICATION 25-R-206); PROVIDING FOR A MAXIMUM OF 43 TOWNHOME DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the City Commission, as the governing body of the City of Deerfield Beach, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the City of Deerfield Beach Code of Ordinances, is authorized and empowered to consider applications related to zoning and land development orders; and

WHEREAS, K. Hovnanian Tides at Deerfield Beach, LLC (the "Applicant") has applied for a rezoning of approximately 4.43 gross acres of vacant land generally described as Belle Terre of Deer Creek 108-26 B Parcel A, and located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida, (collectively, the "Property") from Business, Community (B-1) to Residence, Multi-Family (RM-15) (the "Rezoning"); and

WHEREAS, the proposed use on the Property is a residential development of forty-three (43) two-story townhome units and associated site improvements, including a community pool; and

WHEREAS, the Rezoning Application is being processed concurrently with a Plat Note Amendment Application (Application #25-P-243) to restrict the Property to forty-three (43) townhome units, and a Site Plan Application (Application #25-RM15-69) to develop the Property with the 43 two-story townhome units and associated site improvements, along with a request for the allocation of 43 residential flex units (the "Flex Units Request") ; and

WHEREAS, the Deerfield Beach Community Appearance Board reviewed the Rezoning Application on March 25, 2026, and recommended approval; and

WHEREAS, the Deerfield Beach Planning and Zoning Board reviewed the Rezoning application on May 7, 2026, and recommended approval; and

WHEREAS, the notice and hearing requirements have been satisfied; and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

WHEREAS, the City Commission has determined that the proposed Rezoning, together with the Flex Units Request, is consistent with the City of Deerfield Beach Comprehensive Plan designation of Commercial for the Property; and

WHEREAS, the City Commission of the City of Deerfield Beach finds it in the best interest of the City to rezone the Property to Residence, Multi-Family (RM-15).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above "WHEREAS" clauses are true and correct and are incorporated into this Resolution.

Section 2. The Rezoning of the Property from Business, Community (B-1) to Residence, Multi-Family (RM-15) is hereby approved, subject to the conditions set forth in the DRC report, as amended and dated April 24, 2026, which shall be satisfied by the Applicant.

Section 3. All sections or parts of the City Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5. This Ordinance shall take effect immediately upon adoption on Second Reading.

PASSED 1ST READING ON THIS _____ DAY OF _____, 2026.

PASSED 2ND READING ON THIS _____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

PUBLIC NOTICE

APPLICATION
25-RM15-69
25-P-243
25-R-206

April 17, 2026

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

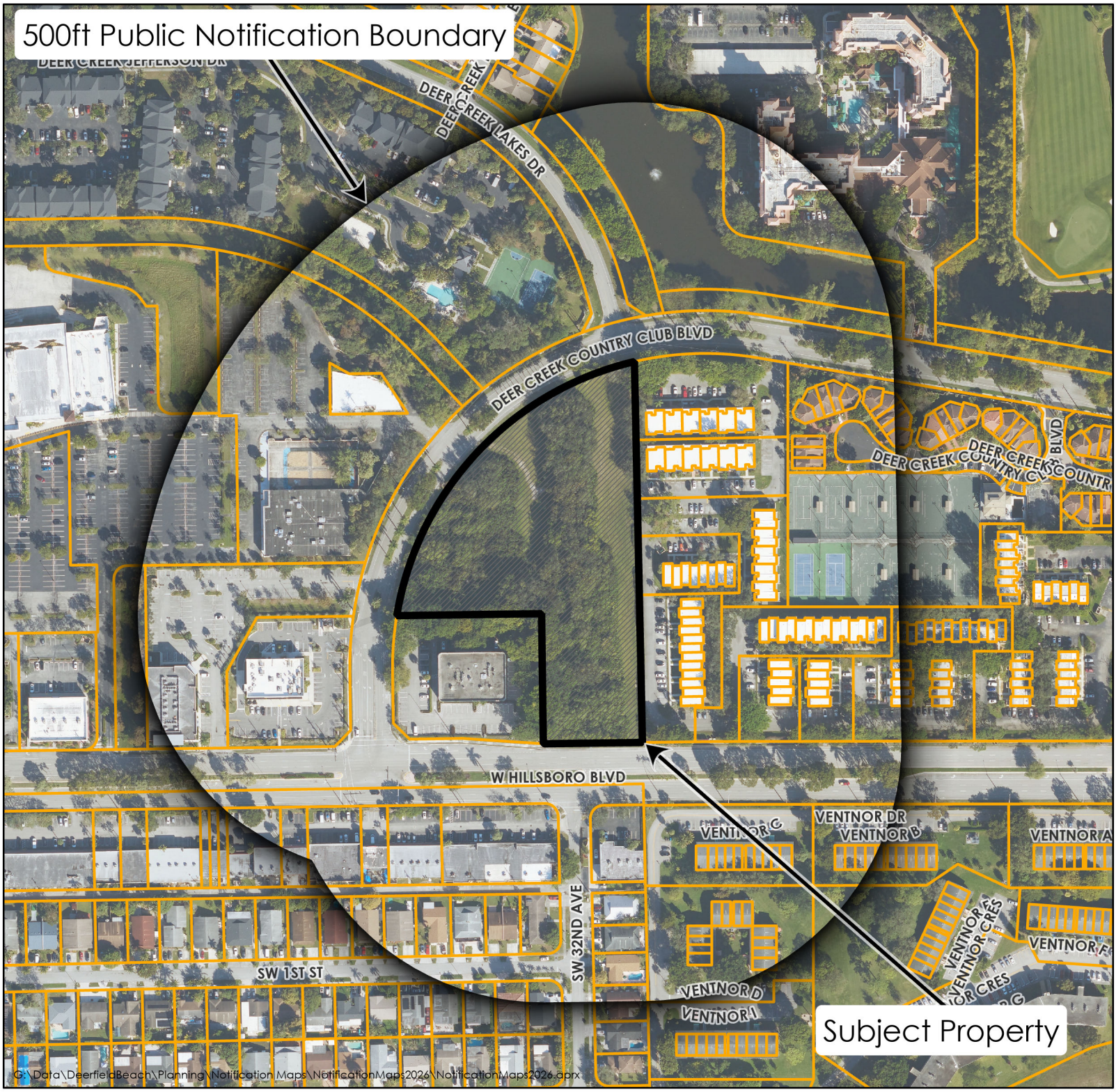
Tides at Deerfield Beach
EDE Properties represented by Miskel Backman, LLP

Seeking MAJOR SITE PLAN application approval to construct forty-three (43) units, two-story townhomes with associated site improvements on a 4.47-acre parcel with associated request for a rezone from B1 to RM15, and a Plat Note Amendment. The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd.**

A public hearing will be held on **THURSDAY, May 7, 2026,** at **7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2nd Avenue**, **Deerfield Beach, FL 33441**. All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/boardagendas or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 250-4124.

Ramsay Bulkeley, Esq.
Director of Planning & Development Services



Public Hearing Notice Map

App 25-RM15-69
Rezoning App 25-R-206
Plat Amendment 25-P-243

3116 Deer Creek Country Blvd

N
W E
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0 200 Feet

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas

Deerfield Beach
Florida

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-RM15-69; 25-P-243; 25-R-206
Applicant:	K.Hovnanian
Agent:	Miskel & Backman, LLP
Requested Action/Description:	Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units; and concurrent applications for a rezone from B-1 to RM-15, and a Plat Note Amendment.
Location:	3116 Deer Creek Country Club Blvd (Folio # 484203050010)
Legal Description:	Belle Terre of Deer Creek 108-26 B Parcel A
Size:	4.43 acres (gross) / 4.47 acres (net)
Existing Zoning:	B-1 Business, community
Proposed Zoning:	RM15 Residence, multifamily
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Residential Moderate	RM-15 Residence, Multifamily
East:	Residential Moderate	RM-15 Residence, Multifamily
South:	Residential Low	RM-10 Residence, Multifamily
West:	Commercial	B-1 Business, Community

Applicable Regulations:	Deerfield Beach Land Development Code
Plat Restrictions:	This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
Proposed: units.	This plat is restricted to 43 townhome

Department Comments & Requirements

REQUEST:

- Major Site Plan Approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements, with a request for allocation of forty-three (43) residential flex units;
- Rezone from the B1 "Business, community" zoning district to RM15 "Residence, multifamily" zoning district; and
- Plat Note Amendment to amend the note restricting development as non-residential use, to allow use as "forty-three (43) townhome units."

BACKGROUND:

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant") seeks to develop the 4.47-acre vacant property with forty-three (43) two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool ("Project"). Each townhouse will have three bedrooms, a loft, and the option of a single- or two-car garage.

The property is not within any special design district and does not require a specific color and material scheme. The two-story townhomes are articulated with protruded windows and stucco simulated horizontal siding, with the main façade color being beige, called "City Loft", and accent colors for the stucco on the second floor in a shade of light blue, "Little Boy Blu", and for the stucco simulated horizontal siding on the second floor, a shade of grey, "Mineral Deposit". The materials include stucco, stucco horizontal siding, and shutters to accentuate the second-floor windows.

The Property is within an existing zoning district of a B-1, business community, with a Future Land Use (FLU) designation of Commercial.

As part of the Applicant's request for Major Site Plan, they are seeking a request for rezone to the RM-15 "residence multifamily" zoning district, which will allow 15 dwelling units per acre, allowing for up to 67 residential units. However, the Applicant is seeking a total of 43 units on the subject property, resulting in slightly less than 10 dwelling units per acre. The Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation. The County and City allow residential use in the Commerce/Commercial land use designations, up to 10 acres, with the allocation of "flexibility units" and/or "redevelopment units" provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent municipality land use designation.

The Applicant is also requesting to amend the existing Plat Note, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for "forty-three (43) townhome units."

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed multi-family residential development is allowed in this land use designation. With the allocation of residential flex units. Per section 2.5.1, residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units", provided that total residential uses do not exceed 20% of the land area designated "Commercial".

2. Land Development Requirements: The existing property is zoned B-1, business community, and is requesting a rezoning to RM-15, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a multi-family townhouse development is a permitted use within the RM-15 zoning district, and the proposed development complies with all the zoning requirements for the RM-15, residence multi-family zoning district. The allowable density for this property under RM-15 is 67 units, with the project proposing 43 units. All zoning regulations for RM-15 and parking requirements are met and do not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

   a. *Permitted uses, structures and activities allowed within the zoning category;*

      The proposed Project is a permitted use within the RM-15 zoning district. The district allows for up to 67 units with a density of 15 units/acre; however, the Project is proposing a total of 43 units, slightly less than 10 units/acre. The property is surrounded by townhomes, in an RM-15 zoning district to the North and East. Located to the South and West is a property within the B-2 zoning district, improved with a 3-story office building.

   b. *Building location, dimensions, height and floor area;*

      The Project meets all yard setback regulations for RM-15. The setbacks are as follows:

      - Front setback: Proposed – 25 feet Required – 25 feet
      - Street-Side Setback: Proposed – 50 feet Required – 25 feet
      - Interior Side Setback: Proposed – 57 feet Required – 10 feet*
      - Rear Setback: Proposed – 25 feet Required – 15 feet*

      *Plus one foot for every two feet of building height above 20 feet

The proposed height is 29 feet 8 inches, which is less than the maximum height of 75 feet in the RM-15 zoning district. The Project proposes a lot coverage of 23% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-15 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes gated ingress/egress access to/from the site at Deer Creek Country Club Blvd, with emergency access at the northern access point on DC Country Club Blvd. Internal circulation will provide each unit with an 18 or 20-foot-wide private driveway along with a 1-car or 2-car garage option, giving the possibility of 3 parking spaces at each dwelling. Nine guest parking spaces will be located on the south side of the property adjacent to the community pool. The property requires 108 parking spaces and will provide a total of 109 parking spaces. Each unit will have private garbage receptacles that will be wheeled out to the curb on pickup day.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise, levels, and lighting are anticipated to be compatible with the surrounding residential developments. The project proposes forty-three (43) dwelling units and will not cause greater noise levels than similar residentially zoned developments.
A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-15 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar multi-family residential uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing a 43-unit residential community, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches,*

parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

The Project proposes a fenced-in pool as an amenity. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular multi-family residential activities, such as parking and a patio space for each unit. The proposed pool is located within a fenced-in area with an additional 6-foot chain- link perimeter fence.

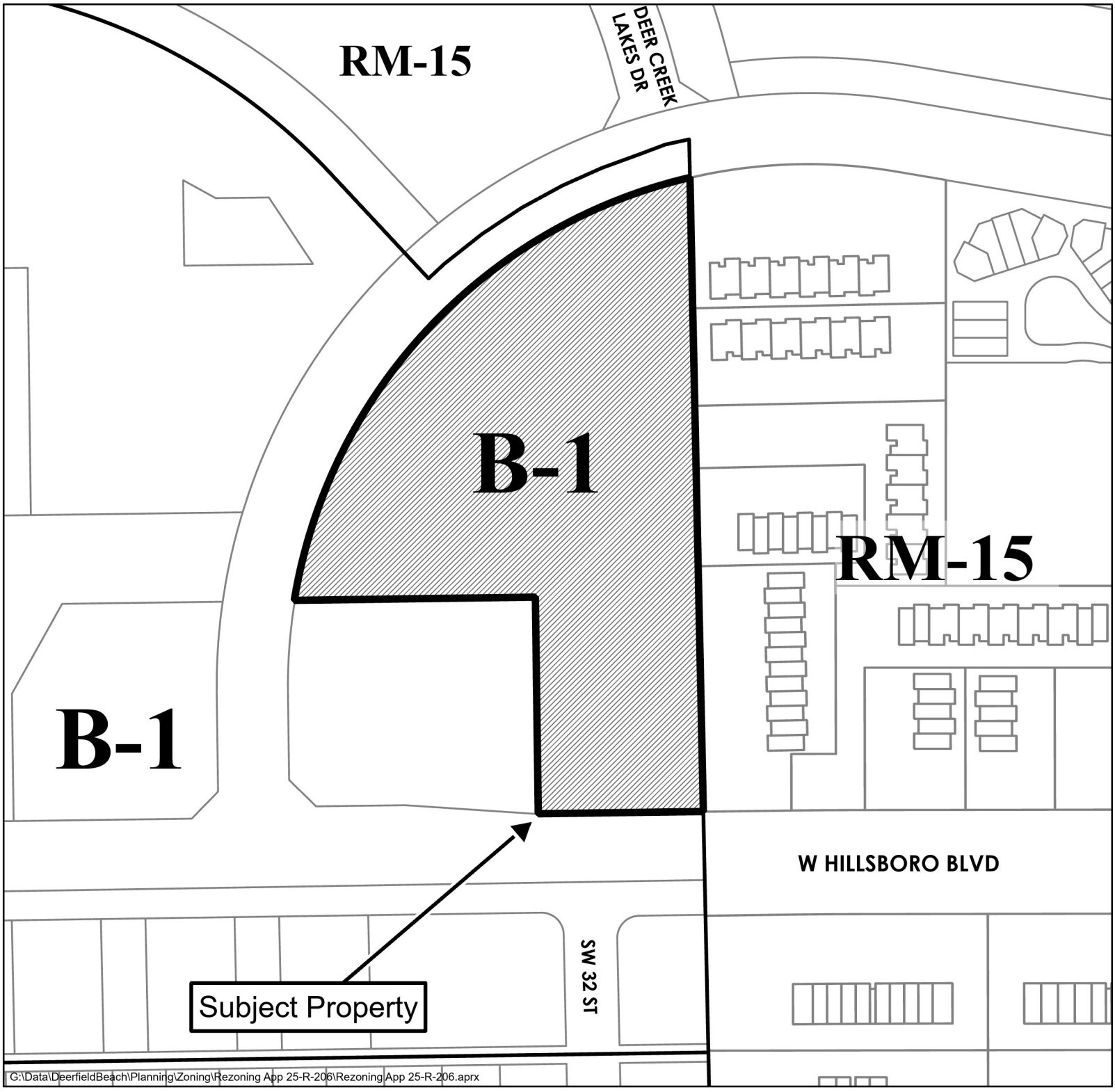
i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-family and multi-family residences within 500 feet. While the project is developing attached, multifamily units, the townhomes will conform with the adjacent multi-family properties within Deer Creek.

SUMMARY:

Staff's review of Major Site Plan application 25-RM15-69, Rezoning application 25-R-206, and Plat Note Amendment 25-P-243 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.



Existing Zoning Map

Rezoning Application 25-R-206

3116 DEER CREEK COUNTRY CLUB BLVD

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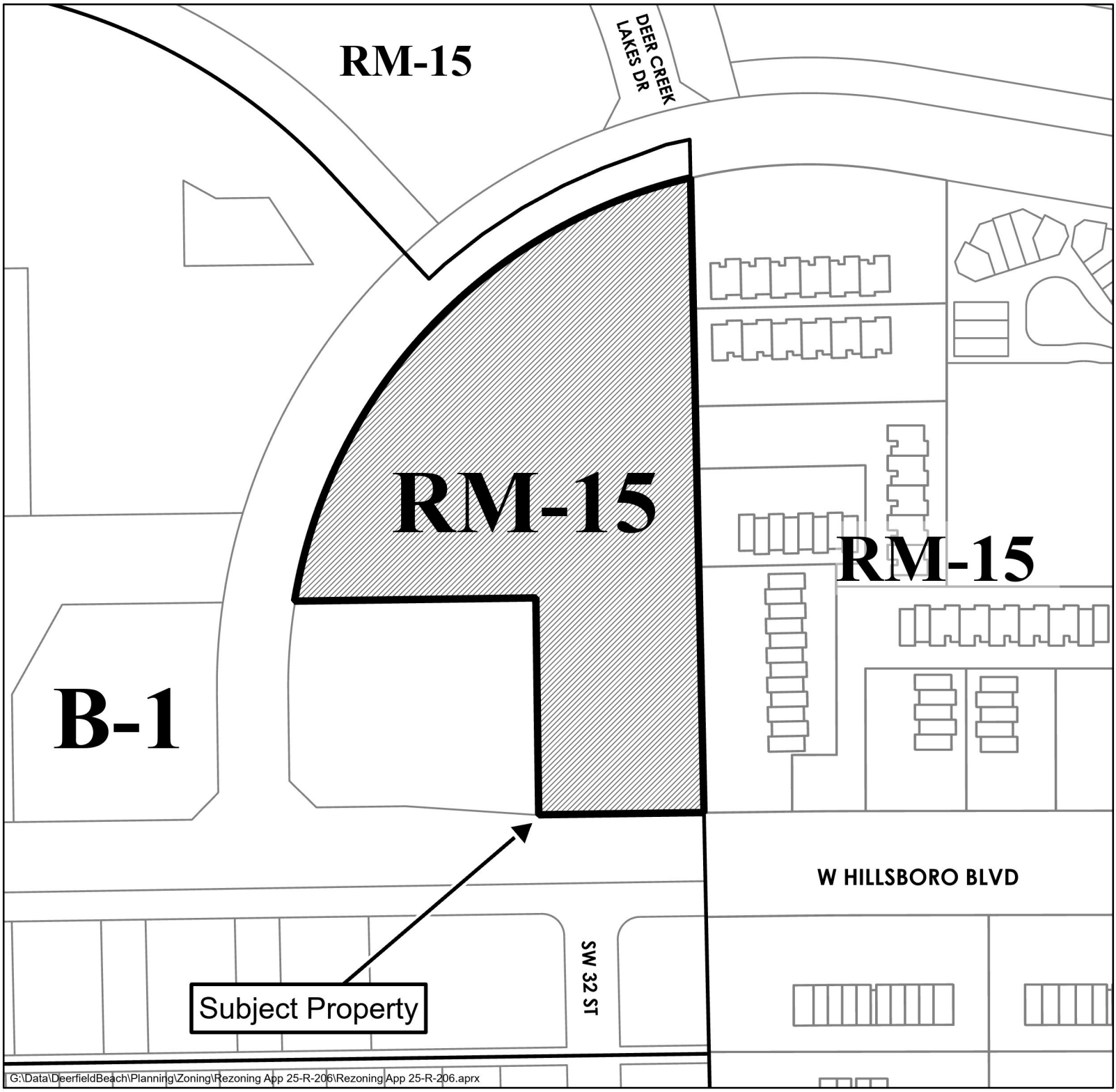
Deerfield Beach
Florida

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas



Proposed Zoning Map

Rezoning Application 25-R-206

3116 DEER CREEK COUNTRY CLUB BLVD

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0 200 Feet

Deerfield Beach
Florida

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

☑ New Site Plan / Site Plan Modification (See Attachment A)	☑ Plat or Plat Note Amendment (See Attachment F)
☐ Community Appearance Board (See Attachment B)	☐ Conditional Use (See Attachment G)
☐ Variance (See Attachment C)	☐ Vacation & Abandonment (See Attachment H)
☐ Technical Deviation (See Attachment D)	☐ ROW Variance (See Attachment I)
☑ Rezoning (See Attachment E)	☐ Sign Variance (See Attachment J)

Project Name: Tides at Deerfield Beach

Property Owner: EDE PROPERTIES, INC.

Applicant (if different from Owner): K. Hovnanian Tides at Deerfield Beach, LLC

Agent (if different from Owner/Applicant): MISKEL BACKMAN LLP

Address of Property: W HILLSBORO BLVD DEERFIELD BEACH FL 33442 (folio 484203050010)

Legal Description of Property (lot, block, tract, subdivision):
BELLE TERRE OF DEER CREEK 108-26 B PARCEL A

Description of Project: Property is currently undeveloped; plan to redevelop the Property with approximately 43 to 45 multifamily residential units.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-1	Future Land Use Category:	Commerce
Existing Use:	Undeveloped	Proposed Use:	Residential Medium
Lot Area (acres):	4.47	Number of Dwelling Units (proposed):	43-45
Sq. Ft. of Structure (existing):	N/A	Sq. Ft. of Structure (proposed):	

Agent Signature:	Sara Thompson	Owner Signature:	
Name Printed:	Sara Thompson, Esq., Miskel Backman LLP	Name Printed:	Dr. Edward Eckert
Address:	14 SE 4th Street, Boca Raton, FL 33432	Address:	2345 W Hillsboro Blvd. #201, Deerfield Beach, FL 33442
Telephone:	561-405-3363	Telephone:	Please contact agent
Email:	sthompson@miskelbackman.com	Email:	Please contact agent

NOTARY PUBLIC STATE OF FLORIDA
DANIEL SINGH
Notary Public - State of Florida
Commission # HH 610767
My Comm. Expires Dec 13, 2028

Daniel Singh

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential		$2000 + $20 / 1000 GFA + $100 (Fire)		**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)		$50		**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)		$1000		**Conditional Use**		$1000 / $300	
Variance (ZASM)		$300					
Sign Variance		$550					
Technical Deviation		$500		**ROW Vacation / Abandonment**		$1,350	
Rezoning		$2000		**Easement Vacation / Abandonment**		$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

PREPARED BY AND RETURN TO:

(3)

Hugh William Perry, Esquire
Gunster, Yoakley, Criser & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive
P.O. Box 4587
West Palm Beach, Florida 33402-4587

157.2472.1
09295.00537

91003716

QUIT-CLAIM DEED

$ 3,360.50 Fee Items 9400 In Broward County for Documentary Stamp Tax as required by law. Deputy

THIS QUIT-CLAIM DEED, executed this 24 day of December, 1990 by CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator ("Grantor"), to EDE PROPERTIES, INC., a Florida corporation ("Grantee), whose postoffice address is 2345 W. Hillsborough Boulevard, Suite 201, Deerfield Beach, Florida 33442, Attention: Edward D. Eckert.

(Wherever used herein terms "Grantor" and "Grantee" 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 Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Parcel "A" of BELLE TERRE OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 26, of the Public Records of Broward County, Florida, LESS AND EXCEPT the road right-of-way for State Road 810 (Hillsboro Boulevard).

TO HAVE AND TO HOLD the 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 whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator

BY:
Its: Assistant Managing Agent, Credit

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

The foregoing instrument was acknowledged before me the 24 day of December, 1990, by H. Ross Ford, the Assistant Managing Agent, Credit of CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator.

Lorraine Wilkowski
NOTARY PUBLIC
My commission expires:

(NOTARIAL SEAL) LORRAINE WILKOWSKI A Notary Public of New Jersey My Commission Expires April 17, 1995

91 JAN 3 PM 12 41

ORB 16508 Pg 0108

Statement of Interest in Property and Authorization to File Petitions

EDE PROPERTIES, INC. ("Owner"), certifies that it is the Owner of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Edward D. Eckert
Print Name

Signature

2345 W Hillsboro Blvd. 201
Address

Deerfield Beach, FL 33442
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26th day of June, 2025, by Edward D. Eckert, as Director of Ede Properties, Inc., who is __ personally known to me or who has produced driver's license as identification and who did take an oath.

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

NOTARY PUBLIC:

Sign: Cynthia Mary DiPonti

Print: Cynthia Mary DiPonti

My Commission Expires: 11/2/2028

Statement of Interest in Property and Authorization to File Petitions

K. Hovnanian Tides at Deerfield Beach, LLC ("Applicant"), certifies that it is the contract purchaser of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Kevin Borkenhagen
Print Name

Signature

3601 Quantum Blvd.
Address

Boynton Beach, FL 33426
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 12 day of June, 2025, by Kevin Borkenhagen, as Division President of K. Hovnanian Tides at Deerfield Beach, LLC, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Liliana Jean

Print: Liliana Jean

My Commission Expires: 10/11/25

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. **Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dr. Edward Eckert, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

6/26/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June, 2025 by Dr. Edward Eckert (Affiant), who is personally known to me or has produced driver's license identification.

My commission expires: 11/2/28

Commission No.: HH 567986

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Cynthia Mary DiPonti
(Signature of Notary Public - State of Florida)

Cynthia Mary DiPonti
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

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1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

11/17/2022 - $1,000 - Michael Hudak Campaign Account

02/21/2023 - $1,000 - Ben Preston Campaign Account

07/22/2024 - $500 - Daniel Shanetzky; 01/10/2025 - $1,000 - Todd Drosky for Mayor Campaign

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Sara Thompson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 7/8/25 Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025 by Sara Thompson (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/28/2028

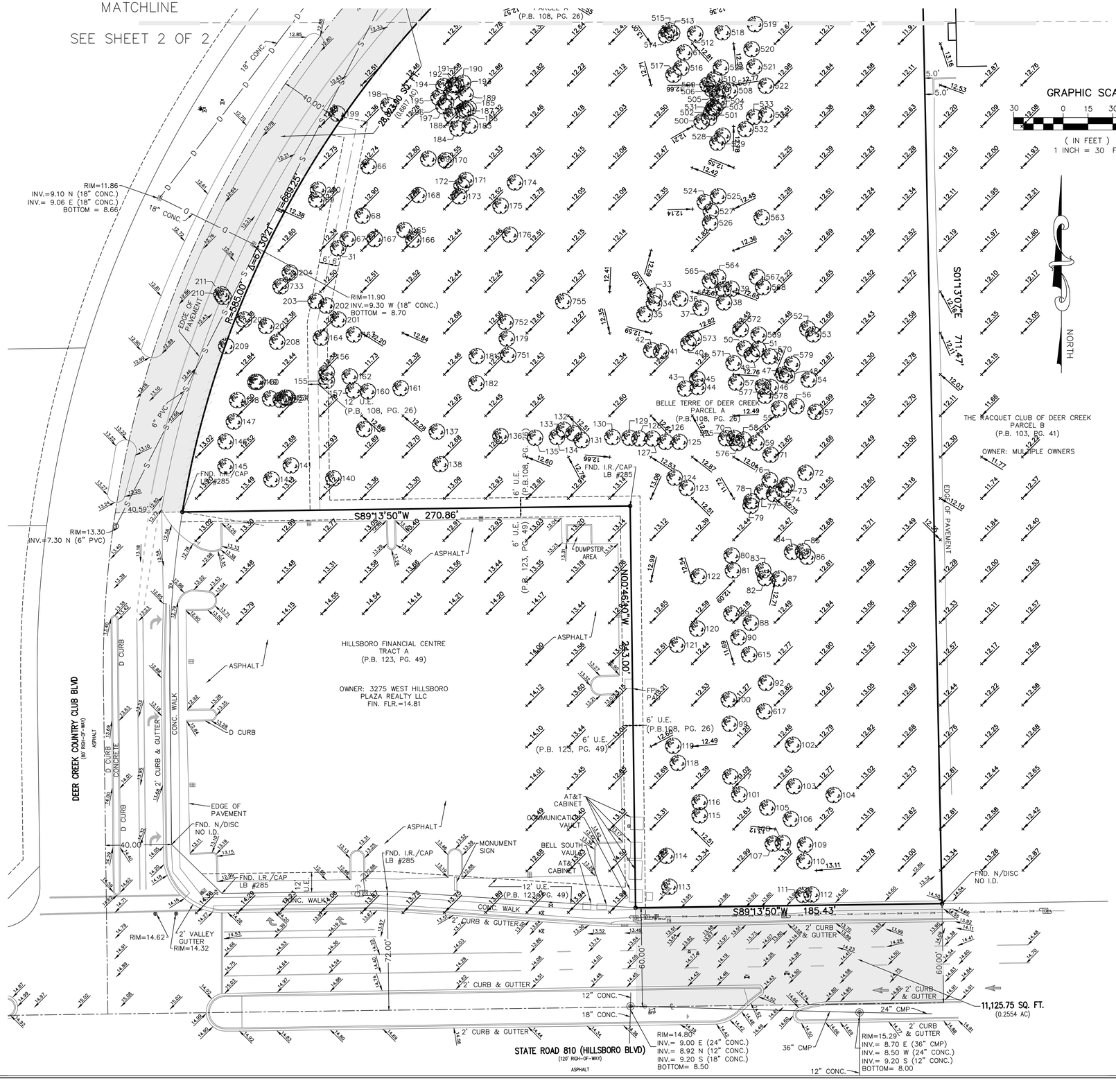
Commission No.: HH 535639

ANGELA LETIZIA
MY COMMISSION # HH 535639
EXPIRES: June 28, 2028

Angela Letizia
(Signature of Notary Public - State of Florida)

Angela Letizia
(Print, Type, or Stamp Commissioned Name of Notary Public)

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

NORTH

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. – COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L. – FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON-VEHICULAR ACCESS LINE (PLAT)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
OHW – OVERHEAD WIRES
– ANCHOR
– WATER METER
RPZ – REDUCED PRESSURE ZONE
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OFFICE FILE NUMBER: FLX1996, DATED: JANUARY 21, 2025.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL A. BEARING S89°13'50"W.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AH" (EL 14'); FLOOD INSURANCE RATE MAP NO. 12011C 0159 J; COMMUNITY NO. 125101; DATE: JULY 31, 2024.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2464. ELEVATION = 12.44' (NAVD 1988).
10. ADDRESS: W HILLSBORO BOULEVARD, DEERFIELD BEACH, FLORIDA 33442.
11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.

DESCRIPTION

PARCEL "A", BELLE TERRE OF DEER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA

CONTAINING
ONSITE: 194,766.40 SQ. FT./4.4712 ACRES, MORE OR LESS.
NW OFFSITE: 28,823.90 SQ. FT./0.6617 ACRES, MORE OR LESS
SE OFFSITE: 11,125.85 SQ. FT./0.2554 ACRES, MORE OR LESS
TOTAL 206,180.64 SQ. FT./4.7332 ARES, MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 10, 2025. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

TO:
K. HOVNANIAN FLORIDA OPERATIONS, LLC;
EASTERN NATIONAL TITLE AGENCY FL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(A), 8, 13, 14, 15, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 8, 2025.

DATE OF PLAT OR MAP: 7/10/2025

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

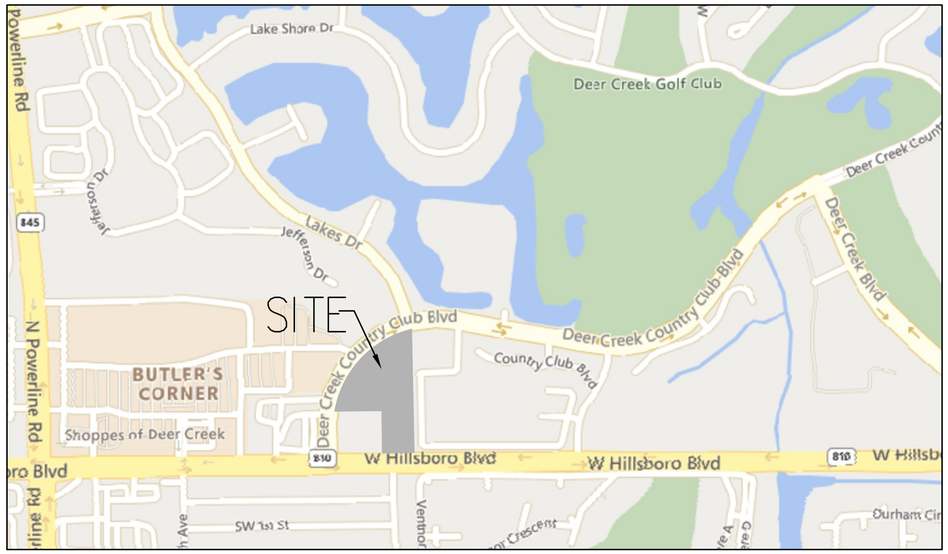
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 1
OF 5 SHEETS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
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– NON–VEHICULAR ACCESS LINE (PLAT)
– WOOD POWER POLE (UNLESS NOTED)

SQ. FT. – SQUARE FEET
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– UNKOWN MANHOLE
– CENTER LINE
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OHW – OVERHEAD WIRES
– ANCHOR
– WATER METER
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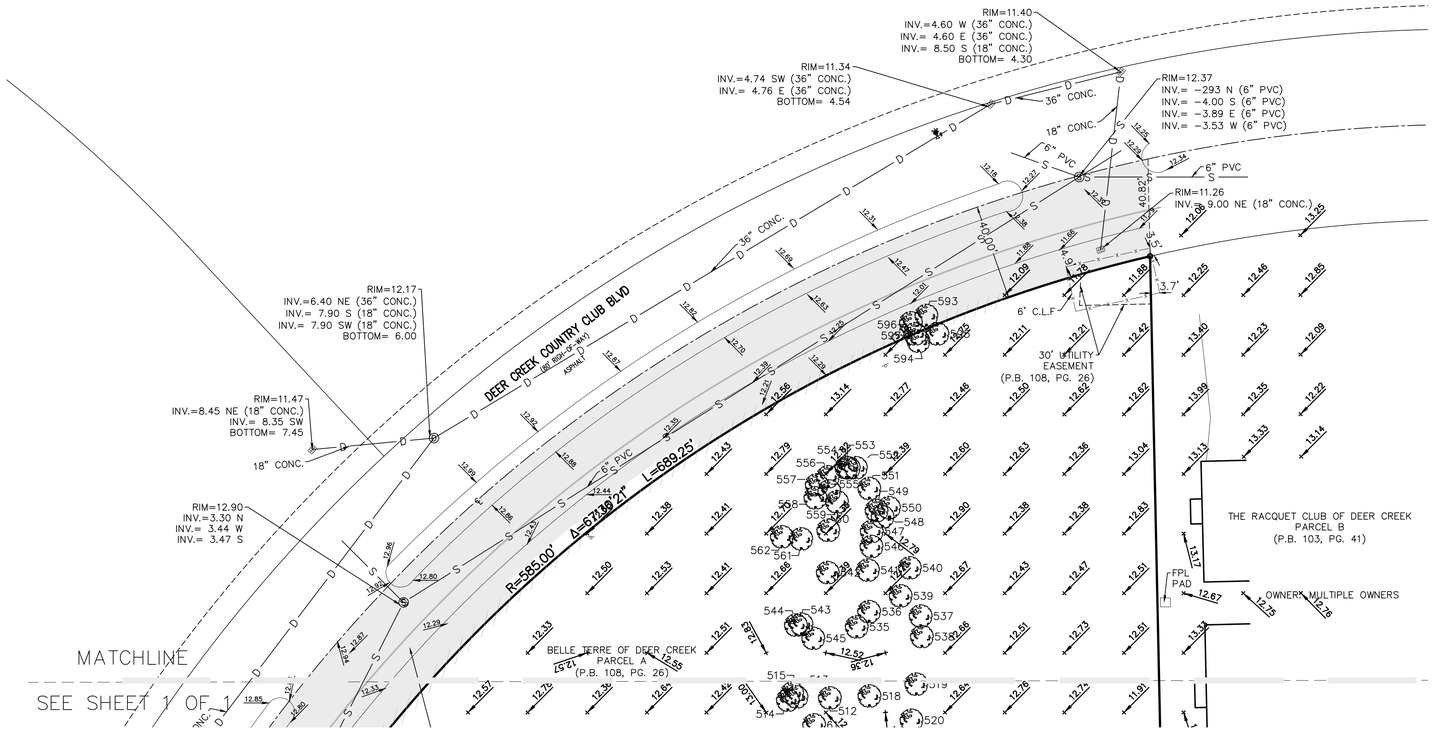
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER.: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – SURVEYING
LANDSCAPE ARCHITECTURE – SUITE 100
7900 GLADES ROAD – 33434
BOCA RATON, FLORIDA
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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

DATE	2/25/2025
DRAWN BY	RFJ
F.B./ PG.	ELEC.
SCALE	1"=30'

JOB #	11333
SHT.NO.	2
	OF 5 SHEETS

TREE TABLE

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	Nuisance Tree per Code
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
3	Live oak	*Quercus virginiana*	3"	30'		8'	84%
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	Nuisance Tree per Code
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	Nuisance Tree per Code
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	Nuisance Tree per Code
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	Nuisance Tree per Code
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	Nuisance Tree per Code
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	Nuisance Tree per Code
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	Nuisance Tree per Code
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	Nuisance Tree per Code
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	Nuisance Tree per Code
15	Ear leaf acacia	*Acacia auriculformis*	3"	15'		8'	Nuisance Tree per Code
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	Nuisance Tree per Code
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	Nuisance Tree per Code
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	Nuisance Tree per Code
20	Ear leaf acacia	*Acacia auriculformis*	14"	45'		35'	Nuisance Tree per Code
21	Live oak	*Quercus virginiana*	6"	25'		18'	85%
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
23	Live oak	*Quercus virginiana*	11"	30'		25'	78%
24	Ear leaf acacia	*Acacia auriculformis*	5"	25'		15'	Nuisance Tree per Code
25	Live oak	*Quercus virginiana*	4"	20'		12'	78%
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	Nuisance Tree per Code
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	Nuisance Tree per Code
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	Nuisance Tree per Code
29	Live oak	*Quercus virginiana*	3"	18'		7'	78%
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	Nuisance Tree per Code
31	Ear leaf acacia	*Acacia auriculformis*	22"	60'		45'	Nuisance Tree per Code
32	Live oak	*Quercus virginiana*	6"	25'		10'	81%
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	Nuisance Tree per Code
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	Nuisance Tree per Code
36	Live oak	*Quercus virginiana*	7"	30'		18'	78%
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	Nuisance Tree per Code
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	Nuisance Tree per Code
43	Live oak	*Quercus virginiana*	13"	30'		20'	78%
44	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	Nuisance Tree per Code
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	Nuisance Tree per Code
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	Nuisance Tree per Code
48	Live oak	*Quercus virginiana*	12"	30'		20'	78%
49	Live oak	*Quercus virginiana*	7"	25'		15'	72%
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	Nuisance Tree per Code
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	Nuisance Tree per Code
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	Nuisance Tree per Code
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	Nuisance Tree per Code
55	Live oak	*Quercus virginiana*	5"	25'		20'	85%
56	Ear leaf acacia	*Acacia auriculformis*	14"	25'		20'	Nuisance Tree per Code
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	Nuisance Tree per Code
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	Nuisance Tree per Code
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	Nuisance Tree per Code
60	Live oak	*Quercus virginiana*	11"	40'		15'	84%
61	Live oak	*Quercus virginiana*	9"	30'		18'	84%
63	Live oak	*Quercus virginiana*	15"	45'		30'	78%
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	Nuisance Tree per Code
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	90%
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	Nuisance Tree per Code
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	Nuisance Tree per Code
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	Nuisance Tree per Code
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	Nuisance Tree per Code
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	Nuisance Tree per Code
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	Nuisance Tree per Code
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	Nuisance Tree per Code
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
75	Live oak	*Quercus virginiana*	12"	30'		20'	78%
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	Nuisance Tree per Code
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	Nuisance Tree per Code
78	Live oak	*Quercus virginiana*	12"	35'		25'	81%
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	Nuisance Tree per Code
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	Nuisance Tree per Code
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	Nuisance Tree per Code
82	Live oak	*Quercus virginiana*	15"	35'		30'	81%
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	Nuisance Tree per Code
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	Nuisance Tree per Code
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	68%
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	78%
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	Nuisance Tree per Code
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	Nuisance Tree per Code
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	Nuisance Tree per Code
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	90%
92	Live oak	*Quercus virginiana*	26"	50'		45'	81%
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	Nuisance Tree per Code
94	Carrotwood	*Cupaniopsis anacardiodes*	7"	18'		20'	Nuisance Tree per Code
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	Nuisance Tree per Code
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	Nuisance Tree per Code
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	Nuisance Tree per Code
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	Nuisance Tree per Code
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	Nuisance Tree per Code
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	Nuisance Tree per Code
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	Nuisance Tree per Code
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	Nuisance Tree per Code
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	Nuisance Tree per Code
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	Nuisance Tree per Code
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	Nuisance Tree per Code
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	Nuisance Tree per Code
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	Nuisance Tree per Code
111	Ear leaf acacia	*Acacia auriculformis*	13"	30'		25'	Nuisance Tree per Code
112	Ear leaf acacia	*Acacia auriculformis*	10"	30'		25'	Nuisance Tree per Code
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	Nuisance Tree per Code
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	Nuisance Tree per Code
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	Nuisance Tree per Code
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	Nuisance Tree per Code
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	Nuisance Tree per Code
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	Nuisance Tree per Code
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	Nuisance Tree per Code
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	Nuisance Tree per Code
124	Live oak	*Quercus virginiana*	11"	40'		25'	81%
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	72%
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	78%
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	68%
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	72%
131	Live oak	*Quercus virginiana*	24"	60'		55'	78%
132	Live oak	*Quercus virginiana*	10"	50'		25'	85%

BY	DATE	REVISIONS
RJF	7/04/2025	ADDED TREES AND CHART
DJH	6/20/2025	ADDED OFFSITE AREAS
RJF	5/30/2025	ADDED SEWER & WATER INFORMATION
DJH	3/10/2025	ADDED TREES

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 3
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
133	Live oak	*Quercus virginiana*	20"	50'		30'	84%
134	Live oak	*Quercus virginiana*	29"	60'		50'	81%
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	Nuisance Tree per Code
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	Nuisance Tree per Code
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	Nuisance Tree per Code
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	Nuisance Tree per Code
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	Nuisance Tree per Code
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'			Nuisance Tree per Code
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	Nuisance Tree per Code
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	Nuisance Tree per Code
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	Nuisance Tree per Code
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	Nuisance Tree per Code
145	Black olive	*Bucida buceras*	8"	30'		20'	81%
146	Black olive	*Bucida buceras*	25"	30'		30'	81%
147	Carrotwood	*Cupaniopsis anacardiodes*	12"	20'		18'	Nuisance Tree per Code
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	Nuisance Tree per Code
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	Nuisance Tree per Code
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	Nuisance Tree per Code
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	81%
152	Black olive	*Bucida buceras*	5"	25'		18'	81%
153	Black olive	*Bucida buceras*	8"	30'		20'	78%
154	Black olive	*Bucida buceras*	10"	30'		25'	78%
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	Nuisance Tree per Code
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	Nuisance Tree per Code
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	Nuisance Tree per Code
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	Nuisance Tree per Code
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	Nuisance Tree per Code
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	Nuisance Tree per Code
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	Nuisance Tree per Code
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	Nuisance Tree per Code
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	Nuisance Tree per Code
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	Nuisance Tree per Code
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	Nuisance Tree per Code
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	Nuisance Tree per Code
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	Nuisance Tree per Code
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	Nuisance Tree per Code
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	Nuisance Tree per Code
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	Nuisance Tree per Code
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	Nuisance Tree per Code
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	Nuisance Tree per Code
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	Nuisance Tree per Code
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	Nuisance Tree per Code
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	Nuisance Tree per Code
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	Nuisance Tree per Code
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	Nuisance Tree per Code
183	Live oak	*Quercus virginiana*	17"	55'		45'	81%
184	Live oak	*Quercus virginiana*	14"	50'		18'	81%
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	Nuisance Tree per Code
186	Live oak	*Quercus virginiana*	15"	55'		35'	81%
187	Live oak	*Quercus virginiana*	7"	30'		20'	72%
188	Live oak	*Quercus virginiana*	30"	55'		40'	81%
189	Live oak	*Quercus virginiana*	17"	55'		30'	81%
190	Live oak	*Quercus virginiana*	18"	50'		35'	81%
191	Live oak	*Quercus virginiana*	4"	25'		15'	68%
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
193	Live oak	*Quercus virginiana*	14"	40'		35'	81%
194	Live oak	*Quercus virginiana*	4"	20'		13'	78%
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	Nuisance Tree per Code
196	Java plum	*Syzygium cumin*	3"	30'		20'	84%
197	Live oak	*Quercus virginiana*	4"	15'		5'	40%
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	Nuisance Tree per Code
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	Nuisance Tree per Code
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	Nuisance Tree per Code
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	Nuisance Tree per Code
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	Nuisance Tree per Code
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	Nuisance Tree per Code
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	Nuisance Tree per Code
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	Nuisance Tree per Code
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
210	Black olive	*Bucida buceras*	8"	25'		18'	81%
211	Black olive	*Bucida buceras*	4"	20'		15'	78%
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	81%
501	Live oak	*Quercus virginiana*	17"	45'		30'	85%

ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 4
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
502	Live oak	*Quercus virginiana*	10"	40'		18'	78%
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	78%
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	72%
505	Live oak	*Quercus virginiana*	13"	50'		30'	81%
506	Sabal palm	*Sabal palmetto*	8"	22'	15'		90%
507	Live oak	*Quercus virginiana*	5"	35'		8'	84%
508	Live oak	*Quercus virginiana*	12"	35'		12'	84%
509	Live oak	*Quercus virginiana*	8"	35'		12'	84%
510	Live oak	*Quercus virginiana*	21"	40'		45'	84%
512	Live oak	*Quercus virginiana*	12"	45'		25'	84%
513	Live oak	*Quercus virginiana*	11"	45'		20'	84%
514	Live oak	*Quercus virginiana*	8"	35'		12'	84%
515	Live oak	*Quercus virginiana*	7"	25'		20'	84%
516	Live oak	*Quercus virginiana*	3"	15'		10'	84%
517	Live oak	*Quercus virginiana*	3"	18'		12'	78%
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	84%
519	Live oak	*Quercus virginiana*	10"	30'		30'	84%
520	Live oak	*Quercus virginiana*	7"	35'		20'	84%
521	Live oak	*Quercus virginiana*	9"	30'		15'	84%
522	Live oak	*Quercus virginiana*	3"	18'		8'	85%
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	Nuisance Tree per Code
524	Live oak	*Quercus virginiana*	8"	35'		18'	72%
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	72%
526	Live oak	*Quercus virginiana*	5"	20'		16'	68%
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	72%
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	81%
529	Live oak	*Quercus virginiana*	18"	45'		30'	81%
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	68%
532	Live oak	*Quercus virginiana*	5"	25'		15'	78%
533	Live oak	*Quercus virginiana*	5"	25'		10'	50%
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	Nuisance Tree per Code
536	Live oak	*Quercus virginiana*	11"	45'		20'	90%
537	Live oak	*Quercus virginiana*	17"	35'		30'	85%
538	Live oak	*Quercus virginiana*	4"	20'		10'	85%
539	Live oak	*Quercus virginiana*	3"	20'		20'	85%
540	Live oak	*Quercus virginiana*	22"	50'		35'	84%
541	Live oak	*Quercus virginiana*	10"	45'		15'	84%
542	Live oak	*Quercus virginiana*	26"	50'		45'	84%

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
543	Live oak	*Quercus virginiana*	8"	40'		15'	84%
544	Live oak	*Quercus virginiana*	7"	35'		15'	84%
545	Live oak	*Quercus virginiana*	7"	40'		20'	81%
546	Live oak	*Quercus virginiana*	13"	45'		30'	84%
547	Live oak	*Quercus virginiana*	18"	50'		45'	84%
548	Live oak	*Quercus virginiana*	8"	30'		30'	84%
549	Live oak	*Quercus virginiana*	13"	45'		30'	84%
550	Live oak	*Quercus virginiana*	6"	25'		25'	84%
551	Live oak	*Quercus virginiana*	25"	45'		35'	84%
552	Live oak	*Quercus virginiana*	25"	45'		30'	78%
553	Live oak	*Quercus virginiana*	9"	35'		20'	85%
554	Live oak	*Quercus virginiana*	4"	15'		5'	78%
555	Live oak	*Quercus virginiana*	14"	45'		30'	84%
556	Live oak	*Quercus virginiana*	12"	25'		15'	85%
557	Live oak	*Quercus virginiana*	6"	35'		8'	78%
558	Live oak	*Quercus virginiana*	15"	40'		25'	84%
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	84%
561	Live oak	*Quercus virginiana*	15"	50'		40'	84%
562	Live oak	*Quercus virginiana*	4"	15'		10'	85%
563	Ear leaf acacia	*Acacia auriculformis*	15"	35'		25'	Nuisance Tree per Code
564	Live oak	*Quercus virginiana*	11"	40'		25'	85%
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	Nuisance Tree per Code
566	Live oak	*Quercus virginiana*	12"	40'		25'	78%
567	Live oak	*Quercus virginiana*	13"	40'		30'	78%
568	Ear leaf acacia	*Acacia auriculformis*	17"	40'		25'	Nuisance Tree per Code
569	Live oak	*Quercus virginiana*	11"	40'		25'	78%
570	Live oak	*Quercus virginiana*	8"	30'		18'	72%
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	78%
572	Live oak	*Quercus virginiana*	19"	40'		30'	78%
573	Live oak	*Quercus virginiana*	17"	40'		30'	78%
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'		90%
576	Live oak	*Quercus virginiana*	16"	45'		40'	78%
577	Live oak	*Quercus virginiana*	7"	30'		15'	72%
578	Live oak	*Quercus virginiana*	22"	50'		45'	81%
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%

	DATE	BY
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	5/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
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DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 5
OF 5 SHEETS

For Office Use Only
Application No.: _____
Submittal Date: _____

ATTACHMENT E
APPLICATION FOR REZONING

Pursuant to Code Section 98-12.

COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

An application must be deemed complete and in compliance with the Land Development Code by Staff prior to the items being scheduled for public hearing.

REQUIRED SUBMITTALS

All of the following must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A)*:

☐ **Complete Application** *(Including Development Plan Application Form)*

☐ **Application Processing Fee** (*See fee schedule*)

☐ **Proof of Ownership** from the property owner. If the owner cannot be verified through the Broward County Tax Roll, a copy of either the recorded warranty deed, valid purchase contract, or a signed and notarized letter from the owner of record must be submitted with this application.

☐ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.

☐ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.

☐ **(2) 24"x 36" and (1) 11"x 17" Copies of Current & Up-to-Date Boundary Survey** meeting the requirements of Code Section 98-13(8)(b).

☐ **One (1) Digital CD** of required submittals listed above must be provided.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT A SPECIFIC STATEMENT IN RESPONSE TO EACH OF THE REQUIREMENTS ON THE FOLLOWING PAGES

A. PROPOSED REZONING

Current Zoning District(s): B-1 Proposed Zoning District(s): RM-15

Site Area (Gross Acres): 4.73

Is this request in connection to a Development Plan Application? ■ Yes ☐ No

Reason for the requested rezoning: The current zoning districtis intended to establish selected commercial activities in a manner consistent with any surrounding uses and districts on parcels designated for commercial development in the City's Comprehensive Plan. The City's RM-15, Multifamily Residence, zoning district appears to be most appropriate for the proposed Project and would be consistent with the density proposed for the Project and the zoning applied to adjacent parcels.

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B. DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA

(Attach additional page(s) if more space is needed).

The burden of proving that all of the requirements are met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.

1. That the petition for a change of zoning will not result in spot zoning or contract zoning:

The proposed rezoning will not result in spot zoning. Spot zoning is typically defined as a zoning that occurs on a relatively small parcel and is out of character with the zoning of the surrounding area. In this case, the Property is surrounded by a mix of uses, including single-family homes and apartments to the south and additional apartments to the north and east. In fact, the properties to the north and east are zoned RM-15, which is consistent with the proposed zoning. Additionally, just west of the Property are several major commercial destinations, a Super Target, Sprouts Market, and the Deerfield Mall, all within walking distance. The area also includes numerous restaurants (both sit-down and fast casual), medical offices, and religious institutions. This mix of nearby residential and non-residential uses makes the Property well-suited for residential development and supports its role in creating a vibrant, walkable live-work-play environment.

2. That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:

Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.

Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.

Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new urban development into areas where necessary regional and community facilities and services exist.

Goal FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups,promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.

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3. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:

Conditions have substantially changed since the Property was classified B-1 on the City's Zoning Map. Since the time the current commercial zoning was established, the area surrounding the Property has experienced substantial change. The Property is located along a major thoroughfare, which has evolved to support a dynamic mix of uses, including residential neighborhoods, shopping centers like Super Target, Sprouts Market, and the Deerfield Mall, as well as numerous restaurants, medical offices, and religious institutions. The continued development of both residential and commercial uses in close proximity reflects a shift toward a more integrated, mixed-use environment. The proposed rezoning would align the Property with this evolution and support the area's role as a walkable, livable corridor that balances housing, services, and employment opportunities.

4. That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:

The proposed change will not adversely affect residential living conditions in the adjacent or nearby communities. The multifamily developments directly abutting the Property are already zoned RM-15, consistent with the proposed zoning. The single-family homes to the south are buffered by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center, providing both physical and visual separation from the Project. Additionally, the proposed development consists of only 43 townhomes, which is 24 units below the maximum density permitted under the RM-15 zoning district. This lower density helps ensure compatibility with surrounding residential uses and minimizes potential impacts on nearby neighborhoods.

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5. That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning*:*

The proposed change is compatible with the existing developments and zoning within 500 feet of the Property. To the north and east, the adjacent properties are developed with multifamily residential uses and are zoned RM-15, consistent with the proposed zoning. To the south, single-family homes are separated from the Property by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center that provides an additional buffer. To the west, the area includes a mix of regional commercial uses such as a Super Target, Sprouts Market, and the Deerfield Mall. The proposed 43-unit townhome development is residential in nature and designed at a lower density than what is permitted under the RM-15 district. The proposed zoning and development are in harmony with the existing land use pattern and will complement the character of the surrounding neighborhood.

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Tides at Deerfield
Rezoning Narrative
July 11, 2025

K. Hovnanian Tides at Deerfield Beach LLC ("Applicant") is the contract purchaser of the +/- 4.47 acre property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-1, Community Business, and a land use designation of Commercial. The Property is currently vacant, and the Applicant proposes to develop it with a 43-unit townhome community ("Project"). To develop the Project as proposed, the Applicant is requesting to rezone the Property from B-1 to RM-15 (Multifamily Residence). In conjunction with the rezoning, the Applicant is also seeking site plan approval, a plat note amendment, and an allocation of residential flex units.

The proposed Project thoughtfully utilizes a currently vacant site to provide a well-designed, 43-unit townhome community that fits seamlessly into the existing neighborhood. This Project supports the creation of a balanced, walkable environment by adding residential options close to commercial amenities and services. Its scale and design respect the surrounding uses, helping to enhance the overall character of the area while meeting the City's growing housing needs. The development incorporates thoughtful site planning and architectural features that complement the neighborhood's existing style, ensuring a cohesive and attractive residential addition to the area.

As stated above, in order to develop the proposed Project, the Applicant is requesting to rezone the Property from Community Business (B-1) to Multi-Family Residence (RM-15). The Applicant is in compliance with all five (5) criteria standards, as provided below:

1. **That the petition for a change of zoning will not result in spot zoning or contract zoning:**
   The proposed rezoning will not result in spot zoning. Spot zoning is typically defined as a zoning that occurs on a relatively small parcel and is out of character with the zoning of the surrounding area. In this case, the Property is surrounded by a mix of uses, including single-family homes and apartments to the south and additional apartments to the north and east. In fact, the properties to the north and east are zoned RM-15, which is consistent with the proposed zoning. Additionally, just west of the Property are several major commercial destinations, a Super Target, Sprouts

Market, and the Deerfield Mall, all within walking distance. The area also includes numerous restaurants (both sit-down and fast casual), medical offices, and religious institutions. This mix of nearby residential and non-residential uses makes the Property well-suited for residential development and supports its role in creating a vibrant, walkable live-work-play environment.

2. **That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:**
   The proposed rezoning to RM-15 is consistent with several goals, objectives, and policies of the City's Comprehensive Plan as detailed below:

   Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.
   The proposed townhouse development will diversify the housing opportunities for the City residents and refresh the housing stock.

   Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.
   As demonstrated, adequate public services and facilities currently exist to serve the proposed new development.

   Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new urban development into areas where necessary regional and community facilities and services exist.
   The Property is currently vacant within an urban area of the City where regional and community facilities and services already exist.

   Goal FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups, promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.
   The Property is currently vacant. Redevelopment of the Property into a new townhouse community will bring a different housing type into the area and provide increased housing options to the residents of the City of Deerfield Beach.

3. **That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:**
   Conditions have substantially changed since the Property was classified B-1 on the City's Zoning Map. Since the time the current commercial zoning was established, the area surrounding the Property has experienced substantial change. The Property is located along a major thoroughfare, which has evolved to support a dynamic mix of uses, including residential neighborhoods, shopping centers like Super Target, Sprouts Market, and the Deerfield Mall, as well as numerous restaurants, medical offices, and religious institutions. The continued development of both residential and commercial uses in close proximity reflects a shift toward a more integrated, mixed-use environment. The proposed rezoning would align the Property with this evolution and support the area's role as a walkable, livable corridor that balances housing, services, and employment opportunities.

4. **That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:**
   The proposed change will not adversely affect residential living conditions in the adjacent or nearby communities. The multifamily developments directly abutting the Property are already zoned RM-15, consistent with the proposed zoning. The single-family homes to the south are buffered by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center, providing both physical and visual separation from the Project. Additionally, the proposed development consists of only 43 townhomes, which is 24 units below the maximum density permitted under the RM-15 zoning district. This lower density helps ensure compatibility with surrounding residential uses and minimizes potential impacts on nearby neighborhoods.

5. **That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning:**
   The proposed change is compatible with the existing developments and zoning within 500 feet of the Property. To the north and east, the adjacent properties are developed with multifamily residential uses and are zoned RM-15, consistent with the proposed zoning. To the south, single-family homes are separated from the Property by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center that provides an additional buffer. To the west, the area includes a mix of regional commercial uses such as a Super Target, Sprouts Market, and the Deerfield Mall. The proposed 43-unit townhome development is residential in nature and designed at a lower density than what is permitted under the RM-15 district. The proposed zoning

and development are in harmony with the existing land use pattern and will complement the character of the surrounding neighborhood.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach**	**Application No.:**	**25-RM15-69**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Club Blvd**
Department/Division:	**Planning and Development**		
Position:	**Planner II**		
Date of Review:	**February 12, 2026**		
Submittal No.:	**3**		

Future submittals will not be accepted if they are not in the required sheet order and/or missing sheets. Refer to comment B2 regarding sheet order.

A.	**GENERAL COMMENTS:**
1.	The Project coordinator, Emily Cortez, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
1a.	Comment acknowledged.
2.	The initial site plan application fee includes the first review plus two resubmittals. Per Section 98-13(b)(4) and as provided in the City's fee schedule (Resolution 2018/194), any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee to be submitted for each submittal thereafter, which will be $759.
2a.	Comment acknowledged.
3.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
3a.	Comment acknowledged.
4.	Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety and Parks. Payment of these fees are due at the time of Building permit submittal. Please note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete. 1. Fire Rescue $6,241.45 2. Police $2,761.03

	3. Parks $44,290
4a.	Comment acknowledged.
5.	Applicants are required to compensate the city for any costs associated for reviews made by a City consultant for items such as traffic and noise. The Certificate of Concurrency Letter shall not be issued until all associated fees are paid.
5a.	Comment acknowledged.
6.	This property is subject to Broward County transportation concurrency approval, based on the level of development intensity shown on the plat for this site. At this time, the applicant is advised to verify with Broward County whether an amendment to the restrictive note on the plat is required. Plat note amendments also require City approval pursuant to subsection 98-17 of the Land Development Code. The issuance of building permits may be delayed until such requirements are satisfied.
6a.	Comment acknowledged.
7.	Contact Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org for the issuance of the Transportation Concurrency Certificate and Environmental Certificate.
7a.	Comment acknowledged.
8.	Contact Broward County Resilient Environment Department, Environmental Engineering and Permitting (954-519-1483 and EEPD@broward.org) to determine if there are any jurisdictional wetlands that need to be mitigated or provide proof of prior mitigation.
8a.	Comment acknowledged.
9.	Provide evidence that the wording of the plat note amendment, as submitted in this application, meets approval form Broward County Urban Planning Division.
9a.	Comment acknowledged.
10.	As of February 1, 2008, the Public-School Impact Application (PSIA) must be submitted to the School Board of Broward County for developments that are required to submit to the School District. Evidence of submittal of the PSIA is required prior to submittal of a development application with a residential component to the City. Be advised that the Broward County School District will not accept any development application that does not include the attached form and the appropriate application fee. The form is available at http://www.broward.k12.fl.us/propertymgmt/#GrouthMgnt. If you have any questions, contact Chris Akagbosu at 754-321-8352. A copy of the school capacity availability determination (SCAD) letter from the School Board of Broward County must be submitted to the Planning and Development Services Department prior to City Commission approval of a site plan for a residential development. Please note that school capacity availability determination has a six-month expiration period. An updated copy of the determination letter will be required prior to City Commission approval.
10a.	Comment acknowledged.
11.	Community Meeting - Prior to being scheduled for a public hearing, the Applicant is encouraged to hold its own meeting with the surrounding community to explain the proposed project and seek feedback. At a minimum, the applicant should invite all

	properties within 500 feet of the subject site. If a meeting is held, please provide Planning and Development Services staff with the meeting details for record on the file.
11a.	Comment acknowledged.
12.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.
12a.	Comment acknowledged.
13.	Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist.
13a.	Comment acknowledged.
14.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
14a.	Comment acknowledged.
15.	A cost recovery deposit for XXXX (traffic, legal, noise) services is required to be paid by the Applicant per Ch.98, Art. VII of the Deerfield Beach Land Development Code. The amount of the deposit will be provided under separate cover. The deposit is to be made payable to the City of Deerfield Beach. Payment is required prior to the next review or the submittal will be considered incomplete. For the entirety of the project, the applicant must have a positive balance of not less than $300.00 in their cost recovery account. At any time, the applicant's account is below this amount, the applicant will be required to deposit additional funds as needed.
15a.	Comment acknowledged.
16.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
16a.	Comment acknowledged.
17.	A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department.
17a.	Comment acknowledged.
18.	Per Section 98-14(j), Expiration or extension of site plan approval. A site plan approval shall expire 18 months following the date of approval unless a building permit for a principal building as required by the Florida Building Code, has been issued to the applicant and kept in force so that work is proceeding towards a

	completion of the site and project in a commercially reasonable time.
18a.	Comment acknowledged.
19.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
19a.	Comment acknowledged.
20.	Are these fee-simple/for sale townhome units? If so, each unit must indicate a building number and unit number. Fee-simple homes will require individual surveys at time of Certificate of Occupancy.
20a.	Comment addressed.

B.	**APPLICATION:**
1.	Per Section 98-13(b)(8) all pages must be signed and sealed as well as being consistently scaled using a measurement found on a civil engineer's scale. The provided site plan, landscape plan, and irrigation plan do not have a consistent scale. Choose either 1" = 40' or 1" = 20'.
1a.	Comment addressed.
2.	Per Section 98-13(b)(8), The applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Site Plan, Site Plan Details (as needed), Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan. We require stapled sets in the above sheet order. We do not need renderings until we are ready for Community Appearance Board.
2a.	Comment addressed.
3.	Per Section 98-13(8)(j) The attached document titled Conceptual Engineering Plan are advisory comments and shall be addressed upon submittal of the engineering permit. Applicant must not resubmit conceptual engineering plan sets or address these comments during the DRC process.
3a.	Comment acknowledged.
4.	Per Section 98-13(b)(7) Provide a receipt from the district showing that a Public-School Impact Application (PSIA) has been accepted for the application.
4a.	Comment addressed.
5.	Be sure that all sheets are facing the same orientation.
5a.	Comment addressed.
6.	While its less than 500 trips, entrance and exit are in line with the existing west entrance and exit creating a 4-way intersection. As the newly proposed intersection will be within an approximate 275 feet from Hillsboro Blvd and the proposed NVAL location, per section 98-17(2), a site-specific traffic study will be required to show the impact upon Deer Creek (DC) Country Club Blvd. Additionally, staff has concerns that a vehicle heading left or straight on DC Country Club Blvd will not have the appropriate space between the road and the median for a midsection stall.
6a.	Comment addressed.
7.	Consider expanding the dedicated right turn only lane that conflicts with existing bike lane. Offsite improvements may be needed.

7a.	Comment acknowledged, see response to comments.
8.	Prior to the resubmittal, a traffic methodology letter must be submitted.
8a.	Comment addressed.

C.

	COVERPAGE:
1.	Provide a cover page.
1a.	Comment addressed.
2.	Per Section 98-13(8)(a)(1) Provide the name of project, address and folio number.
2a.	Comment addressed.
3.	Per Section 98-13(8(a)(2) Provide the project description and scope of work.
3a.	Comment addressed.
4.	Per Section 98-13(8)(a)(3) Provide a location map showing adjacent land use and zoning and all curbs and median cuts within 300 feet.
4a.	Comment not addressed. In addition to the location, provide adjacent land use and zoning and all curbs and medians cuts within 300 feet.
4b.	Comment addressed.
5.	Per Section 98-13(8)(a)(4) Provide a table of contents.
5a.	Comment addressed.
6.	Per Section 98-13(8)(a)(5) Provide contact information of the applicant, property owner, and architect/engineer of record.
6a.	Comment partially addressed. Provide a main phone number or email.
6b.	Comment addressed.
7.	Per Section 98-13(8)(a)(6) Provide the revision date.
7a.	Comment addressed.

D.

	SURVEY:
1.	No comments.

E.

	SITE PLAN:
1.	Per Section 98-88(e), Minimum width of an aisle designed and intended for maneuvering of an automobile into a parking space, shall be in conformance with Schedule C. Standard driveway aisles are a minimum of 24' wide. The site plan proposes the use of the gutters to contribute to the driveway aisle and resident driveways, that is not permitted. Are you requesting a variance?
1a.	Comment addressed.
2.	If 3-bedroom units are being proposed, the driveway must accommodate for 2 parking spaces and the garage for the additional parking with a minimum width of 18 feet.
2a.	Comment addressed.
3.	Per Section 98-88(n), residential compact spaces may be provided in an amount not to exceed 75 percent of the total parking spaces provided on the site. Provide a table for the parking spaces and the sizes for guest parking.
3a.	Comment addressed.
4.	Per Section 98-88(n), Standard and compact parking spaces shall meet the

	requirements of Schedule C for size and configuration for guest parking.
4a.	Comment addressed.
5.	Per Schedule C, all spaces shall be provided with concrete wheel stops or extruded curbing placed 30 inches from the edge of the pavement for guest parking.
5a.	Comment addressed.
6.	Provide the measurement for the guest parking spaces measured from the sidewalk curb. Overhang onto the sidewalk is not permitted.
6a.	Comment addressed.
7.	Per Section 98-13(8)(c)(4) Provide existing and proposed ground mounted electrical and mechanical equipment and screening. Where is the pool equipment being located? Where are the A/C units? On the roof or ground?
7a.	Comment addressed.
8.	Per Section 98-13(8)(c)(5) Provide proposed fences and walls, including location, construction material, dimensions, setbacks, and height. What is the proposed height for the fences? Provide details of all types of fencing/walls being proposed,
8a.	Comments addressed.
9.	Per Section 98-13(8)(c)(7) Provide existing and proposed light pole locations.
9a.	Comment addressed.
10.	Per Section 98-13(8)(c)(9) Provide dumpster locations and detail for both trash and recycling showing required screening. Will it be dumpster enclosures or private bins?
10a.	Comment addressed.
11.	Per Section 98-13(8)(c)(11) Provide location of ADA compliant access to the rights-of-way.
11a.	Comment addressed.
12.	Per Section 98-13(8)(c)(13) Provide the location of all existing and proposed fire hydrants, if any.
12a.	Comment addressed.
13.	Per Section 98-13(8)(c)(15) Provide the location of all existing and proposed above ground and below ground storage tanks, if any.
13a.	Comment addressed.
14.	Per Section 98-13(8)(c)(16) The site data table is missing the following information: • Gross and net acreage of total site: Gross includes ½ of the right-of-way, Gross should be 4.73 per the survey, should just be a typo on the site plan data table. • Total percentage of landscaped open space: is the landscaping within the townhomes included in the overall landscape percentage? Provide • Existing and proposed land uses and zoning designations: Rezoning application is requesting RM-15 and site plan shows RM-10 regulations. • Square footage of all existing and proposed uses • Minimum building setback to all property lines (existing, required and proposed): The proposed entry way, Deer Creek Country Club Blvd, is considered the front yard, the entire curve. The rear is the east property line bordering multiple properties. The street side is bordering W Hillsboro Blvd. The 2 interior sides are bordering the property at 3275 W Hillsboro Blvd. • Provide a setback table for each (8-unit and 9- unit) townhomes from their property lines. • Total number of access spaces (existing, required, and proposed), including compact spaces: The parking ratio for 3 bedrooms is 2.5 for each unit, not

	2 spaces per unit and .50 for guests. Guests' spaces are encouraged but not required. Break it down Fix the site data tables to show RM-15 dimensional regulations and not RM-10.
14a.	Comment partially addressed. Provide a setback table for each (8-unit and 9- unit) townhomes from their property lines.
14b.	Comment addressed.
15.	Per Section 98-13(8)(c)(10) Provide proposed location and elevations of wall sign areas and ground sign locations. The setback of the monument sign is determined by the size of the sign per sec 102-8.
15a.	Comment addressed.
16.	The site data table states the proposed zoning designation is RM-10 however, the rezoning application is requesting RM-15. Be consistent.
16a.	Comment addressed.
17.	The driveway for the unit in the NE corner is too close to the gates. It may pose a problem getting in and out of the driveway. It is recommended to have a minimum 5' setback.
17a.	Comment addressed.
18.	Concrete wall at the SW corner cannot be within the landscape buffer.
18a.	Comment addressed.
19.	Provide detail of entrance and exit gates.
19a.	Comment addressed.
20.	Walkways appear to be in the middle of the dividing lines for each townhome.
20a.	Comment addressed.
21.	If providing fences for each unit, they must provide a gate for fire emergency.
21a.	Comment acknowledged.
22.	It appears the only mail kiosk is adjacent to the pool and cabana, which does not provide for sufficient parking for pick-up of mail, is one mail kiosk sufficient for 43 dwelling units?
22a.	Comment addressed.
23.	Show adjacent property to see if the proposed entrance aligns with the existing entrance/exit across the street.
23a.	Comment addressed.
24.	Provide the setback dimensions from the edge of patio cover to the rear property line.
24a.	Comment addressed.

F.

ELEVATIONS:	
1.	Per Section 98-13(8)(d)(1) Provide scale drawing illustrating all elevations of all principal and accessory buildings and structures, including height, dimensions, color, surface materials and texture.
1a.	Comment addressed.
2.	Per Section 98-13(8)(d)(2) Provide the general location of building wall signs and conceptual monument sign, if any.
2a.	Comment addressed.
3.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
3a.	Comment addressed.
4.	Per Section 98-13(8)(d)(4) Show the height of all buildings, overhangs, and

	canopies. Must provide a minimum 14-foot height for fire access.
4a.	Comment addressed.
5.	Per Section 78-7(b)(1) Building standards shall apply to all elevations of a building or structure.
5a.	Comment addressed.
6.	Per Section 78-7(b)(2) Exterior elevations shall be designed such that all building facades include substantial wall articulation (such as projecting ribs, columns, reveals and offsets) to avoid the effect of a single long or massive wall.
6a.	Comment partially addressed. North and South elevations must have some wall articulation.
6b.	Comment addressed.
7.	Per Section 78-7(b)(3) Structures shall be of an appropriate scale and mass that is designed in context with their sites, neighboring buildings and developments, and the community.
7a.	Comment addressed.
8.	Per Section 78-7(b)(7) A coordinated palette of colors, with a minimum of two colors shall be proposed for each building and associated structures, that includes one primary color and at least one secondary color, a range of minor accent colors, or all three types of colors. Bright or brilliant colors shall be minimized and may be used only for accents and must be compatible with the overall color scheme. Per the rendering, it meets the standards however, make sure it is notated on the elevations.
8a.	Comment addressed.
9.	We recommend to have an alternate color palette for the buildings.
9a.	Comment acknowledged.
	New Comments 12/8/25
10.	Per Section 78-7(b)(13), a minimum of two building materials used on all elevations. Previous submittal had renderings showing 2 different materials being used.
10a.	Comment addressed.

G.	**FLOOR PLANS:**
1.	Remove struck details from plans.
1a.	Comment addressed.
2.	Blow-ups of specific rooms are not required. Try to have both floors for Alpharetta II on the same page.
2a.	Comment addressed.
3.	Is a covered patio being proposed? If not remove from plans. The plans show an “X” on top of the covered patio floor plan.
3a.	Comment addressed.
4.	In reference to comment E7, are the A/C units on the roof? If so, show that there is proper screening.
4a.	Comment addressed.
5.	Further clarify the reference to Bayside at Lakes Townhomes branding and East Group Orlando. Provide correct location or remove from plans. Remove the page number count and date of 7/19/2024 on the floor plan sheets.
5a.	Comment addressed.
6.	Provide page numbers and ensure they are included on the cover page sheet index.

6a.	Comment addressed.
7.	Provide scale for floor plans.
7a.	Comment addressed.
8.	Garage appears to have a portion where one can't fully drive in. Is there a concrete ledge or where would the car have to stop? Minimum parking space length is 20 feet and the floor plan indicates less due to possible additional features inside garage. Provide scaling and show that a regular size vehicle can fit within the garage.
8a.	Comment addressed.
9.	Is there an Alpharetta I or Marietta I to be proposed?
9a.	Comment addressed.

H.	**LANDSCAPING PLAN:**
1.	Calculations show that the minimum landscaping is not met. To verify, provide the AutoCAD file.
1a.	Comment addressed.
2.	Per Section 98-13(8)(f)(2) Provide a landscape calculation table and mitigation table.
2a.	Comment addressed.
3.	Per Section 98-13(8)(f)(3) Provide a tree survey indicating the location, number, names, species, size, disposition, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed.
3a.	Comment addressed.
4.	Per Section 98-13(8)(f)(6) Provide the location and label existing and proposed site lighting.
4a.	Comment addressed.
5.	Per Section 98-13(8)(f)(7) Provide the location and label existing and proposed fire hydrants and Fire Department check valves, if any.
5a.	Comment addressed.
6.	Per Section 98-80(h), all new development shall where possible apply green infrastructure practices. Applicant has the opportunity to provide additional storage capacity for retention areas in the form of littoral shelf or cypress tree installation in the large retention area.
6a.	Comment addressed.

I.	**IRRIGATION PLAN:**
1.	Per Section 98-13(8)(g)(5) Provide the location and label existing and proposed site lighting.
1a.	Comment addressed.
2.	Per Section 98-13(8)(g)(6) Provide the location and label existing and proposed fire hydrants and Fire Department check valves, if any.
2a.	Comment addressed.
3.	Per Section 98-13(8)(g)(7) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures.
3a.	Comment addressed.

J.	PHOTOMETRIC PLAN:
1.	Per Section 98-13(8)(h)(4) Provide the location of all existing and proposed easements, notating any above ground utility lines.
1a.	Comment addressed.
2.	Per Section 98-13(8)(h)(5) Provide the location of all existing off-site lighting, including rights-of-way lighting.
2a.	Comment addressed.
3.	Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.
3a.	Comment addressed.

K.	ADDITIONAL COMMENTS:
1.	Prior to resubmittal, contact Emily Cortez and Ruthie Jusino at ecortez@deerfieldbeachfl.gov and rjusino@deerfieldbeachfl.gov, respectively, to schedule a Development Review Committee meeting.
1a.	Comment acknowledged.
2.	All resubmittals shall be provided with a written narrative responding to all comments.
2a.	Comment acknowledged.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Harold Hoyte**	**Project Address:**	**W Hillsboro Blvd.**
Department / Division:	**Landscape**		
Position:	**Urban Forester**		
Date of Review:	**3/6/26**		
Submittal No.:	**3**		

A.	**LANDSCAPING PLAN: Zoning B-1**	
	1.	Coordinate chart data for the overall site square footage—sheet SP1-194,713 sq ft and sheet LP4 -194,766 sq. ft.
	1.a	Comment addressed 12.24.25.
	2.	Verify the landscape area total shown on the plan by emailing an AutoCAD file showing the square footage of the landscape areas.
	2.a	Comment addressed 12.24.25.
	3.	Submit a typical building landscape plan for each building type. This will facilitate receiving the Certificate of Occupancy (CO) for each building separately.
	3.a	Comment addressed 12.24.25.
	4.	Per Section 98-80 (e)(9), add one interior island for every 10 parking spaces. 20/10=1 island.
	4.a	Comment addressed 12.24.25.
	5.	Per Section 98-80 (e)(11), add one interior island tree and 20 shrubs or groundcovers.
	5.a	Comment addressed 12.24.25.
	6.	Per Section 98-81 (h)(2) mitigation, once determined, may be achieved in two ways: (1) the applicant may plant additional trees on the site to satisfy this requirement or (2) for trees that cannot be mitigated on-site, the applicant will have to pay into the Tree Preservation Trust Fund. Communicate on the planting plans which mitigation option is going to be utilized (can be a combination of the two options). Mitigation is to be 1.5 times canopy per section 98-81 (h)2 (e); for palms or trees not mitigated on-site, pay into the Tree Preservation fund at a rate of $200 for every 3 inches Diameter at Breast Height (DBH). Note that existing or proposed trees cannot be used to meet this requirement. Provide a tree disposition chart of existing trees to be removed, showing height, spread, condition (in percentage), and DBH. Add a column for mitigation calculations.
	6.a	Pay $294,150.00 to the Tree Preservation Fund.

7.	Appraisals are required for specimen trees (18 inches DBH or more and in good condition (60% or better)). The Trunk Method is in 'The Guide for Plant Appraisal,' 9th Edition.
7.a	Comment addressed 12.24.25.
8.	Per Section 98-80 (e)(14), 23 trees or 69 palms are required; zero trees or zero palms are shown along the facades. Add the landscape areas shown on the rendering of the "Sample Elevation" to the site landscape plan.
8.a	Comment addressed 12.24.25.
9.	Submit the appraisal calculations for the specimen trees or email the Tree Inventory and Assessment document dated July 1, 2025, in a format that allows us to access the calculations.
9.a	Comment addressed 12.24.25.
10.	Add littoral planting to the dry retention areas.
10.a	Comment addressed 12.24.25. Area not permanently wet.
11.	Per Section 98-80 (j), screen above-ground elements with landscape. This includes, but is not limited to, dumpsters, transformers, and air conditioning units.
11.a	Comment addressed 12.24.25.
12.	On the tree disposition plan, add all trees or palms within 10 feet of the property. The NE corner has plant material that should be added. Show the trees' actual canopy on the landscape plan.
12.a	Comment addressed 12.24.25.
13.	Consider adding swale trees to help offset the tree mitigation requirement. Note that required trees and palms do not count toward reducing the mitigation calculation, for example, required buffer and interior trees.
13.a	Comment addressed 12.24.25.
14.	Per Section 98-80 (e)(2), 31 large trees are required; only 16 are provided on the 5-foot perimeter buffer. Add 15 large trees. note there is an excess of 6 small trees in this buffer.
14.a	Comment addressed 12.24.25.
	New Comments
15.	Add tree numbers to the planting plans for retained trees.
15a	Comment addressed 3.6.26.
16.	Remove or relocate trees in the lighting offsets, for example, on the south property line.
16.a	Comment addressed 3.6.26.
17.	Remove or relocate the Verawood (BA) on the south property line under the Black Olive tree canopy.
17.a	Comment addressed 3.6.26.

B.	**IRRIGATION PLAN:**
1.	Submit a rain sensor location and detail(s).
1.a	Comment addressed 3.6.26.
2.	Submit a typical building irrigation plan for each building type. This will facilitate receiving the Certificate of Occupancy (CO) for each building separately.
2.a	Comment addressed 3.6.26.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**TIDES OF DEERFIELD BEACH**	**Application No.:**	**25-RM15-69**
Reviewer Name:	**CAPT. MIKE HEFFERON**		
Department / Division:	**FIRE PREVENTION BSO**		
Position:	**CAPTAIN**		
Date of Review:	**02/12/2026**		
Submittal No.:	**3**		

A.	**APPLICATION / GENERAL COMMENTS:**	
1.	**A complete set of permitted plans must be submitted for review and approval prior to all construction.** **All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.**
	ADDRESSED	
	NOT ADDRESSED	
2.	PROVIDE A HYDRANT FLOW TEST TO DETERMINE THE AVAILABLE WATER SUPPLY TO THIS PROJECT AND SHALL BE PREPARED BY A PROFESSIONAL ENGINEER BASED ON THE FLORIDA FIRE PREVENTION CODE 8TH EDITION (NFPA 1 18.4.5.3 BUILDINGS OTHER THAN 1 AND 2 STORY RESIDENTIAL BUILDINGS) A FIRE HYDRANT FLOW TEST SHALL BE CONDUCTED BEFORE ANY BUILDING PERMIT CAN BE ISSUED AND/OR ANY VERTICAL RISE OF THIS PROJECT CAN BEGIN
	ADDRESSED	

B.	**SITE PLAN:**	
1.	PROVIDE TURNING RADIUS THROUGHOUT 38FT INSIDE AND 50 FT OUTSIDE RADIUS	
	ADDRESSED	

2.	PROVIDE FIRE HYDRANT LOCATION ON DEER CREEK BLVD (SHALL BE NO MORE THAN 350 FT FROM BLD 1 (EMERGENCY ACCESS EXIT AREA AND MAIN ENTRANCE BLD 5 FIRE HYDRANT)
	ADDRESSED
3.	PROVIDE “CLICK 2 ENTER” FOR ALL ELECTRIC GATES
	ADDRESSED
4.	EXPLAIN STABILIZED MATERIAL FOR EMERGENCY ACCESS AREA? (38 TONS MINIMUM)
	ADDRESSED
5.	BUILDING ACCESSIBILITY FROM FIRE DEPT ACCESS ROAD EXCEEDS 150 FOR A NON SPRINKLERED BUILDING (BUILDINGS 1,2,3)
	ADDRESSED

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**02-24-2026**		
Submittal No.:	**3**		

A.	**SITE PLAN:**	
	1.	No objection to the proposed multifamily development.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**02-24-2026**		
Submittal No.:	**3**		

A.	**Conceptual Engineering:**
1.	Please provide a hydraulic analysis to demonstrate the existing stormwater system receiving the proposed developed site discharge can accommodate the proposed 21.97 CFS peak discharge for the 25Year-72-hour storm event taking into consideration the tail water elevation in the existing public R/W road system at the time of maximum offsite discharge.
1.a	Comment not addressed.
1.b	Comment addressed.
2.	Provide a water / wastewater demands calculation based on Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE manual: https://www.broward.org/WaterServices/Engineering/Documents/WWSGuidelineForDeterminingAbilityToServe.pdf
2.a	Comment not addressed.
2.b	Comment Addressed

B.	**ADVISORY COMMENTS:**
1.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County

	EPGMD.
2	Please, be aware of the following newly adopted Broward County Ordinance could impact the minimum proposed Finished Floor Elevation of proposed building structures. *The Broward County Future Conditions 100-Year Flood Map (2060) was implemented beginning July 1, 2021 as a flood protection requirement for building Finished Floor Elevations. Please see attached Ordinance 2021-33 which outlines the updates made to Broward County Code of Ordinances Chapter 27. More specifically, these updates pertain to Section 27-200(b)(5). I have also provided a link to the online GIS Map below:* *https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380*
3.	All work in public right-of-way shall be done in strict compliance with the rules and regulations of the City of Deerfield Beach Code of Ordinances, Manual on Uniform Traffic Control Devices, the Occupational Safety and Health Administration, the Americans with Disabilities Act, AASTHTO “Green Book”, Broward County and FDOT. Civil Engineering Plans must include, as applicable, the following: a. Demolition Plan b. Stormwater Pollution Prevention Plan/ E&SC Plan c. Paving, Grading and Drainage Plans and Details d. Water and Sewer Standard Details e. Pavement Markings and Signing plan in accordance with the MUTCD latest edition.
4.	**DAMAGE BY CONTRACTOR** A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area. B. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area. C. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block. D. The Contractor is hereby notified that wherever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.
5.	Prior to issuance of a Certificate of Occupancy, all applicable Water and Sewer connection fees will be paid as stipulated in the City of Deerfield Beach Code Sections 70-132 and 70-75.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No:**	**25-B1-215**
Reviewer Name:	**Cesar E. Osegueda**		
Department / Division:	**Sustainable Management**		
Position:	**Code Compliance Spec.**		
Date of Review:	**12/08/2025**		
Submittal No:	**2**		

A.	**RECYCLING & SOLID WASTE DIVISION:**	
1.	The above Site Plan Application, located at 3116 Deer Creek Country Club Blvd. Deerfield Beach, FL 33442, has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Division) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacles, with the following considerations: . The site will be serviced by automated side-loading (ASL) trucks, so residents should place their carts on the curb in front of their homes the night before collection day. The streets adjacent to W. Hillsboro Blvd and Deer Creek Country Club Blvd pose a safety risk to the solid waste trucks during collection. Both roads are cul-de-sacs, and to improve safety, parking must be prohibited on both. It is recommended that these two cul-de-sacs be constructed with sufficient size and radius to allow our trucks to make a U-turn directly onto the streets mentioned above.	

REZONING APPLICATION COMMENTS

Project Name:	**Tides at Deerfield Beach**	**Case No.:**	**25-R-206**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Blvd**
Department/Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**12/9/25**		
Submittal No.:	**2**		

A.

APPLICATION / GENERAL COMMENTS:	
1.	If writing content within the text boxes, make sure the font is consistent and legible. Some parts are too small.
1a.	Comment addressed.

B.

PROPOSED REZONING:	
1.	The site area for gross is 4.73 per your survey.
1a.	Comment addressed.
2.	The proposed statement is not a valid reason. Explain why it has to be rezoned. For example, B-1 allows for multi-family however, the stipulations to follow do not align with the applicant's wishes.
2a.	Comment addressed.

C.

DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA:	
1.	No comment.
2.	No comment.
3.	No comment.
4.	No comment.
5.	No comment.

PLAT AMENDMENT REVIEW COMMENTS

Project Name:	**Tides at Deerfield Beach**	**Case No.:**	**25-P-243**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Club Blvd**
Department/Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**12/9/25**		
Submittal No.:	**2**		

A.

APPLICATION / GENERAL COMMENTS:	
1.	Provide a copy of the existing plat.
1a.	Comment addressed.

B.

PROPOSED NOTE AMENDMENT:	
1.	No comment.
2.	It is recommended to reach out to Broward County to verify the right plat note language for consistency.
2a.	Comment addressed.

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

May 29, 2026

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2026-051: ORDINANCE 2026/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 4.43 GROSS ACRES LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD. FROM BUSINESS, COMMUNITY (B-1) TO RESIDENCE, MULTI-FAMILY (RM-15) (APPLICATION 25-R-206); PROVIDING FOR A MAXIMUM OF 43 TOWNHOME DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

A public hearing will be held on **TUESDAY, JUNE 16, 2026 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on June 8, 2026 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk

Deerfield Beach
Florida

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-259

Agenda Date: 6/16/2026

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H.2026-052: Application 25-P-243

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
Miskel Backman, LLP, authorized agent for K.Hovnanian, is seeking a Plat Note Amendment to amend the current restriction of development of "non-residential use" to allow for "Forty-three (43) townhome units," concurrent with a Site Plan approval and Rezone to develop the 4.47-acre vacant property with 43 townhome residential units.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved, as submitted, by the Community Appearance Board.

On May 7, 2026, the item was heard and recommended for approval, as submitted, by the Planning & Zoning Board.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION FROM K. HOVNANIAN TIDES AT DEERFIELD BEACH, LLC, TO AMEND THE PLAT NOTE FOR THE APPROXIMATELY 4.43 ACRE PROPERTY LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD., TO PERMIT 43 TOWNHOME UNITS ON THE PROPERTY (APPLICATION NO. 25-P-243); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 25-P-243 (the "Plat Application") has been submitted to the City by K. Hovnanian Tides at Deerfield Beach, LLC (the "Applicant") seeking to amend the plat note for the approximately 4.43 acre property located at 3116 Deer Creek Country Club Blvd. to permit 43 townhome units on the property (collectively, the "Development"); and

WHEREAS, the site for the Development is approximately 4.43 gross acres of vacant land generally described as Belle Terre of Deer Creek 108-26 B Parcel A, as more particularly described in the file and located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida (the "Property"); and

WHEREAS, the Applicant is requesting to amend the restrictive plat note for the Property, which restricts development to nonresidential use, to permit use as "forty-three (43) townhome units"; and

WHEREAS, the Plat Application for the Development was reviewed by pertinent City staff and recommended for approval; and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

WHEREAS, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The Plat Application is hereby approved, subject to the conditions set forth in the Plat Application and the Development Review Comments, as amended and dated April 24, 2026, which conditions are hereby incorporated herein by this reference.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING THE PLAT APPLICATION FROM K. HOVNANIAN TIDES AT DEERFIELD BEACH, LLC, TO AMEND THE PLAT NOTE FOR THE APPROXIMATELY 4.43 ACRE PROPERTY LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD., TO PERMIT 43 TOWNHOME UNITS ON THE PROPERTY (APPLICATION NO. 25-P-243); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 25-P-243 (the "Plat Application") has been submitted to the City by K. Hovnanian Tides at Deerfield Beach, LLC (the "Applicant") seeking to amend the plat note for the approximately 4.43 acre property located at 3116 Deer Creek Country Club Blvd. to permit 43 townhome units on the property (collectively, the "Development"); and

WHEREAS, the site for the Development is approximately 4.43 gross acres of vacant land generally described as Belle Terre of Deer Creek 108-26 B Parcel A, as more particularly described in the file and located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida (the "Property"); and

WHEREAS, the City Commission has reviewed the Plat Application and finds that the Plat Application fails to satisfy the requirements of Section __of the City's Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby denied based upon the failure to meet the requirements of Section __ of the City's Land Development Code.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS_____DAY OF_____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

May 29, 2026

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2026-052: APPLICATION 25-P-243
Applicant: K. Hovnanian represented by Miskel Backman, LLP
Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan Approval (25-RM15-69), to allow for the development of 43 residential townhome units.
Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located **3116 Deer Creek Country Club Boulevard.**

A public hearing will be held on **TUESDAY, JUNE 16, 2026 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on June 8, 2026 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk

PUBLIC NOTICE

APPLICATION
25-RM15-69
25-P-243
25-R-206

April 17, 2026

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

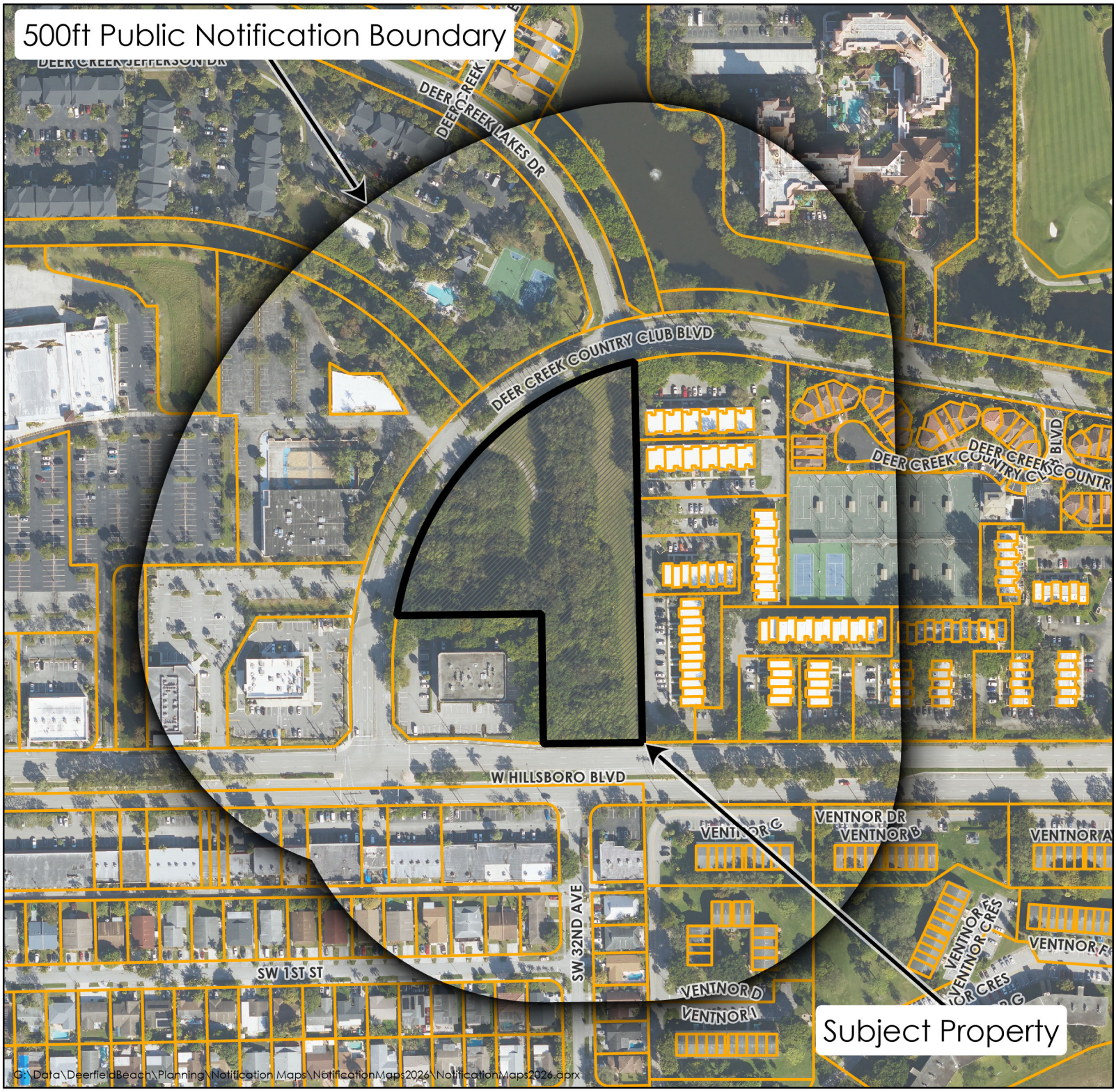
Tides at Deerfield Beach
EDE Properties represented by Miskel Backman, LLP

Seeking MAJOR SITE PLAN application approval to construct forty-three (43) units, two-story townhomes with associated site improvements on a 4.47-acre parcel with associated request for a rezone from B1 to RM15, and a Plat Note Amendment. The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd.**

A public hearing will be held on **THURSDAY, May 7, 2026,** at **7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2nd Avenue**, **Deerfield Beach, FL 33441**. All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/boardagendas or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 250-4124.

Ramsay Bulkeley, Esq.
Director of Planning & Development Services



Public Hearing Notice Map

App 25-RM15-69
Rezoning App 25-R-206
Plat Amendment 25-P-243

3116 Deer Creek Country Blvd

N
W E
S

0 200 Feet

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas

Deerfield Beach
Florida

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-RM15-69; 25-P-243; 25-R-206
Applicant:	K.Hovnanian
Agent:	Miskel & Backman, LLP
Requested Action/Description:	Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units; and concurrent applications for a rezone from B-1 to RM-15, and a Plat Note Amendment.
Location:	3116 Deer Creek Country Club Blvd (Folio # 484203050010)
Legal Description:	Belle Terre of Deer Creek 108-26 B Parcel A
Size:	4.43 acres (gross) / 4.47 acres (net)
Existing Zoning:	B-1 Business, community
Proposed Zoning:	RM15 Residence, multifamily
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Residential Moderate	RM-15 Residence, Multifamily
East:	Residential Moderate	RM-15 Residence, Multifamily
South:	Residential Low	RM-10 Residence, Multifamily
West:	Commercial	B-1 Business, Community

Applicable Regulations:	Deerfield Beach Land Development Code
Plat Restrictions:	This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
Proposed: units.	This plat is restricted to 43 townhome

Department Comments & Requirements

REQUEST:

- Major Site Plan Approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements, with a request for allocation of forty-three (43) residential flex units;
- Rezone from the B1 "Business, community" zoning district to RM15 "Residence, multifamily" zoning district; and
- Plat Note Amendment to amend the note restricting development as non-residential use, to allow use as "forty-three (43) townhome units."

BACKGROUND:

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant") seeks to develop the 4.47-acre vacant property with forty-three (43) two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool ("Project"). Each townhouse will have three bedrooms, a loft, and the option of a single- or two-car garage.

The property is not within any special design district and does not require a specific color and material scheme. The two-story townhomes are articulated with protruded windows and stucco simulated horizontal siding, with the main façade color being beige, called "City Loft", and accent colors for the stucco on the second floor in a shade of light blue, "Little Boy Blu", and for the stucco simulated horizontal siding on the second floor, a shade of grey, "Mineral Deposit". The materials include stucco, stucco horizontal siding, and shutters to accentuate the second-floor windows.

The Property is within an existing zoning district of a B-1, business community, with a Future Land Use (FLU) designation of Commercial.

As part of the Applicant's request for Major Site Plan, they are seeking a request for rezone to the RM-15 "residence multifamily" zoning district, which will allow 15 dwelling units per acre, allowing for up to 67 residential units. However, the Applicant is seeking a total of 43 units on the subject property, resulting in slightly less than 10 dwelling units per acre. The Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation. The County and City allow residential use in the Commerce/Commercial land use designations, up to 10 acres, with the allocation of "flexibility units" and/or "redevelopment units" provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent municipality land use designation.

The Applicant is also requesting to amend the existing Plat Note, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for "forty-three (43) townhome units."

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed multi-family residential development is allowed in this land use designation. With the allocation of residential flex units. Per section 2.5.1, residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units", provided that total residential uses do not exceed 20% of the land area designated "Commercial".

2. Land Development Requirements: The existing property is zoned B-1, business community, and is requesting a rezoning to RM-15, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a multi-family townhouse development is a permitted use within the RM-15 zoning district, and the proposed development complies with all the zoning requirements for the RM-15, residence multi-family zoning district. The allowable density for this property under RM-15 is 67 units, with the project proposing 43 units. All zoning regulations for RM-15 and parking requirements are met and do not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

   a. *Permitted uses, structures and activities allowed within the zoning category;*

      The proposed Project is a permitted use within the RM-15 zoning district. The district allows for up to 67 units with a density of 15 units/acre; however, the Project is proposing a total of 43 units, slightly less than 10 units/acre. The property is surrounded by townhomes, in an RM-15 zoning district to the North and East. Located to the South and West is a property within the B-2 zoning district, improved with a 3-story office building.

   b. *Building location, dimensions, height and floor area;*

      The Project meets all yard setback regulations for RM-15. The setbacks are as follows:

      - Front setback: Proposed – 25 feet Required – 25 feet
      - Street-Side Setback: Proposed – 50 feet Required – 25 feet
      - Interior Side Setback: Proposed – 57 feet Required – 10 feet*
      - Rear Setback: Proposed – 25 feet Required – 15 feet*

      *Plus one foot for every two feet of building height above 20 feet

The proposed height is 29 feet 8 inches, which is less than the maximum height of 75 feet in the RM-15 zoning district. The Project proposes a lot coverage of 23% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-15 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes gated ingress/egress access to/from the site at Deer Creek Country Club Blvd, with emergency access at the northern access point on DC Country Club Blvd. Internal circulation will provide each unit with an 18 or 20-foot-wide private driveway along with a 1-car or 2-car garage option, giving the possibility of 3 parking spaces at each dwelling. Nine guest parking spaces will be located on the south side of the property adjacent to the community pool. The property requires 108 parking spaces and will provide a total of 109 parking spaces. Each unit will have private garbage receptacles that will be wheeled out to the curb on pickup day.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise, levels, and lighting are anticipated to be compatible with the surrounding residential developments. The project proposes forty-three (43) dwelling units and will not cause greater noise levels than similar residentially zoned developments.
A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-15 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar multi-family residential uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing a 43-unit residential community, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches,*

parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

The Project proposes a fenced-in pool as an amenity. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular multi-family residential activities, such as parking and a patio space for each unit. The proposed pool is located within a fenced-in area with an additional 6-foot chain- link perimeter fence.

i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-family and multi-family residences within 500 feet. While the project is developing attached, multifamily units, the townhomes will conform with the adjacent multi-family properties within Deer Creek.

SUMMARY:

Staff's review of Major Site Plan application 25-RM15-69, Rezoning application 25-R-206, and Plat Note Amendment 25-P-243 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

☑ New Site Plan / Site Plan Modification (See Attachment A)	☑ Plat or Plat Note Amendment (See Attachment F)
☐ Community Appearance Board (See Attachment B)	☐ Conditional Use (See Attachment G)
☐ Variance (See Attachment C)	☐ Vacation & Abandonment (See Attachment H)
☐ Technical Deviation (See Attachment D)	☐ ROW Variance (See Attachment I)
☑ Rezoning (See Attachment E)	☐ Sign Variance (See Attachment J)

Project Name: Tides at Deerfield Beach

Property Owner: EDE PROPERTIES, INC.

Applicant (if different from Owner): K. Hovnanian Tides at Deerfield Beach, LLC

Agent (if different from Owner/Applicant): MISKEL BACKMAN LLP

Address of Property: W HILLSBORO BLVD DEERFIELD BEACH FL 33442 (folio 484203050010)

Legal Description of Property (lot, block, tract, subdivision):
BELLE TERRE OF DEER CREEK 108-26 B PARCEL A

Description of Project: Property is currently undeveloped; plan to redevelop the Property with approximately 43 to 45 multifamily residential units.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-1	Future Land Use Category:	Commerce
Existing Use:	Undeveloped	Proposed Use:	Residential Medium
Lot Area (acres):	4.47	Number of Dwelling Units (proposed):	43-45
Sq. Ft. of Structure (existing):	N/A	Sq. Ft. of Structure (proposed):	

Agent Signature:	Sara Thompson	Owner Signature:	
Name Printed:	Sara Thompson, Esq., Miskel Backman LLP	Name Printed:	Dr. Edward Eckert
Address:	14 SE 4th Street, Boca Raton, FL 33432	Address:	2345 W Hillsboro Blvd. #201, Deerfield Beach, FL 33442
Telephone:	561-405-3363	Telephone:	Please contact agent
Email:	sthompson@miskelbackman.com	Email:	Please contact agent

NOTARY PUBLIC STATE OF FLORIDA
DANIEL SINGH
Notary Public - State of Florida
Commission # HH 610767
My Comm. Expires Dec 13, 2028

Daniel Singh

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential		$2000 + $20 / 1000 GFA + $100 (Fire)		**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)		$50		**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)		$1000		**Conditional Use**		$1000 / $300	
Variance (ZASM)		$300					
Sign Variance		$550					
Technical Deviation		$500		**ROW Vacation / Abandonment**		$1,350	
Rezoning		$2000		**Easement Vacation / Abandonment**		$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

PREPARED BY AND RETURN TO:

(3)

Hugh William Perry, Esquire
Gunster, Yoakley, Criser & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive
P.O. Box 4587
West Palm Beach, Florida 33402-4587

157.2472.1
09295.00537

91003716

QUIT-CLAIM DEED

$ 3,360.50 Fee Taxes Paid In Broward County for Documentary Stamp Tax as required by law. Deputy

THIS QUIT-CLAIM DEED, executed this 24 day of December, 1990 by CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator ("Grantor"), to EDE PROPERTIES, INC., a Florida corporation ("Grantee), whose postoffice address is 2345 W. Hillsborough Boulevard, Suite 201, Deerfield Beach, Florida 33442, Attention: Edward D. Eckert.

(Wherever used herein terms "Grantor" and "Grantee" 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 Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Parcel "A" of BELLE TERRE OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 26, of the Public Records of Broward County, Florida, LESS AND EXCEPT the road right-of-way for State Road 810 (Hillsboro Boulevard).

TO HAVE AND TO HOLD the 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 whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator

BY:
Its: Assistant Managing Agent, Credit

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

The foregoing instrument was acknowledged before me the 24 day of December, 1990, by H. Ross Ford, the Assistant Managing Agent, Credit of CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator.

NOTARY PUBLIC
My commission expires:

(NOTARIAL SEAL) LORRAINE WILKOWSKI A Notary Public of New Jersey My Commission Expires April 17, 1995

91 JAN 3 PM 12 41

BK15051PG0108

Statement of Interest in Property and Authorization to File Petitions

EDE PROPERTIES, INC. ("Owner"), certifies that it is the Owner of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Edward D. Eckert
Print Name

Signature

2345 W Hillsboro Blvd. 201
Address

Deerfield Beach, FL 33442
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26th day of June, 2025, by Edward D. Eckert, as Director of Ede Properties, Inc., who is __ personally known to me or who has produced driver's license as identification and who did take an oath.

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

NOTARY PUBLIC:

Sign: Cynthia Mary DiPonti

Print: Cynthia Mary DiPonti

My Commission Expires: 11/2/2028

Statement of Interest in Property and Authorization to File Petitions

K. Hovnanian Tides at Deerfield Beach, LLC ("Applicant"), certifies that it is the contract purchaser of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Kevin Borkenhagen
Print Name

Signature

3601 Quantum Blvd.
Address

Boynton Beach, FL 33426
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 12 day of June, 2025, by Kevin Borkenhagen, as Division President of K. Hovnanian Tides at Deerfield Beach, LLC, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Liliana Jean

Print: Liliana Jean

My Commission Expires: 10/11/25

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. **Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dr. Edward Eckert, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

6/26/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June, 2025 by Dr. Edward Eckert (Affiant), who is personally known to me or has produced driver's license identification.

My commission expires: 11/2/28

Commission No.: HH 567986

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Cynthia Mary DiPonti
(Signature of Notary Public - State of Florida)

Cynthia Mary DiPonti
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

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A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

11/17/2022 - $1,000 - Michael Hudak Campaign Account

02/21/2023 - $1,000 - Ben Preston Campaign Account

07/22/2024 - $500 - Daniel Shanetzky; 01/10/2025 - $1,000 - Todd Drosky for Mayor Campaign

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Sara Thompson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 7/8/25 Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025 by Sara Thompson (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/28/2028

Commission No.: HH 535639

ANGELA LETIZIA
MY COMMISSION # HH 535639
EXPIRES: June 28, 2028

Angela Letizia
(Signature of Notary Public - State of Florida)

Angela Letizia
(Print, Type, or Stamp Commissioned Name of Notary Public)

Deerfield Beach
Florida

For Office Use Only
Application No. _____
Submittal Date: _____

ATTACHMENT F

APPLICATION FOR PLAT OR PLAT NOTE AMENDMENT

Pursuant to Code Section 98-12.

Application Type (Check applicable box)

☐ **Plat Approval** ☒ **Plat Note Amendment**

COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

An application must be deemed complete and in compliance with the Land Development Code by Staff prior to the items being scheduled for public hearing.

REQUIRED SUBMITTALS

All of the following items must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A):*

☐ **Complete Application** (including Development Plan Application Form)

☐ **Application Processing Fee** (See fee schedule)

☐ **Proof of Ownership** from the property owner. If the owner cannot be verified through the Broward County Tax Roll, a copy of either the recorded warranty deed, valid purchase contract, or a signed and notarized letter from the owner of record must be submitted with this application.

☐ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.

☐ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.

☐ **Public Notice Requirements** (for applications requiring City Commission approval only) as required by the provisions set forth in Code Section 98-35(1).

☐ **(5) 24"x 36", (1) 11"x17", & (1) Electronic Copy of Current Boundary Survey** *(12 months or less)* signed and sealed by a Florida registered surveyor of the subject property, containing the information required by Code Section 98-13(b)(8)(b).

☐ **(5) 24"x 36", (1) 11"x17", & (1) Electronic Copy of Proposed Plat** consistent with requirements set forth in Article IX Division 3 of the Broward County Land Development Code.

☐ **One (1) Digital CD** of required submittals listed above must be provided.

☐ **Other Information** may be required as determined by staff.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

PROPOSED NOTE AMENDMENT (To be completed for plat note amendment applications only.)

Existing Plat Note: This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.

Proposed Plat Note: This plat is restricted to 43 townhome units.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

July 11, 2025

Christoopher Suneson, PLA, AICP
Assistant Director of Planning and Development Services
Planning & Development Services
City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, FL 33441

RE: Belle Terre of Deer Creek (138-CP-79) – Plat Note Amendment

K. Hovnanian Tides at Deerfield Beach LLC ("Petitioner") is the contract purchaser of the +/- 4.47 acre property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-1, Community Business, and a land use designation of Commercial. The Property is currently vacant, and the Applicant proposes to develop it with a 43-unit townhome community ("Project").

The Property is platted as the Belle Terre of Deer Creek Plat ("138-CP-79"), as recorded in Plat Book 108, Page 26 of the Public Records of Broward County, Florida ("Plat"). The restrictive note on the Plat specifies that the Plat is restricted to non-residential use. As the Project is to redevelop the Property with 42 townhome units, Petitioner is proposing to amend the restrictive note on the Plat as follow:

From: This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.

To: This plat is restricted to 43 townhome units.

Petitioner respectfully requests that the City approve this delegation request application to amend the note on the face of the Plat as described above. Please contact me at (561) 405-3363 should you have any questions or need additional information to process this request.

Sincerely,

Sara Thompson

Sara Thompson, Esq.
Miskel Backman LLP

+1 (561)405-3300 +1 (561) 409-2341 www.miskelbackman.com 14 SE 4th Street, Suite 36 Boca Raton, FL 33432

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

July 11, 2025

Christoopher Suneson, PLA, AICP
Assistant Director of Planning and Development Services
Planning & Development Services
City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, FL 33441

RE: Belle Terre of Deer Creek (138-CP-79) – Plat Note Amendment

K. Hovnanian Tides at Deerfield Beach LLC ("Petitioner") is the contract purchaser of the +/- 4.47 acre property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-1, Community Business, and a land use designation of Commercial. The Property is currently vacant, and the Applicant proposes to develop it with a 43-unit townhome community ("Project").

The Property is platted as the Belle Terre of Deer Creek Plat ("138-CP-79"), as recorded in Plat Book 108, Page 26 of the Public Records of Broward County, Florida ("Plat"). The restrictive note on the Plat specifies that the Plat is restricted to non-residential use. As the Project is to redevelop the Property with 42 townhome units, Petitioner is proposing to amend the restrictive note on the Plat as follow:

From: This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.

To: This plat is restricted to 43 townhome units.

Petitioner respectfully requests that the City approve this delegation request application to amend the note on the face of the Plat as described above. Please contact me at (561) 405-3363 should you have any questions or need additional information to process this request.

Sincerely,

Sara Thompson

Sara Thompson, Esq.
Miskel Backman LLP

+1 (561)405-3300 +1 (561) 409-2341 www.miskelbackman.com 14 SE 4th Street, Suite 36 Boca Raton, FL 33432

Sara Thompson

From: Luchong, Jennifer <JLUCHONG@broward.org>
Sent: Wednesday, October 29, 2025 11:37 AM
To: Sara Thompson
Cc: Christina Bilenki
Subject: RE: Plat Note Restriction on Belle Terre of Deer Creek Plat? (PB 108 PG 26)

Hi Sara,

I apologize for the delay. Its been a little hectic these days.

The below language is acceptable.

JENNIFER LU-CHONG, AICP I Planning Section Supervisor
Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
1 North University Drive, BOX 102 | Plantation, Florida 33324
954.357.5760
Broward.org/Planning | ePermits

From: Sara Thompson <sthompson@miskelbackman.com>
Sent: Wednesday, October 29, 2025 10:55 AM
To: Luchong, Jennifer <JLUCHONG@broward.org>
Cc: Christina Bilenki <cbilenki@miskelbackman.com>
Subject: RE: Plat Note Restriction on Belle Terre of Deer Creek Plat? (PB 108 PG 26)

Hi Jennifer,

Following up on this. Would you please confirm whether the following language is acceptable for our proposed plat note amendment:

From: This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
To: This plat is restricted to 43 townhome units.

Thank you,

Sara Thompson, Esq.
Miskel Backman LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): 561-405-3363
Tel (main): 561-405-3300
Fax: 561-409-2341
Email: sthompson@miskelbackman.com

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-260

Agenda Date: 6/16/2026

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H.2026-053: Application 25-RM15-69

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
Mikel Backman, LLP, authorized agent for K.Hovnanian, seeks a Major Site Plan approval to develop the 4.43-acre vacant property with 43 two-story townhome units, comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. As part of the Major Site Plan request, the Applicant is also seeking an allocation of 43 residential flex units.

Concurrent with the Major Site Plan approval is a request to Rezone from B1 to RM15 and a Plat Note Amendment to allow for the development of residential use.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved, as submitted, by the Community Appearance Board.

On May 7, 2026, the item was heard and recommended for approval, as submitted, by the Planning & Zoning Board.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM K. HOVNANIAN TIDES AT DEERFIELD BEACH, LLC, TO CONSTRUCT 43 TWO-STORY TOWNHOME UNITS AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD. (APPLICATION NO. 25-RM15-69); APPROVING THE ALLOCATION OF 43 RESIDENTIAL FLEX UNITS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 25-RM15-69 (the "Site Plan Application") has been submitted to the City by K. Hovnanian Tides at Deerfield Beach, LLC (the "Applicant") seeking site plan approval to construct 43 new attached residential two-story townhome units and associated site improvements on the property located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida (the "Development"); and

WHEREAS, the Development site is approximately 4.43 gross acres of vacant land generally described as Belle Terre of Deer Creek 108-26 B Parcel A, as more particularly described in the file and located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida (the "Property"); and

WHEREAS, the proposed Development includes 43 two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool; and

WHEREAS, the Site Plan Application is being considered concurrently with a separate Rezoning Application (Application #25-R-206) and Plat application (Application #25-P-243) for the proposed Development; and

WHEREAS, the Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation (the "Flex Units Request"); and

WHEREAS, the Site Plan Application was previously reviewed by City staff, and on March 25, 2026, the Community Appearance Board approved the Site Plan Application; and

WHEREAS, the Planning and Zoning Board voted unanimously to recommend approval of the Site Plan Application on May 7, 2026; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that all applicable Land Development Code requirements have been met, the Site Plan Application is consistent with the City's Comprehensive Plan and approval of the Site Plan Application is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The Flex Units Request for the allocation of 43 residential flex units for the Development, as permitted in the Commerce/Commercial land use designation, is hereby approved.

Section 3. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the DRC Report, as amended and dated April 24, 2026, all of which conditions are incorporated herein by this reference as conditions of approval and shall be satisfied by the Applicant.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Resolution as a whole or part thereof other than the part declared to be invalid.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A MAJOR SITE PLAN FROM K. HOVNANIAN TIDES AT DEERFIELD BEACH, LLC, TO CONSTRUCT 43 TWO-STORY TOWNHOME UNITS AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 3116 DEER CREEK COUNTRY CLUB BLVD. (APPLICATION NO. 25-RM15-69); DENYING THE ALLOCATION OF 43 RESIDENTIAL FLEX UNITS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 25-RM15-69 (the "Site Plan Application") has been submitted to the City by K. Hovnanian Tides at Deerfield Beach, LLC (the "Applicant") seeking site plan approval to construct 43 new attached residential two-story townhome units and associated site improvements on the property located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida (the "Development"); and

WHEREAS, the Development site is approximately 4.43 gross acres of vacant land generally described as Belle Terre of Deer Creek 108-26 B Parcel A, as more particularly described in the file and located at 3116 Deer Creek Country Club Blvd., Deerfield Beach, Florida (the "Property"); and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that the Site Plan Application for the Property fails to satisfy the requirements of Section _____ of the City of Deerfield Beach Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THECITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The Site Plan Application is hereby denied based upon the failure to meet the requirements of Section ____ of the City of Deerfield Beach Land Development Code. The Flex Units Request for the allocation of 43 residential flex units for the Development is hereby denied.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Resolution as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS_____DAY OF_____ 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

May 29, 2026

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2026-053: APPLICATION 25-RM15-69
Applicant: K. Hovnanian represented by Miskel Backman, LLP
Proposal: Seeking Major Site Plan approval to construct a 43, two-story townhome units with associated site improvements on a 4.47-acre vacant property.
Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located **3116 Deer Creek Country Club Boulevard.**

A public hearing will be held on **TUESDAY, JUNE 16, 2026 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on June 8, 2026 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk

PUBLIC NOTICE

APPLICATION
25-RM15-69
25-P-243
25-R-206

April 17, 2026

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

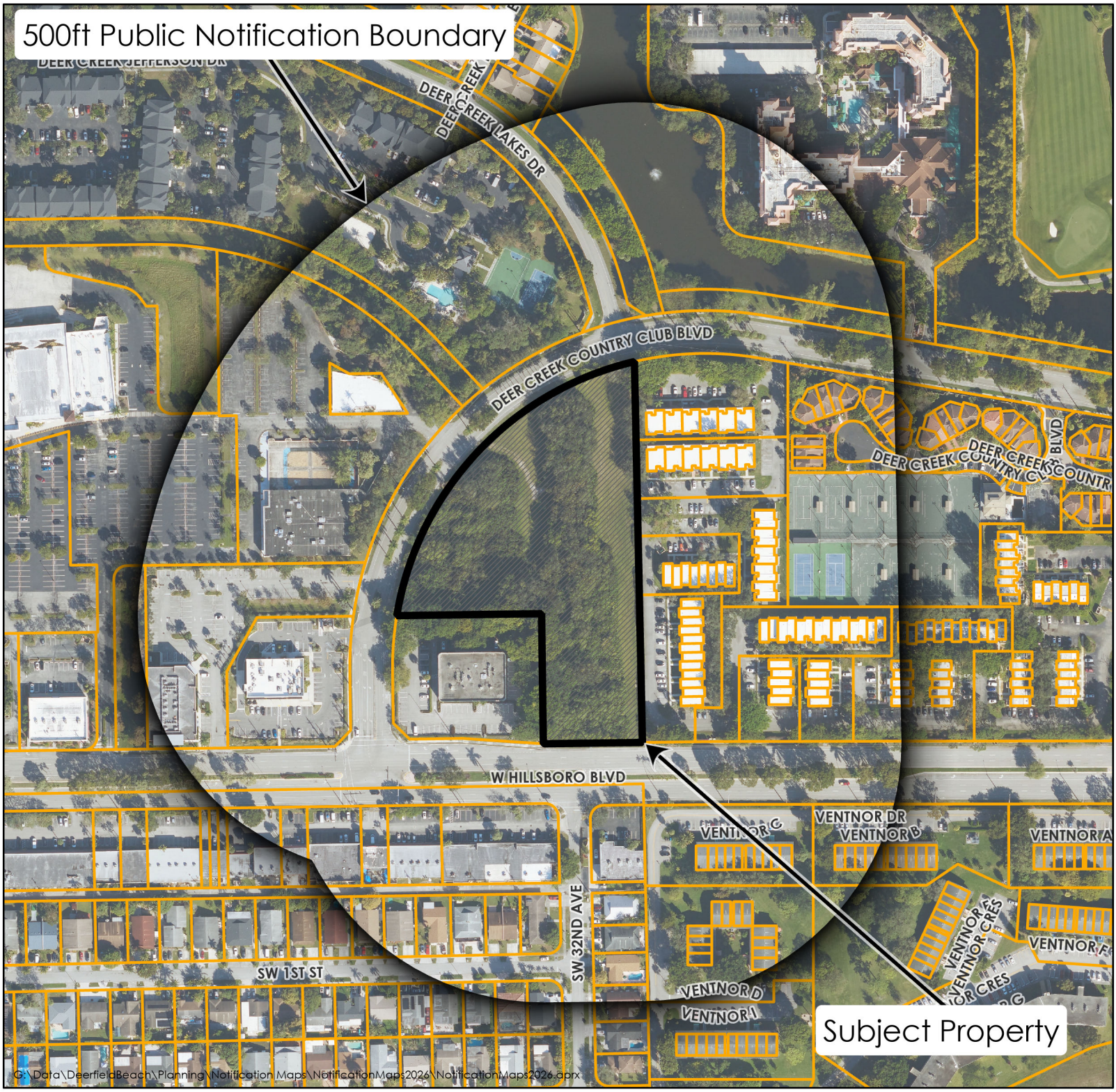
Tides at Deerfield Beach
EDE Properties represented by Miskel Backman, LLP

Seeking MAJOR SITE PLAN application approval to construct forty-three (43) units, two-story townhomes with associated site improvements on a 4.47-acre parcel with associated request for a rezone from B1 to RM15, and a Plat Note Amendment. The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd.**

A public hearing will be held on **THURSDAY, May 7, 2026,** at **7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2nd Avenue**, **Deerfield Beach, FL 33441**. All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/boardagendas or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 250-4124.

Ramsay Bulkeley, Esq.
Director of Planning & Development Services



Public Hearing Notice Map

App 25-RM15-69
Rezoning App 25-R-206
Plat Amendment 25-P-243

3116 Deer Creek Country Blvd

N
W E
S

0 200 Feet

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas

Deerfield Beach
Florida

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-RM15-69; 25-P-243; 25-R-206
Applicant:	K.Hovnanian
Agent:	Miskel & Backman, LLP
Requested Action/Description:	Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units; and concurrent applications for a rezone from B-1 to RM-15, and a Plat Note Amendment.
Location:	3116 Deer Creek Country Club Blvd (Folio # 484203050010)
Legal Description:	Belle Terre of Deer Creek 108-26 B Parcel A
Size:	4.43 acres (gross) / 4.47 acres (net)
Existing Zoning:	B-1 Business, community
Proposed Zoning:	RM15 Residence, multifamily
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Residential Moderate	RM-15 Residence, Multifamily
East:	Residential Moderate	RM-15 Residence, Multifamily
South:	Residential Low	RM-10 Residence, Multifamily
West:	Commercial	B-1 Business, Community

Applicable Regulations:	Deerfield Beach Land Development Code
Plat Restrictions:	This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
Proposed: units.	This plat is restricted to 43 townhome

Department Comments & Requirements

REQUEST:

- Major Site Plan Approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements, with a request for allocation of forty-three (43) residential flex units;
- Rezone from the B1 "Business, community" zoning district to RM15 "Residence, multifamily" zoning district; and
- Plat Note Amendment to amend the note restricting development as non-residential use, to allow use as "forty-three (43) townhome units."

BACKGROUND:

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant") seeks to develop the 4.47-acre vacant property with forty-three (43) two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool ("Project"). Each townhouse will have three bedrooms, a loft, and the option of a single- or two-car garage.

The property is not within any special design district and does not require a specific color and material scheme. The two-story townhomes are articulated with protruded windows and stucco simulated horizontal siding, with the main façade color being beige, called "City Loft", and accent colors for the stucco on the second floor in a shade of light blue, "Little Boy Blu", and for the stucco simulated horizontal siding on the second floor, a shade of grey, "Mineral Deposit". The materials include stucco, stucco horizontal siding, and shutters to accentuate the second-floor windows.

The Property is within an existing zoning district of a B-1, business community, with a Future Land Use (FLU) designation of Commercial.

As part of the Applicant's request for Major Site Plan, they are seeking a request for rezone to the RM-15 "residence multifamily" zoning district, which will allow 15 dwelling units per acre, allowing for up to 67 residential units. However, the Applicant is seeking a total of 43 units on the subject property, resulting in slightly less than 10 dwelling units per acre. The Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation. The County and City allow residential use in the Commerce/Commercial land use designations, up to 10 acres, with the allocation of "flexibility units" and/or "redevelopment units" provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent municipality land use designation.

The Applicant is also requesting to amend the existing Plat Note, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for "forty-three (43) townhome units."

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed multi-family residential development is allowed in this land use designation. With the allocation of residential flex units. Per section 2.5.1, residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units", provided that total residential uses do not exceed 20% of the land area designated "Commercial".

2. Land Development Requirements: The existing property is zoned B-1, business community, and is requesting a rezoning to RM-15, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a multi-family townhouse development is a permitted use within the RM-15 zoning district, and the proposed development complies with all the zoning requirements for the RM-15, residence multi-family zoning district. The allowable density for this property under RM-15 is 67 units, with the project proposing 43 units. All zoning regulations for RM-15 and parking requirements are met and do not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

   a. *Permitted uses, structures and activities allowed within the zoning category;*

      The proposed Project is a permitted use within the RM-15 zoning district. The district allows for up to 67 units with a density of 15 units/acre; however, the Project is proposing a total of 43 units, slightly less than 10 units/acre. The property is surrounded by townhomes, in an RM-15 zoning district to the North and East. Located to the South and West is a property within the B-2 zoning district, improved with a 3-story office building.

   b. *Building location, dimensions, height and floor area;*

      The Project meets all yard setback regulations for RM-15. The setbacks are as follows:

      - Front setback: Proposed – 25 feet Required – 25 feet
      - Street-Side Setback: Proposed – 50 feet Required – 25 feet
      - Interior Side Setback: Proposed – 57 feet Required – 10 feet*
      - Rear Setback: Proposed – 25 feet Required – 15 feet*

      *Plus one foot for every two feet of building height above 20 feet

The proposed height is 29 feet 8 inches, which is less than the maximum height of 75 feet in the RM-15 zoning district. The Project proposes a lot coverage of 23% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-15 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes gated ingress/egress access to/from the site at Deer Creek Country Club Blvd, with emergency access at the northern access point on DC Country Club Blvd. Internal circulation will provide each unit with an 18 or 20-foot-wide private driveway along with a 1-car or 2-car garage option, giving the possibility of 3 parking spaces at each dwelling. Nine guest parking spaces will be located on the south side of the property adjacent to the community pool. The property requires 108 parking spaces and will provide a total of 109 parking spaces. Each unit will have private garbage receptacles that will be wheeled out to the curb on pickup day.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise, levels, and lighting are anticipated to be compatible with the surrounding residential developments. The project proposes forty-three (43) dwelling units and will not cause greater noise levels than similar residentially zoned developments.
A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-15 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar multi-family residential uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing a 43-unit residential community, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches,*

parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

The Project proposes a fenced-in pool as an amenity. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular multi-family residential activities, such as parking and a patio space for each unit. The proposed pool is located within a fenced-in area with an additional 6-foot chain- link perimeter fence.

i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-family and multi-family residences within 500 feet. While the project is developing attached, multifamily units, the townhomes will conform with the adjacent multi-family properties within Deer Creek.

SUMMARY:

Staff's review of Major Site Plan application 25-RM15-69, Rezoning application 25-R-206, and Plat Note Amendment 25-P-243 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

☑ New Site Plan / Site Plan Modification (See Attachment A)	☑ Plat or Plat Note Amendment (See Attachment F)
☐ Community Appearance Board (See Attachment B)	☐ Conditional Use (See Attachment G)
☐ Variance (See Attachment C)	☐ Vacation & Abandonment (See Attachment H)
☐ Technical Deviation (See Attachment D)	☐ ROW Variance (See Attachment I)
☑ Rezoning (See Attachment E)	☐ Sign Variance (See Attachment J)

Project Name: Tides at Deerfield Beach

Property Owner: EDE PROPERTIES, INC.

Applicant (if different from Owner): K. Hovnanian Tides at Deerfield Beach, LLC

Agent (if different from Owner/Applicant): MISKEL BACKMAN LLP

Address of Property: W HILLSBORO BLVD DEERFIELD BEACH FL 33442 (folio 484203050010)

Legal Description of Property (lot, block, tract, subdivision):
BELLE TERRE OF DEER CREEK 108-26 B PARCEL A

Description of Project: Property is currently undeveloped; plan to redevelop the Property with approximately 43 to 45 multifamily residential units.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-1	Future Land Use Category:	Commerce
Existing Use:	Undeveloped	Proposed Use:	Residential Medium
Lot Area (acres):	4.47	Number of Dwelling Units (proposed):	43-45
Sq. Ft. of Structure (existing):	N/A	Sq. Ft. of Structure (proposed):	

Agent Signature:	Sara Thompson	Owner Signature:	
Name Printed:	Sara Thompson, Esq., Miskel Backman LLP	Name Printed:	Dr. Edward Eckert
Address:	14 SE 4th Street, Boca Raton, FL 33432	Address:	2345 W Hillsboro Blvd. #201, Deerfield Beach, FL 33442
Telephone:	561-405-3363	Telephone:	Please contact agent
Email:	sthompson@miskelbackman.com	Email:	Please contact agent

NOTARY PUBLIC STATE OF FLORIDA
DANIEL SINGH
Notary Public - State of Florida
Commission # HH 610767
My Comm. Expires Dec 13, 2028

Daniel Singh

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential		$2000 + $20 / 1000 GFA + $100 (Fire)		**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)		$50		**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)		$1000		**Conditional Use**		$1000 / $300	
Variance (ZASM)		$300					
Sign Variance		$550					
Technical Deviation		$500		**ROW Vacation / Abandonment**		$1,350	
Rezoning		$2000		**Easement Vacation / Abandonment**		$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

PREPARED BY AND RETURN TO:

(3)

Hugh William Perry, Esquire
Gunster, Yoakley, Criser & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive
P.O. Box 4587
West Palm Beach, Florida 33402-4587

157.2472.1
09295.00537

91003716

QUIT-CLAIM DEED

$ 3,360.50 Fee Items 9400 In Broward County for Documentary Stamp Tax as required by law. Deputy

THIS QUIT-CLAIM DEED, executed this 24 day of December, 1990 by CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator ("Grantor"), to EDE PROPERTIES, INC., a Florida corporation ("Grantee), whose postoffice address is 2345 W. Hillsborough Boulevard, Suite 201, Deerfield Beach, Florida 33442, Attention: Edward D. Eckert.

(Wherever used herein terms "Grantor" and "Grantee" 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 Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Parcel "A" of BELLE TERRE OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 26, of the Public Records of Broward County, Florida, LESS AND EXCEPT the road right-of-way for State Road 810 (Hillsboro Boulevard).

TO HAVE AND TO HOLD the 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 whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator

BY:
Its: Assistant Managing Agent, Credit

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

The foregoing instrument was acknowledged before me the 24 day of December, 1990, by H. Ross Ford, the Assistant Managing Agent, Credit of CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator.

Lorraine Wilkowski
NOTARY PUBLIC
My commission expires:

(NOTARIAL SEAL) LORRAINE WILKOWSKI A Notary Public of New Jersey My Commission Expires April 17, 1995

91 JAN 3 PM 12 41

OR BOOK 16908 PAGE 0408

Detail by Entity Name

Florida Profit Corporation
EDE PROPERTIES, INC.

Filing Information

Document Number	L70427
FEI/EIN Number	65-0209850
Date Filed	05/02/1990
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/08/2014

Principal Address

EDWARD D. ECKERT
2345 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 01/26/2022

Mailing Address

EDWARD D. ECKERT
2345 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 01/26/2022

Registered Agent Name & Address

ECKERT, EDWARD D.
2345 W HILLSBORO BLVD
SUITE 201
DEERFIELD BEACH, FL 33442

Address Changed: 01/26/2022

Officer/Director Detail

Name & Address

Title D

ECKERT, EDWARD D.
2345 W HILLSBORO BL #201
DEERFIELD BCH, FL 33442

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	01/15/2024
2025	01/02/2025

Document Images

01/02/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
02/03/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2012 -- REINSTATEMENT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/06/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
02/14/2006 -- ANNUAL REPORT	View image in PDF format
03/12/2005 -- ANNUAL REPORT	View image in PDF format
03/05/2004 -- ANNUAL REPORT	View image in PDF format
01/30/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
04/22/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
06/16/1998 -- ANNUAL REPORT	View image in PDF format
04/07/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- ANNUAL REPORT	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
K. HOVANIAN TIDES AT DEERFIELD BEACH, LLC

Filing Information

Document Number	L25000166166
FEI/EIN Number	NONE
Date Filed	04/16/2025
State	FL
Status	ACTIVE

Principal Address

3601 QUANTUM BLVD
BOYNTON BEACH, FL 33426

Mailing Address

3601 QUANTUM BLVD
BOYNTON BEACH, FL 33426

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title AMBR

HOVANIAN DEVELOPMENTS OF FLORIDA, INC.
3601 QUANTUM BLVD
BOYNTON BEACH, FL 33426

Annual Reports

No Annual Reports Filed

Document Images

04/16/2025 -- Florida Limited Liability | View image in PDF format

Statement of Interest in Property and Authorization to File Petitions

EDE PROPERTIES, INC. ("Owner"), certifies that it is the Owner of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Edward D. Eckert
Print Name

Signature

2345 W Hillsboro Blvd. 201
Address

Deerfield Beach, FL 33442
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26th day of June, 2025, by Edward D. Eckert, as Director of Ede Properties, Inc., who is __ personally known to me or who has produced driver's license as identification and who did take an oath.

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

NOTARY PUBLIC:

Sign: Cynthia Mary DiPonti

Print: Cynthia Mary DiPonti

My Commission Expires: 11/2/2028

Statement of Interest in Property and Authorization to File Petitions

K. Hovnanian Tides at Deerfield Beach, LLC ("Applicant"), certifies that it is the contract purchaser of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Kevin Borkenhagen
Print Name

Signature

3601 Quantum Blvd.
Address

Boynton Beach, FL 33426
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 12 day of June, 2025, by Kevin Borkenhagen, as Division President of K. Hovnanian Tides at Deerfield Beach, LLC, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Liliana Jean

Print: Liliana Jean

My Commission Expires: 10/11/25

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. **Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dr. Edward Eckert, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

6/26/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June, 2025 by Dr. Edward Eckert (Affiant), who is personally known to me or has produced driver's license identification.

My commission expires: 11/2/28

Commission No.: HH 567986

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Cynthia Mary DiPonti
(Signature of Notary Public - State of Florida)

Cynthia Mary DiPonti
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

DISCLOSURE AFFIDAVIT

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11/17/2022 - $1,000 - Michael Hudak Campaign Account

02/21/2023 - $1,000 - Ben Preston Campaign Account

07/22/2024 - $500 - Daniel Shanetzky; 01/10/2025 - $1,000 - Todd Drosky for Mayor Campaign

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Sara Thompson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 7/8/25 Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025 by Sara Thompson (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/28/2028

Commission No.: HH 535639

ANGELA LETIZIA
MY COMMISSION # HH 535639
EXPIRES: June 28, 2028

Angela Letizia
(Signature of Notary Public - State of Florida)

Angela Letizia
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

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(Attach additional sheets as needed for each item.)

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NA

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

NA

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Kevin Borkenhagen have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature _____ Date 6/19/25

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 19 day of June, 2025 by Kevin Borkenhagen (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 10/11/25

Commission No.: HH184721

Liliana Jean
(Signature of Notary Public - State of Florida)

Liliana Jean
(Print, Type, or Stamp Commissioned Name of Notary Public)

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-4100-2025
Municipality Number: N/A
Folio #: 484203050010
Tides at Deerfield Beach
August 14, 2025

SCAD Expiration Date: February 10, 2026

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES	STUDENT IMPACT	
Date: August 14, 2025	**Single-Family:**			Elementary:	5
Name: Tides at Deerfield Beach	**Townhouse:**	43		Middle:	3
SBBC Project Number: SBBC-4100-2025	**Garden Apartments:**				
County Project Number: N/A	**Mid-Rise:**			High:	5
Municipality Project Number: N/A	**High-Rise:**				
Owner/Developer: EDE Propertoes, Inc.	**Mobile Home:**				
Jurisdiction: Deerfield Beach	**Total:**	43		Total:	13

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Quiet Waters	1,528	1,528	1,115	-413		73.0%	5
Lyons Creek Middle	1,916	2,108	1,478	-630	-28	70.1%	3
Deerfield Beach High	2,565	2,613	2,144	-469	-18	82.1%	12

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Quiet Waters	1,120	-480	70%	1,113	1,108	1,101	1,093	1,082
Lyons Creek Middle	1,481	-610	70.8%	1,403	1,338	1,272	1,211	1,144
Deerfield Beach High	2,156	-428	83.4%	2,050	1,992	1,933	1,867	1,819

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.
*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Quiet Waters	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lyons Creek Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes 43 (all three-bedroom or more) townhouse units, which are anticipated to generate 13 (5 elementary, 3 middle, and 5 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Quiet Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), these schools are expected to maintain their current status through the 2026/27 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

There are no charter schools located within a two-mile radius of the site in the 2024/25 school year. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 43 (all three-bedroom or more) townhouse units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 10, 2026. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-4100-2025 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

8/14/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

REZONING
SBBC-4100-2025
County No: N/A
Folio #: 484203050010
Tides at Deerfield Beach
August 12, 2025

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: August 12, 2025	Units Permitted: 0 — Units Proposed: 43	**Existing Land Use:** Commercial
Name: Tides at Deerfield Beach	NET CHANGE (UNITS): 43	**Proposed Land Use:** Commercial
SBBC Project Number: SBBC-4100-2025		**Current Zoning** B-1
County Project Number: N/A		**Proposed Zoning:** RM-15
Municipality Project Number: N/A		**Section:** 3
Owner/Developer: EDE Properties, Inc		**Township:** 48S
Jurisdiction: Deerfield Beach		**Range:** 42E

Students	Permitted	Proposed	NET CHANGE
Elem	0	5	5
Mid	0	3	3
High	0	5	5
Total	0	13	13

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Quiet Waters Elementary	1,528	1,528	1,115	-413		73.0%
Lyons Creek Middle	1,916	2,108	1,478	-630	-28	70.1%
Deerfield Beach High	2,565	2,613	2,144	-469	-18	82.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment 25/26	26/27	27/28	28/29	29/30
Quiet Waters Elementary	1,120	-480	70.0%	1,113	1,108	1,101	1,093	1,082
Lyons Creek Middle	1,481	-610	70.8%	1,403	1,338	1,272	1,211	1,144
Deerfield Beach High	2,156	-428	83.4%	2,050	1,992	1,933	1,867	1,819

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7 - Elementary	17,212	11,608	-5,604	10,994	10,884	10,773	10,660	10,549
Area 7 - Middle	7,974	5,586	-2,388	5,325	5,274	5,223	5,170	5,119
Area 7 - High	10,696	8,294	-2,402	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)

School(s)	Description of Capacity Additions
Quiet Waters Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lyons Creek Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area 7

School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

Comments

Information contained in the application indicates that the approximately 4.47-acre site is generally located North of Hillsboro Blvd, between Deer Creek Country Club Blvd and Deer Creek Blvd in the City of Deerfield Beach. The site's current zoning designation is Business, Community (B-1). The applicant proposes to change the zoning designation from B-1 to Residence, Multi-family (RM-15) to allow 43 (all three-bedroom or more) townhouse units, which is anticipated to generate 13 (5 elementary, 3 middle, and 5 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. Schools serving the amendment site in the 2024/25 school year are Quiet Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. There are no charter schools located within a two-mile radius of the site in the 2024/25 school year.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "7". The elementary, middle, and high schools currently serving Planning Area "7" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "7" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-4100-2025

Reviewed By:

8/14/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

* See comments for additional Impacted Planning Area information

Kimley»Horn

MEMORANDUM

To: Emily Cortez
City of Deerfield Beach

From: Nick Brooks
Kimley-Horn and Associates, Inc.

Date: November 5, 2025

Subject: Deer Creek
Study Methodology – Traffic Impact Analysis
KH #144100002

The proposed project consists of a 43-unit multifamily residential development located within the municipal limits of Deerfield Beach, Florida. The project is being proposed at 3116 Deer Creek Country Club Blvd, Deerfield Beach, FL 33442. The site is currently vacant, and the proposed development is intended to provide medium-density housing options and will require a Future Land Use Map (FLUM) amendment to change the designation from Commercial to Residential Moderate (RM-10).

Kimley-Horn and Associates has been retained to undertake a traffic analysis for the proposed program of development. Following is a summary of the methodology that will be used to undertake this traffic analysis.

1. **Trip generation:** The trip generation potential for the proposed use will be calculated using rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition.* Table 1 summarizes the trip generation calculation for the proposed use on site. Note that, should the intensities/densities change, this table will be updated accordingly to match those documents in the final traffic study.

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Proposed Scenario												
ITE	Multifamily Housing (Low-Rise)	ITE 220	43 DU			267	18	4	14	22	14	8
					Subtotal	*267*	*18*	*4*	*14*	*22*	*14*	*8*
Pass-By Capture			**Daily**	**AM**	**PM**							
	Multifamily Housing (Low-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
					Subtotal	0	0	0	0	0	0	0
Driveway Volumes						**267**	**18**	**4**	**14**	**22**	**14**	**8**
Net New External Trips						**267**	**18**	**4**	**14**	**22**	**14**	**8**
Proposed Net External Trips-Existing Net New External Trips						**267**	**18**	**4**	**14**	**22**	**14**	**8**

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Multifamily Housing (Low-Rise)	6.21 trips/DU	0.41 trips/DU (24% in, 76% out)	0.52 trips/DU (62% in, 38% out)	0.0%

2. **Buildout Year:** A buildout year of 2030 will be used for the purposes of this analysis.
3. **Data collection:** AM and PM peak hour turning movement counts were collected on October 7, 2025 at the intersection of Deer Creek Blvd. and Hillsboro Blvd. As these counts were conducted outside of peak season, the Peak Season Conversion Factor (PSCF) published by FDOT will be applied.
4. **Future Background (Non-Project) Volumes:** Future background volumes will be determined by applying a compounded annual growth rate of 1.0% to existing traffic volumes. Additionally, project traffic generated by relevant approved projects as identified by the City and/or its consultant, if applicable, will be assigned to the project study intersections.

5. **Total Future Volumes:** Total future volumes will be determined by adding future background volumes and project traffic volumes at each of the study intersections.
6. **Intersection LOS Analysis:** Intersection LOS analyses will be conducted for Existing Peak Season, Future Background Peak Season and Future Total Peak Season Conditions using Synchro or HCS software. Summary tables will be prepared to report the Highway Capacity Manual (HCM)-results and will include LOS, Delay and queue (where applicable) for all approaches (E, W, N, S) and overall intersection, no overall intersection LOS will be reported for two-way stop-controlled unsignalized intersections).
7. **Queuing Evaluation**: A gated queue analysis will be conducted at any gated access locations to the site utilized by residents or visitors.
8. **Mitigation**: Prior to final site plan approval and issuance of building permits, the Applicant will identify potential mitigation measures. These measures will be reviewed with City staff and the City consultant, if needed, to evaluate feasibility and appropriateness of these measures. Included in this evaluation will be a determination of the need for turn lanes at project access points and available queue storage within turn lanes at adjacent and surrounding intersections. These mitigation measures will be implemented in a final Development Order conditions to be determined in coordination with the City staff and/or City consultant.

The data collection, calculations, analyses and results will be summarized in a written report for City review. Relevant tables, charts, figures, worksheets, and a current copy of the site plan(s) will be included in the summary report.

Please review the methodology for this analysis as outlined above and indicate your concurrence by signing in the space below. Should you have questions or comments regarding the proposed methodology, please call me via phone at (561) 840-0272 or via e-mail at nick.brooks@kimley-horn.com.

Kimley»Horn

To: Emily Cortez
City of Deerfield Beach

From: Adam B. Kerr
Kimley-Horn and Associates, Inc.

Date: June 12, 2025
Revised November 19, 2025

Subject: Deer Creek - Traffic Impact Analysis
Deerfield Beach, Florida
Kimley-Horn #144100002

INTRODUCTION

The proposed project consists of a 43-unit multifamily residential development located within the municipal limits of Deerfield Beach, Florida. The project is being proposed at 3116 Deer Creek Country Club Blvd, Deerfield Beach, FL 33442. The site is currently vacant, and the proposed development is intended to provide medium-density housing options and will require a Future Land Use Map (FLUM) amendment to change the designation from Commercial to Residential Moderate (RM-10).

PROJECT LOCATION:

The project site is located approximately 300 feet north of the intersection of Hillsboro Boulevard and Deer Creek Country Club Boulevard, on the east side of Deer Creek Country Club Boulevard.

PROJECT TRAFFIC GENERATION

Trip generation estimates are based on the ITE *Trip Generation Manual, 12th Edition*, using Land Use Code 220: Multifamily Housing (Low-Rise). The rates and equations provided by ITE are included in the Appendix, for reference. Table 1 summarizes the trip generation calculations for the proposed multifamily development. As illustrated in this table, the project is expected to generate 267 net new daily trips, 18 net new AM peak hour trips, and 22 net new PM peak hour trips.

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Proposed Scenario												
ITE	Multifamily Housing (Low-Rise)	ITE 220	43 DU			267	18	4	14	22	14	8
					Subtotal	*267*	*18*	*4*	*14*	*22*	*14*	*8*
Pass-By Capture			**Daily**	**AM**	**PM**							
	Multifamily Housing (Low-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
					Subtotal	0	0	0	0	0	0	0
Driveway Volumes						**267**	**18**	**4**	**14**	**22**	**14**	**8**
Net New External Trips						**267**	**18**	**4**	**14**	**22**	**14**	**8**
Proposed Net External Trips-Existing Net New External Trips						**267**	**18**	**4**	**14**	**22**	**14**	**8**

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Multifamily Housing (Low-Rise)	6.21 trips/DU	0.41 trips/DU (24% in, 76% out)	0.52 trips/DU (62% in, 38% out)	0.0%

INTERSECTION ANALYSIS

Operational analyses were conducted to determine the level of service and delay at the study intersection. The analyses were conducted for three conditions (Existing 2025, Background Year (2030), and Future Total (2030) during the weekday AM and PM peak hours at the following intersection:

1. Hillsboro Boulevard & Deer Creek Country Club Blvd.

The intersection analyses use the methodologies outlined in the *Highway Capacity Manual, 7th Edition* to determine the overall intersection level of service (LOS) and delay during the three analysis conditions during AM and PM peak hours using Trafficware's Synchro 12, software model. The Synchro output worksheets are included in the Appendix, for reference.

Summary tables have been prepared to document the level of service and delay at the intersections for the Existing, Background Year, and Future Total conditions. Table 2 summarizes the results for the AM peak hour, and Table 3 summarizes the results for the PM peak hour.

Table 2: AM Peak Hour Summary

#	A.M. Peak Hour Intersection Capacity Analysis						
	Intersection	Control Type	Overall	Movement LOS			
				EB	WB	NB	SB
	Existing Conditions / Future Background Conditions / **Future Total Conditions**						
1	Deer Creek Country Club Blvd. & Hillsboro Blvd.	Signalized	9.6 sec / A 9.9 sec / A **10.3 sec / B**	7.3 sec / A 7.6 sec / A **7.9 sec / A**	5.9 sec / A 6.2 sec / A **6.5 sec / A**	(1)	81.2 sec / F 80.9 sec / F **80.3 sec / F**

Notes:
(1) Approach does not exist.

Table 3: PM Peak Hour Summary

#	P.M. Peak Hour Intersection Capacity Analysis						
	Intersection	Control Type	Overall	Movement LOS			
				EB	WB	NB	SB
	Existing Conditions / Future Background Conditions / **Future Total Conditions**						
1	Deer Creek Country Club Blvd. & Hillsboro Blvd.	Signalized	20.4 sec / C 21.6 sec / C **23.3 sec / C**	28.8 sec / C 31.4 sec / C **34.9 sec / C**	9.5 sec / A 10.0 sec / B **10.2 sec / B**	(1)	78.5 sec / E 78.2 sec / E **77.9 sec / E**

Notes:
(1) Approach does not exist.

As illustrated in the tables above, the intersection operates at an acceptable LOS during the three analysis conditions, and the addition of project traffic has a minimal impact during the AM and PM peak hours.

Additionally, a 95th percentile queue analysis was performed at the intersection of Hillsboro Boulevard & Deer Creek Country Club Blvd. to evaluate the existing storage provided at each of the exclusive turn lanes. Table 4 summarizes the results of the 95th percentile queue analysis.

Table 4: 95th Percentile Queue Summary

#	Intersection	Movement	Storage (feet)	95th Percentile Queue Analysis (feet)			
				Future - No Build		Future - Build	
				AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	Deer Creek Country Club Blvd. & Hillsboro Blvd.	EBL	300	168	263	171	271
		WBR	100	15	55	16	59
		SBL	175	47	88	52	91
		SBR	175	54	56	56	57

As illustrated in the table above, the existing storage provided at the exclusive turn lanes are expected to provide efficient storage to accommodate the existing and proposed demand as a result of the addition of project traffic.

GATED QUEUE ANALYSIS

The site is proposed to include gated access for residents and visitors of the site. Following is a review of the anticipated queuing at the residential gate.

Resident/Visitor Gate - Queuing Calculations

Calculations have been undertaken for the gated access and are summarized in Table A-1 in the Appendix. The anticipated queue length was calculated using the following assumptions and data:

Driveway users:

- *It was assumed that all traffic would utilize this residential gate*

Peak hour vehicles (from trip generation calculations):

- *PM peak hour (14 inbound)*

Service rate of residential and visitor gate:

- *190 seconds / vehicle*

Calculations are provided in the attached Table A -1. As noted in that table, the 95th percentile queue calculations result in the following:

Total Queue: 1 vehicle

Therefore, the 95th percentile queue of vehicles staged in the area adjacent to the resident gate is anticipated to be one vehicle or fewer. The area adjacent to the gate can accommodate staging for up to three vehicles (82 feet of staging area) without impacting Deer Creek Country Club Boulevard.

CONCLUSION

Based on the trip generation analysis prepared for the proposed multifamily development, the project is anticipated to generate fewer than 500 daily trips. As such, in accordance with Article II, Section 98-17 of the City of Deerfield Beach's Land Development Code, a site-specific traffic study is not required.

The surrounding local street network is not expected to be significantly impacted by the addition of project traffic and no additional turn lanes are recommended at the site access driveways. No adverse operational impacts or degradation of the adopted Level of Service standards are anticipated because of the proposed development. Additionally, no site access, circulation, or safety deficiencies were identified that would necessitate off-site mitigation or improvements.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

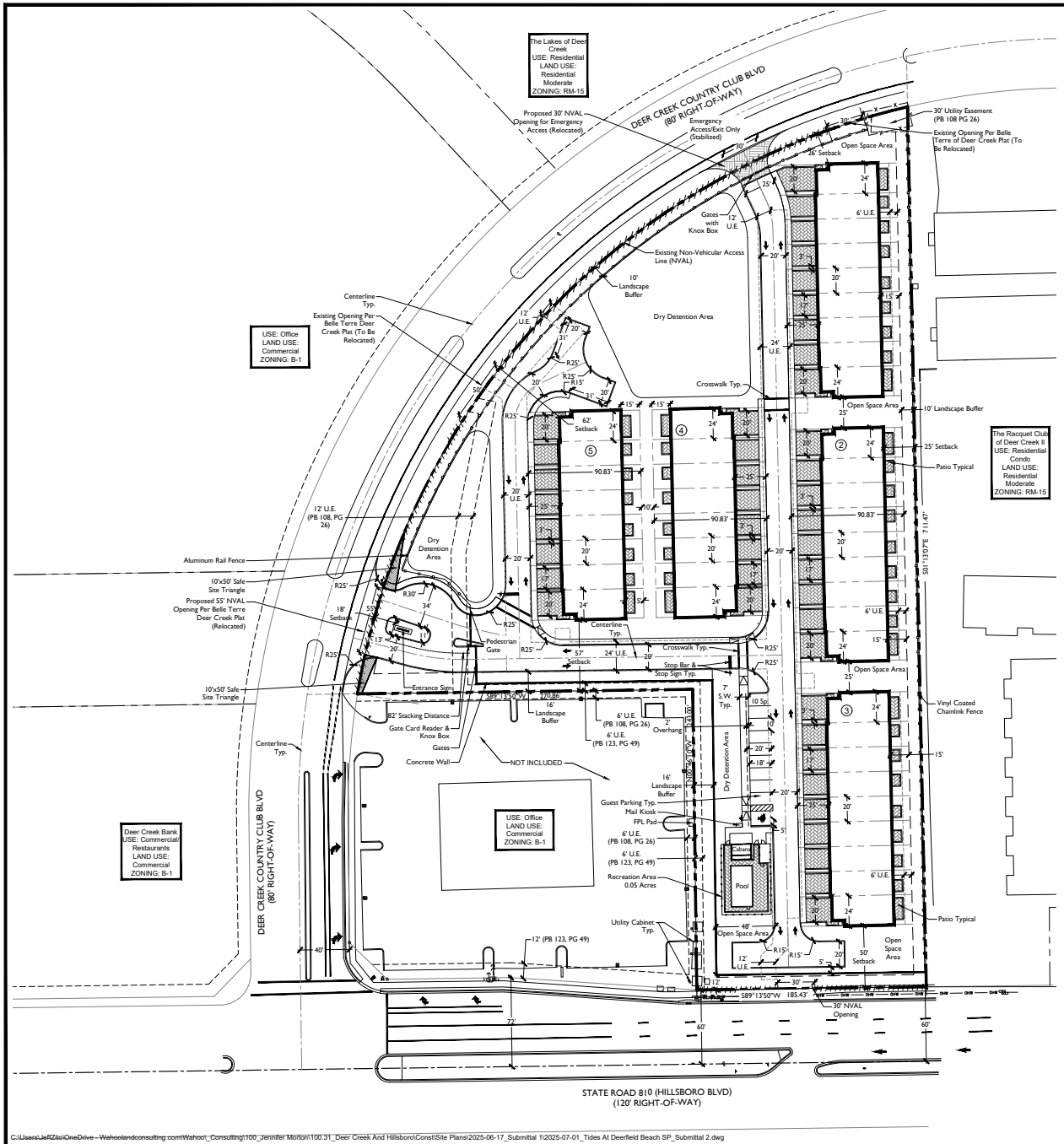
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

K:\WPD_TPTO\144100002 - Deer Creek\2025-10-13 Deer Creek Traffic.docx

APPENDIX



C:\Users\JeffZilo\OneDrive - Wahoolandconsulting:com\Wahoo_Consulting\100_Jennifer Morton\100.31_Deer Creek And Hillsboro\Const\Site Plans\2025-06-17_Submittal 1\2025-07-01_Tides At Deerfield Beach SP_Submittal 2.dwg

Site Data

Project Name	Tides at Deerfeidl Beach
Municipality	Deerfield Beach
Parcel Folio Number	484203050010
Existing Zoning Designation	B-1
Proposed Zoning Designation	RM-10 (Residence, Multifamily)
Existing Future Land Use	Commercial
Proposed Future Land Use	Residential Moderate (10 DU/AC)
Gross Site Area (Per Survey)	4.47 Ac.
Net Site Area (Per Survey)	4.47 Ac.
Total Proposed Dwelling Units	43 Units
Gross Density	9.62 DU/AC
Net Density	9.62 DU/AC
Housing Type	Townhomes
Number of Bedrooms	129 Bedrooms
3 Bedroom Units	43 Units
Number of Stories	2 Stories
Building Height	35'
Total Townhouse Units	43 Townhouses
8 Unit Townhome Building	2 Buildings
9 Unit Townhome Building	3 Buildings
Total Square Footage	45,219 S.F.
Maximum Permitted Lot Coverage	40% Max.
Proposed Lot Coverage	(45,219 S.F.) (23 %)
Pervious Area	(85,402 S.F.) (44 %)
Impervious Area	(109,311 S.F.) (56 %)
Total Parking Required	108 Spaces
3 Bedroom (2 Spaces / Unit @ 43 Units)	86 Spaces
Guest Spaces (.50 Spaces / Unit @ 43)	22 Spaces
Total Parking Proposed	116 Spaces
Provided Guest Handicap Spaces (Included in Total)	1 Space

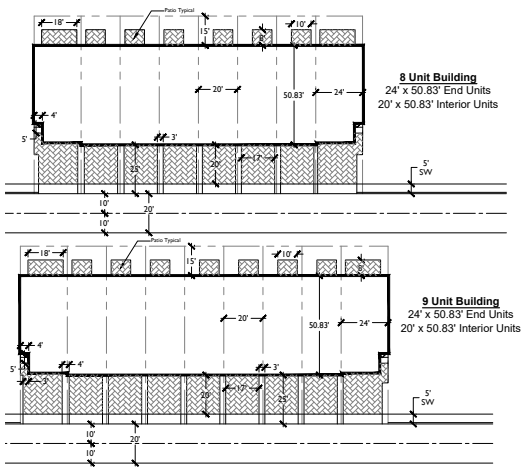
RM-10 Property Development Regulations

Zoning RM-10	Minimum Lot Dimensions		Building Separation	Minimum Setbacks			
	Size	Width		Front	Side	Street	Rear
Required	4,400 SF	100'	25'	25'	10'	25'	15'
Proposed	194,713 SF	455'	25'	50'	26'	26'	25'

NOTE: For Fee Simple Townhome Developments, the term "Lot" shall be viewed as the overall site and not individual Townhome plots as it relates to the property development regulations

Typical Unit Details

Scale: 1" = 30'



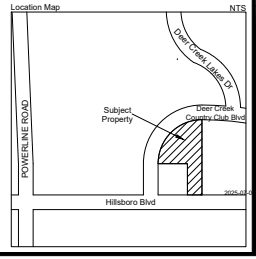
8 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

9 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

North

Scale: 1" = 40'

Location Map NTS



Morton
PLANNING | LANDSCAPE ARCHITECTURE
1934 Hollywood Boulevard, Suite 1 | Hollywood, FL 33020
(561) 300-3004 | Office@mortonplan.com

Tides at Deerfield Beach

Deerfield Beach, Florida

Revisions

Submittal 1	6/17/25

Site Plan

Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2025-01-17
File	Tides At Deerfield Beach SP_Submittal 2

SP

Sheet 1 of 1

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

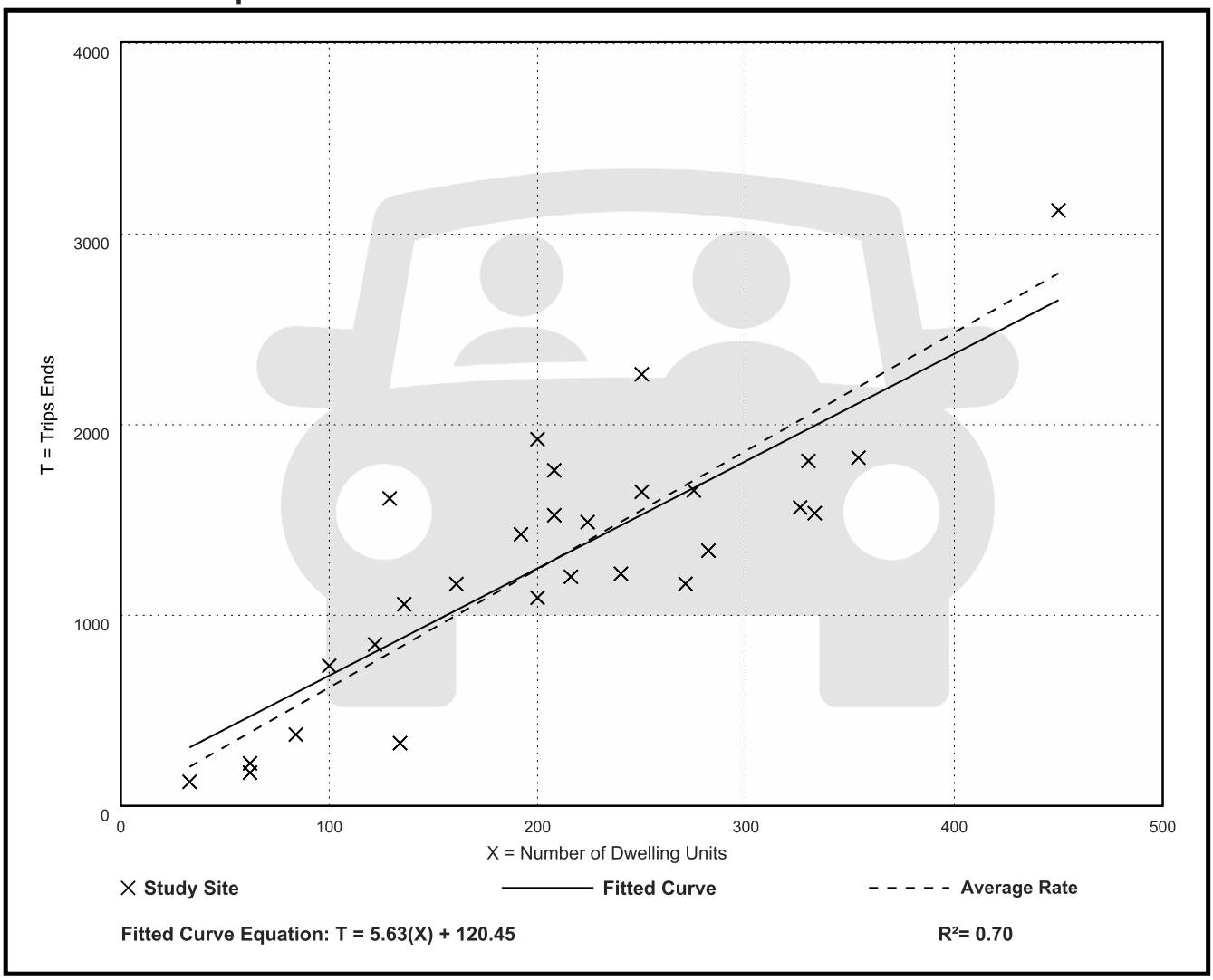
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

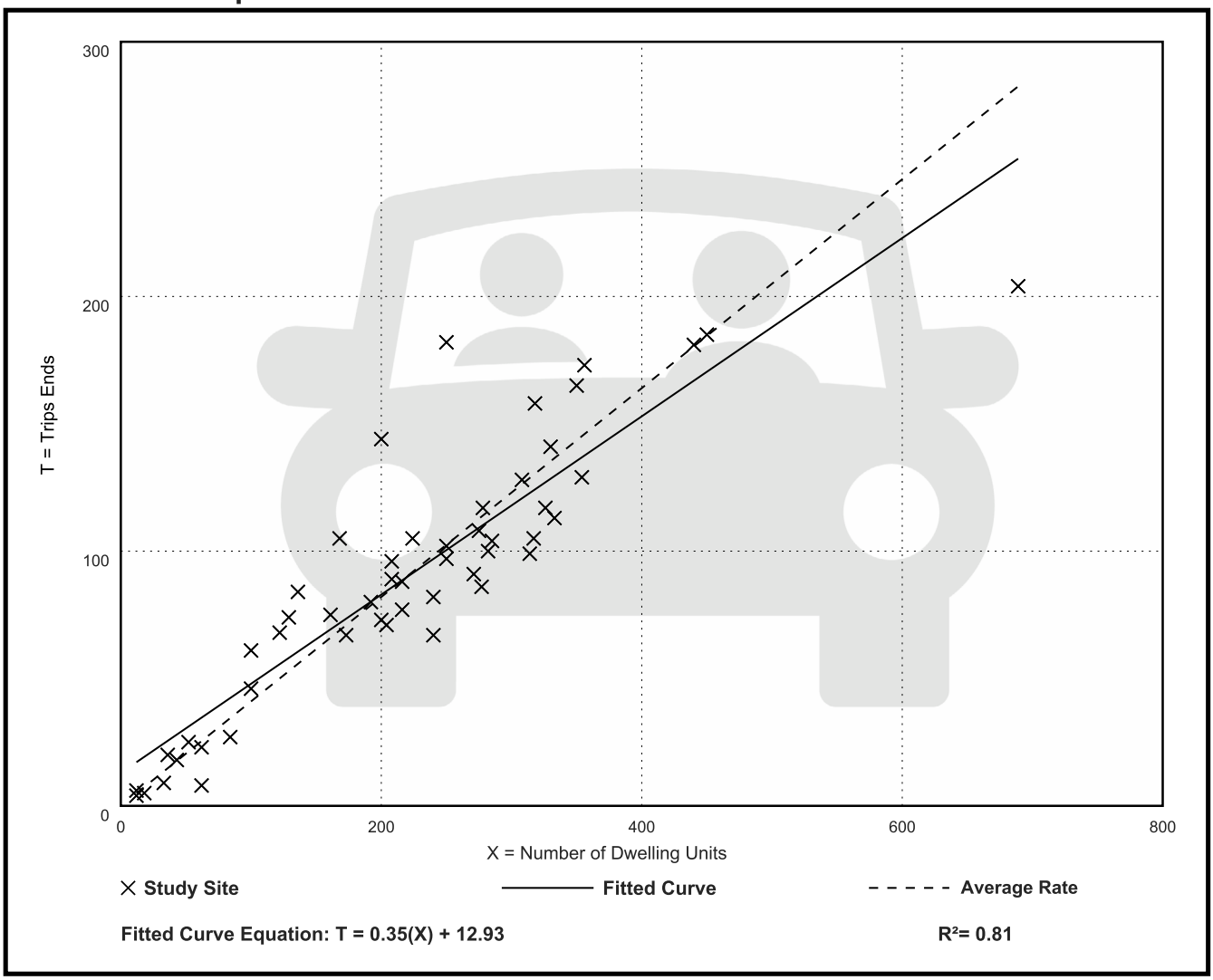
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



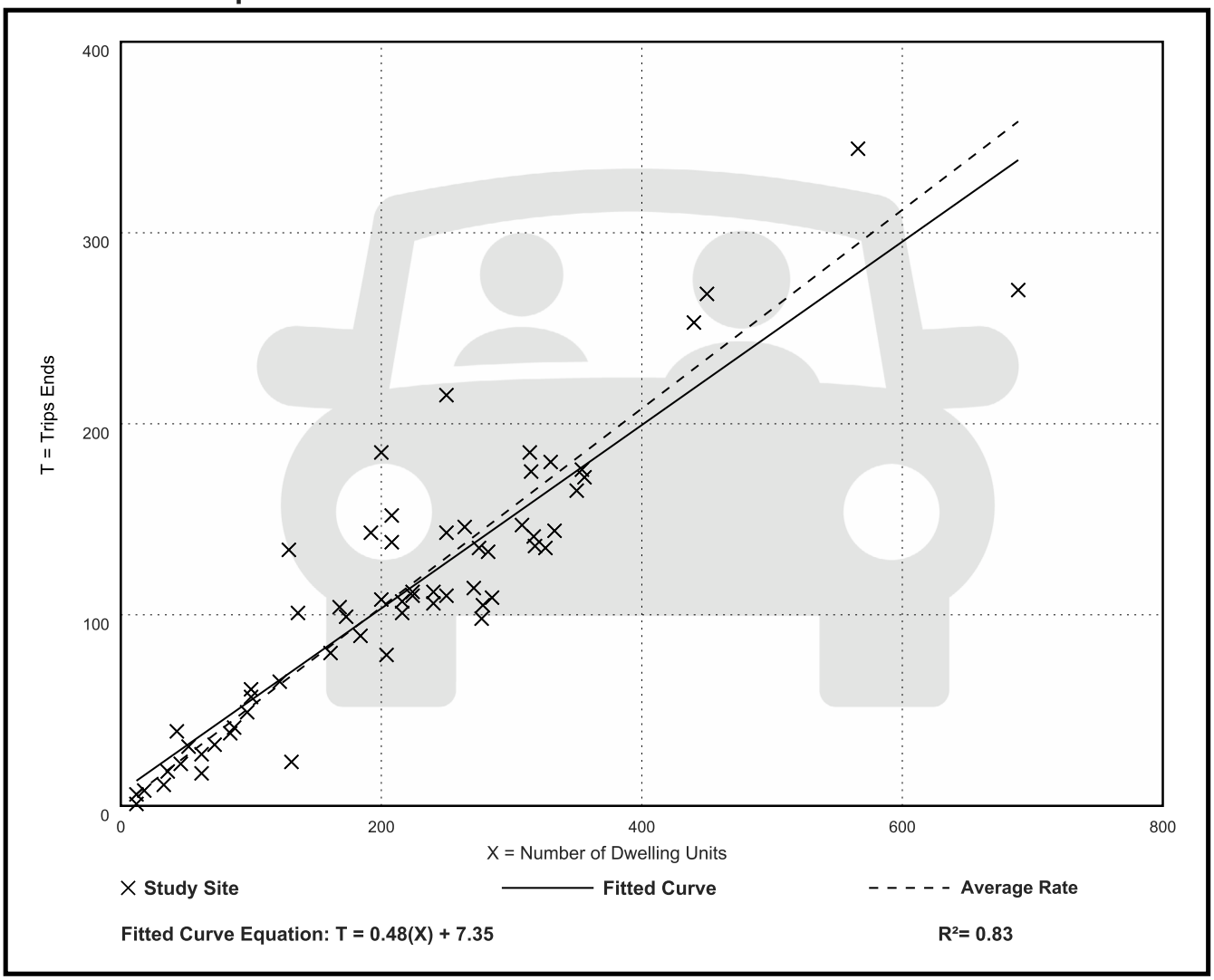
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

VOLUME DEVELOPMENT SHEET

Deer Creek Residential

Deer Creek Country Club Blvd. & Hillsboro Blvd.

EXISTING GEOMETRY

COUNT DATE: **October 7, 2025**
AM PEAK HOUR FACTOR: **0.88**

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		89	1,868	0		0	754	32		0	0	0		41	0	60
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
AM Peak Season Volume		**90**	**1,887**	**0**		**0**	**762**	**32**		**0**	**0**	**0**		**41**	**0**	**61**
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH		5	96	0		0	39	2		0	0	0		2	0	3
Background Traffic Volumes		**95**	**1,983**	**0**		**0**	**801**	**34**		**0**	**0**	**0**		**43**	**0**	**64**

AM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		45.0%						45.0%								
		2						2								
Exiting														45.0%		45.0%
														6		6
AM TOTAL PROJECT TRAFFIC	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**6**
Future Total AM Volumes	**0**	**97**	**1,983**	**0**	**0**	**0**	**801**	**36**	**0**	**0**	**0**	**0**	**0**	**49**	**0**	**70**

VOLUME DEVELOPMENT SHEET

Deer Creek Residential

Deer Creek Country Club Blvd. & Hillsboro Blvd.

EXISTING GEOMETRY

COUNT DATE: **October 7, 2025**
PM PEAK HOUR FACTOR: **0.94**

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		156	1,060	0		0	1,697	92		0	0	0		91	0	69
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
PM Peak Season Volume		**158**	**1,071**	**0**		**0**	**1,714**	**93**		**0**	**0**	**0**		**92**	**0**	**70**
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		8	55	0		0	87	5		0	0	0		5	0	4
Background Traffic Volumes		**166**	**1,126**	**0**		**0**	**1,801**	**98**		**0**	**0**	**0**		**97**	**0**	**74**

PM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		45.0%						45.0%								
		6						6								
Exiting														45.0%		45.0%
														4		4
PM TOTAL PROJECT TRAFFIC	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**4**
Future Total PM Volumes	**0**	**172**	**1,126**	**0**	**0**	**0**	**1,801**	**104**	**0**	**0**	**0**	**0**	**0**	**101**	**0**	**78**

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.99

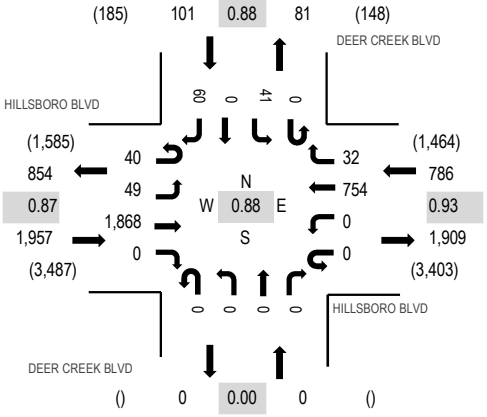
WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.00
2	01/07/2024 - 01/13/2024	1.01	1.02
3	01/14/2024 - 01/20/2024	1.04	1.05
4	01/21/2024 - 01/27/2024	1.03	1.04
5	01/28/2024 - 02/03/2024	1.02	1.03
6	02/04/2024 - 02/10/2024	1.01	1.02
7	02/11/2024 - 02/17/2024	1.00	1.01
8	02/18/2024 - 02/24/2024	1.00	1.01
9	02/25/2024 - 03/02/2024	1.00	1.01
10	03/03/2024 - 03/09/2024	0.99	1.00
11	03/10/2024 - 03/16/2024	0.99	1.00
12	03/17/2024 - 03/23/2024	0.99	1.00
13	03/24/2024 - 03/30/2024	0.99	1.00
14	03/31/2024 - 04/06/2024	0.99	1.00
15	04/07/2024 - 04/13/2024	0.99	1.00
16	04/14/2024 - 04/20/2024	0.99	1.00
17	04/21/2024 - 04/27/2024	0.99	1.00
18	04/28/2024 - 05/04/2024	1.00	1.01
19	05/05/2024 - 05/11/2024	1.00	1.01
20	05/12/2024 - 05/18/2024	1.00	1.01
21	05/19/2024 - 05/25/2024	1.01	1.02
22	05/26/2024 - 06/01/2024	1.02	1.03
23	06/02/2024 - 06/08/2024	1.03	1.04
24	06/09/2024 - 06/15/2024	1.04	1.05
25	06/16/2024 - 06/22/2024	1.04	1.05
26	06/23/2024 - 06/29/2024	1.04	1.05
27	06/30/2024 - 07/06/2024	1.04	1.05
28	07/07/2024 - 07/13/2024	1.04	1.05
29	07/14/2024 - 07/20/2024	1.04	1.05
30	07/21/2024 - 07/27/2024	1.02	1.03
31	07/28/2024 - 08/03/2024	1.01	1.02
32	08/04/2024 - 08/10/2024	1.00	1.01
33	08/11/2024 - 08/17/2024	0.99	1.00
34	08/18/2024 - 08/24/2024	0.99	1.00
35	08/25/2024 - 08/31/2024	0.99	1.00
36	09/01/2024 - 09/07/2024	1.00	1.01
37	09/08/2024 - 09/14/2024	1.00	1.01
38	09/15/2024 - 09/21/2024	1.00	1.01
*39	09/22/2024 - 09/28/2024	1.00	1.01
*40	09/29/2024 - 10/05/2024	1.00	1.01
*41	10/06/2024 - 10/12/2024	1.00	1.01
*42	10/13/2024 - 10/19/2024	1.00	1.01
*43	10/20/2024 - 10/26/2024	1.00	1.01
*44	10/27/2024 - 11/02/2024	0.99	1.00
*45	11/03/2024 - 11/09/2024	0.99	1.00
*46	11/10/2024 - 11/16/2024	0.99	1.00
*47	11/17/2024 - 11/23/2024	0.99	1.00
*48	11/24/2024 - 11/30/2024	0.99	1.00
*49	12/01/2024 - 12/07/2024	0.99	1.00
*50	12/08/2024 - 12/14/2024	0.99	1.00
*51	12/15/2024 - 12/21/2024	0.99	1.00
52	12/22/2024 - 12/28/2024	1.01	1.02
53	12/29/2024 - 12/31/2024	1.04	1.05

* PEAK SEASON

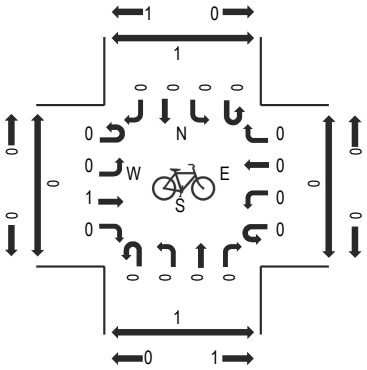
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 DEER CREEK BLVD & HILLSBORO BLVD AM
Date: Tuesday, October 7, 2025
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

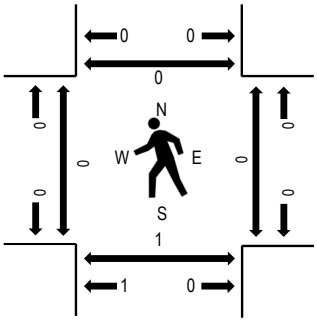
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HILLSBORO BLVD Eastbound				HILLSBORO BLVD Westbound				DEER CREEK BLVD Northbound				DEER CREEK BLVD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	3	5	338	0	0	0	123	2	0	0	0	0	0	7	0	5	483	2,432	0	0	0	0
7:15 AM	5	5	363	0	0	0	182	3	0	0	0	0	0	2	0	15	575	2,757	0	0	1	0
7:30 AM	11	12	432	0	0	0	186	4	0	0	0	0	0	7	0	20	672	2,844	0	0	1	0
7:45 AM	8	11	454	0	0	0	208	5	0	0	0	0	0	4	0	12	702	2,794	0	0	0	0
8:00 AM	11	12	539	0	0	0	204	12	0	0	0	0	0	16	0	14	808	2,704	0	0	0	0
8:15 AM	10	14	443	0	0	0	156	11	0	0	0	0	0	14	0	14	662		0	0	0	0
8:30 AM	9	16	392	0	0	0	174	8	0	0	0	0	0	12	0	11	622		0	0	0	0
8:45 AM	7	21	366	0	0	0	179	7	0	0	0	0	0	14	0	18	612		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	11
Lights	40	46	1,842	0	0	0	734	32	0	0	0	0	0	40	0	60	2,794
Mediums	0	3	19	0	0	0	16	0	0	0	0	0	0	1	0	0	39
Total	40	49	1,868	0	0	0	754	32	0	0	0	0	0	41	0	60	2,844

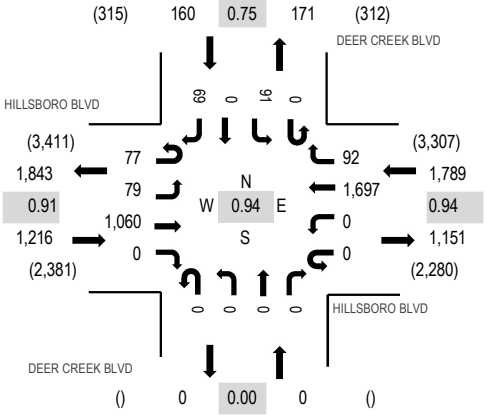
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.5%				2.5%				0.0%				1.0%			1.8%
Heavy Vehicle %	0.0%	6.1%	1.4%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	1.8%
Peak Hour Factor		0.87				0.93				0.00				0.88			0.88
Peak Hour Factor	0.91	0.75	0.87	0.00	0.00	0.00	0.94	0.79	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.76	0.88

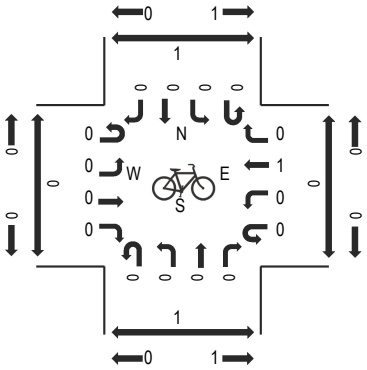
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 DEER CREEK BLVD & HILLSBORO BLVD PM
Date: Tuesday, October 7, 2025
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

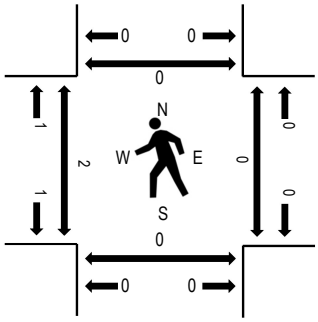
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HILLSBORO BLVD Eastbound				HILLSBORO BLVD Westbound				DEER CREEK BLVD Northbound				DEER CREEK BLVD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	11	15	272	0	0	0	365	30	0	0	0	0	0	23	0	23	739	2,876	0	0	0	0
4:15 PM	12	10	270	0	0	0	359	14	0	0	0	0	0	28	0	13	706	2,974	0	0	0	0
4:30 PM	15	12	262	0	0	0	401	15	0	0	0	0	0	12	0	20	737	3,113	2	0	0	0
4:45 PM	27	13	228	0	0	0	383	16	0	0	0	0	0	15	0	12	694	3,165	1	0	0	0
5:00 PM	14	21	270	0	0	0	450	26	0	0	0	0	0	31	0	25	837	3,127	1	0	0	0
5:15 PM	24	22	292	0	0	0	440	26	0	0	0	0	0	24	0	17	845		0	0	0	0
5:30 PM	12	23	270	0	0	0	424	24	0	0	0	0	0	21	0	15	789		0	0	0	0
5:45 PM	16	27	243	0	0	0	316	18	0	0	0	0	0	19	0	17	656		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	3
Lights	77	79	1,045	0	0	0	1,686	91	0	0	0	0	0	91	0	67	3,136
Mediums	0	0	15	0	0	0	9	1	0	0	0	0	0	0	0	1	26
Total	77	79	1,060	0	0	0	1,697	92	0	0	0	0	0	91	0	69	3,165

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.2%				0.7%				0.0%				1.3%			0.9%
Heavy Vehicle %	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.6%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.9%
Peak Hour Factor		0.91				0.94				0.00				0.75			0.94
Peak Hour Factor	0.74	0.86	0.92	0.00	0.00	0.00	0.94	0.90	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.74	0.94

Residential Electronic Gate Service Rates

Bryant Ficek, PE, PTOE

Regular readers know we believe in Improving Transportation Globally and, equally important, we believe in sharing our information to help others achieve the same goal. This process leads us to complete various research projects and share the results. A notable one is our work on determining current trip generation for tradition land uses, like homes and offices, and new land uses that may not have been around in the past, like marijuana dispensaries and urgent care units (you can download our trip generation raw data spreadsheet). We shared this information with the Institute of Transportation Engineers (ITE) and expect to see it as part of the new Trip Generation Manual coming out later this year.

We are not the only ones who take this approach. Recently, Robert Kahn, a founding principal at RK Engineering Group (http://www.rkengineer.com) , completed a study of Service Rates for Residential Electronic Gates. He presented this information at the 2017 ITE Western District Annual Meeting and was kind enough to share his report with us.

Electronic gates controlling the accesses to residential neighborhoods are not very common in Minnesota. But they are present in many areas, particularly out west where Mr. Kahn's company is located. From his report, here are the key information and findings:

> The study purpose was to determine the hourly service rate capacity (vehicles per hour) of electronic gates at residential communities containing single family detached homes (although results could be applied to multi-family developments as well).
>
> The study focused on swinging or rolling style gates (not manned gates) where the gate capacity or service rate (vehicles per hour) is the key to determining the potential vehicle queues.
>
> The study collected data at 14 electronic gates during the p.m. peak period, which is the peak entering time for most residential communities.
>
> The peak inbound demand at these gates was split approximately 80 percent residents within the community and 20 percent visitors.
>
> With two entry lanes (one for visitors and one for residents), the recommended service rates are 115 vehicles per hour for visitors and 220 vehicles per hour for residents.
>
> With a single entry lane (for both visitors and residents), the recommended service rate is 190 vehicles per hour.
>
> The observed average p.m. peak hour trip generation rates for these residential developments was 0.76 vehicles per hour per dwelling unit (0.42 vehicles per hour per dwelling unit entering and 0.34 vehicles per hour per dwelling unit exiting).

While not specifically relevant to the type of work we commonly complete, we applaud this type of research as well as the sharing of information. These types of studies help move our industry forward in terms of more accurate results and, ultimately, better recommendations for the use of our resources. Thanks to Mr. Kahn for completing this work and helping all of us be better Traffic Engineers.

Do you have an interesting engineering project you'd like to share with other engineers? Write us at newsletter@mikeontraffic.com (mailto:newsletter@mikeontraffic.com). We would love to hear from you!

Want to partner on trip generation data? If you'd like to partner with us to collect trip generation in your area, we have a limited pool of video collection products that we're lending for free to collect trip generation data around the country. Leave your contact information in the comments section if you'd be interested in the lending program or contact Sales (mailto:%20sales@countingcars.com) at CountingCars.com.

Bryant Ficek, PE, PTOE

Bryant is Vice President of Spack Consulting, an engineering services company, which is part of the Spack Enterprise family of companies.

He is widely known in the transportation industry, and is an expert in Synchro, SimTraffic, Vistro and Vissim traffic modeling software. He is a regular contributor to MikeOn Traffic, a presenter for Traffic Corner Tuesday webinars, and published author of industry guides.

Related

Traffic Impact Study Improvements: Part 3 - All Trips Are Equal, But Some Trips Are More Equal Than Others (http://www.mikeontraffic.com/local_trip
August 25, 2015
In "Analysis"

Local Data Proves Best Again - Trip Generation at Hotels (http://www.mikeontraffic.com/hotel-trip-generation/)
January 24, 2017
In "Data"

New Trip Generation Data - Marijuana Dispensaries Drive 10 Times More Traffic Than Specialty Retail Stores (http://www.mikeontraffic.com/trip-generation-data-marijuana-dispensaries/)
November 11, 2015
In "Data"

TABLE A-1: CALCULATIONS RESIDENTIAL GATE

PM Peak Hour Gated Queue Analysis

Assumptions:

Service Rate	=	190 vehicles per hour
Peak Demand	=	14 vehicles inbound during PM peak hour

Probability of the queue occurring 95% of the time

Calculations

$$\rho = \frac{14}{190} = 0.07$$

$$\text{Queue} = \left[\frac{LN(0.05)-LN(0.07)}{LN(0.07)}\right] = \textbf{0.15 veh}$$

K:\WPD_TPTO\144100002 - Deer Creek\[2025_Deer Creek Traffic.xlsx]Gated Queue

Station : 1512 - Hillsboro Blvd & Country Club Rd (Standard File)

Phase	1 (EL)	2 (WT)	3	4	5	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7						7								
Ped Clearance		25						30								
Min Green	4	10				10		6	3		3		3		3	
Gap Ext	1.5	3				3		2								
Max1	12	50				50	25	25								
Max2																
Yellow Clr	5	5	3.5	3.5	3.5	5	3.5	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2				2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON				ON		ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call																
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable																
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash			ON	ON	ON	
Override Higher Preempt			ON	ON	ON	
Flash in Dwell			ON	ON	ON	
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6				6
Min Walk						
Ped Clear						
Track Green						1
Min Dwell	8	8				8
Max Presence	180	180				180
Track Veh 1						9
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1	8	2				1
Dwell Cyc Veh 2		6				6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				

Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1	1	8				2
Exit 2	6					6
Exit 3						
Exit 4						

Queue Jump				
Free Mode				
Alt Table				

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 1512 - Hillsboro Blvd & Country Club Rd (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	20	2	1	5	25		20	95				115		45								
9		3	3	160	33	3	1	5	25		20	95				115		45								
15		4	4	160	12	4	1	5	25		20	95				115		45								
20		3	3	160	33	3	1	5	25		20	95				115		45								
Day Plan 2											**Easy**															
		3	3	160	33	3	1	5	25		20	95				115		45								
1		100	254																							
6	30	3	3	160	33	3	1	5	25		20	95				115		45								
Day Plan 3											**Easy**															
		3	3	160	33	3	1	5	25		20	95				115		45								
1		100	254																							
6	30	3	3	160	33	3	1	5	25		20	95				115		45								
23		100	254																							

Station : 1512 - Hillsboro Blvd & Country Club Rd (Standard File)

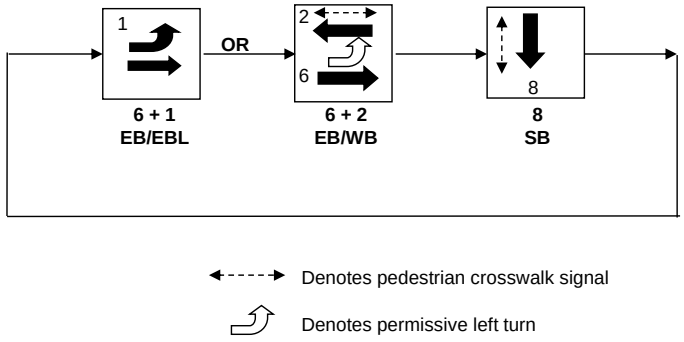
Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

	Month												Day of Weekk							Day of Month												1												2												3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1

Sequence of Operation for Hillsboro Blvd (SR 810) and Country Club Blvd (1512)

Deerfield Beach



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1512	**Initial Operation Date**	2/13/97
Controller Type	2070 LN	**System Number**	1512
Modification Number	5	**Modification Date**	04/24/2015
Drawing/Project No		**FPL Grid Number**	87694044202
Intersection	HILLSBORO BLVD. (SR 810) and COUNTRY CLUB BLVD.		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2				6		8
Direction	EBL	WB				EB		SB
Initial Green(MIN)	4	10				10		6
Vehicle Ext.(GAP)	1.5	3.0				3.0		2.0
Maximum Green I	12	50				50		25
Maximum Green II								
Yellow Clearance	5.0	5.0				5.0		4.0
All Red Clearance	2.0	2.0				2.0		2.0
Phase Recall	OFF	MIN				MIN		OFF
Detector Delay								20-RT
Walk		7+A						7+A
Pedestrian Clearance		25						30
Permissive	5 SECT							
Flash Operation		YELLOW				YELLOW		RED

Attachment

NOTES:

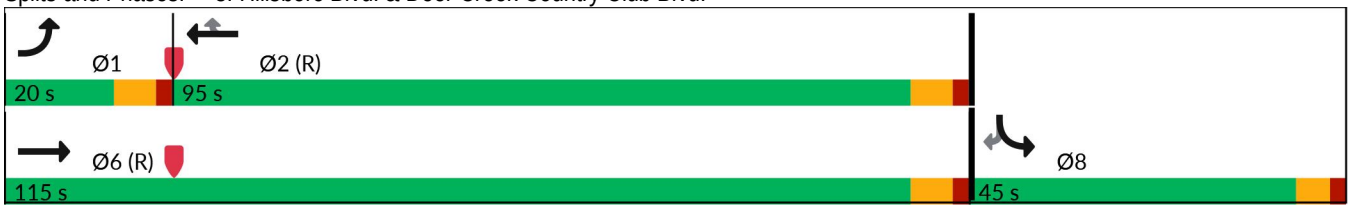
1. ANTI-BACKDOWN EASTBOUND: PHASES 2+6 ON--->OMIT PHASE 1.
2. AUDIBLE PEDESTRIAN SIGNALS: E/W BEEP, N/S TONE.
3. MOD. 5 UPDATES YELLOW AND ALL RED CLEARANCE VALUES ON PHASES 1,2 & 6 PER FDOT STANDARDS.

Submitted By _____ **Approved By** _____

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	90	1887	762	32	41	61
Future Volume (vph)	90	1887	762	32	41	61
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	14.4	139.2	117.8	117.8	7.8	7.8
Actuated g/C Ratio	0.09	0.87	0.74	0.74	0.05	0.05
v/c Ratio	0.62	0.46	0.22	0.03	0.27	0.47
Control Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
LOS	F	A	A	A	E	C
Approach Delay (s/veh)		6.5	7.0		46.6	
Approach LOS		A	A		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 8.1	Intersection LOS: A
Intersection Capacity Utilization 52.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	98	2051	828	35	45	66
v/c Ratio	0.62	0.46	0.22	0.03	0.27	0.47
Control Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
Queue Length 50th (ft)	101	127	90	2	23	0
Queue Length 95th (ft)	162	168	130	14	45	51
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	169	4423	3742	1172	836	435
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.58	0.46	0.22	0.03	0.05	0.15

Intersection Summary

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	90	1887	762	32	41	61
Future Volume (veh/h)	90	1887	762	32	41	61
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	98	2051	828	35	45	66
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	118	4409	3847	1194	191	88
Arrive On Green	0.07	0.86	0.75	0.75	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	98	2051	828	35	45	66
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	8.7	14.7	7.6	0.9	2.0	6.6
Cycle Q Clear(g_c), s	8.7	14.7	7.6	0.9	2.0	6.6
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	118	4409	3847	1194	191	88
V/C Ratio(X)	0.83	0.47	0.22	0.03	0.24	0.75
Avail Cap(c_a), veh/h	145	4409	3847	1194	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.8	2.5	5.8	5.0	72.3	74.5
Incr Delay (d2), s/veh	27.2	0.4	0.1	0.0	0.6	12.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	3.8	2.7	0.3	0.9	3.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	101.0	2.8	5.9	5.0	73.0	86.7
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		2149	863		111	
Approach Delay, s/veh		7.3	5.9		81.2	
Approach LOS		A	A		F	

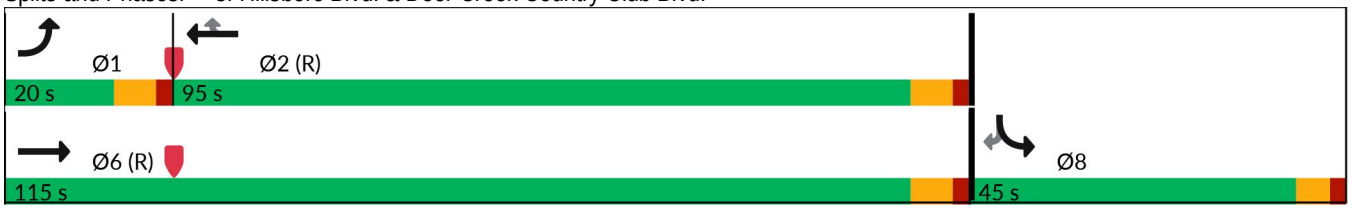
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	17.6	127.6			145.2	14.8
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	10.7	9.6			16.7	8.6
Green Ext Time (p_c), s	0.0	7.4			36.1	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	9.6
HCM 7th LOS	A

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	158	1071	1714	93	92	70
Future Volume (vph)	158	1071	1714	93	92	70
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	27.4	137.0	102.6	102.6	10.0	10.0
Actuated g/C Ratio	0.17	0.86	0.64	0.64	0.06	0.06
v/c Ratio	0.57	0.27	0.57	0.10	0.47	0.45
Control Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
LOS	E	A	B	A	E	C
Approach Delay (s/veh)		11.0	16.7		54.5	
Approach LOS		B	B		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 12 (8%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay (s/veh): 16.4	Intersection LOS: B
Intersection Capacity Utilization 63.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	172	1164	1863	101	100	76
v/c Ratio	0.57	0.27	0.57	0.10	0.47	0.45
Control Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
Queue Length 50th (ft)	170	65	371	23	53	0
Queue Length 95th (ft)	252	87	447	51	84	55
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	303	4352	3259	1027	836	443
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.27	0.57	0.10	0.12	0.17

Intersection Summary

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	158	1071	1714	93	92	70
Future Volume (veh/h)	158	1071	1714	93	92	70
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	172	1164	1863	101	100	76
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	145	4368	3730	1158	218	100
Arrive On Green	0.08	0.86	0.73	0.73	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	172	1164	1863	101	100	76
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	13.0	6.8	24.8	2.9	4.5	7.5
Cycle Q Clear(g_c), s	13.0	6.8	24.8	2.9	4.5	7.5
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	145	4368	3730	1158	218	100
V/C Ratio(X)	1.19	0.27	0.50	0.09	0.46	0.76
Avail Cap(c_a), veh/h	145	4368	3730	1158	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.2	9.1	6.2	72.3	73.7
Incr Delay (d2), s/veh	134.3	0.1	0.5	0.1	1.5	11.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.4	1.8	9.1	1.0	2.0	3.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	207.8	2.3	9.6	6.4	73.8	84.8
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		1336	1964		176	
Approach Delay, s/veh		28.8	9.5		78.5	
Approach LOS		C	A		E	

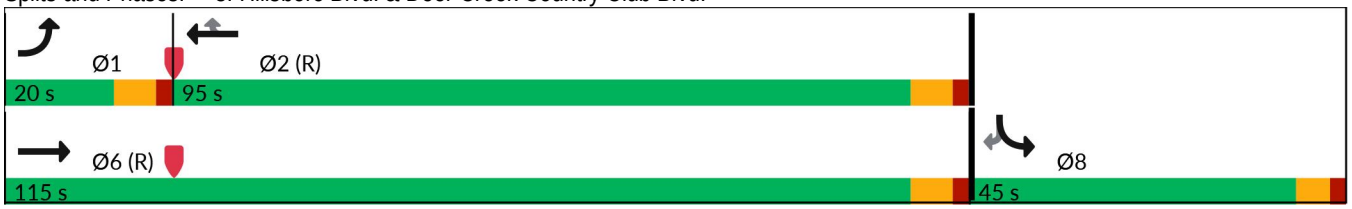
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	123.9			143.9	16.1
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	15.0	26.8			8.8	9.5
Green Ext Time (p_c), s	0.0	27.1			11.9	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	20.4
HCM 7th LOS	C

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	95	1983	801	34	43	64
Future Volume (vph)	95	1983	801	34	43	64
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	15.0	139.1	117.1	117.1	7.9	7.9
Actuated g/C Ratio	0.09	0.87	0.73	0.73	0.05	0.05
v/c Ratio	0.62	0.49	0.23	0.03	0.28	0.49
Control Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
LOS	F	A	A	A	E	C
Approach Delay (s/veh)		6.6	7.3		46.4	
Approach LOS		A	A		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 8.2	Intersection LOS: A
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	103	2155	871	37	47	70
v/c Ratio	0.62	0.49	0.23	0.03	0.28	0.49
Control Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
Queue Length 50th (ft)	105	138	98	2	24	0
Queue Length 95th (ft)	168	185	140	15	47	54
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	173	4420	3721	1166	836	438
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.49	0.23	0.03	0.06	0.16

Intersection Summary

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	95	1983	801	34	43	64
Future Volume (veh/h)	95	1983	801	34	43	64
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	103	2155	871	37	47	70
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	123	4395	3819	1185	200	92
Arrive On Green	0.07	0.86	0.75	0.75	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	103	2155	871	37	47	70
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	9.1	16.3	8.3	1.0	2.1	7.0
Cycle Q Clear(g_c), s	9.1	16.3	8.3	1.0	2.1	7.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	123	4395	3819	1185	200	92
V/C Ratio(X)	0.84	0.49	0.23	0.03	0.23	0.76
Avail Cap(c_a), veh/h	145	4395	3819	1185	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.6	2.7	6.1	5.2	72.0	74.3
Incr Delay (d2), s/veh	29.3	0.4	0.1	0.0	0.6	12.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.2	4.3	3.0	0.3	0.9	3.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	102.9	3.1	6.3	5.3	72.6	86.5
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		2258	908		117	
Approach Delay, s/veh		7.6	6.2		80.9	
Approach LOS		A	A		F	

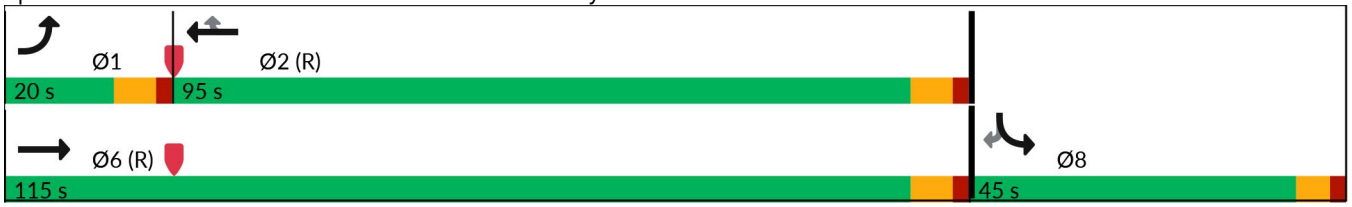
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	18.1	126.7			144.7	15.3
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	11.1	10.3			18.3	9.0
Green Ext Time (p_c), s	0.0	7.9			40.0	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	166	1126	1801	98	97	74
Future Volume (vph)	166	1126	1801	98	97	74
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	29.1	136.7	100.6	100.6	10.3	10.3
Actuated g/C Ratio	0.18	0.85	0.63	0.63	0.06	0.06
v/c Ratio	0.56	0.28	0.61	0.11	0.48	0.45
Control Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
LOS	E	A	B	A	E	C
Approach Delay (s/veh)		10.9	18.4		54.1	
Approach LOS		B	B		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 12 (8%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 105	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.61	
Intersection Signal Delay (s/veh): 17.3	Intersection LOS: B
Intersection Capacity Utilization 65.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	180	1224	1958	107	105	80
v/c Ratio	0.56	0.28	0.61	0.11	0.48	0.45
Control Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
Queue Length 50th (ft)	177	70	415	26	55	0
Queue Length 95th (ft)	263	94	493	55	88	56
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	321	4344	3198	1009	836	446
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.56	0.28	0.61	0.11	0.13	0.18

Intersection Summary

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	166	1126	1801	98	97	74
Future Volume (veh/h)	166	1126	1801	98	97	74
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	180	1224	1958	107	105	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	145	4355	3716	1154	228	104
Arrive On Green	0.08	0.85	0.73	0.73	0.07	0.07
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	180	1224	1958	107	105	80
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	13.0	7.4	27.1	3.2	4.7	7.9
Cycle Q Clear(g_c), s	13.0	7.4	27.1	3.2	4.7	7.9
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	145	4355	3716	1154	228	104
V/C Ratio(X)	1.24	0.28	0.53	0.09	0.46	0.77
Avail Cap(c_a), veh/h	145	4355	3716	1154	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.3	9.6	6.4	72.0	73.5
Incr Delay (d2), s/veh	154.7	0.2	0.5	0.2	1.5	11.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.2	2.0	9.9	1.1	2.1	3.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	228.2	2.4	10.1	6.5	73.4	84.5
LnGrp LOS	F	A	B	A	E	F
Approach Vol, veh/h		1404	2065		185	
Approach Delay, s/veh		31.4	10.0		78.2	
Approach LOS		C	A		E	

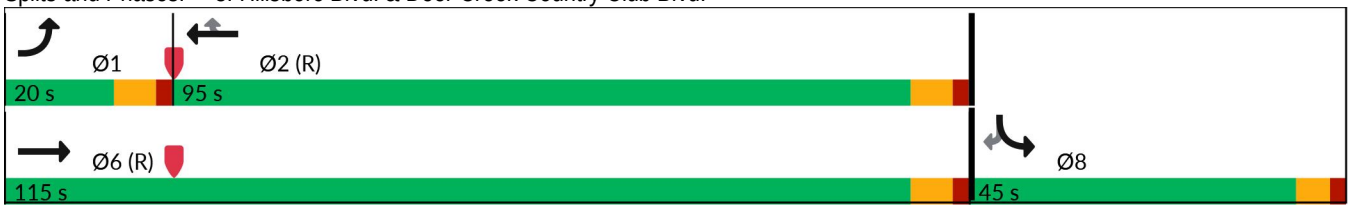
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	123.5			143.5	16.5
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	15.0	29.1			9.4	9.9
Green Ext Time (p_c), s	0.0	29.2			12.9	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	21.6
HCM 7th LOS	C

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	97	1983	801	36	49	70
Future Volume (vph)	97	1983	801	36	49	70
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	15.2	138.9	116.7	116.7	8.1	8.1
Actuated g/C Ratio	0.10	0.87	0.73	0.73	0.05	0.05
v/c Ratio	0.63	0.49	0.23	0.03	0.30	0.50
Control Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
LOS	F	A	A	A	E	C
Approach Delay (s/veh)		6.7	7.5		46.7	
Approach LOS		A	A		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay (s/veh): 8.5	Intersection LOS: A
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	105	2155	871	39	53	76
v/c Ratio	0.63	0.49	0.23	0.03	0.30	0.50
Control Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
Queue Length 50th (ft)	108	141	99	2	28	0
Queue Length 95th (ft)	171	187	141	16	52	56
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	174	4413	3708	1162	836	443
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.49	0.23	0.03	0.06	0.17

Intersection Summary

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	97	1983	801	36	49	70
Future Volume (veh/h)	97	1983	801	36	49	70
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	2155	871	39	53	76
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	125	4375	3792	1177	214	98
Arrive On Green	0.07	0.86	0.74	0.74	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	105	2155	871	39	53	76
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	9.3	16.7	8.5	1.0	2.3	7.6
Cycle Q Clear(g_c), s	9.3	16.7	8.5	1.0	2.3	7.6
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	125	4375	3792	1177	214	98
V/C Ratio(X)	0.84	0.49	0.23	0.03	0.25	0.77
Avail Cap(c_a), veh/h	145	4375	3792	1177	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.8	6.4	5.4	71.5	73.9
Incr Delay (d2), s/veh	30.1	0.4	0.1	0.1	0.6	12.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.3	4.5	3.0	0.4	1.1	3.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	103.6	3.2	6.5	5.5	72.1	86.0
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		2260	910		129	
Approach Delay, s/veh		7.9	6.5		80.3	
Approach LOS		A	A		F	

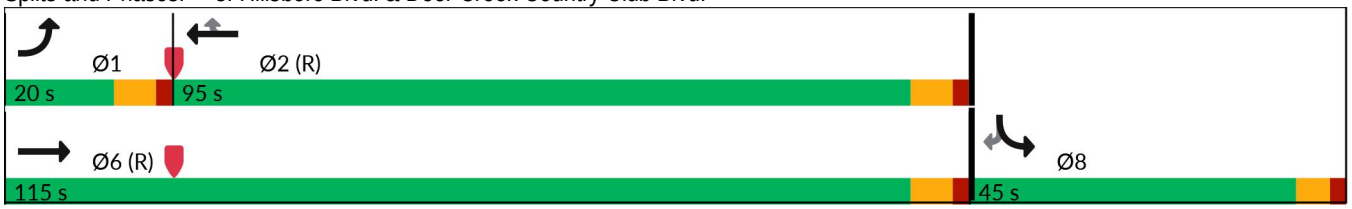
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	18.2	125.8			144.1	15.9
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	11.3	10.5			18.7	9.6
Green Ext Time (p_c), s	0.0	7.9			39.9	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	10.3
HCM 7th LOS	B

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	172	1126	1801	104	101	78
Future Volume (vph)	172	1126	1801	104	101	78
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	30.5	136.5	99.0	99.0	10.5	10.5
Actuated g/C Ratio	0.19	0.85	0.62	0.62	0.07	0.07
v/c Ratio	0.55	0.28	0.62	0.11	0.49	0.46
Control Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
LOS	E	A	B	A	E	C
Approach Delay (s/veh)		11.0	19.4		53.9	
Approach LOS		B	B		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 12 (8%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 105	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 18.0	Intersection LOS: B
Intersection Capacity Utilization 66.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	187	1224	1958	113	110	85
v/c Ratio	0.55	0.28	0.62	0.11	0.49	0.46
Control Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
Queue Length 50th (ft)	183	71	425	28	58	0
Queue Length 95th (ft)	271	95	502	59	91	57
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	337	4337	3145	993	836	450
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.28	0.62	0.11	0.13	0.19

Intersection Summary

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	172	1126	1801	104	101	78
Future Volume (veh/h)	172	1126	1801	104	101	78
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	187	1224	1958	113	110	85
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	145	4338	3700	1148	239	110
Arrive On Green	0.08	0.85	0.72	0.72	0.07	0.07
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	187	1224	1958	113	110	85
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	13.0	7.6	27.4	3.4	4.9	8.4
Cycle Q Clear(g_c), s	13.0	7.6	27.4	3.4	4.9	8.4
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	145	4338	3700	1148	239	110
V/C Ratio(X)	1.29	0.28	0.53	0.10	0.46	0.77
Avail Cap(c_a), veh/h	145	4338	3700	1148	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.4	9.8	6.5	71.6	73.2
Incr Delay (d2), s/veh	173.2	0.2	0.5	0.2	1.4	11.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.9	2.1	10.1	1.2	2.2	3.8
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	246.7	2.5	10.4	6.7	73.0	84.2
LnGrp LOS	F	A	B	A	E	F
Approach Vol, veh/h		1411	2071		195	
Approach Delay, s/veh		34.9	10.2		77.9	
Approach LOS		C	B		E	

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	122.9			142.9	17.1
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	15.0	29.4			9.6	10.4
Green Ext Time (p_c), s	0.0	29.2			12.9	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	23.3
HCM 7th LOS	C

Kimley»Horn

January 21st, 2026
City of Deerfield Beach
150 NE 2nd Avenue,
Deerfield Beach, FL 33441

RE: Tides at Deerfield Beach – Utility Demands

To Whom It May Concern,

The following utility demands are expected from the proposed development of the Tides at Deerfield Beach project.

Tides at DFB - Multifamily Development			
Use	# of Units	Demand Per Unit	**Total Demand (GPD)**
Potable Water	43	199	**8557**
Sewer	43	142	**6106**

The above calculations are determined from the Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE manual.

Jordan L. Haggerty, P.E.
FL 80511
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Drainage Calculations
City of Deerfield Beach
Broward Water Control District #2
South Florida Water Management District

TIDES AT DEERFIELD BEACH

DEERFIELD BEACH, FLORIDA

Prepared for:
K. Hovnanian Southeast Florida Division, LLC
3601 Quantum Blvd
Boynton Beach, FL 33426

Prepared by:
Kimley»Horn
1615 South Congress Avenue, Suite 201
Delray Beach, Florida 33445
Registry No. 35106

Date: January 2026

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1 PROJECT DESCRIPTION

The Tides at Deerfield Beach project is located on a 4.47-acre property located in Deerfield Beach, Florida. The site is currently undeveloped with natural vegetation throughout and bounded by Deer Creek Country Club Boulevard to the north and west, a multifamily residential development to the east, and Hillsboro Boulevard (SR 810) to the south. The property is also assigned the Parcel Identification Number: 4842-030-5001-0. The proposed project consists of the construction of 43 townhouse units, a pool/amenity center, and associated infrastructure including driveways and parking facilities, roads, a stormwater management system, and utility systems meeting the requirements set by the City of Deerfield Beach, Broward Water Control District #2 (BWCD#2), and South Florida Water Management District.

The project's stormwater management system will utilize retention for quality and attenuation. The stormwater runoff from the 4.47-ac residential project will be routed to the proposed storm water system and nutrient removal will take place prior to discharging to the City of Deerfield Beach drainage system. A control structure is being proposed to ensure the subject property post-development discharge does not exceed the pre-development discharge. On-site dewatering is anticipated for the stormwater treatment area, and the storm water conveyance system. Dewatering is expected to last less than 90 days and it is anticipated that a No-Notice FDEP Generic Permit will be utilized.

2 DESIGN CRITERIA & PERMITTING REQUIREMENTS

The site is located in South Florida Water Management District's (SFWMD) Hillsboro Canal Drainage Basin and within Broward Water Control District #2's (BWCD#2) service area. The site is a part of the West Half of Deer Creek master drainage system which received conceptual approval (Permit No. 06-00372-S) from SFWMD in 1982 for a surface water management system consisting of canals, and retention/detentions areas to serve 337.38 ac of residential/commercial developments. A permit modification approved in 1982, removed a +/- 18.58 ac commercial parcel from the southwest portion of the permitted area and outlined the allowable land use coverage of each of the parcels.

The project site was originally designated for commercial use. All the designated commercial areas were designed to utilize the below allowable land use coverage (please see Appendix 5 for excerpts from Permit No. 06-00372-S):

TABLE 1: PREVIOUSLY PERMITTED LAND USE AREA SUMMARY FOR PROJECT SITE

Master Permit Allowable Area Percentages		
	Area (ac)	**Percent of Total**
Total Area	5.85*	**100%**
Building	1.53	**26%**
Pavement	3.01	**51%**
Pervious	1.31	**23%**

*As shown above, the Master Permit Area for the project site is 5.85 ac which is greater than the project's total parcel area of 4.47 ac. No further commercial development is anticipated in the Master Permit, however, the discrepancy noted is likely due to the difference in area of the deleted commercial parcel in the southwest portion of the permitted area from the drainage calculations to the recorded parcel area (as shown in "The Last Plat of Deer Creek" – ORB 9624, PG 389). Please see the calculation below for further information:

Deleted Commercial Area Surplus Calculated:

Deleted Comm. Parcel Area from Permit Drainage Calculations = 18.58 ac
Deleted Comm. Parcel Area from Recorded Plat = 19.74 ac
Surplus of Comm. Area Deleted and Not Accounted for in Permit = 19.74 – 18.58 = **1.16 ac**

Project Area with Deleted Commercial Parcel Surplus Removed:

Project Parcel Area from Permit Drainage Calculations = 5.85 ac
Project Parcel Area from Permit Drainage Calculations Minus Surplus = 5.85 – 1.16 = 4.69 ac
Project Parcel Area from Recorded Plat = 4.47 ac
Discrepancy = 4.69 – 4.47 = 0.22 ac

As shown above, the discrepancy of 0.22 ac is negligible for the project site, however, to account for appropriate land use ratios within the master permit, allowable percentages for impervious areas have been calculated from the total commercial area left from the master permit drainage calculations.

Please see the table below for comparison of the allowable land use coverage versus the post-development land use coverage for the site:

TABLE 2: PROPOSED LAND USE AREA PROJECT BREAKDOWN

Post-Development Land Use			**Master Permit Allowable Areas**
	Area (ac)	**Percentage**	**Percentage (Area - ac)**
Building	**1.04**	**23%**	**26% (1.53)**
Pavement	**1.40**	**31%**	**51% (3.01)**
Total Pervious	**2.03**	**45%**	**23% (1.31)**
Dry Retention Bottom	0.32	7%	-
Dry Retention Bank	0.16	4%	-
Landscaping	1.55	35%	-
Total Area	4.47	**100%**	100%

As shown in the tables above, the allowable impervious coverage for the development is 26% building coverage, 51% parking coverage, and 23% pervious area coverage, and these parameters are not exceeded in the post-development condition.

Overall water quality and quantity were previously permitted and were accounted for and provided in the master system by means of the "Lake/Canal System," however, water quality methodologies and requirements have been modified per Florida Senate Bill 7040. To ensure the project meets the new water quality required related to nutrient removal, dry retention is provided prior to discharging to the master system.

3 DATUM CONVERSION

The North American Vertical Datum of 1988 (NAVD88) has been used as reference for all elevations shown on the project construction plans and drainage calculations. However, all design plans from the master conceptual permit are in the National Geodetic Vertical Datum of 1929 (NGVD29). The vertical datum conversion between NAVD88 and NGVD29 was determined by Caulfield & Wheeler, Inc. to be approximately 1.49.

Equation 1: Datum Conversion

$$NAVD88 = NGVD29 - 1.49$$

4 SOILS

The site is comprised entirely of one soil type. Margate fine sand, occasionally ponded, with 0 to 1 percent slopes covers the site. For more detailed information see Exhibit B for the NRCS soil map and resource report.

The results of the exfiltration testing performed by Universal Engineering Sciences, LLC (UES) in accordance with the South Florida Water Management District requirements are shown in the table below:

Test Location	K (cfs/ft^2-ft)
EX-1	$1.0x10^{-04}$
EX-2	$1.2x10^{-04}$
EX-3	$1.6x10^{-04}$
EX-4	$1.1x10^{-04}$
AVERAGE	$1.2x10^{-04}$

More information regarding the tests above including the test location maps, and the details of the soils are contained in a geotechnical report prepared by UES in Appendix 6.

5 TAILWATER AND SEASONAL HIGH WATER LEVEL CONDITION

The project tailwater condition was set at 8.70 NAVD based off the existing elevation of the bottom of the structure receiving the project's drainage outfall connection. The seasonal high water level in the existing master stormwater system was determined to be 8.50 NAVD as determined by the Master Permit (No. 06-00372-S). According to the geotechnical report completed by Universal Engineering Sciences, Inc. in March 28th, 2026, groundwater was encountered at elevations between 6 and 7.5 NAVD, thus the assumption of a SHWL at 8.5 NAVD is conservative.

6 WATER QUALITY TREATMENT

The Project's stormwater management system is required to meet SFWMD and BWCD#2's strictest water quality treatment criteria. Per Florida Senate Bill 7040, a net nutrient analysis demonstrating a reduction of Nitrogen and Phosphorus loading from the developed project when compared to the existing site conditions is required. Additionally, the basin the project is within ultimately discharges into the Hillsboro Canal. Hillsboro Canal is classified as an impaired water body thus a specified nutrient removal efficiency of 80% for both nitrogen and phosphorus is also required.

The treatment criteria can be found in Table 2 below and shows the required treatment volume for the stormwater management system.

TABLE 3: VOLUMETRIC TREATMENT CRITERIA

Criteria	Calculated Retention BMP Treatment Volume (ac-ft)
Nutrient Net Improvement and Minimum 80% Nutrient Removal Efficiency	0.54

As shown above, a minimum of 0.54 ac-ft of water quality provided in dry retention is required. The stormwater management system meets the nutrient net improvement requirement through the use of dry retention areas and swales. A drop structure with a rim elevation set at 10.91' NAVD provides 0.54 ac-ft of dry retention storage in the storm water treatment area. A summary of the required versus provided treatment can be seen below.

TABLE 4: TREATMENT PROVIDED

Method	Volume Required (ac-ft)	Volume Provided (ac-ft)	TV Stage Set (NAVD)
Dry Retention	0.54	0.54	10.89'

The stormwater treatment area is used for attenuation and the outfall structure is sized to ensure post-development discharge does not exceed pre-development discharge. The discharge is limited to existing City of Deerfield Beach stormwater infrastructure capacity and conveyance constraints, please see Appendix 3 for the ICPR report detailing the pre-development vs post-development discharge.

To ensure the existing City of Deerfield Beach stormwater infrastructure can accommodate the proposed development, the existing structures, piping, and contributing flows are modeled within Stormwise (FKA ICPR). As shown in the maximum stage report in Appendix 3, the structures and piping within the City's ROW are sufficient to allow for conveyance to the West Half of Deer Creek drainage system without causing adverse impacts to Deer Creek Country Club Boulevard. Please see Appendix 7 for survey, as-built, and drainage assumptions for the Deer Creek Country Club Boulevard stormwater system. Stage storage calculations can be found in Appendix 1.

7 NUTRIENT ANALYSIS

A pre-development versus post-development nutrient loading analysis was completed to confirm a net improvement for nitrogen and phosphorus loading for the subject property and to ensure a minimum 80% nutrient removal efficiency was met.

In the pre-development conditions, the designated land use is undeveloped – upland hardwood according to the FDEP Statewise Land Use Land Cover Map (please see Exhibit E for more information), which leads to a total nitrogen loading of 4.43 kg/yr and a total phosphorus loading of 1.47 kg/yr.

In the post-development conditions, the project's land use is designated as a multifamily residential area, which led to a total nitrogen loading of 20.76 kg/yr and a total phosphorus loading of 5.87 kg/yr. To achieve a net improvement, a 82% reduction of nitrogen and 79% reduction of phosphorus would have to be achieved, however, an 80% nutrient removal efficiency is required per SFWMD and BWCD#2 quality criteria. A combination of dry retention areas and swales with a total volume of 0.54 ac-ft achieves the desired results leading to a total nitrogen loading of 4.34 kg/yr and a total phosphorus loading of 1.23 kg/yr, less than the pre-development conditions.

The calculations and results from BMPTrains can be found in Appendix 4.

8 RAINFALL EVENTS

Rainfall depths for the subject property were referenced from SFWMD Rainfall Intensity Maps. The rainfall depths utilized in design are conservative, as the Master Permit drainage calculation assumed much lower rainfall depth values. The rainfall depths used can be seen in the table below:

TABLE 5: RAINFALL DEPTHS

STORM EVENT	RAINFALL DEPTH (IN)	CRITERIA
5 Year - 24 Hour	8.5	Min. Pavement Elevation
10 Year - 24 Hour	10.5	Min. Road Crown Elevation
25 Year - 72 Hour	17	Min. Berm Elevation
100 Year - 72 Hour	22	Min. FFE

9 DISCHARGE

Table 6 below provides the discharge rate for the pre-development and post-development conditions.

TABLE 6: DISCHARGE

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
25 Year - 72 Hour	27.20 cfs	8.82 cfs

10 DESIGN AND MINIMUM ELEVATIONS

A summary of the critical storm stages, proposed design elevations, and conceptually permitted elevation requirements are shown below in Table 6. Complete calculations for curve number and stage storage can be found in Appendix 1.

TABLE 7: MAXIMUM STORM CONDITIONS

STORM EVENT	MIN. ALLOWED ELEV. PER CONCEPTUAL PERMIT	ICPR STAGE (NAVD)	DESIGN ELEVATIONS (NAVD)	PURPOSE
5YR/24HR	-	11.75	12.10	MINIMUM PAVEMENT ELEVATION
10YR/24HR	11.51 NAVD (13.0 NGVD)	12.01	12.10	MINIMUM ROAD CROWN ELEVATION
25YR/72HR	-	12.35	12.50	MINIMUM PERIMETER BERM ELEVATION
100YR/72HR	13.36 NAVD (14.85 NGVD)	13.99	14.00	MINIMUM BUILDING ELEVATION

The designated FEMA Special Flood Hazard Areas (SFHA) at the project site are currently Zone AH with a Base Flood Elevation (BFE) of 14' NAVD, and Zone X shaded. Zone AH represents the 1% annual chance floodplain from shallow flooding, and Zone X shaded represents the 0.2% annual chance floodplain. An MT-2 application for a Letter of Map Revision (LOMR) is currently being processed by FEMA under Case No. 25-04-5904P. This application will revise the SFHA within the project site both in revising the limits of the SFHA and the Base Flood Elevation. Case No. 25-04-5904P will revise the BFE at the project site to be 12.8' NAVD, and is expected to be effective prior to construction of the proposed development. As such, the proposed project FFE elevation of 14’ NAVD meets the requirement of 1’ of freeboard from the BFE of 12.8’.

11 DRAWDOWN

The system was given 288 hours (12 days) after the cessation of the 25 year – 72 hour storm event to recover to its control elevation. At the end of the 288 hour recovery period the stage of the system was 9.89’. Due to full recovery not having been achieved after 12 days, a back-to-back analysis of the 25 year – 72 hour storm event of equal magnitude was run to demonstrate the system is self-contained.

Additionally, the system was given 72 hours to recover the treatment volume. At hour 60.25 of the 72 hour recovery period the system recovered the 0.54 ac-ft treatment volume and the stage was 9.92.

For the recovery scenarios a percolation link was included in the model with hydraulic conductivity value shown in Exhibit 2 of this report with a factor of safety 2.

The Time Series report can be found in Appendix 3.

12 SUMMARY

The proposed stormwater management system and townhouse development design meets the requirements defined by the City of Deerfield Beach, BWCD#2, and SFWMD. The 5YR-24HR, 10YR-24HR, 25YR-72HR, and 100YR-72HR storm events use 8.5, 10.5, 17, and 22 inch rainfall depths respectively. The system achieves the required water quality and storage to satisfy SFWMD and BWCD#2’s strictest water quality requirement of a nutrient load net improvement and 80% nutrient removal efficiency. Furthermore, this project has been designed to not cause adverse impacts to the overall development or adjacent properties. The minimum elevations and land use criteria permitted in Permit No. 06-00372-S have been met. Overall water quality is provided on site prior to discharging to the Hillsboro canal. Flood routing calculations using ICPR software are provided to ensure that all design stages meet the calculated stages for the critical storm events used in this report.

EXHIBIT A

LOCATION MAP

Folder: K:\BCD_Civil\144100002 - Deer Creek\Design Information\GIS\

Kimley»Horn
© 2025 Kimley-Horn and Associates, Inc.
1615 South Congress Avenue, Suite 201
Delray Beach, FL 33445
Phone (561) 421 1995
www.kimley-horn.com

Location Map

Tides at Deerfield Beach
City of Deerfield Beach, Broward County, Florida

1 IN = 376 FT	PROJECT NUMBER: 144100002	JUNE 2025	Exhibit A

EXHIBIT B

NRCS SOIL MAP

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Broward County, Florida, East Part

Tides at Deerfield Beach

Map Scale: 1:1,270 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 20, Aug 20, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Margate fine sand, occasionally ponded, 0 to 1 percent slopes	4.5	100.0%
Totals for Area of Interest		**4.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Broward County, Florida, East Part

19—Margate fine sand, occasionally ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm5l
Elevation: 0 to 30 feet
Mean annual precipitation: 55 to 70 inches
Mean annual air temperature: 72 to 81 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Margate and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Margate

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 8 inches: fine sand
E - 8 to 16 inches: fine sand
Bw - 16 to 28 inches: fine sand
C - 28 to 32 inches: very gravelly fine sand
2R - 32 to 42 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156AY340FL - Subtropical Pine Flatwoods and Palmetto Prairie of Miami Ridge / Atlantic Coastal Strip

Hydrologic Soil Group is assumed to be D.

Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G156AC145FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156AC145FL)
Hydric soil rating: Yes

Minor Components

Basinger

Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

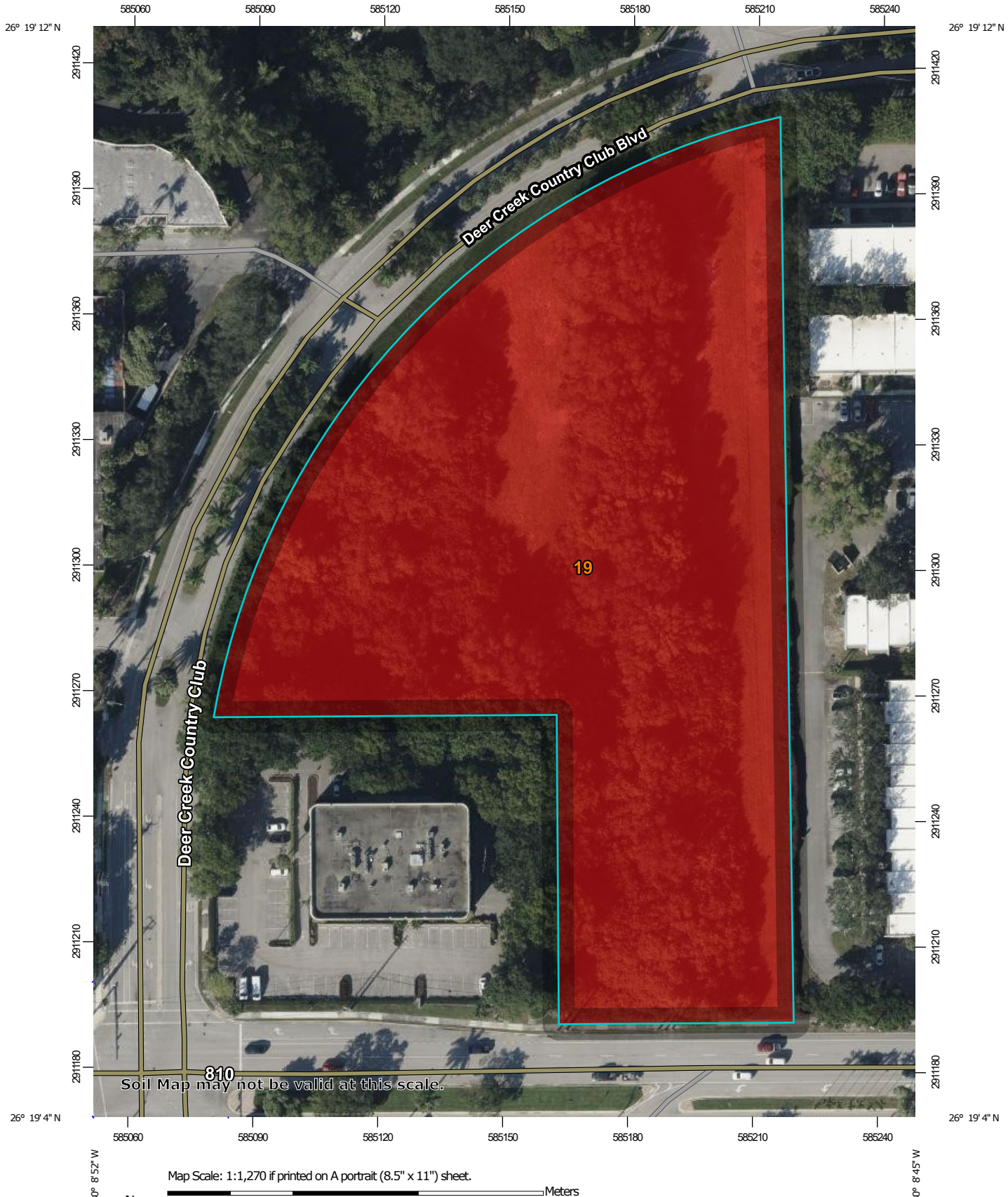
Matlacha

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F156AY340FL - Subtropical Pine Flatwoods and Palmetto Prairie of Miami Ridge / Atlantic Coastal Strip
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

Plantation

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R156AY320FL - Subtropical Freshwater Non-Forested Wetlands of Miami Ridge/ Atlantic Coastal Strip
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Map—Saturated Hydraulic Conductivity (Ksat) (Tides at Deerfield Beach)



Map Scale: 1:1,270 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

= 92.0000

Not rated or not available

Soil Rating Lines

= 92.0000

Not rated or not available

Soil Rating Points

= 92.0000

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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Web Soil Survey URL:
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Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

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Table—Saturated Hydraulic Conductivity (Ksat) (Tides at Deerfield Beach)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
19	Margate fine sand, occasionally ponded, 0 to 1 percent slopes	92.0000	4.5	100.0%
Totals for Area of Interest			**4.5**	**100.0%**

Rating Options—Saturated Hydraulic Conductivity (Ksat) (Tides at Deerfield Beach)

92 micrometers/second = 26 ft/day

A factor of safety of 2 is applied, this the hydraulic conductivty wutilized is 13 ft/day

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Slowest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)

Top Depth: 8

Bottom Depth: 13

Units of Measure: Inches

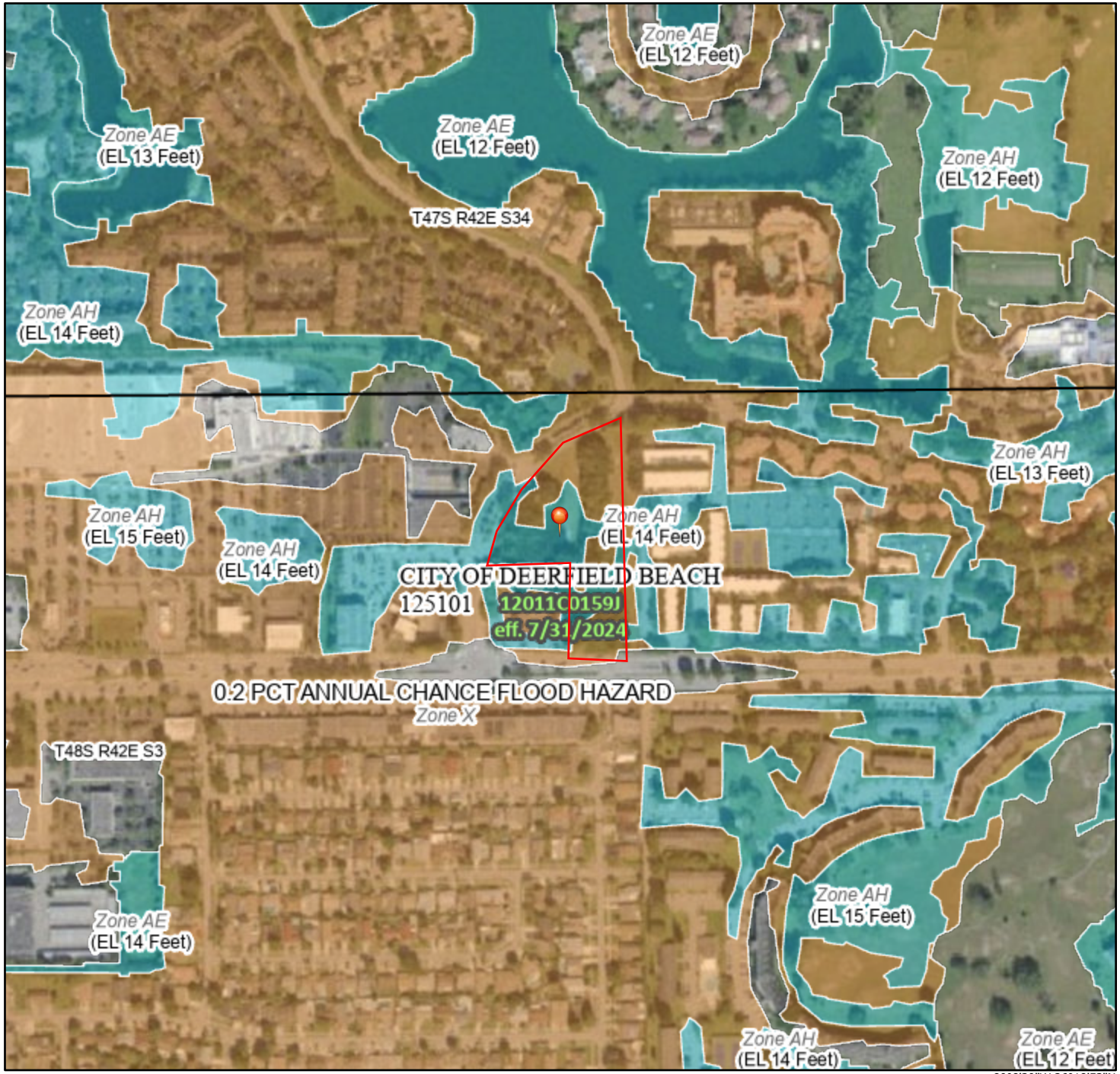
EXHIBIT C

FEMA FLOOD ZONE MAP

National Flood Hazard Layer FIRMette

FEMA

80°9'8"W 26°19'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°8'30"W 26°18'53"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

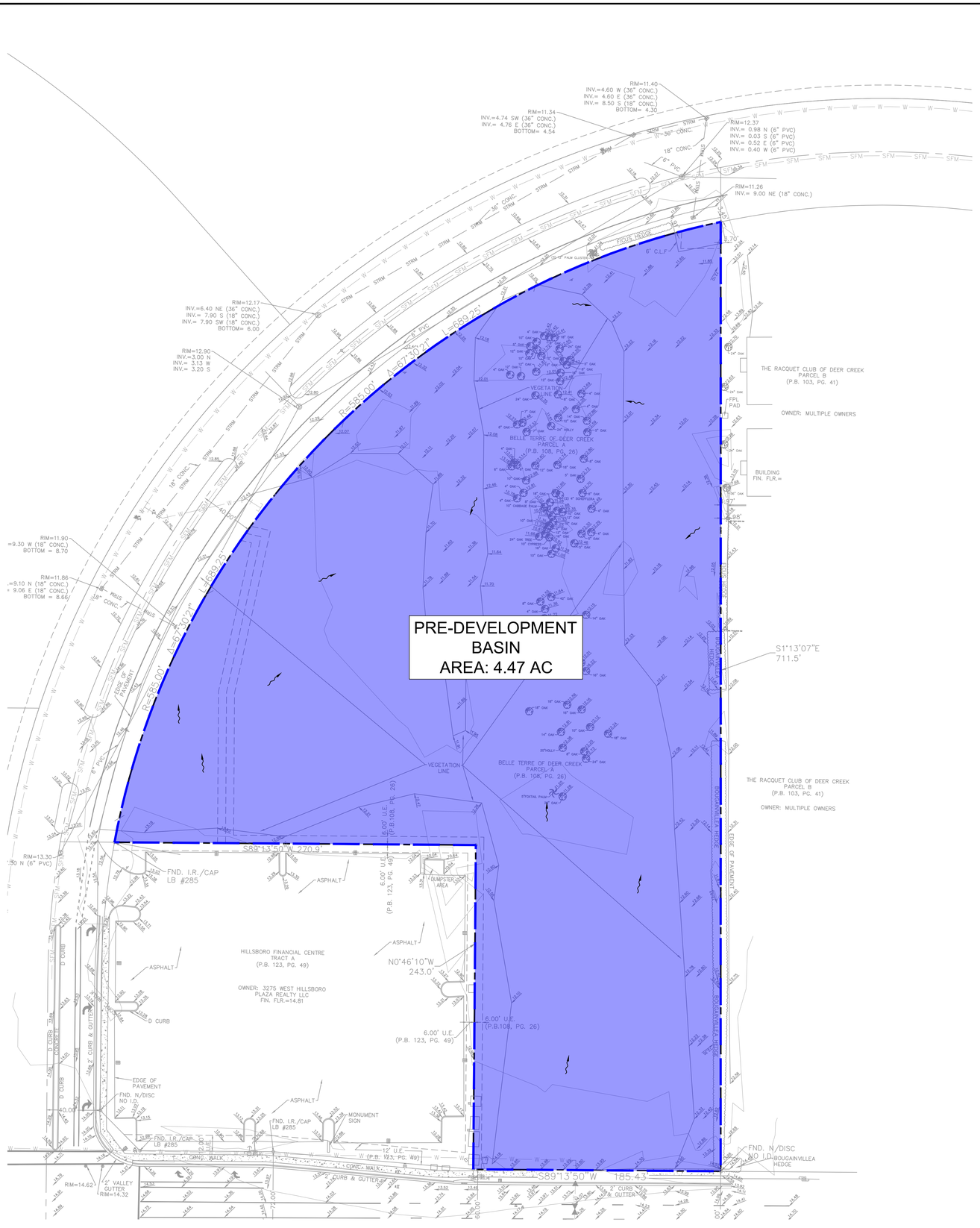
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2025 at 9:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT D

PRE- AND POST-DEVELOPMENT BASIN MAPS



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- EXISTING ELEVATION
- FLOW ARROW
- EXISTING UTILITY EASEMENTS
- POST DEVELOPMENT BASIN LIMITS

PRE-DEVELOPMENT LAND USE	
Land use	**Area (ac)**
Landscaping	4.47

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE: ——

KHA PROJECT	144100002
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	BME
DRAWN BY	BME
CHECKED BY	JLH

PRE-DEVELOPMENT BASIN MAP

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC

SHEET NUMBER
EX-D

Plotted By: Edwards, Brandi Sheet Set: ######## Layout: C-400 DRAINAGE PLAN July 09, 2025 08:35:54pm K:\BCD_Civil\144100002 — Deer Creek\CADD\Exhibits\2025.05.29 — Basin Maps\Pre-Development Basin Map.dwg
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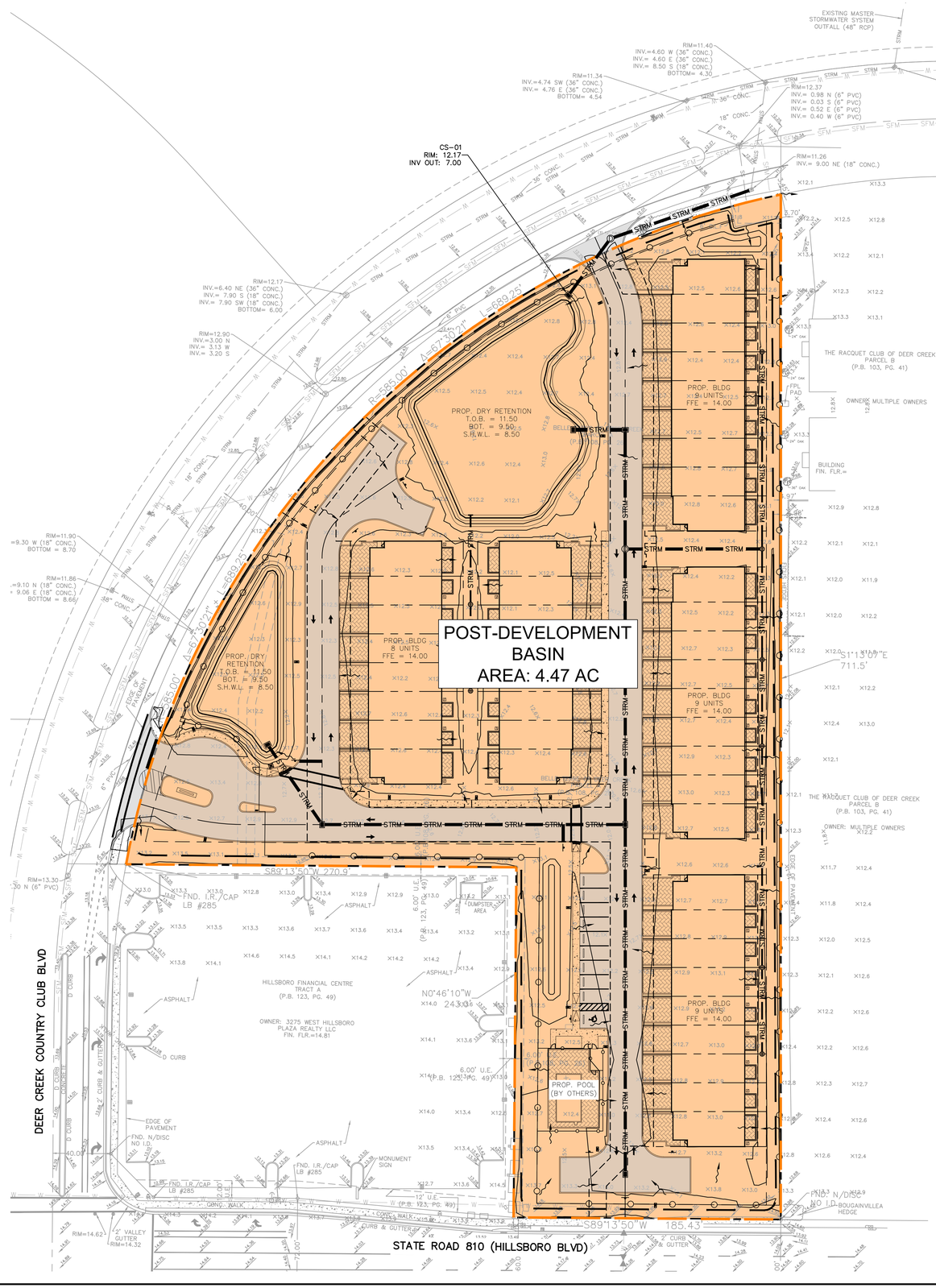

LEGEND

- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM AREA INLET
- EXISTING ELEVATION
- FLOW ARROW
- EXISTING UTILITY EASEMENTS
- POST DEVELOPMENT BASIN LIMITS

POST-DEVELOPMENT LAND USE

Land use	Area (ac)
Building	1.04
Asphalt/Conc/Misc.	1.40
Dry Retention Bottom	0.32
Dry Retention Banks	0.16
Landscaping	1.55
Total	4.47

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	01/23/26	

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LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
144100002
DATE
JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

POST-DEVELOPMENT BASIN MAP

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC

SHEET NUMBER
EX-D

Plotted By:Edwards, Brigid Sheet Set:########## Layout:C-400 DRAINAGE PLAN January 20, 2026 07:46:43pm K:\BED_Civil\144100002 - Deer Creek\CADD\Exhibits\2025.05.29 - Basin Maps\Post-Development Basin Map.dwg
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APPENDIX 1

BASIN SUMMARY AND STAGE STORAGE

Land Use + Soil Storage Calculations Existing

Designed by: BME
Checked by: JR
Date: 1/19/2026

Tides at Deerfield Beach
Project No: 144100002

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		0.00
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	0.00	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area		4.47
Pervious Pavement	0.00	
Dry Retention Bottom	0.00	
Dry Retention Banks	0.00	
Landscaping	4.47	
Total Area		4.47

Soil Storage - Existing

	Existing		DATUM
Wet Season Water Table / Control Elevation	8.50		NAVD
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods		
Average Site Elevation (Dry Retention Bottom)	0.00	NAVD	
Average Depth to Water Table (Dry Retention Bottom)	-8.50	ft	
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	in	
Soil Storage (S) Over the Site (Dry Retention Bottom)	0.00	in	
Average Site Elevation (Dry Retention Banks)	0.00	NAVD	
Average Depth to Water Table (Proposed Land Use)	-8.50	ft	
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	in	
Soil Storage (S) Over the Site (Proposed Land Use)	0.00	in	
Average Site Elevation (Landscaping)	12.00	NAVD	
Average Depth to Water Table (Landscaping)	3.50	ft	
Soil Storage Capability (Flatwoods, w/ 25% reduction)	4.05	in	
Soil Storage (S) Over the Site (Landscaping)	4.05	in	
Soil Storage (S) Over the Site (Entire Site)	4.05	in	
Curve Number (CN) Based on Soil Storage (S)	71.2		

Land Use + Soil Storage Calculations Permitted & Proposed

Tides at Deerfield Beach

Project No: 144100002

Designed by: BME

Checked by: JR

Date: 1/19/2026

Permitted Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		3.47
Building	1.17	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	2.30	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area		1.00
Pervious Pavement	0.00	
Dry Retention Bottom	0.00	
Dry Retention Banks	0.00	
Landscaping	1.00	
Total Area		4.47

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.44
Building	1.04	
Garages		
Asphalt / Sidewalk / Other Imp.	1.40	
Lake		0.00
Lake Surface		
Lake Banks		
Pervious Area		2.03
Pervious Pavement		
Dry Retention Bottom	0.32	
Dry Retention Banks	0.16	
Landscaping	1.55	
Total Area		4.47

Land Use + Soil Storage Calculations Permitted & Proposed
Tides at Deerfield Beach
Project No: 144100002

Designed by: BME
Checked by: JR
Date: 1/19/2026

Soil Storage - Permitted and Proposed

	Permitted	Proposed
Wet Season Water Table / Control Elevation	8.50	8.50
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods
Average Site Elevation (Dry Retention Bottom)	0.00	9.50
Average Depth to Water Table (Dry Retention Bottom)	-8.50	1.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	0.45
Soil Storage (S) Over the Site (Dry Retention Bottom)	0.00	0.03
Average Site Elevation (Dry Retention Banks)	0.00	10.50
Average Depth to Water Table (Proposed Land Use)	-8.50	2.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	1.88
Soil Storage (S) Over the Site (Proposed Land Use)	0.00	0.07
Average Site Elevation (Landscaping)	12.00	11.75
Average Depth to Water Table (Landscaping)	3.50	3.25
Soil Storage Capability (Flatwoods, w/ 25% reduction)	4.05	4.05
Soil Storage (S) Over the Site (Landscaping)	0.91	1.40
Soil Storage (S) Over the Site (Entire Site)	0.91	1.50
Curve Number (CN) Based on Soil Storage (S)	91.7	86.9

Site Stage-Storage - Existing

Tides at Deerfield Beach
Project No: 144100002

BME
1/19/2026

Stage Step Interval:	1
Start Stage Elevation:	8.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	Total
	L	V	L	V	L	L	Area
Area (ac)	0.00	0.00	0.00	0.00	0.00	4.47	4.47
Avg Low Elev.	11.50	0.00	0.00	0.00	0.00	11.50	
Avg High Elev.	13.35		0.00		0.00	12.50	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	TOTAL CUM, AC-FT
8.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
9.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
10.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
11.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
12.50	0.00	0.00	0.00	0.00	0.00	2.24	**2.24**
13.50	0.00	0.00	0.00	0.00	0.00	6.71	**6.71**
14.50	0.00	0.00	0.00	0.00	0.00	11.18	**11.18**
15.50	0.00	0.00	0.00	0.00	0.00	15.65	**15.65**
16.50	0.00	0.00	0.00	0.00	0.00	20.12	**20.12**
17.50	0.00	0.00	0.00	0.00	0.00	24.59	**24.59**
18.50	0.00	0.00	0.00	0.00	0.00	29.06	**29.06**
19.50	0.00	0.00	0.00	0.00	0.00	33.53	**33.53**
20.50	0.00	0.00	0.00	0.00	0.00	38.00	**38.00**
21.50	0.00	0.00	0.00	0.00	0.00	42.47	**42.47**
22.50	0.00	0.00	0.00	0.00	0.00	46.94	**46.94**
23.50	0.00	0.00	0.00	0.00	0.00	51.41	**51.41**

Site Stage-Storage - Permitted

Tides at Deerfield Beach
Project No: 144100002

BME
1/19/2026

Stage Step Interval:	1
Start Stage Elevation:	8.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	Total
	L	V	L	V	L	L	Area
Area (ac)	2.30	0.00	0.00	0.00	0.00	1.00	3.30
Avg Low Elev.	11.50	0.00	0.00	0.00	0.00	11.50	
Avg High Elev.	13.35		0.00		0.00	12.50	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	TOTAL CUM, AC-FT
8.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
9.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
10.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
11.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
12.50	0.62	0.00	0.00	0.00	0.00	0.50	**1.12**
13.50	2.47	0.00	0.00	0.00	0.00	1.50	**3.97**
14.50	4.77	0.00	0.00	0.00	0.00	2.50	**7.27**
15.50	7.07	0.00	0.00	0.00	0.00	3.50	**10.57**
16.50	9.36	0.00	0.00	0.00	0.00	4.51	**13.87**
17.50	11.66	0.00	0.00	0.00	0.00	5.51	**17.17**
18.50	13.96	0.00	0.00	0.00	0.00	6.51	**20.47**
19.50	16.26	0.00	0.00	0.00	0.00	7.51	**23.76**
20.50	18.55	0.00	0.00	0.00	0.00	8.51	**27.06**
21.50	20.85	0.00	0.00	0.00	0.00	9.51	**30.36**
22.50	23.15	0.00	0.00	0.00	0.00	10.51	**33.66**
23.50	25.45	0.00	0.00	0.00	0.00	11.51	**36.96**

Site Stage-Storage - Proposed

Tides at Deerfield Beach
Project No: 144100002

BME
1/19/2026

Stage Step Interval:	1
Start Stage Elevation:	8.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	Total
	L	V	L	V	L	L	Area
Area (ac)	1.40	0.00	0.00	0.32	0.16	1.55	3.43
Avg Low Elev.	12.01	0.00	0.00	9.50	9.50	10.50	
Avg High Elev.	12.90		0.00		11.50	13.00	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	TOTAL CUM, AC-FT
9.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
10.50	0.00	0.00	0.00	0.32	0.04	0.00	**0.36**
11.50	0.00	0.00	0.00	0.64	0.16	0.31	**1.11**
12.50	0.19	0.00	0.00	0.96	0.32	1.24	**2.71**
13.50	1.46	0.00	0.00	1.28	0.48	2.71	**5.94**
14.50	2.86	0.00	0.00	1.60	0.64	4.26	**9.37**
15.50	4.26	0.00	0.00	1.92	0.80	5.81	**12.80**
16.50	5.66	0.00	0.00	2.24	0.96	7.36	**16.23**

Dry Retention Only for WQ			
Stage	**Dry Retention Bottom**	**Dry Retention Banks**	**Total**
8.500	0.00	0.00	0.00
9.500	0.00	0.00	0.00
10.500	0.32	0.04	0.36
11.500	0.64	0.16	0.80

WQ Volume Provided	**0.54**	**ac-ft**
Provided WQ Stage	**10.91**	**NAVD**

TR-55 Volume Calculations - Proposed

Designed by: BME
Checked by: JR
Date: 1/19/2026

Tides at Deerfield Beach
Project No: 144100002

Volume Required

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	1.50	1.50	1.50	1.50
Rainfall (P) (in)	8.5	10.5	17	22
Total Site Drainage Area (A) (ac)	4.47	4.47	4.47	4.47
Runoff (Q) (in)	6.928	8.889	15.320	20.293
Volume of Runoff (V_r) (ac-ft)	2.581	3.311	5.707	7.559

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
8.50	0.00	N/A	N/A	0.00
9.50	0.00	N/A	N/A	0.00
10.50	0.36	N/A	N/A	0.36
11.50	1.11	N/A	N/A	1.11
12.50	2.71	N/A	N/A	2.71
13.50	5.94	N/A	N/A	5.94
14.50	9.37	N/A	N/A	9.37
15.50	12.80	N/A	N/A	12.80
16.50	16.23	N/A	N/A	16.23

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

APPENDIX 2

WATER QUALITY CALCULATIONS

Water Quality Calculations - Proposed

Tides at Deerfield Beach
Project No: 144100002

Designed by: BME
Checked by: JR
Date: 1/19/2026

I. LAND USE:

1	Building	1.04	ac.	23.27%
2	Garages	0.00	ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	1.40	ac.	31.32%
4	Lake Surface	0.00	ac.	0.00%
5	Lake Banks	0.00	ac.	0.00%
6	Pervious Pavement	0.00		0.00%
7	Dry Retention Bottom	0.32	ac.	7.16%
8	Dry Retention Banks	0.16	ac.	3.58%
9	Landscaping	1.55	ac.	34.68%
	Total =	**4.47**	**ac.**	**100%**

Total overall impervious surface with building = 55%

Is the site within a basin discharging to WNAS? Yes

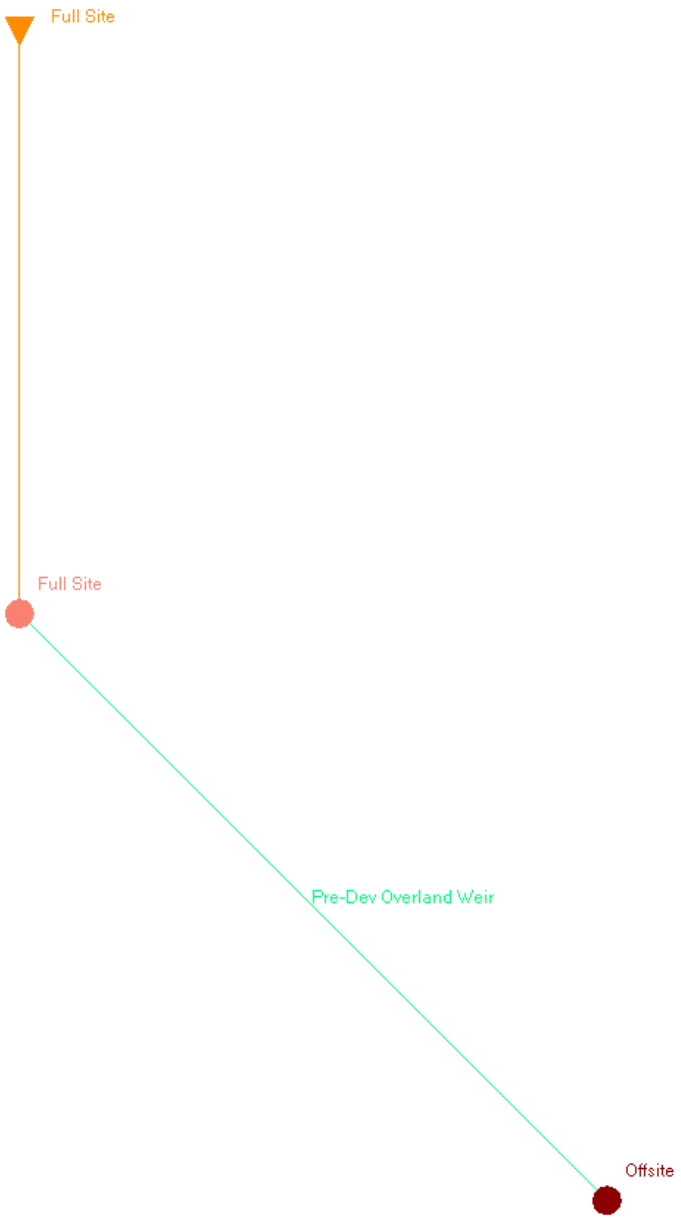
5. Nutrient Analysis Retention Volume Required to provide a net improvement and 80% removal efficiency (See Appendix 4 for details) = 0.54 ac-ft

WQ volume of 0.54 ac-ft required

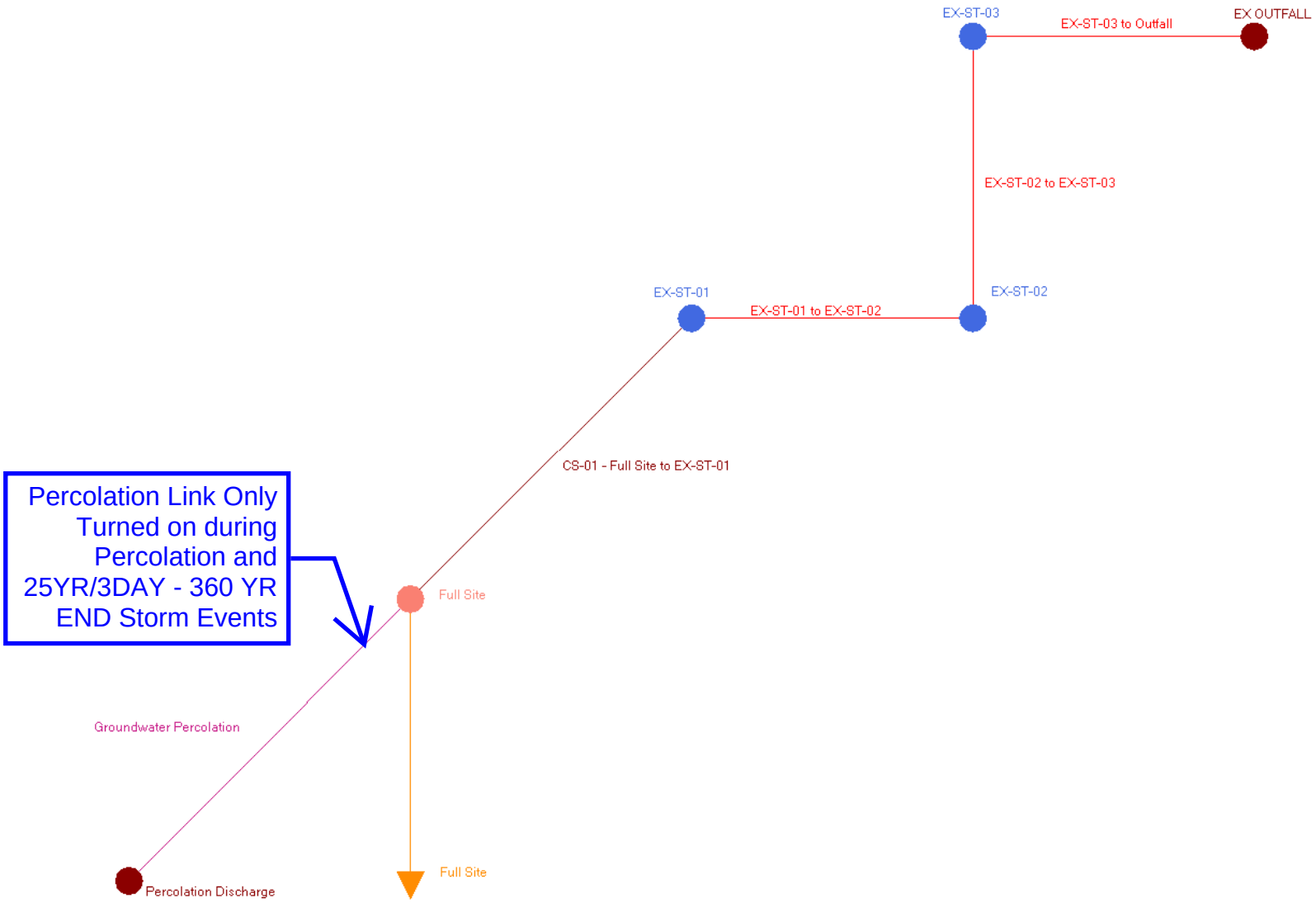
APPENDIX 3

ICPR REPORT

STORMWISE PRE-DEVELOPMENT NODAL DIAGRAM



STORMWISE POST-DEVELOPMENT NODAL DIAGRAM



Input Report

Simple Basin: Full Site

Scenario:	Post-Development
Node:	Full Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.4700 ac
Curve Number:	87.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Full Site

Scenario:	Pre-Development - Permit
Node:	Full Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.4700 ac
Curve Number:	91.7

Ia/S: 0.00
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: EX OUTFALL

Scenario: Post-Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 8.70 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Initial Stage Set at Structure Bottom

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.70
0	0	0	60.0000	9.70
0	0	0	120.0000	8.80
0	0	0	360.0000	8.50

Comment: FROM SFWMD PERMIT #06-00372-S

Node: EX-ST-01

Scenario: Post-Development
Type: Stage/Area
Base Flow: 2.44 cfs
Initial Stage: 8.70 ft

Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
8.70	0.0010	44
999.00	0.0010	44

Comment: Structure null values assumed to be 0.001 with unlimited top stage to allow for staging up within the structure.

If no structure bottom listed, structure bottom assumed to be 0.3 lower than existing lowest pipe invert.

Rim Elev of Structure = 11.26

Base Flow Assumed to be 2.44 CFS to Account for Full Area of DC Country Club Bouleveard, see exhibit for calculations.

See Appendix 7

Node: EX-ST-02

Scenario: Post-Development
Type: Stage/Area
Base Flow: 14.54 cfs
Initial Stage: 8.50 ft

Initial Stage Set at SHWL

Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.30	0.0010	44
999.00	0.0010	44

Comment: Structure null values assumed to be 0.001 with unlimited top stage to allow for staging up within the structure.

Rim Elev of Structure = 11.40

Base Flow Assumed to be 14.54 CFS to account for full area of Cypress Park, see exhibit for calculations.

See Appendix 7

Node: EX-ST-03

Scenario: Post-Development
Type: Stage/Area
Base Flow: 5.50 cfs
Initial Stage: 8.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.32	0.0010	44
999.00	0.0010	44

Comment: Structure null values assumed to be 0.001 with unlimited top stage to allow for staging up within the structure.

If no structure bottom listed, structure bottom assumed to be 0.3 lower than existing lowest pipe invert.

Rim Elev of Structure = 11.65

Base Flow from Raquet Club Assumed to be 5.50 CFS, see drainage calculations in exhibit for details.

See Appendix 7

Node: Full Site

Scenario: Post-Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.50	0.36	15682
11.50	1.11	48352

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.50	2.71	118048
13.50	5.94	258746
14.50	9.37	408157
15.50	12.80	557568
16.50	16.23	706979

Comment:

Node: Percolation Discharge

Scenario: Post-Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 8.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.50

Comment:

Node: Full Site

Scenario: Pre-Development - Permit
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	1.12	48874
13.50	3.97	173020
14.50	7.27	316725
15.50	10.57	460429
16.50	13.87	604090
17.50	17.17	747795
18.50	20.47	891499
19.50	23.77	1035203
20.50	27.06	1178908
21.50	30.36	1322612
22.50	33.66	1466317
23.50	36.96	1609978

Comment:

Node: Offsite

Scenario: Pre-Development - Permit
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.50
0	0	0	999.0000	8.50

Comment:

Drop Structure Link: CS-01 - Full Site to EX-ST-01		Upstream Pipe		Downstream Pipe	
Scenario:	Post-Development	Invert:	7.00 ft	Invert:	7.00 ft
From Node:	Full Site	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	EX-ST-01	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	151.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	12.17 ft	Ref Node:	
Control Elevation:	12.17 ft	Discharge Coefficients	
Max Depth:	4.08 ft	Weir Default:	3.200
Max Width:	3.08 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment: Type D Inlet

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	10.91 ft
Control Elevation:	10.91 ft
Max Depth:	0.50 ft
Max Width:	1.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Water Quality Requirements Met at Elev. 10.91 NAVD

Weir Component	
Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	11.41 ft
Control Elevation:	11.41 ft
Max Depth:	0.76 ft
Max Width:	0.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: EX-ST-01 to EX-ST-02		Upstream		Downstream	
Scenario:	Post-Development	Invert:	9.00 ft	Invert:	8.50 ft
From Node:	EX-ST-01	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	EX-ST-02	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	72.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment: Pipe information ascertained from Project survey.

Pipe Link: EX-ST-02 to EX-ST-03		Upstream		Downstream	
Scenario:	Post-Development	Invert:	4.60 ft	Invert:	3.58 ft
From Node:	EX-ST-02	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	EX-ST-03	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	115.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment: Pipe information ascertained from Project survey.

Pipe Link: EX-ST-03 to Outfall		Upstream		Downstream	
Scenario:	Post-Development	Invert:	3.35 ft	Invert:	3.35 ft
From Node:	EX-ST-03	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	EX OUTFALL	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	4.00 ft	Max Depth:	4.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	50.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment: Pipe information ascertained from provided asbuilts.

Percolation Link: Groundwater Percolation			
Scenario:	Post-Development	Surface Area Option:	User Specified
From Node:	Full Site	Bottom Elevation:	9.50 ft
To Node:	Percolation Discharge	Surface Area:	0.3600 ac
Link Count:	1	Vertical Flow Termination:	Horizontal Flow Algorithm
Flow Direction:	None	Perimeter 1:	843.00 ft
Aquifer Base Elevation:	-2.00 ft	Perimeter 2:	1496.00 ft
Water Table Elevation:	8.50 ft	Perimeter 3:	5925.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	80.00 ft
Horizontal Conductivity:	13.000 fpd	Distance P2 to P3:	720.00 ft
Vertical Conductivity:	13.000 fpd	# of Cells P1 to P2:	16

Fillable Porosity:	0.300		
Layer Thickness:	1.00 ft	# of Cells P2 to P3:	72

Comment:

Drop Structure Link: Full Site to Offsite		Upstream Pipe		Downstream Pipe	
Scenario:	Pre-Development - Permit	Invert:	9.53 ft	Invert:	9.30 ft
From Node:	Full Site	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Offsite	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	23.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	10.88 ft	Ref Node:	
Control Elevation:	8.50 ft		

Max Depth: 2.00 ft
Max Width: 3.08 ft
Fillet: 0.00 ft

Discharge Coefficients

Weir Default: 3.200
Weir Table:
Orifice Default: 0.600
Orifice Table:

Weir Comment:

Drop Structure Comment:

Simulation: 100YR-72HR

Scenario: Post-Development
Run Date/Time: 1/15/2026 11:54:57 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	22.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-24HR

Scenario:	Post-Development
Run Date/Time:	1/15/2026 11:53:44 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	10.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR

Scenario: Post-Development
Run Date/Time: 1/19/2026 1:31:11 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR

IA Recovery Time: 24.0000 hr

Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	20.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR - 360 END

Scenario: Post-Development
Run Date/Time: 1/19/2026 1:50:00 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-24HR

Scenario:	Post-Development
Run Date/Time:	1/19/2026 1:38:11 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	8.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: BACK-TO-BACK 25YR-72HR

Scenario:	Post-Development
Run Date/Time:	1/19/2026 2:05:43 PM
Program Version:	StormWise 4.08.03

General

Run Mode:	Hot Start	Hot Start Simulation:	25YR-72HR - 360 END

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000
Hot Start Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: Percolation

Scenario:	Post-Development
Run Date/Time:	1/15/2026 11:57:16 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000

Max Calculation Time: 30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:

Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	No Rainfall
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	0.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-72HR

Scenario: Pre-Development - Permit
Run Date/Time: N/A
Program Version: N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]

Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	22.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-72HR

Scenario:	Pre-Development - Permit
Run Date/Time:	N/A
Program Version:	N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:

Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	13.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR

Scenario:	Pre-Development - Permit
Run Date/Time:	N/A
Program Version:	N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:

Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-24HR

Scenario:	Pre-Development - Permit
Run Date/Time:	N/A
Program Version:	N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	8.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

MAX STAGE AND DISCHARGE REPORT

Scenario	Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]	Maximum Total Outflow Rate [cfs]
Post-Development	100YR-72HR	Full Site	13.99	43.08	0.00
Post-Development	10YR-24HR	Full Site	12.01	26.49	4.07
Post-Development	25YR-72HR	Full Site	12.35	33.10	8.82
Post-Development	BACK-TO-BACK 25YR-72HR	Full Site	12.35	33.10	8.82

Min. FFE = 100 YR/72 HR Storm Max Stage = 13.99' NAVD.

Proposed Min. FFE = 14' NAVD

Min. Pavement Elev = 10 YR/24 HR Storm Max Stage = 12.01 NAVD

Proposed Min. Pavement Elev = 12.10' NAVD

Min. Perimeter Berm Elev. = 25 YR/72 HR Storm Max Stage (Back-to-Back Storm Required because Project Does Not recover 12 days after the cessation of the storm event) = 12.35' NAVD

Proposed Min. Perimeter Berm = 12.50' NAVD

Maximum Outflow From the Project is Equal to 8.82 CFS

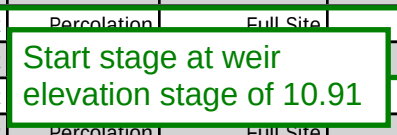
DC COUNTRY CLUB BOULEVARD CAPACITY ANALYSIS

Scenario	Sim	Node Name	Maximum Stage [ft]
Post-Development	25YR-72HR	EX OUTFALL	9.50
Post-Development	25YR-72HR	EX-ST-01	10.28
Post-Development	25YR-72HR	EX-ST-02	9.61
Post-Development	25YR-72HR	EX-ST-03	9.51
Post-Development	25YR-72HR	Full Site	12.35

Max Stages For all Affected Inlets are less than the inlet rim elevation. Thus, the system has the capability to serve the proposed project.

WATER QUALITY RECOVERY ANALYSIS

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	0.0000	10.91	0.00
Post-Development	Percolation	Full Site	0.2500	10.75	0.12
Post-Development	Percolation	Full Site	0.5000	10.72	0.14
Post-Development	Percolation	Full Site	0.7500	10.70	0.15
Post-Development	Percolation	Full Site	1.0001	10.69	0.17
Post-Development	Percolation	Full Site	1.2500	10.67	0.17
Post-Development	Percolation	Full Site	1.5000	10.66	0.18
Post-Development	Percolation	Full Site	1.7501	10.65	0.19
Post-Development	Percolation	Full Site	2.0001	10.64	0.20
Post-Development	Percolation	Full Site	2.2500	10.63	0.20
Post-Development	Percolation	Full Site	2.5000	10.62	0.21
Post-Development	Percolation	Full Site	2.7500	10.61	0.21
Post-Development	Percolation	Full Site	3.0000	10.60	0.22
Post-Development	Percolation	Full Site	3.2500	10.60	0.22
Post-Development	Percolation	Full Site	3.5000	10.59	0.23
Post-Development	Percolation	Full Site	3.7500	10.58	0.23
Post-Development	Percolation	Full Site	4.0001	10.57	0.24
Post-Development	Percolation	Full Site	4.2501	10.57	0.24
Post-Development	Percolation	Full Site	4.5000	10.56	0.24
Post-Development	Percolation	Full Site	4.7500	10.56	0.25
Post-Development	Percolation	Full Site	5.0000	10.55	0.25
Post-Development	Percolation	Full Site	5.2501	10.54	0.26
Post-Development	Percolation	Full Site	5.5000	10.54	0.26
Post-Development	Percolation	Full Site	5.7500	10.53	0.26
Post-Development	Percolation	Full Site	6.0000	10.53	0.27
Post-Development	Percolation	Full Site	6.2500	10.52	0.27
Post-Development	Percolation	Full Site	6.5000	10.51	0.27
Post-Development	Percolation	Full Site	6.7500	10.51	0.27
Post-Development	Percolation	Full Site	7.0000	10.50	0.28
Post-Development	Percolation	Full Site	7.2501	10.50	0.28
Post-Development	Percolation	Full Site	7.5000	10.49	0.28
Post-Development	Percolation	Full Site	7.7500	10.49	0.29
Post-Development	Percolation	Full Site	8.0000	10.48	0.29
Post-Development	Percolation	Full Site	8.2500	10.48	0.29
Post-Development	Percolation	Full Site	8.5001	10.47	0.29
Post-Development	Percolation	Full Site	8.7500	10.47	0.30
Post-Development	Percolation	Full Site	9.0000	10.46	0.30
Post-Development	Percolation	Full Site	9.2501	10.46	0.30
Post-Development	Percolation	Full Site	9.5001	10.45	0.30
Post-Development	Percolation	Full Site	9.7501	10.45	0.31
Post-Development	Percolation	Full Site	10.0000	10.45	0.31
Post-Development	Percolation	Full Site	10.2500	10.44	0.31



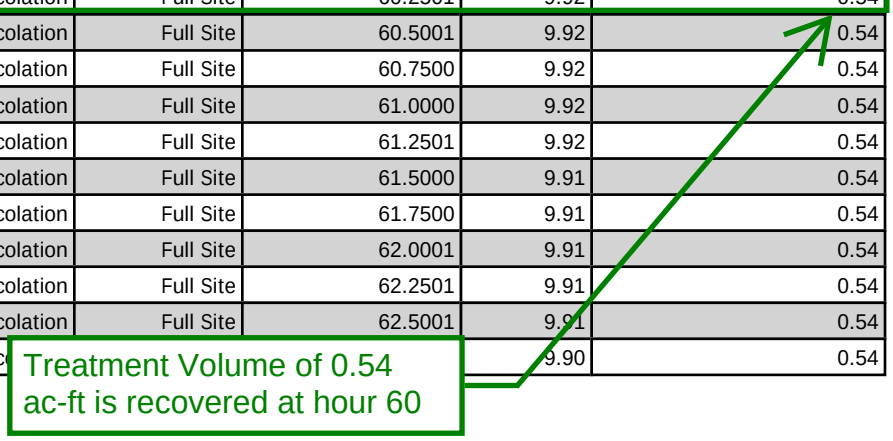
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	10.5001	10.44	0.31
Post-Development	Percolation	Full Site	10.7501	10.43	0.32
Post-Development	Percolation	Full Site	11.0001	10.43	0.32
Post-Development	Percolation	Full Site	11.2500	10.42	0.32
Post-Development	Percolation	Full Site	11.5001	10.42	0.32
Post-Development	Percolation	Full Site	11.7500	10.42	0.32
Post-Development	Percolation	Full Site	12.0000	10.41	0.33
Post-Development	Percolation	Full Site	12.2501	10.41	0.33
Post-Development	Percolation	Full Site	12.5000	10.40	0.33
Post-Development	Percolation	Full Site	12.7501	10.40	0.33
Post-Development	Percolation	Full Site	13.0001	10.40	0.34
Post-Development	Percolation	Full Site	13.2500	10.39	0.34
Post-Development	Percolation	Full Site	13.5000	10.39	0.34
Post-Development	Percolation	Full Site	13.7500	10.38	0.34
Post-Development	Percolation	Full Site	14.0000	10.38	0.34
Post-Development	Percolation	Full Site	14.2500	10.38	0.34
Post-Development	Percolation	Full Site	14.5000	10.37	0.35
Post-Development	Percolation	Full Site	14.7500	10.37	0.35
Post-Development	Percolation	Full Site	15.0000	10.37	0.35
Post-Development	Percolation	Full Site	15.2500	10.36	0.35
Post-Development	Percolation	Full Site	15.5000	10.36	0.35
Post-Development	Percolation	Full Site	15.7500	10.36	0.36
Post-Development	Percolation	Full Site	16.0000	10.35	0.36
Post-Development	Percolation	Full Site	16.2500	10.35	0.36
Post-Development	Percolation	Full Site	16.5000	10.34	0.36
Post-Development	Percolation	Full Site	16.7500	10.34	0.36
Post-Development	Percolation	Full Site	17.0001	10.34	0.36
Post-Development	Percolation	Full Site	17.2501	10.33	0.37
Post-Development	Percolation	Full Site	17.5001	10.33	0.37
Post-Development	Percolation	Full Site	17.7500	10.33	0.37
Post-Development	Percolation	Full Site	18.0000	10.32	0.37
Post-Development	Percolation	Full Site	18.2500	10.32	0.37
Post-Development	Percolation	Full Site	18.5000	10.32	0.37
Post-Development	Percolation	Full Site	18.7500	10.31	0.38
Post-Development	Percolation	Full Site	19.0000	10.31	0.38
Post-Development	Percolation	Full Site	19.2501	10.31	0.38
Post-Development	Percolation	Full Site	19.5001	10.30	0.38
Post-Development	Percolation	Full Site	19.7500	10.30	0.38
Post-Development	Percolation	Full Site	20.0000	10.30	0.38
Post-Development	Percolation	Full Site	20.2500	10.30	0.39
Post-Development	Percolation	Full Site	20.5000	10.29	0.39
Post-Development	Percolation	Full Site	20.7501	10.29	0.39

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	21.0000	10.29	0.39
Post-Development	Percolation	Full Site	21.2500	10.28	0.39
Post-Development	Percolation	Full Site	21.5001	10.28	0.39
Post-Development	Percolation	Full Site	21.7501	10.28	0.39
Post-Development	Percolation	Full Site	22.0001	10.27	0.40
Post-Development	Percolation	Full Site	22.2500	10.27	0.40
Post-Development	Percolation	Full Site	22.5000	10.27	0.40
Post-Development	Percolation	Full Site	22.7500	10.26	0.40
Post-Development	Percolation	Full Site	23.0000	10.26	0.40
Post-Development	Percolation	Full Site	23.2500	10.26	0.40
Post-Development	Percolation	Full Site	23.5000	10.26	0.40
Post-Development	Percolation	Full Site	23.7501	10.25	0.40
Post-Development	Percolation	Full Site	24.0000	10.25	0.41
Post-Development	Percolation	Full Site	24.2500	10.25	0.41
Post-Development	Percolation	Full Site	24.5000	10.24	0.41
Post-Development	Percolation	Full Site	24.7500	10.24	0.41
Post-Development	Percolation	Full Site	25.0000	10.24	0.41
Post-Development	Percolation	Full Site	25.2501	10.24	0.41
Post-Development	Percolation	Full Site	25.5000	10.23	0.41
Post-Development	Percolation	Full Site	25.7500	10.23	0.42
Post-Development	Percolation	Full Site	26.0000	10.23	0.42
Post-Development	Percolation	Full Site	26.2501	10.22	0.42
Post-Development	Percolation	Full Site	26.5000	10.22	0.42
Post-Development	Percolation	Full Site	26.7500	10.22	0.42
Post-Development	Percolation	Full Site	27.0000	10.22	0.42
Post-Development	Percolation	Full Site	27.2500	10.21	0.42
Post-Development	Percolation	Full Site	27.5000	10.21	0.42
Post-Development	Percolation	Full Site	27.7500	10.21	0.42
Post-Development	Percolation	Full Site	28.0001	10.21	0.43
Post-Development	Percolation	Full Site	28.2501	10.20	0.43
Post-Development	Percolation	Full Site	28.5000	10.20	0.43
Post-Development	Percolation	Full Site	28.7500	10.20	0.43
Post-Development	Percolation	Full Site	29.0000	10.19	0.43
Post-Development	Percolation	Full Site	29.2500	10.19	0.43
Post-Development	Percolation	Full Site	29.5001	10.19	0.43
Post-Development	Percolation	Full Site	29.7500	10.19	0.43
Post-Development	Percolation	Full Site	30.0000	10.18	0.44
Post-Development	Percolation	Full Site	30.2501	10.18	0.44
Post-Development	Percolation	Full Site	30.5001	10.18	0.44
Post-Development	Percolation	Full Site	30.7500	10.18	0.44
Post-Development	Percolation	Full Site	31.0000	10.17	0.44
Post-Development	Percolation	Full Site	31.2500	10.17	0.44

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	31.5000	10.17	0.44
Post-Development	Percolation	Full Site	31.7500	10.17	0.44
Post-Development	Percolation	Full Site	32.0000	10.16	0.44
Post-Development	Percolation	Full Site	32.2500	10.16	0.45
Post-Development	Percolation	Full Site	32.5001	10.16	0.45
Post-Development	Percolation	Full Site	32.7501	10.16	0.45
Post-Development	Percolation	Full Site	33.0000	10.15	0.45
Post-Development	Percolation	Full Site	33.2500	10.15	0.45
Post-Development	Percolation	Full Site	33.5000	10.15	0.45
Post-Development	Percolation	Full Site	33.7501	10.15	0.45
Post-Development	Percolation	Full Site	34.0000	10.14	0.45
Post-Development	Percolation	Full Site	34.2500	10.14	0.45
Post-Development	Percolation	Full Site	34.5000	10.14	0.45
Post-Development	Percolation	Full Site	34.7500	10.14	0.46
Post-Development	Percolation	Full Site	35.0000	10.13	0.46
Post-Development	Percolation	Full Site	35.2500	10.13	0.46
Post-Development	Percolation	Full Site	35.5000	10.13	0.46
Post-Development	Percolation	Full Site	35.7501	10.13	0.46
Post-Development	Percolation	Full Site	36.0000	10.12	0.46
Post-Development	Percolation	Full Site	36.2500	10.12	0.46
Post-Development	Percolation	Full Site	36.5000	10.12	0.46
Post-Development	Percolation	Full Site	36.7500	10.12	0.46
Post-Development	Percolation	Full Site	37.0002	10.12	0.46
Post-Development	Percolation	Full Site	37.2501	10.11	0.47
Post-Development	Percolation	Full Site	37.5000	10.11	0.47
Post-Development	Percolation	Full Site	37.7500	10.11	0.47
Post-Development	Percolation	Full Site	38.0000	10.11	0.47
Post-Development	Percolation	Full Site	38.2500	10.10	0.47
Post-Development	Percolation	Full Site	38.5001	10.10	0.47
Post-Development	Percolation	Full Site	38.7500	10.10	0.47
Post-Development	Percolation	Full Site	39.0000	10.10	0.47
Post-Development	Percolation	Full Site	39.2501	10.09	0.47
Post-Development	Percolation	Full Site	39.5000	10.09	0.47
Post-Development	Percolation	Full Site	39.7500	10.09	0.47
Post-Development	Percolation	Full Site	40.0000	10.09	0.48
Post-Development	Percolation	Full Site	40.2501	10.09	0.48
Post-Development	Percolation	Full Site	40.5000	10.08	0.48
Post-Development	Percolation	Full Site	40.7501	10.08	0.48
Post-Development	Percolation	Full Site	41.0000	10.08	0.48
Post-Development	Percolation	Full Site	41.2500	10.08	0.48
Post-Development	Percolation	Full Site	41.5000	10.07	0.48
Post-Development	Percolation	Full Site	41.7500	10.07	0.48

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	42.0000	10.07	0.48
Post-Development	Percolation	Full Site	42.2500	10.07	0.48
Post-Development	Percolation	Full Site	42.5000	10.07	0.48
Post-Development	Percolation	Full Site	42.7500	10.06	0.48
Post-Development	Percolation	Full Site	43.0001	10.06	0.49
Post-Development	Percolation	Full Site	43.2501	10.06	0.49
Post-Development	Percolation	Full Site	43.5000	10.06	0.49
Post-Development	Percolation	Full Site	43.7500	10.05	0.49
Post-Development	Percolation	Full Site	44.0000	10.05	0.49
Post-Development	Percolation	Full Site	44.2500	10.05	0.49
Post-Development	Percolation	Full Site	44.5000	10.05	0.49
Post-Development	Percolation	Full Site	44.7500	10.05	0.49
Post-Development	Percolation	Full Site	45.0000	10.04	0.49
Post-Development	Percolation	Full Site	45.2500	10.04	0.49
Post-Development	Percolation	Full Site	45.5000	10.04	0.49
Post-Development	Percolation	Full Site	45.7500	10.04	0.49
Post-Development	Percolation	Full Site	46.0001	10.04	0.50
Post-Development	Percolation	Full Site	46.2500	10.03	0.50
Post-Development	Percolation	Full Site	46.5000	10.03	0.50
Post-Development	Percolation	Full Site	46.7500	10.03	0.50
Post-Development	Percolation	Full Site	47.0000	10.03	0.50
Post-Development	Percolation	Full Site	47.2501	10.02	0.50
Post-Development	Percolation	Full Site	47.5000	10.02	0.50
Post-Development	Percolation	Full Site	47.7500	10.02	0.50
Post-Development	Percolation	Full Site	48.0000	10.02	0.50
Post-Development	Percolation	Full Site	48.2500	10.02	0.50
Post-Development	Percolation	Full Site	48.5001	10.01	0.50
Post-Development	Percolation	Full Site	48.7500	10.01	0.50
Post-Development	Percolation	Full Site	49.0000	10.01	0.50
Post-Development	Percolation	Full Site	49.2500	10.01	0.51
Post-Development	Percolation	Full Site	49.5001	10.01	0.51
Post-Development	Percolation	Full Site	49.7500	10.00	0.51
Post-Development	Percolation	Full Site	50.0000	10.00	0.51
Post-Development	Percolation	Full Site	50.2500	10.00	0.51
Post-Development	Percolation	Full Site	50.5000	10.00	0.51
Post-Development	Percolation	Full Site	50.7500	10.00	0.51
Post-Development	Percolation	Full Site	51.0001	9.99	0.51
Post-Development	Percolation	Full Site	51.2500	9.99	0.51
Post-Development	Percolation	Full Site	51.5000	9.99	0.51
Post-Development	Percolation	Full Site	51.7501	9.99	0.51
Post-Development	Percolation	Full Site	52.0000	9.99	0.51
Post-Development	Percolation	Full Site	52.2500	9.98	0.51

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	52.5000	9.98	0.51
Post-Development	Percolation	Full Site	52.7500	9.98	0.52
Post-Development	Percolation	Full Site	53.0000	9.98	0.52
Post-Development	Percolation	Full Site	53.2500	9.98	0.52
Post-Development	Percolation	Full Site	53.5000	9.97	0.52
Post-Development	Percolation	Full Site	53.7500	9.97	0.52
Post-Development	Percolation	Full Site	54.0000	9.97	0.52
Post-Development	Percolation	Full Site	54.2501	9.97	0.52
Post-Development	Percolation	Full Site	54.5000	9.97	0.52
Post-Development	Percolation	Full Site	54.7500	9.96	0.52
Post-Development	Percolation	Full Site	55.0000	9.96	0.52
Post-Development	Percolation	Full Site	55.2501	9.96	0.52
Post-Development	Percolation	Full Site	55.5000	9.96	0.52
Post-Development	Percolation	Full Site	55.7500	9.96	0.52
Post-Development	Percolation	Full Site	56.0000	9.95	0.52
Post-Development	Percolation	Full Site	56.2500	9.95	0.52
Post-Development	Percolation	Full Site	56.5000	9.95	0.53
Post-Development	Percolation	Full Site	56.7500	9.95	0.53
Post-Development	Percolation	Full Site	57.0000	9.95	0.53
Post-Development	Percolation	Full Site	57.2500	9.95	0.53
Post-Development	Percolation	Full Site	57.5000	9.94	0.53
Post-Development	Percolation	Full Site	57.7501	9.94	0.53
Post-Development	Percolation	Full Site	58.0000	9.94	0.53
Post-Development	Percolation	Full Site	58.2501	9.94	0.53
Post-Development	Percolation	Full Site	58.5000	9.94	0.53
Post-Development	Percolation	Full Site	58.7500	9.93	0.53
Post-Development	Percolation	Full Site	59.0001	9.93	0.53
Post-Development	Percolation	Full Site	59.2500	9.93	0.53
Post-Development	Percolation	Full Site	59.5000	9.93	0.53
Post-Development	Percolation	Full Site	59.7501	9.93	0.53
Post-Development	Percolation	Full Site	60.0000	9.92	0.53
Post-Development	Percolation	Full Site	60.2501	9.92	0.54
Post-Development	Percolation	Full Site	60.5001	9.92	0.54
Post-Development	Percolation	Full Site	60.7500	9.92	0.54
Post-Development	Percolation	Full Site	61.0000	9.92	0.54
Post-Development	Percolation	Full Site	61.2501	9.92	0.54
Post-Development	Percolation	Full Site	61.5000	9.91	0.54
Post-Development	Percolation	Full Site	61.7500	9.91	0.54
Post-Development	Percolation	Full Site	62.0001	9.91	0.54
Post-Development	Percolation	Full Site	62.2501	9.91	0.54
Post-Development	Percolation	Full Site	62.5001	9.91	0.54
Post-Development	Perc			9.90	0.54



25YR/3DAY RECOVERY ANALYSIS

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	0.0000	9.50
Post-Development	25YR-72HR - 360 END	0.2500	9.50
Post-Development	25YR-72HR - 360 END	0.5001	9.50
Post-Development	25YR-72HR - 360 END	0.7500	9.50
Post-Development	25YR-72HR - 360 END	1.0000	9.50
Post-Development	25YR-72HR - 360 END	1.2500	9.50
Post-Development	25YR-72HR - 360 END	1.5000	9.50
Post-Development	25YR-72HR - 360 END	1.7501	9.50
Post-Development	25YR-72HR - 360 END	2.0001	9.50
Post-Development	25YR-72HR - 360 END	2.2500	9.50
Post-Development	25YR-72HR - 360 END	2.5001	9.50
Post-Development	25YR-72HR - 360 END	2.7500	9.50
Post-Development	25YR-72HR - 360 END	3.0000	9.50
Post-Development	25YR-72HR - 360 END	3.2501	9.50
Post-Development	25YR-72HR - 360 END	3.5000	9.50
Post-Development	25YR-72HR - 360 END	3.7500	9.50
Post-Development	25YR-72HR - 360 END	4.0000	9.50
Post-Development	25YR-72HR - 360 END	4.2500	9.50
Post-Development	25YR-72HR - 360 END	4.5000	9.50
Post-Development	25YR-72HR - 360 END	4.7500	9.50
Post-Development	25YR-72HR - 360 END	5.0001	9.50
Post-Development	25YR-72HR - 360 END	5.2501	9.50
Post-Development	25YR-72HR - 360 END	5.5000	9.50
Post-Development	25YR-72HR - 360 END	5.7500	9.50
Post-Development	25YR-72HR - 360 END	6.0000	9.50
Post-Development	25YR-72HR - 360 END	6.2500	9.50
Post-Development	25YR-72HR - 360 END	6.5000	9.50
Post-Development	25YR-72HR - 360 END	6.7500	9.50
Post-Development	25YR-72HR - 360 END	7.0000	9.50

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	7.2500	9.50
Post-Development	25YR-72HR - 360 END	7.5000	9.50
Post-Development	25YR-72HR - 360 END	7.7500	9.50
Post-Development	25YR-72HR - 360 END	8.0000	9.50
Post-Development	25YR-72HR - 360 END	8.2500	9.50
Post-Development	25YR-72HR - 360 END	8.5000	9.50
Post-Development	25YR-72HR - 360 END	8.7500	9.50
Post-Development	25YR-72HR - 360 END	9.0000	9.50
Post-Development	25YR-72HR - 360 END	9.2500	9.50
Post-Development	25YR-72HR - 360 END	9.5000	9.50
Post-Development	25YR-72HR - 360 END	9.7500	9.50
Post-Development	25YR-72HR - 360 END	10.0000	9.50
Post-Development	25YR-72HR - 360 END	10.2500	9.50
Post-Development	25YR-72HR - 360 END	10.5001	9.50
Post-Development	25YR-72HR - 360 END	10.7500	9.50
Post-Development	25YR-72HR - 360 END	11.0000	9.50
Post-Development	25YR-72HR - 360 END	11.2500	9.50
Post-Development	25YR-72HR - 360 END	11.5000	9.50
Post-Development	25YR-72HR - 360 END	11.7500	9.50
Post-Development	25YR-72HR - 360 END	12.0000	9.50
Post-Development	25YR-72HR - 360 END	12.2500	9.50
Post-Development	25YR-72HR - 360 END	12.5000	9.50
Post-Development	25YR-72HR - 360 END	12.7500	9.50
Post-Development	25YR-72HR - 360 END	13.0001	9.50
Post-Development	25YR-72HR - 360 END	13.2500	9.50
Post-Development	25YR-72HR - 360 END	13.5000	9.50
Post-Development	25YR-72HR - 360 END	13.7501	9.50
Post-Development	25YR-72HR - 360 END	14.0000	9.50
Post-Development	25YR-72HR - 360 END	14.2500	9.50

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	14.5000	9.50
Post-Development	25YR-72HR - 360 END	14.7500	9.50
Post-Development	25YR-72HR - 360 END	15.0000	9.50
Post-Development	25YR-72HR - 360 END	15.2500	9.50
Post-Development	25YR-72HR - 360 END	15.5000	9.50
Post-Development	25YR-72HR - 360 END	15.7500	9.50
Post-Development	25YR-72HR - 360 END	16.0001	9.50
Post-Development	25YR-72HR - 360 END	16.2500	9.50
Post-Development	25YR-72HR - 360 END	16.5000	9.51
Post-Development	25YR-72HR - 360 END	16.7501	9.52
Post-Development	25YR-72HR - 360 END	17.0001	9.52
Post-Development	25YR-72HR - 360 END	17.2501	9.53
Post-Development	25YR-72HR - 360 END	17.5000	9.54
Post-Development	25YR-72HR - 360 END	17.7500	9.55
Post-Development	25YR-72HR - 360 END	18.0000	9.56
Post-Development	25YR-72HR - 360 END	18.2500	9.57
Post-Development	25YR-72HR - 360 END	18.5000	9.58
Post-Development	25YR-72HR - 360 END	18.7500	9.59
Post-Development	25YR-72HR - 360 END	19.0000	9.61
Post-Development	25YR-72HR - 360 END	19.2500	9.62
Post-Development	25YR-72HR - 360 END	19.5001	9.63
Post-Development	25YR-72HR - 360 END	19.7500	9.64
Post-Development	25YR-72HR - 360 END	20.0000	9.65
Post-Development	25YR-72HR - 360 END	20.2500	9.66
Post-Development	25YR-72HR - 360 END	20.5000	9.67
Post-Development	25YR-72HR - 360 END	20.7500	9.68
Post-Development	25YR-72HR - 360 END	21.0000	9.69
Post-Development	25YR-72HR - 360 END	21.2500	9.71
Post-Development	25YR-72HR - 360 END	21.5000	9.72

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	21.7500	9.73
Post-Development	25YR-72HR - 360 END	22.0000	9.74
Post-Development	25YR-72HR - 360 END	22.2500	9.75
Post-Development	25YR-72HR - 360 END	22.5001	9.76
Post-Development	25YR-72HR - 360 END	22.7500	9.77
Post-Development	25YR-72HR - 360 END	23.0000	9.78
Post-Development	25YR-72HR - 360 END	23.2500	9.79
Post-Development	25YR-72HR - 360 END	23.5000	9.80
Post-Development	25YR-72HR - 360 END	23.7500	9.81
Post-Development	25YR-72HR - 360 END	24.0000	9.82
Post-Development	25YR-72HR - 360 END	24.2500	9.84
Post-Development	25YR-72HR - 360 END	24.5000	9.85
Post-Development	25YR-72HR - 360 END	24.7501	9.87
Post-Development	25YR-72HR - 360 END	25.0000	9.89
Post-Development	25YR-72HR - 360 END	25.2501	9.90
Post-Development	25YR-72HR - 360 END	25.5001	9.92
Post-Development	25YR-72HR - 360 END	25.7500	9.94
Post-Development	25YR-72HR - 360 END	26.0001	9.95
Post-Development	25YR-72HR - 360 END	26.2501	9.97
Post-Development	25YR-72HR - 360 END	26.5001	9.99
Post-Development	25YR-72HR - 360 END	26.7500	10.00
Post-Development	25YR-72HR - 360 END	27.0000	10.02
Post-Development	25YR-72HR - 360 END	27.2500	10.03
Post-Development	25YR-72HR - 360 END	27.5001	10.05
Post-Development	25YR-72HR - 360 END	27.7500	10.06
Post-Development	25YR-72HR - 360 END	28.0000	10.08
Post-Development	25YR-72HR - 360 END	28.2501	10.09
Post-Development	25YR-72HR - 360 END	28.5000	10.11
Post-Development	25YR-72HR - 360 END	28.7500	10.12

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	29.0000	10.13
Post-Development	25YR-72HR - 360 END	29.2500	10.15
Post-Development	25YR-72HR - 360 END	29.5000	10.16
Post-Development	25YR-72HR - 360 END	29.7501	10.18
Post-Development	25YR-72HR - 360 END	30.0000	10.19
Post-Development	25YR-72HR - 360 END	30.2500	10.20
Post-Development	25YR-72HR - 360 END	30.5001	10.22
Post-Development	25YR-72HR - 360 END	30.7501	10.23
Post-Development	25YR-72HR - 360 END	31.0000	10.24
Post-Development	25YR-72HR - 360 END	31.2500	10.26
Post-Development	25YR-72HR - 360 END	31.5000	10.27
Post-Development	25YR-72HR - 360 END	31.7500	10.28
Post-Development	25YR-72HR - 360 END	32.0000	10.29
Post-Development	25YR-72HR - 360 END	32.2500	10.31
Post-Development	25YR-72HR - 360 END	32.5001	10.32
Post-Development	25YR-72HR - 360 END	32.7501	10.33
Post-Development	25YR-72HR - 360 END	33.0001	10.34
Post-Development	25YR-72HR - 360 END	33.2500	10.36
Post-Development	25YR-72HR - 360 END	33.5000	10.37
Post-Development	25YR-72HR - 360 END	33.7500	10.38
Post-Development	25YR-72HR - 360 END	34.0000	10.39
Post-Development	25YR-72HR - 360 END	34.2501	10.40
Post-Development	25YR-72HR - 360 END	34.5000	10.42
Post-Development	25YR-72HR - 360 END	34.7500	10.43
Post-Development	25YR-72HR - 360 END	35.0000	10.44
Post-Development	25YR-72HR - 360 END	35.2500	10.45
Post-Development	25YR-72HR - 360 END	35.5000	10.46
Post-Development	25YR-72HR - 360 END	35.7500	10.47
Post-Development	25YR-72HR - 360 END	36.0001	10.49

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	36.2500	10.50
Post-Development	25YR-72HR - 360 END	36.5001	10.51
Post-Development	25YR-72HR - 360 END	36.7500	10.52
Post-Development	25YR-72HR - 360 END	37.0001	10.53
Post-Development	25YR-72HR - 360 END	37.2501	10.54
Post-Development	25YR-72HR - 360 END	37.5000	10.55
Post-Development	25YR-72HR - 360 END	37.7500	10.56
Post-Development	25YR-72HR - 360 END	38.0001	10.57
Post-Development	25YR-72HR - 360 END	38.2501	10.59
Post-Development	25YR-72HR - 360 END	38.5000	10.60
Post-Development	25YR-72HR - 360 END	38.7500	10.61
Post-Development	25YR-72HR - 360 END	39.0000	10.62
Post-Development	25YR-72HR - 360 END	39.2500	10.63
Post-Development	25YR-72HR - 360 END	39.5000	10.64
Post-Development	25YR-72HR - 360 END	39.7500	10.65
Post-Development	25YR-72HR - 360 END	40.0000	10.66
Post-Development	25YR-72HR - 360 END	40.2500	10.67
Post-Development	25YR-72HR - 360 END	40.5001	10.68
Post-Development	25YR-72HR - 360 END	40.7500	10.69
Post-Development	25YR-72HR - 360 END	41.0000	10.70
Post-Development	25YR-72HR - 360 END	41.2500	10.71
Post-Development	25YR-72HR - 360 END	41.5000	10.72
Post-Development	25YR-72HR - 360 END	41.7501	10.73
Post-Development	25YR-72HR - 360 END	42.0000	10.74
Post-Development	25YR-72HR - 360 END	42.2500	10.75
Post-Development	25YR-72HR - 360 END	42.5001	10.75
Post-Development	25YR-72HR - 360 END	42.7500	10.76
Post-Development	25YR-72HR - 360 END	43.0001	10.77
Post-Development	25YR-72HR - 360 END	43.2500	10.78

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	43.5002	10.79
Post-Development	25YR-72HR - 360 END	43.7500	10.80
Post-Development	25YR-72HR - 360 END	44.0000	10.81
Post-Development	25YR-72HR - 360 END	44.2500	10.82
Post-Development	25YR-72HR - 360 END	44.5000	10.83
Post-Development	25YR-72HR - 360 END	44.7501	10.84
Post-Development	25YR-72HR - 360 END	45.0000	10.84
Post-Development	25YR-72HR - 360 END	45.2500	10.85
Post-Development	25YR-72HR - 360 END	45.5000	10.86
Post-Development	25YR-72HR - 360 END	45.7500	10.87
Post-Development	25YR-72HR - 360 END	46.0000	10.88
Post-Development	25YR-72HR - 360 END	46.2500	10.89
Post-Development	25YR-72HR - 360 END	46.5000	10.90
Post-Development	25YR-72HR - 360 END	46.7500	10.90
Post-Development	25YR-72HR - 360 END	47.0001	10.91
Post-Development	25YR-72HR - 360 END	47.2501	10.92
Post-Development	25YR-72HR - 360 END	47.5000	10.93
Post-Development	25YR-72HR - 360 END	47.7501	10.94
Post-Development	25YR-72HR - 360 END	48.0000	10.95
Post-Development	25YR-72HR - 360 END	48.2501	10.95
Post-Development	25YR-72HR - 360 END	48.5000	10.96
Post-Development	25YR-72HR - 360 END	48.7500	10.97
Post-Development	25YR-72HR - 360 END	49.0001	10.98
Post-Development	25YR-72HR - 360 END	49.2500	10.98
Post-Development	25YR-72HR - 360 END	49.5001	10.99
Post-Development	25YR-72HR - 360 END	49.7500	11.00
Post-Development	25YR-72HR - 360 END	50.0001	11.00
Post-Development	25YR-72HR - 360 END	50.2500	11.01
Post-Development	25YR-72HR - 360 END	50.5000	11.02

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	50.7501	11.02
Post-Development	25YR-72HR - 360 END	51.0000	11.03
Post-Development	25YR-72HR - 360 END	51.2500	11.04
Post-Development	25YR-72HR - 360 END	51.5000	11.05
Post-Development	25YR-72HR - 360 END	51.7501	11.05
Post-Development	25YR-72HR - 360 END	52.0001	11.06
Post-Development	25YR-72HR - 360 END	52.2500	11.07
Post-Development	25YR-72HR - 360 END	52.5000	11.08
Post-Development	25YR-72HR - 360 END	52.7500	11.09
Post-Development	25YR-72HR - 360 END	53.0001	11.09
Post-Development	25YR-72HR - 360 END	53.2500	11.10
Post-Development	25YR-72HR - 360 END	53.5001	11.12
Post-Development	25YR-72HR - 360 END	53.7500	11.13
Post-Development	25YR-72HR - 360 END	54.0000	11.14
Post-Development	25YR-72HR - 360 END	54.2500	11.15
Post-Development	25YR-72HR - 360 END	54.5000	11.16
Post-Development	25YR-72HR - 360 END	54.7501	11.17
Post-Development	25YR-72HR - 360 END	55.0002	11.18
Post-Development	25YR-72HR - 360 END	55.2500	11.19
Post-Development	25YR-72HR - 360 END	55.5000	11.21
Post-Development	25YR-72HR - 360 END	55.7501	11.22
Post-Development	25YR-72HR - 360 END	56.0001	11.23
Post-Development	25YR-72HR - 360 END	56.2500	11.24
Post-Development	25YR-72HR - 360 END	56.5001	11.26
Post-Development	25YR-72HR - 360 END	56.7500	11.27
Post-Development	25YR-72HR - 360 END	57.0000	11.28
Post-Development	25YR-72HR - 360 END	57.2500	11.30
Post-Development	25YR-72HR - 360 END	57.5000	11.31
Post-Development	25YR-72HR - 360 END	57.7501	11.33

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	58.0000	11.34
Post-Development	25YR-72HR - 360 END	58.2501	11.36
Post-Development	25YR-72HR - 360 END	58.5000	11.38
Post-Development	25YR-72HR - 360 END	58.7501	11.40
Post-Development	25YR-72HR - 360 END	59.0000	11.42
Post-Development	25YR-72HR - 360 END	59.2500	11.46
Post-Development	25YR-72HR - 360 END	59.5000	11.51
Post-Development	25YR-72HR - 360 END	59.7500	11.69
Post-Development	25YR-72HR - 360 END	60.0000	12.02
Post-Development	25YR-72HR - 360 END	60.2500	12.25
Post-Development	25YR-72HR - 360 END	60.5000	12.32
Post-Development	25YR-72HR - 360 END	60.7501	12.33
Post-Development	25YR-72HR - 360 END	61.0000	12.30
Post-Development	25YR-72HR - 360 END	61.2500	12.27
Post-Development	25YR-72HR - 360 END	61.5000	12.24
Post-Development	25YR-72HR - 360 END	61.7500	12.22
Post-Development	25YR-72HR - 360 END	62.0000	12.19
Post-Development	25YR-72HR - 360 END	62.2501	12.16
Post-Development	25YR-72HR - 360 END	62.5001	12.13
Post-Development	25YR-72HR - 360 END	62.7500	12.10
Post-Development	25YR-72HR - 360 END	63.0001	12.07
Post-Development	25YR-72HR - 360 END	63.2500	12.04
Post-Development	25YR-72HR - 360 END	63.5000	12.01
Post-Development	25YR-72HR - 360 END	63.7500	11.99
Post-Development	25YR-72HR - 360 END	64.0001	11.96
Post-Development	25YR-72HR - 360 END	64.2500	11.93
Post-Development	25YR-72HR - 360 END	64.5000	11.90
Post-Development	25YR-72HR - 360 END	64.7500	11.86
Post-Development	25YR-72HR - 360 END	65.0000	11.83

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	65.2502	11.80
Post-Development	25YR-72HR - 360 END	65.5000	11.77
Post-Development	25YR-72HR - 360 END	65.7500	11.74
Post-Development	25YR-72HR - 360 END	66.0000	11.71
Post-Development	25YR-72HR - 360 END	66.2500	11.68
Post-Development	25YR-72HR - 360 END	66.5001	11.65
Post-Development	25YR-72HR - 360 END	66.7501	11.62
Post-Development	25YR-72HR - 360 END	67.0000	11.60
Post-Development	25YR-72HR - 360 END	67.2500	11.57
Post-Development	25YR-72HR - 360 END	67.5000	11.55
Post-Development	25YR-72HR - 360 END	67.7501	11.53
Post-Development	25YR-72HR - 360 END	68.0000	11.50
Post-Development	25YR-72HR - 360 END	68.2500	11.48
Post-Development	25YR-72HR - 360 END	68.5001	11.46
Post-Development	25YR-72HR - 360 END	68.7500	11.44
Post-Development	25YR-72HR - 360 END	69.0001	11.42
Post-Development	25YR-72HR - 360 END	69.2501	11.40
Post-Development	25YR-72HR - 360 END	69.5000	11.38
Post-Development	25YR-72HR - 360 END	69.7500	11.36
Post-Development	25YR-72HR - 360 END	70.0000	11.35
Post-Development	25YR-72HR - 360 END	70.2501	11.33
Post-Development	25YR-72HR - 360 END	70.5001	11.32
Post-Development	25YR-72HR - 360 END	70.7500	11.31
Post-Development	25YR-72HR - 360 END	71.0001	11.30
Post-Development	25YR-72HR - 360 END	71.2501	11.29
Post-Development	25YR-72HR - 360 END	71.5000	11.28
Post-Development	25YR-72HR - 360 END	71.7500	11.27
Post-Development	25YR-72HR - 360 END	72.0000	11.26
Post-Development	25YR-72HR - 360 END	72.2501	11.25

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	72.5000	11.23
Post-Development	25YR-72HR - 360 END	72.7500	11.21
Post-Development	25YR-72HR - 360 END	73.0000	11.20
Post-Development	25YR-72HR - 360 END	73.2500	11.18
Post-Development	25YR-72HR - 360 END	73.5001	11.17
Post-Development	25YR-72HR - 360 END	73.7500	11.15
Post-Development	25YR-72HR - 360 END	74.0000	11.14
Post-Development	25YR-72HR - 360 END	74.2500	11.13
Post-Development	25YR-72HR - 360 END	74.5001	11.12
Post-Development	25YR-72HR - 360 END	74.7500	11.11
Post-Development	25YR-72HR - 360 END	75.0000	11.10
Post-Development	25YR-72HR - 360 END	75.2500	11.09
Post-Development	25YR-72HR - 360 END	75.5000	11.08
Post-Development	25YR-72HR - 360 END	75.7500	11.07
Post-Development	25YR-72HR - 360 END	76.0000	11.06
Post-Development	25YR-72HR - 360 END	76.2500	11.05
Post-Development	25YR-72HR - 360 END	76.5000	11.05
Post-Development	25YR-72HR - 360 END	76.7500	11.04
Post-Development	25YR-72HR - 360 END	77.0000	11.04
Post-Development	25YR-72HR - 360 END	77.2501	11.03
Post-Development	25YR-72HR - 360 END	77.5000	11.02
Post-Development	25YR-72HR - 360 END	77.7500	11.02
Post-Development	25YR-72HR - 360 END	78.0000	11.01
Post-Development	25YR-72HR - 360 END	78.2500	11.01
Post-Development	25YR-72HR - 360 END	78.5000	11.00
Post-Development	25YR-72HR - 360 END	78.7500	11.00
Post-Development	25YR-72HR - 360 END	79.0000	11.00
Post-Development	25YR-72HR - 360 END	79.2500	10.99
Post-Development	25YR-72HR - 360 END	79.5000	10.99

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	79.7501	10.98
Post-Development	25YR-72HR - 360 END	80.0000	10.98
Post-Development	25YR-72HR - 360 END	80.2500	10.98
Post-Development	25YR-72HR - 360 END	80.5000	10.97
Post-Development	25YR-72HR - 360 END	80.7500	10.97
Post-Development	25YR-72HR - 360 END	81.0001	10.97
Post-Development	25YR-72HR - 360 END	81.2500	10.97
Post-Development	25YR-72HR - 360 END	81.5000	10.96
Post-Development	25YR-72HR - 360 END	81.7500	10.96
Post-Development	25YR-72HR - 360 END	82.0000	10.96
Post-Development	25YR-72HR - 360 END	82.2500	10.95
Post-Development	25YR-72HR - 360 END	82.5001	10.95
Post-Development	25YR-72HR - 360 END	82.7500	10.95
Post-Development	25YR-72HR - 360 END	83.0001	10.95
Post-Development	25YR-72HR - 360 END	83.2500	10.95
Post-Development	25YR-72HR - 360 END	83.5001	10.94
Post-Development	25YR-72HR - 360 END	83.7501	10.94
Post-Development	25YR-72HR - 360 END	84.0000	10.94
Post-Development	25YR-72HR - 360 END	84.2500	10.94
Post-Development	25YR-72HR - 360 END	84.5001	10.94
Post-Development	25YR-72HR - 360 END	84.7500	10.93
Post-Development	25YR-72HR - 360 END	85.0000	10.93
Post-Development	25YR-72HR - 360 END	85.2501	10.93
Post-Development	25YR-72HR - 360 END	85.5000	10.93
Post-Development	25YR-72HR - 360 END	85.7500	10.93
Post-Development	25YR-72HR - 360 END	86.0000	10.93
Post-Development	25YR-72HR - 360 END	86.2500	10.92
Post-Development	25YR-72HR - 360 END	86.5000	10.92
Post-Development	25YR-72HR - 360 END	86.7500	10.92

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	87.0000	10.92
Post-Development	25YR-72HR - 360 END	87.2500	10.92
Post-Development	25YR-72HR - 360 END	87.5000	10.92
Post-Development	25YR-72HR - 360 END	87.7500	10.91
Post-Development	25YR-72HR - 360 END	88.0000	10.91
Post-Development	25YR-72HR - 360 END	88.2501	10.91
Post-Development	25YR-72HR - 360 END	88.5001	10.91
Post-Development	25YR-72HR - 360 END	88.7501	10.91
Post-Development	25YR-72HR - 360 END	89.0001	10.91
Post-Development	25YR-72HR - 360 END	89.2501	10.91
Post-Development	25YR-72HR - 360 END	89.5001	10.90
Post-Development	25YR-72HR - 360 END	89.7501	10.90
Post-Development	25YR-72HR - 360 END	90.0001	10.90
Post-Development	25YR-72HR - 360 END	90.2501	10.90
Post-Development	25YR-72HR - 360 END	90.5001	10.90
Post-Development	25YR-72HR - 360 END	90.7500	10.90
Post-Development	25YR-72HR - 360 END	91.0001	10.90
Post-Development	25YR-72HR - 360 END	91.2501	10.90
Post-Development	25YR-72HR - 360 END	91.5000	10.89
Post-Development	25YR-72HR - 360 END	91.7501	10.89
Post-Development	25YR-72HR - 360 END	92.0000	10.89
Post-Development	25YR-72HR - 360 END	92.2500	10.89
Post-Development	25YR-72HR - 360 END	92.5001	10.89
Post-Development	25YR-72HR - 360 END	92.7500	10.89
Post-Development	25YR-72HR - 360 END	93.0001	10.89
Post-Development	25YR-72HR - 360 END	93.2501	10.88
Post-Development	25YR-72HR - 360 END	93.5000	10.88
Post-Development	25YR-72HR - 360 END	93.7500	10.88
Post-Development	25YR-72HR - 360 END	94.0000	10.88

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	94.2500	10.88
Post-Development	25YR-72HR - 360 END	94.5000	10.88
Post-Development	25YR-72HR - 360 END	94.7501	10.88
Post-Development	25YR-72HR - 360 END	95.0000	10.87
Post-Development	25YR-72HR - 360 END	95.2500	10.87
Post-Development	25YR-72HR - 360 END	95.5000	10.87
Post-Development	25YR-72HR - 360 END	95.7500	10.87
Post-Development	25YR-72HR - 360 END	96.0000	10.87
Post-Development	25YR-72HR - 360 END	96.2501	10.87
Post-Development	25YR-72HR - 360 END	96.5000	10.87
Post-Development	25YR-72HR - 360 END	96.7500	10.86
Post-Development	25YR-72HR - 360 END	97.0000	10.86
Post-Development	25YR-72HR - 360 END	97.2500	10.86
Post-Development	25YR-72HR - 360 END	97.5000	10.86
Post-Development	25YR-72HR - 360 END	97.7500	10.86
Post-Development	25YR-72HR - 360 END	98.0000	10.86
Post-Development	25YR-72HR - 360 END	98.2500	10.86
Post-Development	25YR-72HR - 360 END	98.5000	10.85
Post-Development	25YR-72HR - 360 END	98.7500	10.85
Post-Development	25YR-72HR - 360 END	99.0000	10.85
Post-Development	25YR-72HR - 360 END	99.2500	10.85
Post-Development	25YR-72HR - 360 END	99.5001	10.85
Post-Development	25YR-72HR - 360 END	99.7500	10.85
Post-Development	25YR-72HR - 360 END	100.0001	10.85
Post-Development	25YR-72HR - 360 END	100.2501	10.84
Post-Development	25YR-72HR - 360 END	100.5000	10.84
Post-Development	25YR-72HR - 360 END	100.7500	10.84
Post-Development	25YR-72HR - 360 END	101.0000	10.84
Post-Development	25YR-72HR - 360 END	101.2500	10.84

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	101.5000	10.84
Post-Development	25YR-72HR - 360 END	101.7500	10.84
Post-Development	25YR-72HR - 360 END	102.0000	10.83
Post-Development	25YR-72HR - 360 END	102.2500	10.83
Post-Development	25YR-72HR - 360 END	102.5000	10.83
Post-Development	25YR-72HR - 360 END	102.7500	10.83
Post-Development	25YR-72HR - 360 END	103.0000	10.83
Post-Development	25YR-72HR - 360 END	103.2500	10.83
Post-Development	25YR-72HR - 360 END	103.5000	10.83
Post-Development	25YR-72HR - 360 END	103.7500	10.82
Post-Development	25YR-72HR - 360 END	104.0001	10.82
Post-Development	25YR-72HR - 360 END	104.2500	10.82
Post-Development	25YR-72HR - 360 END	104.5000	10.82
Post-Development	25YR-72HR - 360 END	104.7500	10.82
Post-Development	25YR-72HR - 360 END	105.0001	10.82
Post-Development	25YR-72HR - 360 END	105.2500	10.82
Post-Development	25YR-72HR - 360 END	105.5000	10.82
Post-Development	25YR-72HR - 360 END	105.7500	10.81
Post-Development	25YR-72HR - 360 END	106.0000	10.81
Post-Development	25YR-72HR - 360 END	106.2500	10.81
Post-Development	25YR-72HR - 360 END	106.5000	10.81
Post-Development	25YR-72HR - 360 END	106.7500	10.81
Post-Development	25YR-72HR - 360 END	107.0000	10.81
Post-Development	25YR-72HR - 360 END	107.2500	10.81
Post-Development	25YR-72HR - 360 END	107.5001	10.80
Post-Development	25YR-72HR - 360 END	107.7501	10.80
Post-Development	25YR-72HR - 360 END	108.0000	10.80
Post-Development	25YR-72HR - 360 END	108.2500	10.80
Post-Development	25YR-72HR - 360 END	108.5000	10.80

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	108.7501	10.80
Post-Development	25YR-72HR - 360 END	109.0000	10.80
Post-Development	25YR-72HR - 360 END	109.2500	10.79
Post-Development	25YR-72HR - 360 END	109.5001	10.79
Post-Development	25YR-72HR - 360 END	109.7500	10.79
Post-Development	25YR-72HR - 360 END	110.0001	10.79
Post-Development	25YR-72HR - 360 END	110.2501	10.79
Post-Development	25YR-72HR - 360 END	110.5001	10.79
Post-Development	25YR-72HR - 360 END	110.7500	10.79
Post-Development	25YR-72HR - 360 END	111.0000	10.79
Post-Development	25YR-72HR - 360 END	111.2500	10.78
Post-Development	25YR-72HR - 360 END	111.5000	10.78
Post-Development	25YR-72HR - 360 END	111.7500	10.78
Post-Development	25YR-72HR - 360 END	112.0001	10.78
Post-Development	25YR-72HR - 360 END	112.2501	10.78
Post-Development	25YR-72HR - 360 END	112.5000	10.78
Post-Development	25YR-72HR - 360 END	112.7500	10.78
Post-Development	25YR-72HR - 360 END	113.0001	10.77
Post-Development	25YR-72HR - 360 END	113.2500	10.77
Post-Development	25YR-72HR - 360 END	113.5000	10.77
Post-Development	25YR-72HR - 360 END	113.7500	10.77
Post-Development	25YR-72HR - 360 END	114.0000	10.77
Post-Development	25YR-72HR - 360 END	114.2501	10.77
Post-Development	25YR-72HR - 360 END	114.5000	10.77
Post-Development	25YR-72HR - 360 END	114.7501	10.77
Post-Development	25YR-72HR - 360 END	115.0000	10.76
Post-Development	25YR-72HR - 360 END	115.2501	10.76
Post-Development	25YR-72HR - 360 END	115.5000	10.76
Post-Development	25YR-72HR - 360 END	115.7500	10.76

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	116.0001	10.76
Post-Development	25YR-72HR - 360 END	116.2500	10.76
Post-Development	25YR-72HR - 360 END	116.5001	10.76
Post-Development	25YR-72HR - 360 END	116.7500	10.75
Post-Development	25YR-72HR - 360 END	117.0000	10.75
Post-Development	25YR-72HR - 360 END	117.2500	10.75
Post-Development	25YR-72HR - 360 END	117.5000	10.75
Post-Development	25YR-72HR - 360 END	117.7500	10.75
Post-Development	25YR-72HR - 360 END	118.0000	10.75
Post-Development	25YR-72HR - 360 END	118.2501	10.75
Post-Development	25YR-72HR - 360 END	118.5001	10.75
Post-Development	25YR-72HR - 360 END	118.7500	10.74
Post-Development	25YR-72HR - 360 END	119.0000	10.74
Post-Development	25YR-72HR - 360 END	119.2500	10.74
Post-Development	25YR-72HR - 360 END	119.5000	10.74
Post-Development	25YR-72HR - 360 END	119.7500	10.74
Post-Development	25YR-72HR - 360 END	120.0000	10.74
Post-Development	25YR-72HR - 360 END	120.2500	10.74
Post-Development	25YR-72HR - 360 END	120.5000	10.74
Post-Development	25YR-72HR - 360 END	120.7501	10.73
Post-Development	25YR-72HR - 360 END	121.0000	10.73
Post-Development	25YR-72HR - 360 END	121.2500	10.73
Post-Development	25YR-72HR - 360 END	121.5001	10.73
Post-Development	25YR-72HR - 360 END	121.7500	10.73
Post-Development	25YR-72HR - 360 END	122.0000	10.73
Post-Development	25YR-72HR - 360 END	122.2501	10.73
Post-Development	25YR-72HR - 360 END	122.5000	10.72
Post-Development	25YR-72HR - 360 END	122.7501	10.72
Post-Development	25YR-72HR - 360 END	123.0000	10.72

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	123.2500	10.72
Post-Development	25YR-72HR - 360 END	123.5000	10.72
Post-Development	25YR-72HR - 360 END	123.7500	10.72
Post-Development	25YR-72HR - 360 END	124.0001	10.72
Post-Development	25YR-72HR - 360 END	124.2500	10.72
Post-Development	25YR-72HR - 360 END	124.5001	10.71
Post-Development	25YR-72HR - 360 END	124.7500	10.71
Post-Development	25YR-72HR - 360 END	125.0000	10.71
Post-Development	25YR-72HR - 360 END	125.2501	10.71
Post-Development	25YR-72HR - 360 END	125.5000	10.71
Post-Development	25YR-72HR - 360 END	125.7501	10.71
Post-Development	25YR-72HR - 360 END	126.0000	10.71
Post-Development	25YR-72HR - 360 END	126.2500	10.71
Post-Development	25YR-72HR - 360 END	126.5001	10.70
Post-Development	25YR-72HR - 360 END	126.7500	10.70
Post-Development	25YR-72HR - 360 END	127.0000	10.70
Post-Development	25YR-72HR - 360 END	127.2501	10.70
Post-Development	25YR-72HR - 360 END	127.5000	10.70
Post-Development	25YR-72HR - 360 END	127.7500	10.70
Post-Development	25YR-72HR - 360 END	128.0001	10.70
Post-Development	25YR-72HR - 360 END	128.2500	10.70
Post-Development	25YR-72HR - 360 END	128.5000	10.69
Post-Development	25YR-72HR - 360 END	128.7501	10.69
Post-Development	25YR-72HR - 360 END	129.0000	10.69
Post-Development	25YR-72HR - 360 END	129.2500	10.69
Post-Development	25YR-72HR - 360 END	129.5001	10.69
Post-Development	25YR-72HR - 360 END	129.7500	10.69
Post-Development	25YR-72HR - 360 END	130.0000	10.69
Post-Development	25YR-72HR - 360 END	130.2500	10.69

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	130.5000	10.68
Post-Development	25YR-72HR - 360 END	130.7501	10.68
Post-Development	25YR-72HR - 360 END	131.0000	10.68
Post-Development	25YR-72HR - 360 END	131.2501	10.68
Post-Development	25YR-72HR - 360 END	131.5000	10.68
Post-Development	25YR-72HR - 360 END	131.7500	10.68
Post-Development	25YR-72HR - 360 END	132.0001	10.68
Post-Development	25YR-72HR - 360 END	132.2500	10.68
Post-Development	25YR-72HR - 360 END	132.5001	10.67
Post-Development	25YR-72HR - 360 END	132.7500	10.67
Post-Development	25YR-72HR - 360 END	133.0000	10.67
Post-Development	25YR-72HR - 360 END	133.2501	10.67
Post-Development	25YR-72HR - 360 END	133.5000	10.67
Post-Development	25YR-72HR - 360 END	133.7501	10.67
Post-Development	25YR-72HR - 360 END	134.0000	10.67
Post-Development	25YR-72HR - 360 END	134.2501	10.67
Post-Development	25YR-72HR - 360 END	134.5000	10.66
Post-Development	25YR-72HR - 360 END	134.7500	10.66
Post-Development	25YR-72HR - 360 END	135.0000	10.66
Post-Development	25YR-72HR - 360 END	135.2500	10.66
Post-Development	25YR-72HR - 360 END	135.5000	10.66
Post-Development	25YR-72HR - 360 END	135.7500	10.66
Post-Development	25YR-72HR - 360 END	136.0000	10.66
Post-Development	25YR-72HR - 360 END	136.2500	10.66
Post-Development	25YR-72HR - 360 END	136.5000	10.65
Post-Development	25YR-72HR - 360 END	136.7500	10.65
Post-Development	25YR-72HR - 360 END	137.0000	10.65
Post-Development	25YR-72HR - 360 END	137.2500	10.65
Post-Development	25YR-72HR - 360 END	137.5000	10.65

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	137.7500	10.65
Post-Development	25YR-72HR - 360 END	138.0000	10.65
Post-Development	25YR-72HR - 360 END	138.2500	10.65
Post-Development	25YR-72HR - 360 END	138.5000	10.64
Post-Development	25YR-72HR - 360 END	138.7500	10.64
Post-Development	25YR-72HR - 360 END	139.0000	10.64
Post-Development	25YR-72HR - 360 END	139.2500	10.64
Post-Development	25YR-72HR - 360 END	139.5000	10.64
Post-Development	25YR-72HR - 360 END	139.7500	10.64
Post-Development	25YR-72HR - 360 END	140.0000	10.64
Post-Development	25YR-72HR - 360 END	140.2500	10.64
Post-Development	25YR-72HR - 360 END	140.5000	10.63
Post-Development	25YR-72HR - 360 END	140.7500	10.63
Post-Development	25YR-72HR - 360 END	141.0000	10.63
Post-Development	25YR-72HR - 360 END	141.2500	10.63
Post-Development	25YR-72HR - 360 END	141.5000	10.63
Post-Development	25YR-72HR - 360 END	141.7500	10.63
Post-Development	25YR-72HR - 360 END	142.0000	10.63
Post-Development	25YR-72HR - 360 END	142.2500	10.63
Post-Development	25YR-72HR - 360 END	142.5000	10.62
Post-Development	25YR-72HR - 360 END	142.7500	10.62
Post-Development	25YR-72HR - 360 END	143.0000	10.62
Post-Development	25YR-72HR - 360 END	143.2500	10.62
Post-Development	25YR-72HR - 360 END	143.5000	10.62
Post-Development	25YR-72HR - 360 END	143.7500	10.62
Post-Development	25YR-72HR - 360 END	144.0000	10.62
Post-Development	25YR-72HR - 360 END	144.2500	10.62
Post-Development	25YR-72HR - 360 END	144.5000	10.62
Post-Development	25YR-72HR - 360 END	144.7500	10.61

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	145.0000	10.61
Post-Development	25YR-72HR - 360 END	145.2500	10.61
Post-Development	25YR-72HR - 360 END	145.5000	10.61
Post-Development	25YR-72HR - 360 END	145.7500	10.61
Post-Development	25YR-72HR - 360 END	146.0000	10.61
Post-Development	25YR-72HR - 360 END	146.2500	10.61
Post-Development	25YR-72HR - 360 END	146.5000	10.61
Post-Development	25YR-72HR - 360 END	146.7500	10.60
Post-Development	25YR-72HR - 360 END	147.0000	10.60
Post-Development	25YR-72HR - 360 END	147.2500	10.60
Post-Development	25YR-72HR - 360 END	147.5000	10.60
Post-Development	25YR-72HR - 360 END	147.7500	10.60
Post-Development	25YR-72HR - 360 END	148.0000	10.60
Post-Development	25YR-72HR - 360 END	148.2500	10.60
Post-Development	25YR-72HR - 360 END	148.5000	10.60
Post-Development	25YR-72HR - 360 END	148.7500	10.59
Post-Development	25YR-72HR - 360 END	149.0000	10.59
Post-Development	25YR-72HR - 360 END	149.2500	10.59
Post-Development	25YR-72HR - 360 END	149.5000	10.59
Post-Development	25YR-72HR - 360 END	149.7501	10.59
Post-Development	25YR-72HR - 360 END	150.0000	10.59
Post-Development	25YR-72HR - 360 END	150.2500	10.59
Post-Development	25YR-72HR - 360 END	150.5000	10.59
Post-Development	25YR-72HR - 360 END	150.7500	10.59
Post-Development	25YR-72HR - 360 END	151.0001	10.58
Post-Development	25YR-72HR - 360 END	151.2500	10.58
Post-Development	25YR-72HR - 360 END	151.5000	10.58
Post-Development	25YR-72HR - 360 END	151.7500	10.58
Post-Development	25YR-72HR - 360 END	152.0001	10.58

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	152.2500	10.58
Post-Development	25YR-72HR - 360 END	152.5000	10.58
Post-Development	25YR-72HR - 360 END	152.7500	10.58
Post-Development	25YR-72HR - 360 END	153.0000	10.57
Post-Development	25YR-72HR - 360 END	153.2500	10.57
Post-Development	25YR-72HR - 360 END	153.5000	10.57
Post-Development	25YR-72HR - 360 END	153.7501	10.57
Post-Development	25YR-72HR - 360 END	154.0000	10.57
Post-Development	25YR-72HR - 360 END	154.2500	10.57
Post-Development	25YR-72HR - 360 END	154.5001	10.57
Post-Development	25YR-72HR - 360 END	154.7500	10.57
Post-Development	25YR-72HR - 360 END	155.0000	10.57
Post-Development	25YR-72HR - 360 END	155.2501	10.56
Post-Development	25YR-72HR - 360 END	155.5000	10.56
Post-Development	25YR-72HR - 360 END	155.7500	10.56
Post-Development	25YR-72HR - 360 END	156.0001	10.56
Post-Development	25YR-72HR - 360 END	156.2500	10.56
Post-Development	25YR-72HR - 360 END	156.5000	10.56
Post-Development	25YR-72HR - 360 END	156.7501	10.56
Post-Development	25YR-72HR - 360 END	157.0000	10.56
Post-Development	25YR-72HR - 360 END	157.2500	10.55
Post-Development	25YR-72HR - 360 END	157.5001	10.55
Post-Development	25YR-72HR - 360 END	157.7500	10.55
Post-Development	25YR-72HR - 360 END	158.0001	10.55
Post-Development	25YR-72HR - 360 END	158.2500	10.55
Post-Development	25YR-72HR - 360 END	158.5000	10.55
Post-Development	25YR-72HR - 360 END	158.7501	10.55
Post-Development	25YR-72HR - 360 END	159.0000	10.55
Post-Development	25YR-72HR - 360 END	159.2501	10.55

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	159.5000	10.54
Post-Development	25YR-72HR - 360 END	159.7500	10.54
Post-Development	25YR-72HR - 360 END	160.0001	10.54
Post-Development	25YR-72HR - 360 END	160.2500	10.54
Post-Development	25YR-72HR - 360 END	160.5001	10.54
Post-Development	25YR-72HR - 360 END	160.7500	10.54
Post-Development	25YR-72HR - 360 END	161.0001	10.54
Post-Development	25YR-72HR - 360 END	161.2500	10.54
Post-Development	25YR-72HR - 360 END	161.5000	10.54
Post-Development	25YR-72HR - 360 END	161.7501	10.53
Post-Development	25YR-72HR - 360 END	162.0000	10.53
Post-Development	25YR-72HR - 360 END	162.2501	10.53
Post-Development	25YR-72HR - 360 END	162.5000	10.53
Post-Development	25YR-72HR - 360 END	162.7501	10.53
Post-Development	25YR-72HR - 360 END	163.0000	10.53
Post-Development	25YR-72HR - 360 END	163.2500	10.53
Post-Development	25YR-72HR - 360 END	163.5001	10.53
Post-Development	25YR-72HR - 360 END	163.7500	10.53
Post-Development	25YR-72HR - 360 END	164.0000	10.52
Post-Development	25YR-72HR - 360 END	164.2500	10.52
Post-Development	25YR-72HR - 360 END	164.5000	10.52
Post-Development	25YR-72HR - 360 END	164.7501	10.52
Post-Development	25YR-72HR - 360 END	165.0000	10.52
Post-Development	25YR-72HR - 360 END	165.2500	10.52
Post-Development	25YR-72HR - 360 END	165.5001	10.52
Post-Development	25YR-72HR - 360 END	165.7500	10.52
Post-Development	25YR-72HR - 360 END	166.0000	10.51
Post-Development	25YR-72HR - 360 END	166.2501	10.51
Post-Development	25YR-72HR - 360 END	166.5000	10.51

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	166.7500	10.51
Post-Development	25YR-72HR - 360 END	167.0001	10.51
Post-Development	25YR-72HR - 360 END	167.2500	10.51
Post-Development	25YR-72HR - 360 END	167.5000	10.51
Post-Development	25YR-72HR - 360 END	167.7500	10.51
Post-Development	25YR-72HR - 360 END	168.0000	10.51
Post-Development	25YR-72HR - 360 END	168.2500	10.50
Post-Development	25YR-72HR - 360 END	168.5000	10.50
Post-Development	25YR-72HR - 360 END	168.7501	10.50
Post-Development	25YR-72HR - 360 END	169.0000	10.50
Post-Development	25YR-72HR - 360 END	169.2500	10.50
Post-Development	25YR-72HR - 360 END	169.5000	10.50
Post-Development	25YR-72HR - 360 END	169.7500	10.50
Post-Development	25YR-72HR - 360 END	170.0000	10.50
Post-Development	25YR-72HR - 360 END	170.2500	10.50
Post-Development	25YR-72HR - 360 END	170.5001	10.49
Post-Development	25YR-72HR - 360 END	170.7500	10.49
Post-Development	25YR-72HR - 360 END	171.0000	10.49
Post-Development	25YR-72HR - 360 END	171.2501	10.49
Post-Development	25YR-72HR - 360 END	171.5000	10.49
Post-Development	25YR-72HR - 360 END	171.7501	10.49
Post-Development	25YR-72HR - 360 END	172.0000	10.49
Post-Development	25YR-72HR - 360 END	172.2500	10.49
Post-Development	25YR-72HR - 360 END	172.5001	10.49
Post-Development	25YR-72HR - 360 END	172.7500	10.48
Post-Development	25YR-72HR - 360 END	173.0000	10.48
Post-Development	25YR-72HR - 360 END	173.2501	10.48
Post-Development	25YR-72HR - 360 END	173.5000	10.48
Post-Development	25YR-72HR - 360 END	173.7500	10.48

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	174.0001	10.48
Post-Development	25YR-72HR - 360 END	174.2500	10.48
Post-Development	25YR-72HR - 360 END	174.5001	10.48
Post-Development	25YR-72HR - 360 END	174.7500	10.48
Post-Development	25YR-72HR - 360 END	175.0000	10.47
Post-Development	25YR-72HR - 360 END	175.2500	10.47
Post-Development	25YR-72HR - 360 END	175.5000	10.47
Post-Development	25YR-72HR - 360 END	175.7501	10.47
Post-Development	25YR-72HR - 360 END	176.0000	10.47
Post-Development	25YR-72HR - 360 END	176.2501	10.47
Post-Development	25YR-72HR - 360 END	176.5000	10.47
Post-Development	25YR-72HR - 360 END	176.7500	10.47
Post-Development	25YR-72HR - 360 END	177.0000	10.47
Post-Development	25YR-72HR - 360 END	177.2500	10.46
Post-Development	25YR-72HR - 360 END	177.5001	10.46
Post-Development	25YR-72HR - 360 END	177.7500	10.46
Post-Development	25YR-72HR - 360 END	178.0001	10.46
Post-Development	25YR-72HR - 360 END	178.2500	10.46
Post-Development	25YR-72HR - 360 END	178.5001	10.46
Post-Development	25YR-72HR - 360 END	178.7500	10.46
Post-Development	25YR-72HR - 360 END	179.0001	10.46
Post-Development	25YR-72HR - 360 END	179.2500	10.46
Post-Development	25YR-72HR - 360 END	179.5000	10.46
Post-Development	25YR-72HR - 360 END	179.7500	10.45
Post-Development	25YR-72HR - 360 END	180.0000	10.45
Post-Development	25YR-72HR - 360 END	180.2500	10.45
Post-Development	25YR-72HR - 360 END	180.5000	10.45
Post-Development	25YR-72HR - 360 END	180.7500	10.45
Post-Development	25YR-72HR - 360 END	181.0000	10.45

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	181.2500	10.45
Post-Development	25YR-72HR - 360 END	181.5000	10.45
Post-Development	25YR-72HR - 360 END	181.7501	10.45
Post-Development	25YR-72HR - 360 END	182.0000	10.44
Post-Development	25YR-72HR - 360 END	182.2501	10.44
Post-Development	25YR-72HR - 360 END	182.5000	10.44
Post-Development	25YR-72HR - 360 END	182.7501	10.44
Post-Development	25YR-72HR - 360 END	183.0000	10.44
Post-Development	25YR-72HR - 360 END	183.2501	10.44
Post-Development	25YR-72HR - 360 END	183.5000	10.44
Post-Development	25YR-72HR - 360 END	183.7501	10.44
Post-Development	25YR-72HR - 360 END	184.0001	10.44
Post-Development	25YR-72HR - 360 END	184.2500	10.43
Post-Development	25YR-72HR - 360 END	184.5001	10.43
Post-Development	25YR-72HR - 360 END	184.7500	10.43
Post-Development	25YR-72HR - 360 END	185.0001	10.43
Post-Development	25YR-72HR - 360 END	185.2500	10.43
Post-Development	25YR-72HR - 360 END	185.5001	10.43
Post-Development	25YR-72HR - 360 END	185.7500	10.43
Post-Development	25YR-72HR - 360 END	186.0001	10.43
Post-Development	25YR-72HR - 360 END	186.2501	10.43
Post-Development	25YR-72HR - 360 END	186.5000	10.43
Post-Development	25YR-72HR - 360 END	186.7501	10.42
Post-Development	25YR-72HR - 360 END	187.0000	10.42
Post-Development	25YR-72HR - 360 END	187.2501	10.42
Post-Development	25YR-72HR - 360 END	187.5000	10.42
Post-Development	25YR-72HR - 360 END	187.7501	10.42
Post-Development	25YR-72HR - 360 END	188.0000	10.42
Post-Development	25YR-72HR - 360 END	188.2501	10.42

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	188.5000	10.42
Post-Development	25YR-72HR - 360 END	188.7501	10.42
Post-Development	25YR-72HR - 360 END	189.0001	10.42
Post-Development	25YR-72HR - 360 END	189.2500	10.41
Post-Development	25YR-72HR - 360 END	189.5001	10.41
Post-Development	25YR-72HR - 360 END	189.7500	10.41
Post-Development	25YR-72HR - 360 END	190.0001	10.41
Post-Development	25YR-72HR - 360 END	190.2500	10.41
Post-Development	25YR-72HR - 360 END	190.5001	10.41
Post-Development	25YR-72HR - 360 END	190.7500	10.41
Post-Development	25YR-72HR - 360 END	191.0001	10.41
Post-Development	25YR-72HR - 360 END	191.2500	10.41
Post-Development	25YR-72HR - 360 END	191.5001	10.40
Post-Development	25YR-72HR - 360 END	191.7500	10.40
Post-Development	25YR-72HR - 360 END	192.0001	10.40
Post-Development	25YR-72HR - 360 END	192.2500	10.40
Post-Development	25YR-72HR - 360 END	192.5001	10.40
Post-Development	25YR-72HR - 360 END	192.7500	10.40
Post-Development	25YR-72HR - 360 END	193.0001	10.40
Post-Development	25YR-72HR - 360 END	193.2500	10.40
Post-Development	25YR-72HR - 360 END	193.5001	10.40
Post-Development	25YR-72HR - 360 END	193.7500	10.40
Post-Development	25YR-72HR - 360 END	194.0001	10.39
Post-Development	25YR-72HR - 360 END	194.2500	10.39
Post-Development	25YR-72HR - 360 END	194.5001	10.39
Post-Development	25YR-72HR - 360 END	194.7500	10.39
Post-Development	25YR-72HR - 360 END	195.0001	10.39
Post-Development	25YR-72HR - 360 END	195.2500	10.39
Post-Development	25YR-72HR - 360 END	195.5001	10.39

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	195.7500	10.39
Post-Development	25YR-72HR - 360 END	196.0001	10.39
Post-Development	25YR-72HR - 360 END	196.2500	10.39
Post-Development	25YR-72HR - 360 END	196.5001	10.38
Post-Development	25YR-72HR - 360 END	196.7500	10.38
Post-Development	25YR-72HR - 360 END	197.0000	10.38
Post-Development	25YR-72HR - 360 END	197.2500	10.38
Post-Development	25YR-72HR - 360 END	197.5000	10.38
Post-Development	25YR-72HR - 360 END	197.7501	10.38
Post-Development	25YR-72HR - 360 END	198.0000	10.38
Post-Development	25YR-72HR - 360 END	198.2501	10.38
Post-Development	25YR-72HR - 360 END	198.5000	10.38
Post-Development	25YR-72HR - 360 END	198.7501	10.38
Post-Development	25YR-72HR - 360 END	199.0000	10.37
Post-Development	25YR-72HR - 360 END	199.2501	10.37
Post-Development	25YR-72HR - 360 END	199.5000	10.37
Post-Development	25YR-72HR - 360 END	199.7500	10.37
Post-Development	25YR-72HR - 360 END	200.0001	10.37
Post-Development	25YR-72HR - 360 END	200.2500	10.37
Post-Development	25YR-72HR - 360 END	200.5001	10.37
Post-Development	25YR-72HR - 360 END	200.7500	10.37
Post-Development	25YR-72HR - 360 END	201.0000	10.37
Post-Development	25YR-72HR - 360 END	201.2501	10.37
Post-Development	25YR-72HR - 360 END	201.5000	10.36
Post-Development	25YR-72HR - 360 END	201.7500	10.36
Post-Development	25YR-72HR - 360 END	202.0000	10.36
Post-Development	25YR-72HR - 360 END	202.2500	10.36
Post-Development	25YR-72HR - 360 END	202.5001	10.36
Post-Development	25YR-72HR - 360 END	202.7500	10.36

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	203.0000	10.36
Post-Development	25YR-72HR - 360 END	203.2501	10.36
Post-Development	25YR-72HR - 360 END	203.5000	10.36
Post-Development	25YR-72HR - 360 END	203.7501	10.36
Post-Development	25YR-72HR - 360 END	204.0000	10.36
Post-Development	25YR-72HR - 360 END	204.2500	10.35
Post-Development	25YR-72HR - 360 END	204.5001	10.35
Post-Development	25YR-72HR - 360 END	204.7500	10.35
Post-Development	25YR-72HR - 360 END	205.0000	10.35
Post-Development	25YR-72HR - 360 END	205.2500	10.35
Post-Development	25YR-72HR - 360 END	205.5000	10.35
Post-Development	25YR-72HR - 360 END	205.7500	10.35
Post-Development	25YR-72HR - 360 END	206.0000	10.35
Post-Development	25YR-72HR - 360 END	206.2501	10.35
Post-Development	25YR-72HR - 360 END	206.5000	10.35
Post-Development	25YR-72HR - 360 END	206.7500	10.34
Post-Development	25YR-72HR - 360 END	207.0001	10.34
Post-Development	25YR-72HR - 360 END	207.2500	10.34
Post-Development	25YR-72HR - 360 END	207.5000	10.34
Post-Development	25YR-72HR - 360 END	207.7501	10.34
Post-Development	25YR-72HR - 360 END	208.0000	10.34
Post-Development	25YR-72HR - 360 END	208.2501	10.34
Post-Development	25YR-72HR - 360 END	208.5000	10.34
Post-Development	25YR-72HR - 360 END	208.7500	10.34
Post-Development	25YR-72HR - 360 END	209.0001	10.34
Post-Development	25YR-72HR - 360 END	209.2500	10.33
Post-Development	25YR-72HR - 360 END	209.5000	10.33
Post-Development	25YR-72HR - 360 END	209.7500	10.33
Post-Development	25YR-72HR - 360 END	210.0000	10.33

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	210.2501	10.33
Post-Development	25YR-72HR - 360 END	210.5000	10.33
Post-Development	25YR-72HR - 360 END	210.7500	10.33
Post-Development	25YR-72HR - 360 END	211.0001	10.33
Post-Development	25YR-72HR - 360 END	211.2500	10.33
Post-Development	25YR-72HR - 360 END	211.5001	10.33
Post-Development	25YR-72HR - 360 END	211.7500	10.33
Post-Development	25YR-72HR - 360 END	212.0001	10.32
Post-Development	25YR-72HR - 360 END	212.2500	10.32
Post-Development	25YR-72HR - 360 END	212.5000	10.32
Post-Development	25YR-72HR - 360 END	212.7501	10.32
Post-Development	25YR-72HR - 360 END	213.0000	10.32
Post-Development	25YR-72HR - 360 END	213.2500	10.32
Post-Development	25YR-72HR - 360 END	213.5001	10.32
Post-Development	25YR-72HR - 360 END	213.7500	10.32
Post-Development	25YR-72HR - 360 END	214.0000	10.32
Post-Development	25YR-72HR - 360 END	214.2501	10.32
Post-Development	25YR-72HR - 360 END	214.5000	10.31
Post-Development	25YR-72HR - 360 END	214.7500	10.31
Post-Development	25YR-72HR - 360 END	215.0001	10.31
Post-Development	25YR-72HR - 360 END	215.2500	10.31
Post-Development	25YR-72HR - 360 END	215.5000	10.31
Post-Development	25YR-72HR - 360 END	215.7501	10.31
Post-Development	25YR-72HR - 360 END	216.0000	10.31
Post-Development	25YR-72HR - 360 END	216.2500	10.31
Post-Development	25YR-72HR - 360 END	216.5001	10.31
Post-Development	25YR-72HR - 360 END	216.7500	10.31
Post-Development	25YR-72HR - 360 END	217.0001	10.31
Post-Development	25YR-72HR - 360 END	217.2500	10.30

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	217.5000	10.30
Post-Development	25YR-72HR - 360 END	217.7501	10.30
Post-Development	25YR-72HR - 360 END	218.0000	10.30
Post-Development	25YR-72HR - 360 END	218.2501	10.30
Post-Development	25YR-72HR - 360 END	218.5000	10.30
Post-Development	25YR-72HR - 360 END	218.7500	10.30
Post-Development	25YR-72HR - 360 END	219.0001	10.30
Post-Development	25YR-72HR - 360 END	219.2500	10.30
Post-Development	25YR-72HR - 360 END	219.5001	10.30
Post-Development	25YR-72HR - 360 END	219.7500	10.30
Post-Development	25YR-72HR - 360 END	220.0000	10.29
Post-Development	25YR-72HR - 360 END	220.2501	10.29
Post-Development	25YR-72HR - 360 END	220.5000	10.29
Post-Development	25YR-72HR - 360 END	220.7501	10.29
Post-Development	25YR-72HR - 360 END	221.0000	10.29
Post-Development	25YR-72HR - 360 END	221.2501	10.29
Post-Development	25YR-72HR - 360 END	221.5000	10.29
Post-Development	25YR-72HR - 360 END	221.7500	10.29
Post-Development	25YR-72HR - 360 END	222.0001	10.29
Post-Development	25YR-72HR - 360 END	222.2500	10.29
Post-Development	25YR-72HR - 360 END	222.5000	10.29
Post-Development	25YR-72HR - 360 END	222.7501	10.28
Post-Development	25YR-72HR - 360 END	223.0000	10.28
Post-Development	25YR-72HR - 360 END	223.2500	10.28
Post-Development	25YR-72HR - 360 END	223.5001	10.28
Post-Development	25YR-72HR - 360 END	223.7500	10.28
Post-Development	25YR-72HR - 360 END	224.0000	10.28
Post-Development	25YR-72HR - 360 END	224.2501	10.28
Post-Development	25YR-72HR - 360 END	224.5000	10.28

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	224.7500	10.28
Post-Development	25YR-72HR - 360 END	225.0001	10.28
Post-Development	25YR-72HR - 360 END	225.2500	10.28
Post-Development	25YR-72HR - 360 END	225.5000	10.27
Post-Development	25YR-72HR - 360 END	225.7501	10.27
Post-Development	25YR-72HR - 360 END	226.0000	10.27
Post-Development	25YR-72HR - 360 END	226.2501	10.27
Post-Development	25YR-72HR - 360 END	226.5000	10.27
Post-Development	25YR-72HR - 360 END	226.7500	10.27
Post-Development	25YR-72HR - 360 END	227.0001	10.27
Post-Development	25YR-72HR - 360 END	227.2500	10.27
Post-Development	25YR-72HR - 360 END	227.5001	10.27
Post-Development	25YR-72HR - 360 END	227.7500	10.27
Post-Development	25YR-72HR - 360 END	228.0000	10.27
Post-Development	25YR-72HR - 360 END	228.2500	10.26
Post-Development	25YR-72HR - 360 END	228.5000	10.26
Post-Development	25YR-72HR - 360 END	228.7501	10.26
Post-Development	25YR-72HR - 360 END	229.0000	10.26
Post-Development	25YR-72HR - 360 END	229.2500	10.26
Post-Development	25YR-72HR - 360 END	229.5000	10.26
Post-Development	25YR-72HR - 360 END	229.7500	10.26
Post-Development	25YR-72HR - 360 END	230.0001	10.26
Post-Development	25YR-72HR - 360 END	230.2500	10.26
Post-Development	25YR-72HR - 360 END	230.5000	10.26
Post-Development	25YR-72HR - 360 END	230.7501	10.26
Post-Development	25YR-72HR - 360 END	231.0000	10.25
Post-Development	25YR-72HR - 360 END	231.2500	10.25
Post-Development	25YR-72HR - 360 END	231.5001	10.25
Post-Development	25YR-72HR - 360 END	231.7500	10.25

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	232.0000	10.25
Post-Development	25YR-72HR - 360 END	232.2501	10.25
Post-Development	25YR-72HR - 360 END	232.5000	10.25
Post-Development	25YR-72HR - 360 END	232.7500	10.25
Post-Development	25YR-72HR - 360 END	233.0001	10.25
Post-Development	25YR-72HR - 360 END	233.2500	10.25
Post-Development	25YR-72HR - 360 END	233.5000	10.25
Post-Development	25YR-72HR - 360 END	233.7501	10.25
Post-Development	25YR-72HR - 360 END	234.0000	10.24
Post-Development	25YR-72HR - 360 END	234.2501	10.24
Post-Development	25YR-72HR - 360 END	234.5000	10.24
Post-Development	25YR-72HR - 360 END	234.7501	10.24
Post-Development	25YR-72HR - 360 END	235.0000	10.24
Post-Development	25YR-72HR - 360 END	235.2500	10.24
Post-Development	25YR-72HR - 360 END	235.5001	10.24
Post-Development	25YR-72HR - 360 END	235.7500	10.24
Post-Development	25YR-72HR - 360 END	236.0001	10.24
Post-Development	25YR-72HR - 360 END	236.2500	10.24
Post-Development	25YR-72HR - 360 END	236.5000	10.24
Post-Development	25YR-72HR - 360 END	236.7501	10.23
Post-Development	25YR-72HR - 360 END	237.0000	10.23
Post-Development	25YR-72HR - 360 END	237.2501	10.23
Post-Development	25YR-72HR - 360 END	237.5000	10.23
Post-Development	25YR-72HR - 360 END	237.7500	10.23
Post-Development	25YR-72HR - 360 END	238.0001	10.23
Post-Development	25YR-72HR - 360 END	238.2500	10.23
Post-Development	25YR-72HR - 360 END	238.5000	10.23
Post-Development	25YR-72HR - 360 END	238.7500	10.23
Post-Development	25YR-72HR - 360 END	239.0000	10.23

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	239.2500	10.23
Post-Development	25YR-72HR - 360 END	239.5000	10.23
Post-Development	25YR-72HR - 360 END	239.7500	10.22
Post-Development	25YR-72HR - 360 END	240.0000	10.22
Post-Development	25YR-72HR - 360 END	240.2500	10.22
Post-Development	25YR-72HR - 360 END	240.5000	10.22
Post-Development	25YR-72HR - 360 END	240.7500	10.22
Post-Development	25YR-72HR - 360 END	241.0000	10.22
Post-Development	25YR-72HR - 360 END	241.2500	10.22
Post-Development	25YR-72HR - 360 END	241.5000	10.22
Post-Development	25YR-72HR - 360 END	241.7500	10.22
Post-Development	25YR-72HR - 360 END	242.0000	10.22
Post-Development	25YR-72HR - 360 END	242.2500	10.22
Post-Development	25YR-72HR - 360 END	242.5000	10.22
Post-Development	25YR-72HR - 360 END	242.7500	10.21
Post-Development	25YR-72HR - 360 END	243.0000	10.21
Post-Development	25YR-72HR - 360 END	243.2500	10.21
Post-Development	25YR-72HR - 360 END	243.5000	10.21
Post-Development	25YR-72HR - 360 END	243.7500	10.21
Post-Development	25YR-72HR - 360 END	244.0000	10.21
Post-Development	25YR-72HR - 360 END	244.2500	10.21
Post-Development	25YR-72HR - 360 END	244.5000	10.21
Post-Development	25YR-72HR - 360 END	244.7500	10.21
Post-Development	25YR-72HR - 360 END	245.0000	10.21
Post-Development	25YR-72HR - 360 END	245.2500	10.21
Post-Development	25YR-72HR - 360 END	245.5000	10.21
Post-Development	25YR-72HR - 360 END	245.7500	10.20
Post-Development	25YR-72HR - 360 END	246.0000	10.20
Post-Development	25YR-72HR - 360 END	246.2500	10.20

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	246.5000	10.20
Post-Development	25YR-72HR - 360 END	246.7500	10.20
Post-Development	25YR-72HR - 360 END	247.0000	10.20
Post-Development	25YR-72HR - 360 END	247.2500	10.20
Post-Development	25YR-72HR - 360 END	247.5000	10.20
Post-Development	25YR-72HR - 360 END	247.7500	10.20
Post-Development	25YR-72HR - 360 END	248.0000	10.20
Post-Development	25YR-72HR - 360 END	248.2500	10.20
Post-Development	25YR-72HR - 360 END	248.5000	10.20
Post-Development	25YR-72HR - 360 END	248.7500	10.19
Post-Development	25YR-72HR - 360 END	249.0000	10.19
Post-Development	25YR-72HR - 360 END	249.2500	10.19
Post-Development	25YR-72HR - 360 END	249.5000	10.19
Post-Development	25YR-72HR - 360 END	249.7500	10.19
Post-Development	25YR-72HR - 360 END	250.0000	10.19
Post-Development	25YR-72HR - 360 END	250.2500	10.19
Post-Development	25YR-72HR - 360 END	250.5000	10.19
Post-Development	25YR-72HR - 360 END	250.7500	10.19
Post-Development	25YR-72HR - 360 END	251.0000	10.19
Post-Development	25YR-72HR - 360 END	251.2500	10.19
Post-Development	25YR-72HR - 360 END	251.5000	10.19
Post-Development	25YR-72HR - 360 END	251.7500	10.18
Post-Development	25YR-72HR - 360 END	252.0000	10.18
Post-Development	25YR-72HR - 360 END	252.2500	10.18
Post-Development	25YR-72HR - 360 END	252.5001	10.18
Post-Development	25YR-72HR - 360 END	252.7500	10.18
Post-Development	25YR-72HR - 360 END	253.0000	10.18
Post-Development	25YR-72HR - 360 END	253.2500	10.18
Post-Development	25YR-72HR - 360 END	253.5000	10.18

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	253.7501	10.18
Post-Development	25YR-72HR - 360 END	254.0000	10.18
Post-Development	25YR-72HR - 360 END	254.2500	10.18
Post-Development	25YR-72HR - 360 END	254.5000	10.18
Post-Development	25YR-72HR - 360 END	254.7501	10.17
Post-Development	25YR-72HR - 360 END	255.0000	10.17
Post-Development	25YR-72HR - 360 END	255.2500	10.17
Post-Development	25YR-72HR - 360 END	255.5000	10.17
Post-Development	25YR-72HR - 360 END	255.7501	10.17
Post-Development	25YR-72HR - 360 END	256.0000	10.17
Post-Development	25YR-72HR - 360 END	256.2500	10.17
Post-Development	25YR-72HR - 360 END	256.5000	10.17
Post-Development	25YR-72HR - 360 END	256.7501	10.17
Post-Development	25YR-72HR - 360 END	257.0000	10.17
Post-Development	25YR-72HR - 360 END	257.2500	10.17
Post-Development	25YR-72HR - 360 END	257.5001	10.17
Post-Development	25YR-72HR - 360 END	257.7500	10.17
Post-Development	25YR-72HR - 360 END	258.0000	10.16
Post-Development	25YR-72HR - 360 END	258.2501	10.16
Post-Development	25YR-72HR - 360 END	258.5000	10.16
Post-Development	25YR-72HR - 360 END	258.7500	10.16
Post-Development	25YR-72HR - 360 END	259.0001	10.16
Post-Development	25YR-72HR - 360 END	259.2500	10.16
Post-Development	25YR-72HR - 360 END	259.5000	10.16
Post-Development	25YR-72HR - 360 END	259.7500	10.16
Post-Development	25YR-72HR - 360 END	260.0000	10.16
Post-Development	25YR-72HR - 360 END	260.2500	10.16
Post-Development	25YR-72HR - 360 END	260.5000	10.16
Post-Development	25YR-72HR - 360 END	260.7500	10.16

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	261.0001	10.15
Post-Development	25YR-72HR - 360 END	261.2500	10.15
Post-Development	25YR-72HR - 360 END	261.5000	10.15
Post-Development	25YR-72HR - 360 END	261.7500	10.15
Post-Development	25YR-72HR - 360 END	262.0000	10.15
Post-Development	25YR-72HR - 360 END	262.2501	10.15
Post-Development	25YR-72HR - 360 END	262.5000	10.15
Post-Development	25YR-72HR - 360 END	262.7501	10.15
Post-Development	25YR-72HR - 360 END	263.0000	10.15
Post-Development	25YR-72HR - 360 END	263.2500	10.15
Post-Development	25YR-72HR - 360 END	263.5001	10.15
Post-Development	25YR-72HR - 360 END	263.7500	10.15
Post-Development	25YR-72HR - 360 END	264.0001	10.15
Post-Development	25YR-72HR - 360 END	264.2500	10.14
Post-Development	25YR-72HR - 360 END	264.5000	10.14
Post-Development	25YR-72HR - 360 END	264.7500	10.14
Post-Development	25YR-72HR - 360 END	265.0000	10.14
Post-Development	25YR-72HR - 360 END	265.2501	10.14
Post-Development	25YR-72HR - 360 END	265.5000	10.14
Post-Development	25YR-72HR - 360 END	265.7501	10.14
Post-Development	25YR-72HR - 360 END	266.0000	10.14
Post-Development	25YR-72HR - 360 END	266.2501	10.14
Post-Development	25YR-72HR - 360 END	266.5000	10.14
Post-Development	25YR-72HR - 360 END	266.7500	10.14
Post-Development	25YR-72HR - 360 END	267.0001	10.14
Post-Development	25YR-72HR - 360 END	267.2500	10.13
Post-Development	25YR-72HR - 360 END	267.5000	10.13
Post-Development	25YR-72HR - 360 END	267.7501	10.13
Post-Development	25YR-72HR - 360 END	268.0000	10.13

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	268.2500	10.13
Post-Development	25YR-72HR - 360 END	268.5001	10.13
Post-Development	25YR-72HR - 360 END	268.7500	10.13
Post-Development	25YR-72HR - 360 END	269.0000	10.13
Post-Development	25YR-72HR - 360 END	269.2500	10.13
Post-Development	25YR-72HR - 360 END	269.5000	10.13
Post-Development	25YR-72HR - 360 END	269.7501	10.13
Post-Development	25YR-72HR - 360 END	270.0000	10.13
Post-Development	25YR-72HR - 360 END	270.2500	10.13
Post-Development	25YR-72HR - 360 END	270.5000	10.12
Post-Development	25YR-72HR - 360 END	270.7501	10.12
Post-Development	25YR-72HR - 360 END	271.0000	10.12
Post-Development	25YR-72HR - 360 END	271.2500	10.12
Post-Development	25YR-72HR - 360 END	271.5001	10.12
Post-Development	25YR-72HR - 360 END	271.7500	10.12
Post-Development	25YR-72HR - 360 END	272.0000	10.12
Post-Development	25YR-72HR - 360 END	272.2500	10.12
Post-Development	25YR-72HR - 360 END	272.5001	10.12
Post-Development	25YR-72HR - 360 END	272.7500	10.12
Post-Development	25YR-72HR - 360 END	273.0000	10.12
Post-Development	25YR-72HR - 360 END	273.2500	10.12
Post-Development	25YR-72HR - 360 END	273.5000	10.12
Post-Development	25YR-72HR - 360 END	273.7500	10.11
Post-Development	25YR-72HR - 360 END	274.0001	10.11
Post-Development	25YR-72HR - 360 END	274.2500	10.11
Post-Development	25YR-72HR - 360 END	274.5000	10.11
Post-Development	25YR-72HR - 360 END	274.7501	10.11
Post-Development	25YR-72HR - 360 END	275.0000	10.11
Post-Development	25YR-72HR - 360 END	275.2500	10.11

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	275.5001	10.11
Post-Development	25YR-72HR - 360 END	275.7500	10.11
Post-Development	25YR-72HR - 360 END	276.0000	10.11
Post-Development	25YR-72HR - 360 END	276.2500	10.11
Post-Development	25YR-72HR - 360 END	276.5000	10.11
Post-Development	25YR-72HR - 360 END	276.7501	10.11
Post-Development	25YR-72HR - 360 END	277.0000	10.11
Post-Development	25YR-72HR - 360 END	277.2500	10.10
Post-Development	25YR-72HR - 360 END	277.5001	10.10
Post-Development	25YR-72HR - 360 END	277.7500	10.10
Post-Development	25YR-72HR - 360 END	278.0001	10.10
Post-Development	25YR-72HR - 360 END	278.2500	10.10
Post-Development	25YR-72HR - 360 END	278.5000	10.10
Post-Development	25YR-72HR - 360 END	278.7501	10.10
Post-Development	25YR-72HR - 360 END	279.0000	10.10
Post-Development	25YR-72HR - 360 END	279.2501	10.10
Post-Development	25YR-72HR - 360 END	279.5000	10.10
Post-Development	25YR-72HR - 360 END	279.7501	10.10
Post-Development	25YR-72HR - 360 END	280.0000	10.10
Post-Development	25YR-72HR - 360 END	280.2500	10.10
Post-Development	25YR-72HR - 360 END	280.5000	10.09
Post-Development	25YR-72HR - 360 END	280.7500	10.09
Post-Development	25YR-72HR - 360 END	281.0001	10.09
Post-Development	25YR-72HR - 360 END	281.2500	10.09
Post-Development	25YR-72HR - 360 END	281.5001	10.09
Post-Development	25YR-72HR - 360 END	281.7500	10.09
Post-Development	25YR-72HR - 360 END	282.0001	10.09
Post-Development	25YR-72HR - 360 END	282.2500	10.09
Post-Development	25YR-72HR - 360 END	282.5001	10.09

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	282.7500	10.09
Post-Development	25YR-72HR - 360 END	283.0001	10.09
Post-Development	25YR-72HR - 360 END	283.2500	10.09
Post-Development	25YR-72HR - 360 END	283.5001	10.09
Post-Development	25YR-72HR - 360 END	283.7500	10.09
Post-Development	25YR-72HR - 360 END	284.0001	10.08
Post-Development	25YR-72HR - 360 END	284.2500	10.08
Post-Development	25YR-72HR - 360 END	284.5001	10.08
Post-Development	25YR-72HR - 360 END	284.7500	10.08
Post-Development	25YR-72HR - 360 END	285.0001	10.08
Post-Development	25YR-72HR - 360 END	285.2500	10.08
Post-Development	25YR-72HR - 360 END	285.5001	10.08
Post-Development	25YR-72HR - 360 END	285.7500	10.08
Post-Development	25YR-72HR - 360 END	286.0001	10.08
Post-Development	25YR-72HR - 360 END	286.2500	10.08
Post-Development	25YR-72HR - 360 END	286.5001	10.08
Post-Development	25YR-72HR - 360 END	286.7500	10.08
Post-Development	25YR-72HR - 360 END	287.0001	10.08
Post-Development	25YR-72HR - 360 END	287.2500	10.07
Post-Development	25YR-72HR - 360 END	287.5001	10.07
Post-Development	25YR-72HR - 360 END	287.7500	10.07
Post-Development	25YR-72HR - 360 END	288.0001	10.07
Post-Development	25YR-72HR - 360 END	288.2500	10.07
Post-Development	25YR-72HR - 360 END	288.5001	10.07
Post-Development	25YR-72HR - 360 END	288.7501	10.07
Post-Development	25YR-72HR - 360 END	289.0000	10.07
Post-Development	25YR-72HR - 360 END	289.2501	10.07
Post-Development	25YR-72HR - 360 END	289.5000	10.07
Post-Development	25YR-72HR - 360 END	289.7501	10.07

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	290.0000	10.07
Post-Development	25YR-72HR - 360 END	290.2501	10.07
Post-Development	25YR-72HR - 360 END	290.5000	10.07
Post-Development	25YR-72HR - 360 END	290.7501	10.06
Post-Development	25YR-72HR - 360 END	291.0000	10.06
Post-Development	25YR-72HR - 360 END	291.2501	10.06
Post-Development	25YR-72HR - 360 END	291.5001	10.06
Post-Development	25YR-72HR - 360 END	291.7500	10.06
Post-Development	25YR-72HR - 360 END	292.0001	10.06
Post-Development	25YR-72HR - 360 END	292.2500	10.06
Post-Development	25YR-72HR - 360 END	292.5001	10.06
Post-Development	25YR-72HR - 360 END	292.7500	10.06
Post-Development	25YR-72HR - 360 END	293.0001	10.06
Post-Development	25YR-72HR - 360 END	293.2500	10.06
Post-Development	25YR-72HR - 360 END	293.5001	10.06
Post-Development	25YR-72HR - 360 END	293.7500	10.06
Post-Development	25YR-72HR - 360 END	294.0001	10.06
Post-Development	25YR-72HR - 360 END	294.2500	10.05
Post-Development	25YR-72HR - 360 END	294.5001	10.05
Post-Development	25YR-72HR - 360 END	294.7500	10.05
Post-Development	25YR-72HR - 360 END	295.0001	10.05
Post-Development	25YR-72HR - 360 END	295.2500	10.05
Post-Development	25YR-72HR - 360 END	295.5001	10.05
Post-Development	25YR-72HR - 360 END	295.7500	10.05
Post-Development	25YR-72HR - 360 END	296.0001	10.05
Post-Development	25YR-72HR - 360 END	296.2500	10.05
Post-Development	25YR-72HR - 360 END	296.5001	10.05
Post-Development	25YR-72HR - 360 END	296.7500	10.05
Post-Development	25YR-72HR - 360 END	297.0001	10.05

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	297.2500	10.05
Post-Development	25YR-72HR - 360 END	297.5001	10.05
Post-Development	25YR-72HR - 360 END	297.7500	10.04
Post-Development	25YR-72HR - 360 END	298.0001	10.04
Post-Development	25YR-72HR - 360 END	298.2500	10.04
Post-Development	25YR-72HR - 360 END	298.5000	10.04
Post-Development	25YR-72HR - 360 END	298.7500	10.04
Post-Development	25YR-72HR - 360 END	299.0001	10.04
Post-Development	25YR-72HR - 360 END	299.2500	10.04
Post-Development	25YR-72HR - 360 END	299.5001	10.04
Post-Development	25YR-72HR - 360 END	299.7500	10.04
Post-Development	25YR-72HR - 360 END	300.0001	10.04
Post-Development	25YR-72HR - 360 END	300.2500	10.04
Post-Development	25YR-72HR - 360 END	300.5001	10.04
Post-Development	25YR-72HR - 360 END	300.7500	10.04
Post-Development	25YR-72HR - 360 END	301.0000	10.04
Post-Development	25YR-72HR - 360 END	301.2501	10.03
Post-Development	25YR-72HR - 360 END	301.5000	10.03
Post-Development	25YR-72HR - 360 END	301.7501	10.03
Post-Development	25YR-72HR - 360 END	302.0000	10.03
Post-Development	25YR-72HR - 360 END	302.2501	10.03
Post-Development	25YR-72HR - 360 END	302.5000	10.03
Post-Development	25YR-72HR - 360 END	302.7501	10.03
Post-Development	25YR-72HR - 360 END	303.0000	10.03
Post-Development	25YR-72HR - 360 END	303.2500	10.03
Post-Development	25YR-72HR - 360 END	303.5001	10.03
Post-Development	25YR-72HR - 360 END	303.7500	10.03
Post-Development	25YR-72HR - 360 END	304.0000	10.03
Post-Development	25YR-72HR - 360 END	304.2501	10.03

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	304.5000	10.03
Post-Development	25YR-72HR - 360 END	304.7501	10.03
Post-Development	25YR-72HR - 360 END	305.0000	10.02
Post-Development	25YR-72HR - 360 END	305.2500	10.02
Post-Development	25YR-72HR - 360 END	305.5001	10.02
Post-Development	25YR-72HR - 360 END	305.7500	10.02
Post-Development	25YR-72HR - 360 END	306.0001	10.02
Post-Development	25YR-72HR - 360 END	306.2500	10.02
Post-Development	25YR-72HR - 360 END	306.5000	10.02
Post-Development	25YR-72HR - 360 END	306.7501	10.02
Post-Development	25YR-72HR - 360 END	307.0000	10.02
Post-Development	25YR-72HR - 360 END	307.2500	10.02
Post-Development	25YR-72HR - 360 END	307.5001	10.02
Post-Development	25YR-72HR - 360 END	307.7500	10.02
Post-Development	25YR-72HR - 360 END	308.0000	10.02
Post-Development	25YR-72HR - 360 END	308.2501	10.02
Post-Development	25YR-72HR - 360 END	308.5000	10.01
Post-Development	25YR-72HR - 360 END	308.7500	10.01
Post-Development	25YR-72HR - 360 END	309.0001	10.01
Post-Development	25YR-72HR - 360 END	309.2500	10.01
Post-Development	25YR-72HR - 360 END	309.5000	10.01
Post-Development	25YR-72HR - 360 END	309.7501	10.01
Post-Development	25YR-72HR - 360 END	310.0000	10.01
Post-Development	25YR-72HR - 360 END	310.2500	10.01
Post-Development	25YR-72HR - 360 END	310.5000	10.01
Post-Development	25YR-72HR - 360 END	310.7500	10.01
Post-Development	25YR-72HR - 360 END	311.0000	10.01
Post-Development	25YR-72HR - 360 END	311.2501	10.01
Post-Development	25YR-72HR - 360 END	311.5000	10.01

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	311.7500	10.01
Post-Development	25YR-72HR - 360 END	312.0001	10.01
Post-Development	25YR-72HR - 360 END	312.2500	10.00
Post-Development	25YR-72HR - 360 END	312.5001	10.00
Post-Development	25YR-72HR - 360 END	312.7500	10.00
Post-Development	25YR-72HR - 360 END	313.0000	10.00
Post-Development	25YR-72HR - 360 END	313.2501	10.00
Post-Development	25YR-72HR - 360 END	313.5000	10.00
Post-Development	25YR-72HR - 360 END	313.7501	10.00
Post-Development	25YR-72HR - 360 END	314.0000	10.00
Post-Development	25YR-72HR - 360 END	314.2500	10.00
Post-Development	25YR-72HR - 360 END	314.5001	10.00
Post-Development	25YR-72HR - 360 END	314.7500	10.00
Post-Development	25YR-72HR - 360 END	315.0001	10.00
Post-Development	25YR-72HR - 360 END	315.2500	10.00
Post-Development	25YR-72HR - 360 END	315.5001	10.00
Post-Development	25YR-72HR - 360 END	315.7500	10.00
Post-Development	25YR-72HR - 360 END	316.0000	9.99
Post-Development	25YR-72HR - 360 END	316.2501	9.99
Post-Development	25YR-72HR - 360 END	316.5000	9.99
Post-Development	25YR-72HR - 360 END	316.7500	9.99
Post-Development	25YR-72HR - 360 END	317.0001	9.99
Post-Development	25YR-72HR - 360 END	317.2500	9.99
Post-Development	25YR-72HR - 360 END	317.5000	9.99
Post-Development	25YR-72HR - 360 END	317.7500	9.99
Post-Development	25YR-72HR - 360 END	318.0000	9.99
Post-Development	25YR-72HR - 360 END	318.2500	9.99
Post-Development	25YR-72HR - 360 END	318.5000	9.99
Post-Development	25YR-72HR - 360 END	318.7500	9.99

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	319.0000	9.99
Post-Development	25YR-72HR - 360 END	319.2500	9.99
Post-Development	25YR-72HR - 360 END	319.5001	9.99
Post-Development	25YR-72HR - 360 END	319.7500	9.98
Post-Development	25YR-72HR - 360 END	320.0001	9.98
Post-Development	25YR-72HR - 360 END	320.2500	9.98
Post-Development	25YR-72HR - 360 END	320.5000	9.98
Post-Development	25YR-72HR - 360 END	320.7501	9.98
Post-Development	25YR-72HR - 360 END	321.0000	9.98
Post-Development	25YR-72HR - 360 END	321.2501	9.98
Post-Development	25YR-72HR - 360 END	321.5000	9.98
Post-Development	25YR-72HR - 360 END	321.7500	9.98
Post-Development	25YR-72HR - 360 END	322.0001	9.98
Post-Development	25YR-72HR - 360 END	322.2500	9.98
Post-Development	25YR-72HR - 360 END	322.5001	9.98
Post-Development	25YR-72HR - 360 END	322.7500	9.98
Post-Development	25YR-72HR - 360 END	323.0000	9.98
Post-Development	25YR-72HR - 360 END	323.2501	9.98
Post-Development	25YR-72HR - 360 END	323.5000	9.98
Post-Development	25YR-72HR - 360 END	323.7501	9.97
Post-Development	25YR-72HR - 360 END	324.0000	9.97
Post-Development	25YR-72HR - 360 END	324.2501	9.97
Post-Development	25YR-72HR - 360 END	324.5000	9.97
Post-Development	25YR-72HR - 360 END	324.7500	9.97
Post-Development	25YR-72HR - 360 END	325.0001	9.97
Post-Development	25YR-72HR - 360 END	325.2500	9.97
Post-Development	25YR-72HR - 360 END	325.5000	9.97
Post-Development	25YR-72HR - 360 END	325.7501	9.97
Post-Development	25YR-72HR - 360 END	326.0000	9.97

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	326.2500	9.97
Post-Development	25YR-72HR - 360 END	326.5001	9.97
Post-Development	25YR-72HR - 360 END	326.7500	9.97
Post-Development	25YR-72HR - 360 END	327.0000	9.97
Post-Development	25YR-72HR - 360 END	327.2501	9.97
Post-Development	25YR-72HR - 360 END	327.5000	9.96
Post-Development	25YR-72HR - 360 END	327.7500	9.96
Post-Development	25YR-72HR - 360 END	328.0001	9.96
Post-Development	25YR-72HR - 360 END	328.2500	9.96
Post-Development	25YR-72HR - 360 END	328.5001	9.96
Post-Development	25YR-72HR - 360 END	328.7500	9.96
Post-Development	25YR-72HR - 360 END	329.0000	9.96
Post-Development	25YR-72HR - 360 END	329.2501	9.96
Post-Development	25YR-72HR - 360 END	329.5000	9.96
Post-Development	25YR-72HR - 360 END	329.7501	9.96
Post-Development	25YR-72HR - 360 END	330.0000	9.96
Post-Development	25YR-72HR - 360 END	330.2500	9.96
Post-Development	25YR-72HR - 360 END	330.5001	9.96
Post-Development	25YR-72HR - 360 END	330.7500	9.96
Post-Development	25YR-72HR - 360 END	331.0001	9.96
Post-Development	25YR-72HR - 360 END	331.2500	9.96
Post-Development	25YR-72HR - 360 END	331.5000	9.95
Post-Development	25YR-72HR - 360 END	331.7501	9.95
Post-Development	25YR-72HR - 360 END	332.0000	9.95
Post-Development	25YR-72HR - 360 END	332.2501	9.95
Post-Development	25YR-72HR - 360 END	332.5000	9.95
Post-Development	25YR-72HR - 360 END	332.7500	9.95
Post-Development	25YR-72HR - 360 END	333.0001	9.95
Post-Development	25YR-72HR - 360 END	333.2500	9.95

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	333.5000	9.95
Post-Development	25YR-72HR - 360 END	333.7501	9.95
Post-Development	25YR-72HR - 360 END	334.0000	9.95
Post-Development	25YR-72HR - 360 END	334.2500	9.95
Post-Development	25YR-72HR - 360 END	334.5001	9.95
Post-Development	25YR-72HR - 360 END	334.7500	9.95
Post-Development	25YR-72HR - 360 END	335.0000	9.95
Post-Development	25YR-72HR - 360 END	335.2501	9.95
Post-Development	25YR-72HR - 360 END	335.5000	9.94
Post-Development	25YR-72HR - 360 END	335.7500	9.94
Post-Development	25YR-72HR - 360 END	336.0001	9.94
Post-Development	25YR-72HR - 360 END	336.2500	9.94
Post-Development	25YR-72HR - 360 END	336.5001	9.94
Post-Development	25YR-72HR - 360 END	336.7500	9.94
Post-Development	25YR-72HR - 360 END	337.0000	9.94
Post-Development	25YR-72HR - 360 END	337.2501	9.94
Post-Development	25YR-72HR - 360 END	337.5000	9.94
Post-Development	25YR-72HR - 360 END	337.7501	9.94
Post-Development	25YR-72HR - 360 END	338.0000	9.94
Post-Development	25YR-72HR - 360 END	338.2500	9.94
Post-Development	25YR-72HR - 360 END	338.5000	9.94
Post-Development	25YR-72HR - 360 END	338.7500	9.94
Post-Development	25YR-72HR - 360 END	339.0001	9.94
Post-Development	25YR-72HR - 360 END	339.2500	9.94
Post-Development	25YR-72HR - 360 END	339.5001	9.93
Post-Development	25YR-72HR - 360 END	339.7500	9.93
Post-Development	25YR-72HR - 360 END	340.0000	9.93
Post-Development	25YR-72HR - 360 END	340.2501	9.93
Post-Development	25YR-72HR - 360 END	340.5000	9.93

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	340.7501	9.93
Post-Development	25YR-72HR - 360 END	341.0000	9.93
Post-Development	25YR-72HR - 360 END	341.2500	9.93
Post-Development	25YR-72HR - 360 END	341.5000	9.93
Post-Development	25YR-72HR - 360 END	341.7500	9.93
Post-Development	25YR-72HR - 360 END	342.0000	9.93
Post-Development	25YR-72HR - 360 END	342.2500	9.93
Post-Development	25YR-72HR - 360 END	342.5000	9.93
Post-Development	25YR-72HR - 360 END	342.7500	9.93
Post-Development	25YR-72HR - 360 END	343.0000	9.93
Post-Development	25YR-72HR - 360 END	343.2500	9.93
Post-Development	25YR-72HR - 360 END	343.5000	9.92
Post-Development	25YR-72HR - 360 END	343.7500	9.92
Post-Development	25YR-72HR - 360 END	344.0000	9.92
Post-Development	25YR-72HR - 360 END	344.2500	9.92
Post-Development	25YR-72HR - 360 END	344.5000	9.92
Post-Development	25YR-72HR - 360 END	344.7500	9.92
Post-Development	25YR-72HR - 360 END	345.0000	9.92
Post-Development	25YR-72HR - 360 END	345.2500	9.92
Post-Development	25YR-72HR - 360 END	345.5000	9.92
Post-Development	25YR-72HR - 360 END	345.7500	9.92
Post-Development	25YR-72HR - 360 END	346.0000	9.92
Post-Development	25YR-72HR - 360 END	346.2500	9.92
Post-Development	25YR-72HR - 360 END	346.5000	9.92
Post-Development	25YR-72HR - 360 END	346.7500	9.92
Post-Development	25YR-72HR - 360 END	347.0000	9.92
Post-Development	25YR-72HR - 360 END	347.2500	9.92
Post-Development	25YR-72HR - 360 END	347.5000	9.92
Post-Development	25YR-72HR - 360 END	347.7500	9.91

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	348.0000	9.91
Post-Development	25YR-72HR - 360 END	348.2500	9.91
Post-Development	25YR-72HR - 360 END	348.5000	9.91
Post-Development	25YR-72HR - 360 END	348.7500	9.91
Post-Development	25YR-72HR - 360 END	349.0000	9.91
Post-Development	25YR-72HR - 360 END	349.2500	9.91
Post-Development	25YR-72HR - 360 END	349.5000	9.91
Post-Development	25YR-72HR - 360 END	349.7500	9.91
Post-Development	25YR-72HR - 360 END	350.0000	9.91
Post-Development	25YR-72HR - 360 END	350.2500	9.91
Post-Development	25YR-72HR - 360 END	350.5000	9.91
Post-Development	25YR-72HR - 360 END	350.7500	9.91
Post-Development	25YR-72HR - 360 END	351.0000	9.91
Post-Development	25YR-72HR - 360 END	351.2500	9.91
Post-Development	25YR-72HR - 360 END	351.5000	9.91
Post-Development	25YR-72HR - 360 END	351.7500	9.90
Post-Development	25YR-72HR - 360 END	352.0000	9.90
Post-Development	25YR-72HR - 360 END	352.2500	9.90
Post-Development	25YR-72HR - 360 END	352.5000	9.90
Post-Development	25YR-72HR - 360 END	352.7500	9.90
Post-Development	25YR-72HR - 360 END	353.0000	9.90
Post-Development	25YR-72HR - 360 END	353.2500	9.90
Post-Development	25YR-72HR - 360 END	353.5000	9.90
Post-Development	25YR-72HR - 360 END	353.7501	9.90
Post-Development	25YR-72HR - 360 END	354.0000	9.90
Post-Development	25YR-72HR - 360 END	354.2500	9.90
Post-Development	25YR-72HR - 360 END	354.5000	9.90
Post-Development	25YR-72HR - 360 END	354.7500	9.90
Post-Development	25YR-72HR - 360 END	355.0000	9.90

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	355.2501	9.90
Post-Development	25YR-72HR - 360 END	355.5000	9.90
Post-Development	25YR-72HR - 360 END	355.7500	9.90
Post-Development	25YR-72HR - 360 END	356.0000	9.89
Post-Development	25YR-72HR - 360 END	356.2500	9.89
Post-Development	25YR-72HR - 360 END	356.5000	9.89
Post-Development	25YR-72HR - 360 END	356.7501	9.89
Post-Development	25YR-72HR - 360 END	357.0000	9.89
Post-Development	25YR-72HR - 360 END	357.2500	9.89
Post-Development	25YR-72HR - 360 END	357.5000	9.89
Post-Development	25YR-72HR - 360 END	357.7500	9.89
Post-Development	25YR-72HR - 360 END	358.0000	9.89
Post-Development	25YR-72HR - 360 END	358.2500	9.89
Post-Development	25YR-72HR - 360 END	358.5001	9.89
Post-Development	25YR-72HR - 360 END	358.7500	9.89
Post-Development	25YR-72HR - 360 END	359.0000	9.89
Post-Development	25YR-72HR - 360 END	359.2500	9.89
Post-Development	25YR-72HR - 360 END	359.5001	9.89
Post-Development	25YR-72HR - 360 END	359.7500	9.89
Post-Development	25YR-72HR - 360 END	360.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.5001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.2501	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.5001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.7501	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	2.0000	9.89

Site does not recover to initial stage after 12 days from the cessation of the 25YR/3Day Storm Event, thus a back-to-back storm is modeled to start at the elevation at which the 25YR-3Day storm ended.

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	2.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	2.5000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	2.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.5001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.5000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.0001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.5000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.7500	9.90
Post-Development	BACK-TO-BACK 25YR-72HR	6.0001	9.90
Post-Development	BACK-TO-BACK 25YR-72HR	6.2500	9.90
Post-Development	BACK-TO-BACK 25YR-72HR	6.5000	9.91
Post-Development	BACK-TO-BACK 25YR-72HR	6.7500	9.91
Post-Development	BACK-TO-BACK 25YR-72HR	7.0000	9.92
Post-Development	BACK-TO-BACK 25YR-72HR	7.2500	9.92
Post-Development	BACK-TO-BACK 25YR-72HR	7.5000	9.93
Post-Development	BACK-TO-BACK 25YR-72HR	7.7501	9.93
Post-Development	BACK-TO-BACK 25YR-72HR	8.0001	9.94
Post-Development	BACK-TO-BACK 25YR-72HR	8.2500	9.95
Post-Development	BACK-TO-BACK 25YR-72HR	8.5000	9.95
Post-Development	BACK-TO-BACK 25YR-72HR	8.7500	9.96
Post-Development	BACK-TO-BACK 25YR-72HR	9.0000	9.97
Post-Development	BACK-TO-BACK 25YR-72HR	9.2501	9.97

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	9.5000	9.98
Post-Development	BACK-TO-BACK 25YR-72HR	9.7500	9.99
Post-Development	BACK-TO-BACK 25YR-72HR	10.0001	10.00
Post-Development	BACK-TO-BACK 25YR-72HR	10.2501	10.00
Post-Development	BACK-TO-BACK 25YR-72HR	10.5000	10.01
Post-Development	BACK-TO-BACK 25YR-72HR	10.7500	10.02
Post-Development	BACK-TO-BACK 25YR-72HR	11.0000	10.03
Post-Development	BACK-TO-BACK 25YR-72HR	11.2500	10.04
Post-Development	BACK-TO-BACK 25YR-72HR	11.5000	10.05
Post-Development	BACK-TO-BACK 25YR-72HR	11.7500	10.06
Post-Development	BACK-TO-BACK 25YR-72HR	12.0000	10.06
Post-Development	BACK-TO-BACK 25YR-72HR	12.2501	10.07
Post-Development	BACK-TO-BACK 25YR-72HR	12.5001	10.08
Post-Development	BACK-TO-BACK 25YR-72HR	12.7500	10.09
Post-Development	BACK-TO-BACK 25YR-72HR	13.0000	10.10
Post-Development	BACK-TO-BACK 25YR-72HR	13.2500	10.11
Post-Development	BACK-TO-BACK 25YR-72HR	13.5001	10.12
Post-Development	BACK-TO-BACK 25YR-72HR	13.7500	10.13
Post-Development	BACK-TO-BACK 25YR-72HR	14.0000	10.14
Post-Development	BACK-TO-BACK 25YR-72HR	14.2500	10.15
Post-Development	BACK-TO-BACK 25YR-72HR	14.5000	10.16
Post-Development	BACK-TO-BACK 25YR-72HR	14.7500	10.17
Post-Development	BACK-TO-BACK 25YR-72HR	15.0000	10.18
Post-Development	BACK-TO-BACK 25YR-72HR	15.2500	10.19
Post-Development	BACK-TO-BACK 25YR-72HR	15.5001	10.20
Post-Development	BACK-TO-BACK 25YR-72HR	15.7500	10.21
Post-Development	BACK-TO-BACK 25YR-72HR	16.0000	10.22
Post-Development	BACK-TO-BACK 25YR-72HR	16.2500	10.23
Post-Development	BACK-TO-BACK 25YR-72HR	16.5000	10.24

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	16.7500	10.25
Post-Development	BACK-TO-BACK 25YR-72HR	17.0000	10.25
Post-Development	BACK-TO-BACK 25YR-72HR	17.2500	10.26
Post-Development	BACK-TO-BACK 25YR-72HR	17.5001	10.27
Post-Development	BACK-TO-BACK 25YR-72HR	17.7500	10.28
Post-Development	BACK-TO-BACK 25YR-72HR	18.0000	10.29
Post-Development	BACK-TO-BACK 25YR-72HR	18.2501	10.30
Post-Development	BACK-TO-BACK 25YR-72HR	18.5000	10.31
Post-Development	BACK-TO-BACK 25YR-72HR	18.7501	10.32
Post-Development	BACK-TO-BACK 25YR-72HR	19.0001	10.33
Post-Development	BACK-TO-BACK 25YR-72HR	19.2500	10.34
Post-Development	BACK-TO-BACK 25YR-72HR	19.5000	10.35
Post-Development	BACK-TO-BACK 25YR-72HR	19.7501	10.36
Post-Development	BACK-TO-BACK 25YR-72HR	20.0000	10.37
Post-Development	BACK-TO-BACK 25YR-72HR	20.2500	10.38
Post-Development	BACK-TO-BACK 25YR-72HR	20.5000	10.39
Post-Development	BACK-TO-BACK 25YR-72HR	20.7500	10.40
Post-Development	BACK-TO-BACK 25YR-72HR	21.0001	10.41
Post-Development	BACK-TO-BACK 25YR-72HR	21.2501	10.42
Post-Development	BACK-TO-BACK 25YR-72HR	21.5000	10.43
Post-Development	BACK-TO-BACK 25YR-72HR	21.7500	10.44
Post-Development	BACK-TO-BACK 25YR-72HR	22.0001	10.45
Post-Development	BACK-TO-BACK 25YR-72HR	22.2501	10.46
Post-Development	BACK-TO-BACK 25YR-72HR	22.5000	10.47
Post-Development	BACK-TO-BACK 25YR-72HR	22.7500	10.48
Post-Development	BACK-TO-BACK 25YR-72HR	23.0000	10.49
Post-Development	BACK-TO-BACK 25YR-72HR	23.2500	10.50
Post-Development	BACK-TO-BACK 25YR-72HR	23.5000	10.51
Post-Development	BACK-TO-BACK 25YR-72HR	23.7500	10.52

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	24.0000	10.53
Post-Development	BACK-TO-BACK 25YR-72HR	24.2500	10.54
Post-Development	BACK-TO-BACK 25YR-72HR	24.5000	10.55
Post-Development	BACK-TO-BACK 25YR-72HR	24.7500	10.56
Post-Development	BACK-TO-BACK 25YR-72HR	25.0001	10.57
Post-Development	BACK-TO-BACK 25YR-72HR	25.2500	10.59
Post-Development	BACK-TO-BACK 25YR-72HR	25.5000	10.60
Post-Development	BACK-TO-BACK 25YR-72HR	25.7502	10.61
Post-Development	BACK-TO-BACK 25YR-72HR	26.0000	10.63
Post-Development	BACK-TO-BACK 25YR-72HR	26.2500	10.64
Post-Development	BACK-TO-BACK 25YR-72HR	26.5000	10.65
Post-Development	BACK-TO-BACK 25YR-72HR	26.7500	10.66
Post-Development	BACK-TO-BACK 25YR-72HR	27.0000	10.68
Post-Development	BACK-TO-BACK 25YR-72HR	27.2500	10.69
Post-Development	BACK-TO-BACK 25YR-72HR	27.5000	10.70
Post-Development	BACK-TO-BACK 25YR-72HR	27.7500	10.71
Post-Development	BACK-TO-BACK 25YR-72HR	28.0000	10.72
Post-Development	BACK-TO-BACK 25YR-72HR	28.2501	10.74
Post-Development	BACK-TO-BACK 25YR-72HR	28.5000	10.75
Post-Development	BACK-TO-BACK 25YR-72HR	28.7500	10.76
Post-Development	BACK-TO-BACK 25YR-72HR	29.0001	10.77
Post-Development	BACK-TO-BACK 25YR-72HR	29.2500	10.78
Post-Development	BACK-TO-BACK 25YR-72HR	29.5000	10.80
Post-Development	BACK-TO-BACK 25YR-72HR	29.7500	10.81
Post-Development	BACK-TO-BACK 25YR-72HR	30.0001	10.82
Post-Development	BACK-TO-BACK 25YR-72HR	30.2500	10.83
Post-Development	BACK-TO-BACK 25YR-72HR	30.5000	10.84
Post-Development	BACK-TO-BACK 25YR-72HR	30.7501	10.85
Post-Development	BACK-TO-BACK 25YR-72HR	31.0000	10.86

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	31.2500	10.87
Post-Development	BACK-TO-BACK 25YR-72HR	31.5000	10.89
Post-Development	BACK-TO-BACK 25YR-72HR	31.7500	10.90
Post-Development	BACK-TO-BACK 25YR-72HR	32.0000	10.91
Post-Development	BACK-TO-BACK 25YR-72HR	32.2500	10.92
Post-Development	BACK-TO-BACK 25YR-72HR	32.5000	10.93
Post-Development	BACK-TO-BACK 25YR-72HR	32.7501	10.94
Post-Development	BACK-TO-BACK 25YR-72HR	33.0000	10.95
Post-Development	BACK-TO-BACK 25YR-72HR	33.2500	10.96
Post-Development	BACK-TO-BACK 25YR-72HR	33.5000	10.97
Post-Development	BACK-TO-BACK 25YR-72HR	33.7500	10.98
Post-Development	BACK-TO-BACK 25YR-72HR	34.0000	10.98
Post-Development	BACK-TO-BACK 25YR-72HR	34.2500	10.99
Post-Development	BACK-TO-BACK 25YR-72HR	34.5000	11.00
Post-Development	BACK-TO-BACK 25YR-72HR	34.7500	11.01
Post-Development	BACK-TO-BACK 25YR-72HR	35.0001	11.01
Post-Development	BACK-TO-BACK 25YR-72HR	35.2501	11.02
Post-Development	BACK-TO-BACK 25YR-72HR	35.5001	11.03
Post-Development	BACK-TO-BACK 25YR-72HR	35.7500	11.03
Post-Development	BACK-TO-BACK 25YR-72HR	36.0000	11.04
Post-Development	BACK-TO-BACK 25YR-72HR	36.2501	11.04
Post-Development	BACK-TO-BACK 25YR-72HR	36.5000	11.05
Post-Development	BACK-TO-BACK 25YR-72HR	36.7500	11.05
Post-Development	BACK-TO-BACK 25YR-72HR	37.0000	11.06
Post-Development	BACK-TO-BACK 25YR-72HR	37.2500	11.06
Post-Development	BACK-TO-BACK 25YR-72HR	37.5000	11.06
Post-Development	BACK-TO-BACK 25YR-72HR	37.7500	11.07
Post-Development	BACK-TO-BACK 25YR-72HR	38.0000	11.07
Post-Development	BACK-TO-BACK 25YR-72HR	38.2500	11.07

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	38.5000	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	38.7501	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	39.0000	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	39.2500	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	39.5000	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	39.7500	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.0000	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.2500	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.5000	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.7500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.0001	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.2500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.5000	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.7500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.0000	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.2500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.5000	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.7500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.0000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.2500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.5001	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.7500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.0000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.2500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.5000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.7501	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	45.0001	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	45.2501	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	45.5000	11.11

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	45.7500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	46.0000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	46.2500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	46.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	46.7501	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.0000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.2500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.7500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.0000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.2500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.7500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.0000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.2500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.7501	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.0000	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.2500	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.5000	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.7500	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	51.0001	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	51.2500	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	51.5000	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	51.7500	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	52.0000	11.15
Post-Development	BACK-TO-BACK 25YR-72HR	52.2500	11.15
Post-Development	BACK-TO-BACK 25YR-72HR	52.5000	11.16
Post-Development	BACK-TO-BACK 25YR-72HR	52.7500	11.16

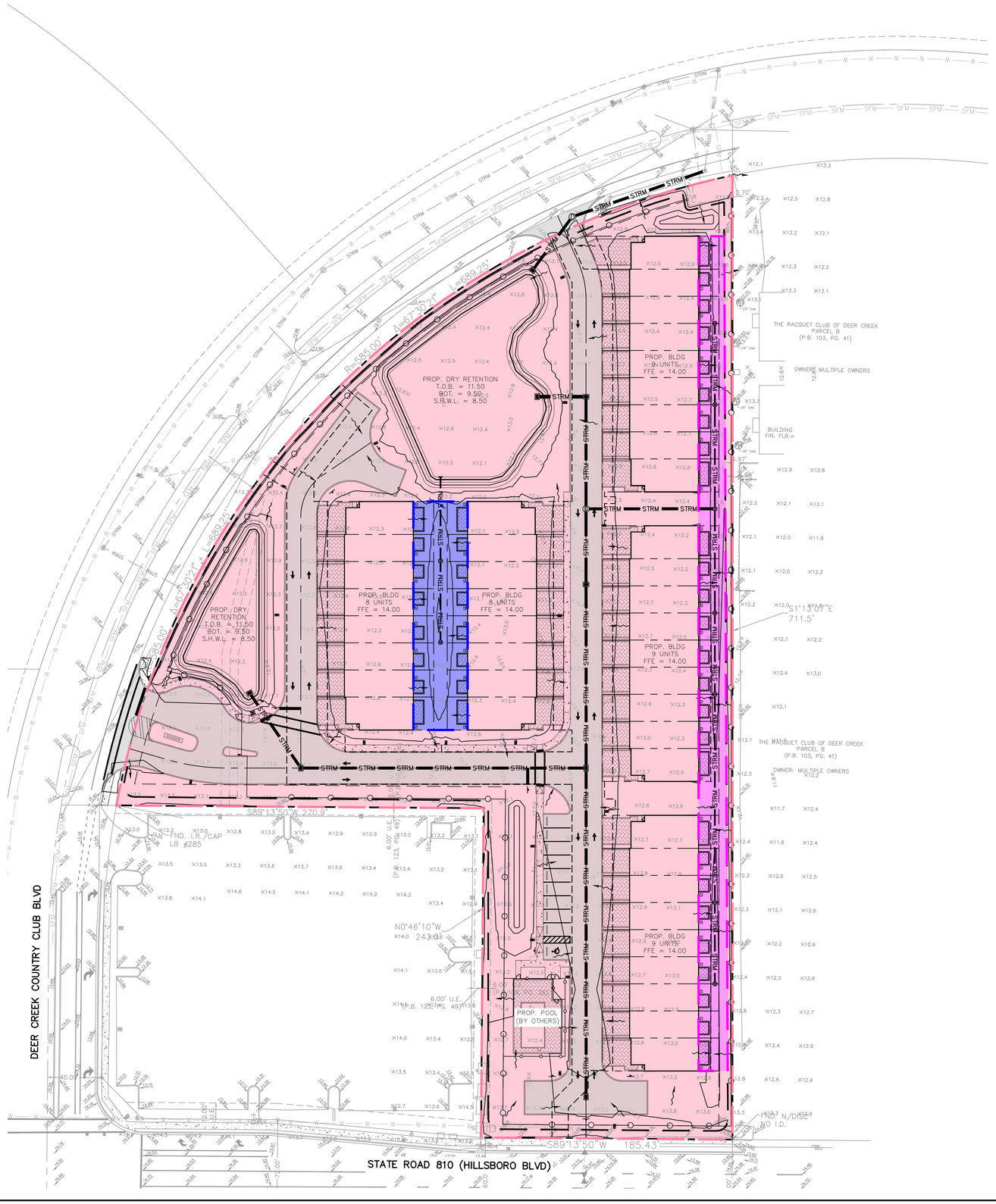
Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	53.0000	11.17
Post-Development	BACK-TO-BACK 25YR-72HR	53.2500	11.18
Post-Development	BACK-TO-BACK 25YR-72HR	53.5001	11.18
Post-Development	BACK-TO-BACK 25YR-72HR	53.7500	11.19
Post-Development	BACK-TO-BACK 25YR-72HR	54.0000	11.20
Post-Development	BACK-TO-BACK 25YR-72HR	54.2500	11.21
Post-Development	BACK-TO-BACK 25YR-72HR	54.5000	11.22
Post-Development	BACK-TO-BACK 25YR-72HR	54.7500	11.23
Post-Development	BACK-TO-BACK 25YR-72HR	55.0000	11.24
Post-Development	BACK-TO-BACK 25YR-72HR	55.2501	11.25
Post-Development	BACK-TO-BACK 25YR-72HR	55.5000	11.26
Post-Development	BACK-TO-BACK 25YR-72HR	55.7500	11.27
Post-Development	BACK-TO-BACK 25YR-72HR	56.0001	11.28
Post-Development	BACK-TO-BACK 25YR-72HR	56.2500	11.29
Post-Development	BACK-TO-BACK 25YR-72HR	56.5000	11.30
Post-Development	BACK-TO-BACK 25YR-72HR	56.7500	11.31
Post-Development	BACK-TO-BACK 25YR-72HR	57.0000	11.33
Post-Development	BACK-TO-BACK 25YR-72HR	57.2500	11.34
Post-Development	BACK-TO-BACK 25YR-72HR	57.5002	11.35
Post-Development	BACK-TO-BACK 25YR-72HR	57.7500	11.37
Post-Development	BACK-TO-BACK 25YR-72HR	58.0001	11.38
Post-Development	BACK-TO-BACK 25YR-72HR	58.2500	11.40
Post-Development	BACK-TO-BACK 25YR-72HR	58.5000	11.41
Post-Development	BACK-TO-BACK 25YR-72HR	58.7501	11.43
Post-Development	BACK-TO-BACK 25YR-72HR	59.0000	11.46
Post-Development	BACK-TO-BACK 25YR-72HR	59.2500	11.50
Post-Development	BACK-TO-BACK 25YR-72HR	59.5001	11.54
Post-Development	BACK-TO-BACK 25YR-72HR	59.7501	11.72
Post-Development	BACK-TO-BACK 25YR-72HR	60.0000	12.04

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	60.2501	12.27
Post-Development	BACK-TO-BACK 25YR-72HR	60.5000	12.34
Post-Development	BACK-TO-BACK 25YR-72HR	60.7501	12.35
Post-Development	BACK-TO-BACK 25YR-72HR	61.0001	12.32
Post-Development	BACK-TO-BACK 25YR-72HR	61.2500	12.29
Post-Development	BACK-TO-BACK 25YR-72HR	61.5000	12.26
Post-Development	BACK-TO-BACK 25YR-72HR	61.7501	12.23
Post-Development	BACK-TO-BACK 25YR-72HR	62.0000	12.20
Post-Development	BACK-TO-BACK 25YR-72HR	62.2500	12.18
Post-Development	BACK-TO-BACK 25YR-72HR	62.5000	12.15
Post-Development	BACK-TO-BACK 25YR-72HR	62.7500	12.12
Post-Development	BACK-TO-BACK 25YR-72HR	63.0000	12.09
Post-Development	BACK-TO-BACK 25YR-72HR	63.2500	12.07
Post-Development	BACK-TO-BACK 25YR-72HR	63.5001	12.04
Post-Development	BACK-TO-BACK 25YR-72HR	63.7501	12.01
Post-Development	BACK-TO-BACK 25YR-72HR	64.0001	11.98
Post-Development	BACK-TO-BACK 25YR-72HR	64.2500	11.95
Post-Development	BACK-TO-BACK 25YR-72HR	64.5000	11.92
Post-Development	BACK-TO-BACK 25YR-72HR	64.7500	11.89
Post-Development	BACK-TO-BACK 25YR-72HR	65.0001	11.86
Post-Development	BACK-TO-BACK 25YR-72HR	65.2500	11.83
Post-Development	BACK-TO-BACK 25YR-72HR	65.5001	11.80
Post-Development	BACK-TO-BACK 25YR-72HR	65.7500	11.77
Post-Development	BACK-TO-BACK 25YR-72HR	66.0001	11.74
Post-Development	BACK-TO-BACK 25YR-72HR	66.2500	11.71
Post-Development	BACK-TO-BACK 25YR-72HR	66.5000	11.68
Post-Development	BACK-TO-BACK 25YR-72HR	66.7500	11.66
Post-Development	BACK-TO-BACK 25YR-72HR	67.0000	11.63
Post-Development	BACK-TO-BACK 25YR-72HR	67.2500	11.60

MAX STAGE OF PERIMETER BERM ELEVATION = 12.35, HOWEVER MINIMUM ELEVATION SET TO BE 12.50 NAVD

APPENDIX 4

BMP TRAINS REPORT



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- STRM — PROPOSED STORM PIPE
- PROPOSED STORM AREA INLET
- EXISTING ELEVATION
- FLOW ARROW
- EXISTING UTILITY EASEMENTS
- CATCHMENT 1 – WEST SWALE
- CATCHMENT 2 – EAST SWALE
- CATCHMENT 3 – BUILDINGS, ROADS, RETENTION AREA, AND REMAINING LANDSCAPE AREA

BMP CN Calcs

Cat 1 - West Swale

Land use	Area (ac)	CN	Area x CN
Pervious	0.13	80	10.4
Non-DCIA	0.03	95	2.85
Total	0.16		13.25
Weighted CN			**83**

Cat 2 - East Swale

Land use	Area (ac)	CN	Area x CN
Pervious	0.24	80	19.2
Non-DCIA	0.05	95	4.75
Total	0.29		23.95
Weighted CN			**83**

Cat 3 - Buildings, Roads, Retention Areas, and Remaining Landscape Area

Land use	Area (ac)	CN	Area x CN
Pervious	1.66	80	132.8
Non-DCIA	0.00	95	0
Total	1.66		132.8
Weighted CN			**80**

DCIA =	2.36 ac
Total Cat. Area =	4.02 ac
% DCIA =	**58.7%**

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	01.20.2026	

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE. SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
144100002
DATE
JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

POST-DEVELOPMENT CATCHMENT MAP

TIDES AT DEERFIELD BEACH

PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC

SHEET NUMBER
AP-4

Plotted By: Edwards, Brigid Sheet Set: ########## Layout: C-400 DRAINAGE PLAN January 20, 2026 08:59:43pm K:\BCD_Civil\144100002 - Deer Creek\CADD\Exhibits\2025.05.29 - Basin Maps\Post-Development Catchment Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Complete Report (not including cost) Ver 4.3.5

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026 5:54:58 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	West Swale	East Swale	Buildings, Roads, Retention Areas, and Remaining Landscape Area
Rainfall Zone	Florida Zone 5	Florida Zone 5	Florida Zone 5
Annual Mean Rainfall	59.00	59.00	59.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346
Area (acres)	0.16	0.29	4.02
Rational Coefficient (0-1)	0.16	0.16	0.16
Non DCIA Curve Number	80.00	80.00	80.00
DCIA Percent (0-100)	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.042	1.042	1.042
Phosphorus EMC (mg/l)	0.346	0.346	0.346
Runoff Volume (ac-ft/yr)	0.124	0.224	3.103
Groundwater N (kg/yr)	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	0.159	0.288	3.987
Phosphorus Loading (kg/yr)	0.053	0.096	1.324

Post-Condition Landuse Information

Landuse	User Defined Values	User Defined Values	User Defined Values
Area (acres)	0.16	0.29	4.02
Rational Coefficient (0-1)	0.19	0.19	0.54
Non DCIA Curve Number	83.00	83.00	80.00
DCIA Percent (0-100)	0.00	0.00	58.70
Wet Pond Area (ac)	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.840	1.840	1.840
Phosphorus EMC (mg/l)	0.520	0.520	0.520
Runoff Volume (ac-ft/yr)	0.148	0.268	10.647
Groundwater N (kg/yr)	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	0.336	0.609	24.155
Phosphorus Loading (kg/yr)	0.095	0.172	6.826

Catchment Number: 1 Name: West Swale

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026

Swale Design

Swale Top Width for Flood Conditions - **W** (ft)	5.000
Swale Bottom Width - **B** (ft)	1.000
Swale Length - **L** (ft)	168.000
Average Impervious Length (ft)	0.000
Average Impervious Width (ft)	0.000
Average Pervious Width (ft)	40.000

Swale Slope (foot drop/foot length) - **S**	0.010
Mannings N	0.050
Soil Infiltration Rate (in/hr)	6.500
Side Slope of Swale horizontal/vertical - **Z**	13.000
Average Height of Swale Block - **H**	0.000
Length of Berm Upstream of Crest - $\mathbf{L_b}$	0.000
Runoff Area (acres)	0.000
Number of Swale Blocks	

Watershed Characteristics

Catchment Area (acres)	0.16
Contributing Area (acres)	0.160
Non-DCIA Curve Number	83.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	53
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	44
Provided TP Treatment Efficiency (%)	90

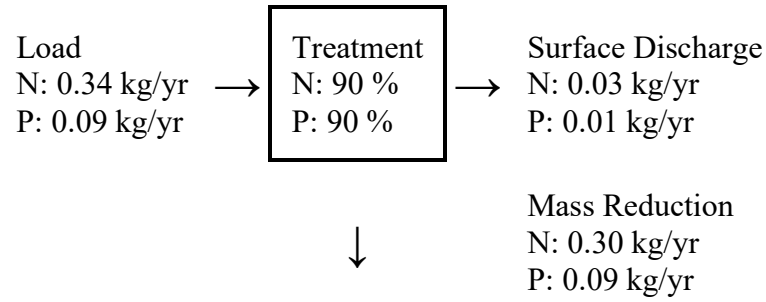
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

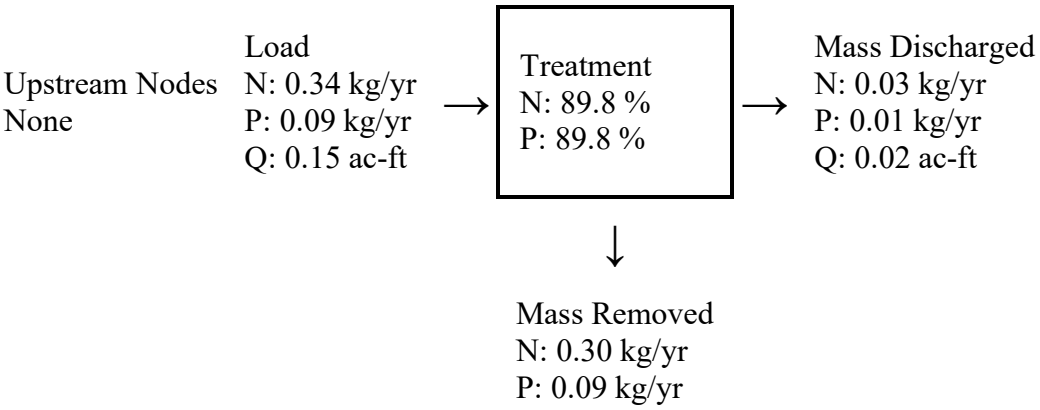
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.043
TN Mass Load (kg/yr)	0.302
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.085
TP Concentration (mg/L)	0.000

Load Diagram for Swale (stand-alone)



Load Diagram for Swale (As Used In Routing)



Catchment Number: 2 Name: East Swale

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026

Swale Design

Swale Top Width for Flood Conditions - **W** (ft)	5.000
Swale Bottom Width - **B** (ft)	1.000
Swale Length - **L** (ft)	550.000
Average Impervious Length (ft)	0.000
Average Impervious Width (ft)	0.000
Average Pervious Width (ft)	18.000
Swale Slope (foot drop/foot length) - **S**	0.003

Mannings N	0.050
Soil Infiltration Rate (in/hr)	6.500
Side Slope of Swale horizontal/vertical - **Z**	10.000
Average Height of Swale Block - **H**	0.000
Length of Berm Upstream of Crest - $\mathbf{L_b}$	0.000
Runoff Area (acres)	0.000
Number of Swale Blocks	

Watershed Characteristics

Catchment Area (acres)	0.29
Contributing Area (acres)	0.290
Non-DCIA Curve Number	83.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	53
Provided TN Treatment Efficiency (%)	93
Required TP Treatment Efficiency (%)	44
Provided TP Treatment Efficiency (%)	93

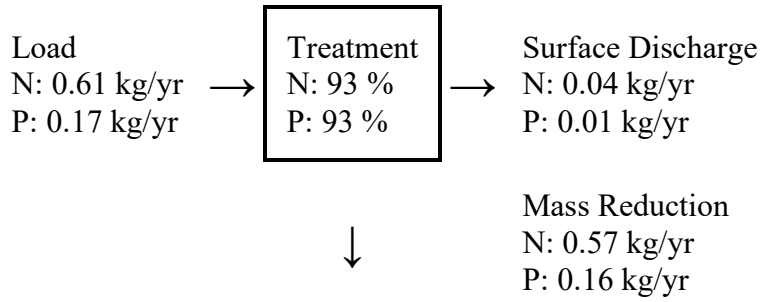
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

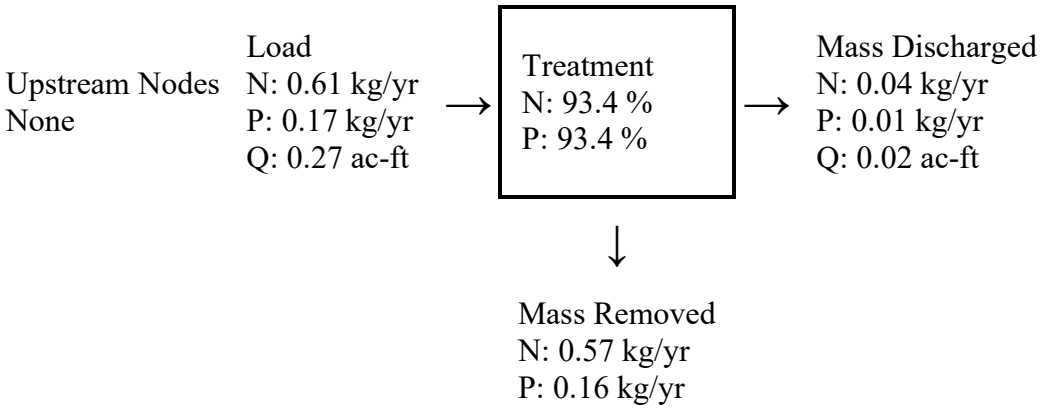
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.083
TN Mass Load (kg/yr)	0.568
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.161
TP Concentration (mg/L)	0.000

Load Diagram for Swale (stand-alone)



Load Diagram for Swale (As Used In Routing)



Catchment Number: 3 Name: Buildings, Roads, Retention Areas, and Remaining Landscape Area

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026

Retention Design

Retention Depth (in)	1.620
Retention Volume (ac-ft)	0.543

0.54 ac-ft of dry retention is provided.

Watershed Characteristics

Catchment Area (acres)	4.02
Contributing Area (acres)	4.020

Non-DCIA Curve Number	80.00
DCIA Percent	58.70
Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	83
Provided TN Treatment Efficiency (%)	82
Required TP Treatment Efficiency (%)	81
Provided TP Treatment Efficiency (%)	82

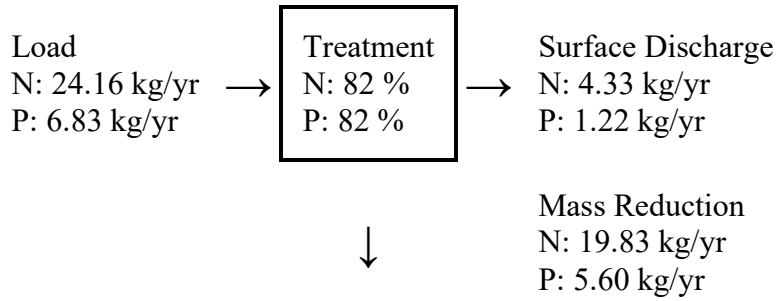
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

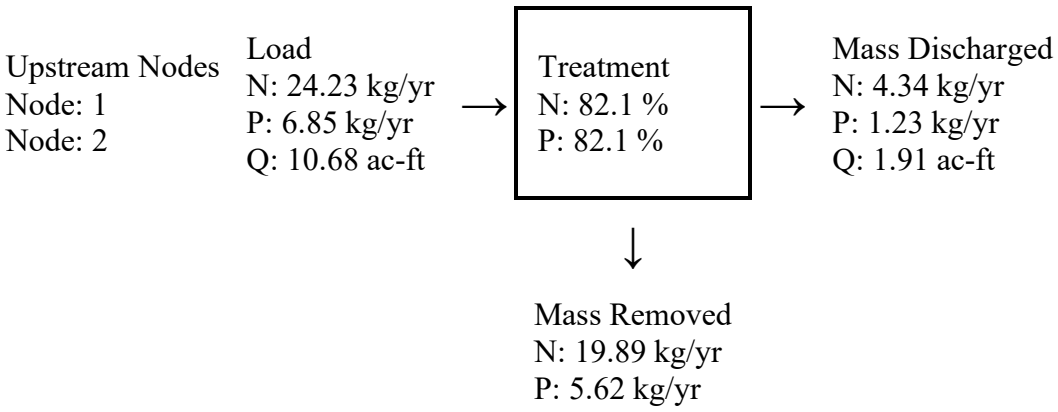
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	19.825
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	5.603
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Tides at Deerfield Beach - Swale and Site

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (West Swale) Swale

Catchment 2 - (East Swale) Swale

Catchment 3 - (Buildings, Roads, Retention Areas, and Remaining Landscape Area) Retention

Based on % removal values to the nearest percent

Date:1/20/2026

Routing Summary

Catchment 1 Routed to Catchment 3
Catchment 2 Routed to Catchment 3
Catchment 3 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	4.43 kg/yr	
Total N post load	25.1 kg/yr	
Target N load reduction	82 %	
Target N discharge load	4.43 kg/yr	
Percent N load reduction	83 %	
Provided N discharge load	4.34 kg/yr	9.58 lb/yr
Provided N load removed	20.76 kg/yr	45.77 lb/yr

Nutrient Removal Efficiency provides the required nutrient removal efficiency and is at 80% as required.

Phosphorus

Surface Water Discharge

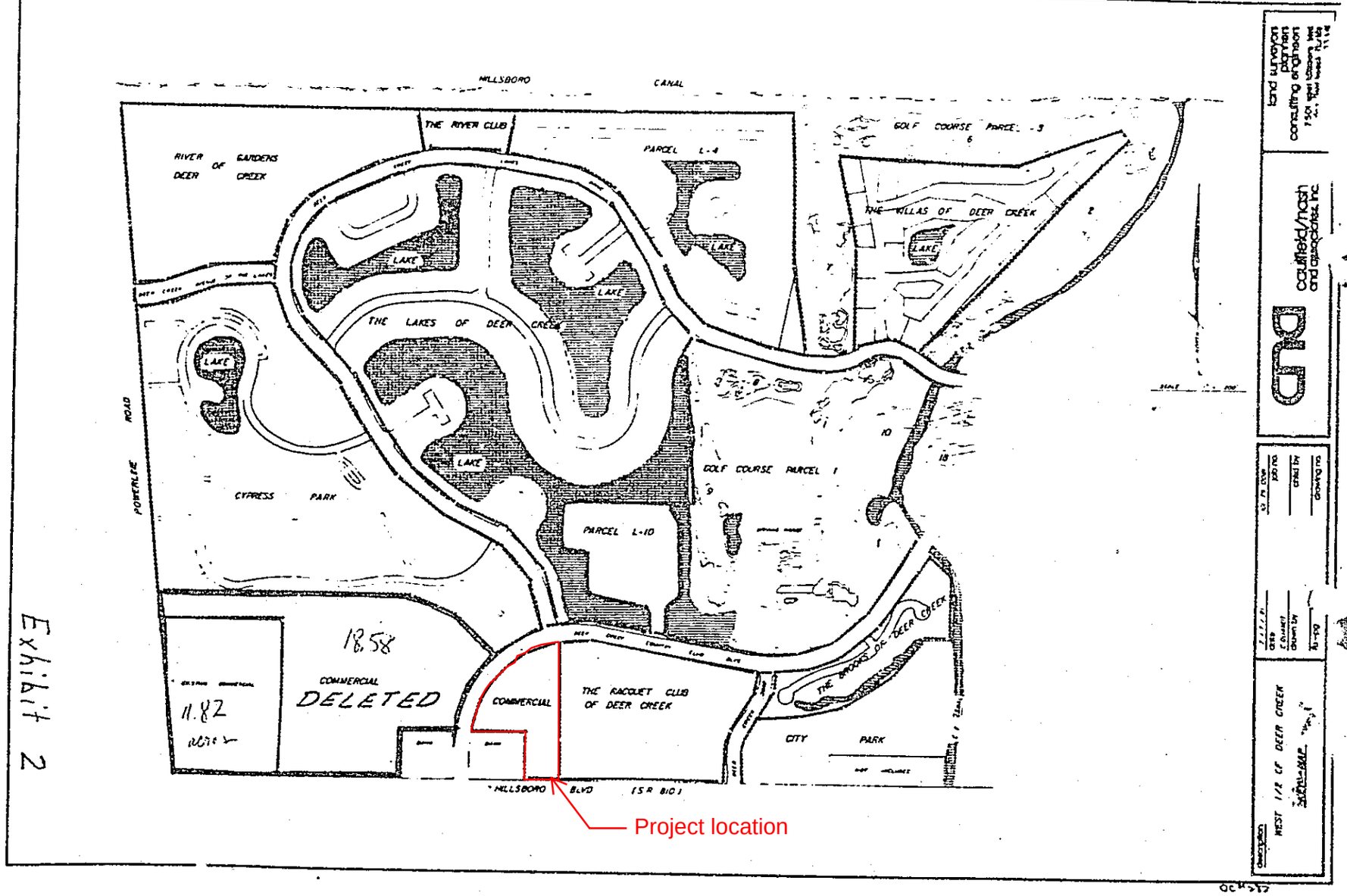
Total P pre load	1.472 kg/yr	
Total P post load	7.093 kg/yr	
Target P load reduction	79 %	
Target P discharge load	1.472 kg/yr	
Percent P load reduction	83 %	
Provided P discharge load	1.227 kg/yr	2.71 lb/yr
Provided P load removed	5.866 kg/yr	12.935 lb/yr

Nutrient Removal Efficiency provides the required nutrient removal efficiency and is at 80% as required.

APPENDIX 5

PERMIT NO. 06-00372-S EXCERPTS

EXCERPT FROM PERMIT NO. 06-00372-S



EXCERPT FROM PERMIT NO. 06-00372-S

Project was previous zoned for Commercial use. Thus, the commercial land use coverage breakdown is used

SHWL ELEVATION

MINIMUM DESIGN ELEVATIONS

Permit Modification
***** SURFACE WATER MANAGEMENT SYSTEM *****

WEST HALF OF DEER CRK.
Deerfield Beach, Florida

DESIGN CRITERIA:

Allowable 25-year peak discharge = 12.05 CFS
Lake Control Stage = El. 10.00
Proposed minimum road grade = El. 13.50
Proposed minimum finish floor level = El. 14.85
24-hour rainfall depths: 10-year,1 day = 9.00 inches
25-year,3 day = 11.00 inches
100-year,3 day = 14.00 inches

COMPUTATIONS:

TRACT	TOTAL AREA (Acres)	LAKE AREA (Acres)	BLDG. AREA (Acres)	PAVED AREA (Acres)	GREEN AREA (Acres)
Park	8.52	----	0.27	0.84	7.47
Deer Creek Road	1.00	----	----	0.49	0.50
Racquet Club	15.12	----	1.90	7.17	6.05
Commercial	5.85	----	1.53	3.01	1.31
D.C. C.C. Blvd.	5.89	----	----	4.25	1.64
Golf Course Par. 1	36.15	----	0.20	1.49	34.38
Golf Course Par. 3	24.91	----	----	----	24.91
Villas of D.C.	18.99	1.42	5.68	3.10	8.79
D.C. Lakes Drive	10.59	----	----	5.03	5.56
Parcel L-4	25.33	2.56	4.24	3.03	15.50
Lakes of D.C.	74.43	33.35	8.29	6.00	26.79
River Club	7.30	----	0.08	0.43	6.79
Parcel L-1	22.55	----	4.54	6.12	11.87
D.C. Ave. of Lakes	1.80	----	----	1.04	0.76
Cypress Park	46.34	4.65	7.49	11.94	21.63
Parcel L-10	7.04	----	0.76	1.91	4.37
TOTAL	311.86	41.98	35.06	55.85	178.97

I. Compute pervious/impervious acreages:

Impervious acreage = Lake + Bldg. + Paved
= 41.98 + 35.06 + 55.85 = 132.89 Acres

% Impervious = $\frac{132.89 \text{ Acres}}{311.86 \text{ Acres}} \times 100 = 43\%$ (42%)

Pervious acreage = Total - Impervious
= 311.86 - 132.89 = 178.97 Acres

% Pervious = $\frac{178.97 \text{ Acres}}{311.86 \text{ Acres}} \times 100 = 57\%$

II. Compute soil storage and SCS Curve Number

1. Control Level = El. 10.00 NGVD.

APPENDIX 6

GEOTECHNICAL REPORT

March 26, 2025

Mr. Matthew Nelson
K. Hovanian Southeast Florida Division, LLC
3601 Quantum Blvd
Boynton Beach, FL 33426
Phone: 561-810-7047
Email: manelson@khov.com

RE: Exfiltration Tests
Deer Creek
W Hillsboro Blvd & Deer Creek Country Club Blvd, Deerfield Beach, FL 33442
UES Project No.: 2130.2500024.0000

Dear Mr. Nelson,

GFA International, Inc. d/b/a Universal Engineering Sciences (UES) performed four (4) exfiltration tests at the locations shown in **Figure 1** for the above-mentioned project to assess the hydraulic conductivity coefficient data for the design of the drainage area. The exfiltration tests were performed in general accordance with the SFWMD Constant Head "Usual Condition" Open Hole Test Method to a depth of 10 feet below the ground surface. The calculated hydraulic conductivity coefficient for the exfiltration tests were as follows:

Exfiltration Test	Hydraulic Conductivity*
EX01	1.0×10^{-4} $ft^3/sec/ft^2\text{-}ft$
EX02	1.2×10^{-4} $ft^3/sec/ft^2\text{-}ft$
EX03	1.6×10^{-4} $ft^3/sec/ft^2\text{-}ft$
EX04	1.1×10^{-4} $ft^3/sec/ft^2\text{-}ft$

The test results are attached to this letter.

The stratification encountered during UES's exploration are presented in the attached test logs. It should be noted that soil conditions might vary between what is depicted on the attached log and other areas of the site. The soil boring data reflect information from a specific test location only. Site specific survey staking for the test location was not provided for UES's field exploration.

The test location was determined in the field by a project engineer by measuring distances and estimating right angles from existing site features. The latitude, longitude, and elevation noted in UES's boring logs were taken from Google Earth. Google Earth uses WGS-84 or Local Mean Sea Level (MSL) as datum.

It should be noted that elevations may not always be correct if fill is added or site grades change to a site after Google captures the image. The exfiltration location and elevations noted should, therefore, be considered approximate.

UES appreciates the opportunity to be of service to you on this project and look forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Respectfully Submitted,
UES
Registry No. 4930

Caleb Castillo
Geotechnical Staff Engineer

Alberto J. Mercado, P.E.
Geotechnical Department Manager
Professional Engineer #95703
State of Florida

This item has been digitally signed and sealed by [Alberto J. Mercado] on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachments:
Figure 1 – Test Location Plan
Hydraulic Conductivity Test Results
Test Logs

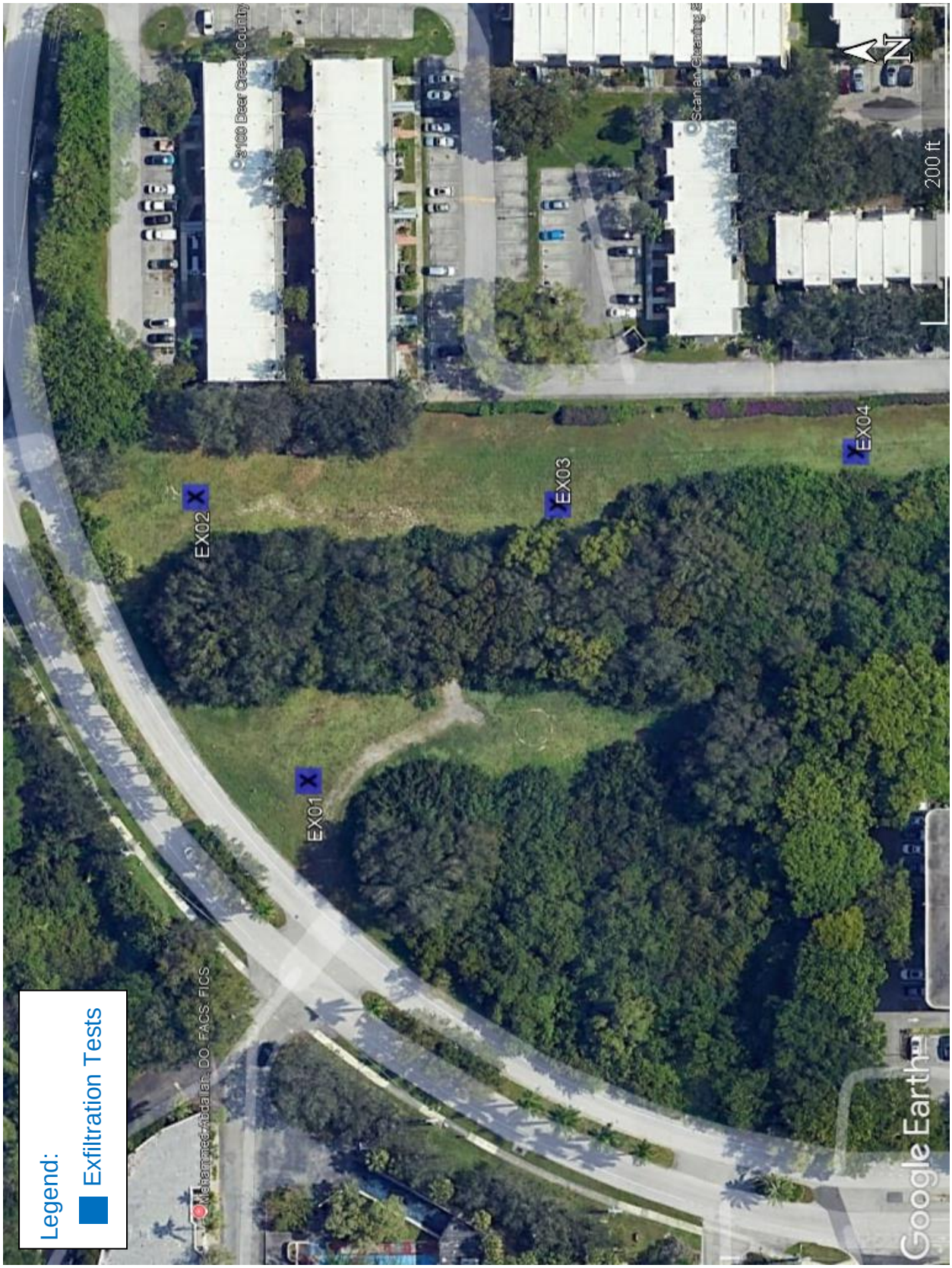


FIGURE 1 – TEST LOCATION PLAN

DEER CREEK
DEERFIELD BEACH, FL
UES PROJECT NO: 2130.2500024.0000

NOTE: BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.

HYDRAULIC CONDUCTIVITY TEST RESULTS

Project name: Deer Creek

Project number: 2130.2500024.0000

Date: 3/25/2025

SFWMD USUAL Open Hole Formula:

$$K = \frac{4Q}{\pi d(2H_2^{\ 2} + 4H_2D_s + H_2d)}$$

Exfiltration Number	First volume of water reading (after stabilization)	Final volume of water reading	Elapsed time	Average flow rate at constant head Q	Average flow rate at constant head Q*0.00223	Perforated casing diameter or hole diameter (d)	Water table* H_2	Total length of bore hole	Length of bore hole below stabilized ground water (Ds)	Hydraulic Conductivity (K)
	gallon	gallon	min.	gallon/minute	ft^3/sec	ft	ft	ft	ft	ft^3/sec/ft^2 - ft of head
EX-1	**0.0**	**20.0**	10	2.00	0.0045	0.33	**6.0**	**10.0**	4.0	**1.0E-04**
EX-2	**0.0**	**23.6**	10	2.36	0.0053	0.33	**6.0**	**10.0**	4.0	**1.2E-04**
EX-3	**0.0**	**30.2**	10	3.02	0.0067	0.33	**5.5**	**10.0**	4.5	**1.6E-04**
EX-4	**0.0**	**20.8**	10	2.08	0.0046	0.33	**6.0**	**10.0**	4.0	**1.1E-04**

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX01

CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.319627 **LONGITUDE** -80.146905
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft / Elev 6.00 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0			Gray, fine to medium grained SAND (SP) with trace limestone fragments.	
			1.0	11.0
	10.0		Tan, fine to medium grained SAND (SP).	
2.5				
			4.0	8.0
	7.5		Gray, fine to medium grained SAND (SP) with LIMESTONE fragments trace silt.	
5.0				
			5.5	6.5
			Gray, fine to medium grained SAND (SP) with LIMESTONE fragments. ▽	
	5.0			
7.5				
	2.5			
10.0			10.0	2.0
			Bottom of borehole at 10.0 feet.	

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX02

CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.319821 **LONGITUDE** -80.146363
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft / Elev 7.00 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	12.5		Gray, fine to medium grained SAND (SP).	
2.0				11.0
2.5	10.0		Tan, fine to medium grained SAND (SP).	
4.0				9.0
5.0	7.5		Gray, fine to medium grained SAND (SP) with LIMESTONE fragments trace silt and shell fragments.	
6.0 ▽				7.0
7.5	5.0		Gray, fine to medium grained SAND (SP) with trace shell fragments.	
10.0				3.0
10.0			Bottom of borehole at 10.0 feet.	

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX03

CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.3192 **LONGITUDE** -80.146376
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.50 ft / Elev 7.50 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0	12.5		Tan, fine to medium grained SAND (SP) with trace limestone fragments.	
1.0				12.0
			Light gray, fine to medium grained SAND (SP).	
2.5	10.0			
4.5				8.5
			Gray, fine to medium grained SAND (SP) with SHELL fragments and trace silt.	
5.0	7.5		▽	
6.5				6.5
			Gray, fine to medium grained SAND (SP) with SHELL fragments.	
7.5	5.0			
10.0				3.0
			Bottom of borehole at 10.0 feet.	

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX04

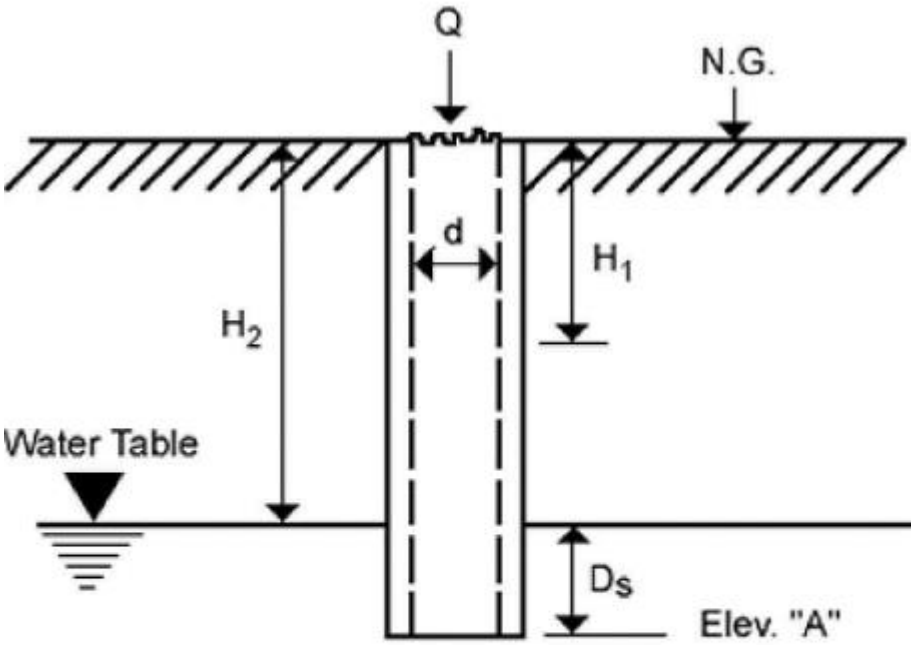
CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.31869 **LONGITUDE** -80.146274
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft / Elev 7.00 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				
	12.5		Gray, fine to medium grained SAND (SP) with trace limestone fragments.	
2.0				11.0
2.5			Tan, fine to medium grained SAND (SP).	
	10.0			
5.0				8.0
	7.5		Gray, fine to medium grained SAND (SP) with trace shell fragments. ▽	
7.5				
	5.0			
10.0				3.0

Bottom of borehole at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

USUAL OPEN-HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.² – ft. head)

Q = "Stabilized" Flow Rate (cfs)

d = Diameter of Test Hole (ft)

H_2 = Depth to Water Table (ft)

D_S = Saturated Hole Depth (ft)

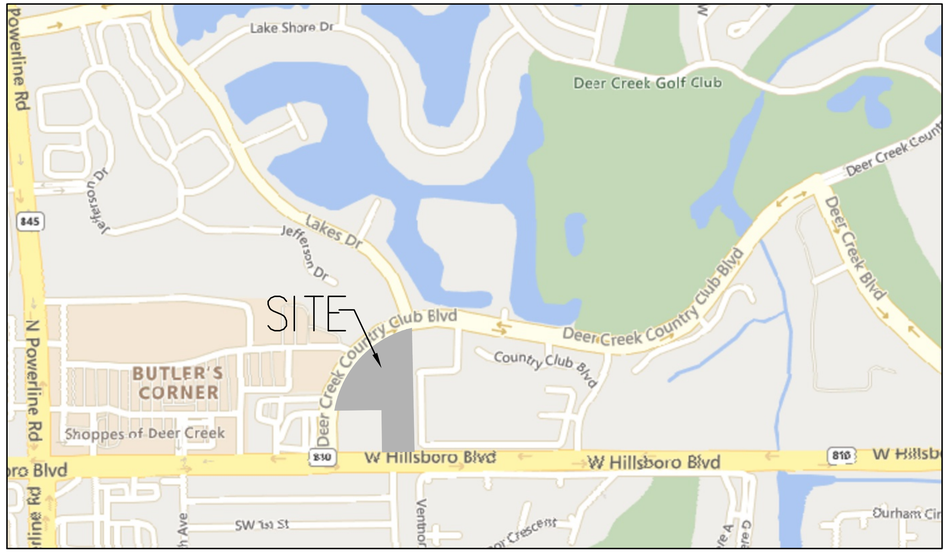
Elev. "A" = Proposed Trench Bottom Elev. (ft – NGVD)

H_1 = Average Head on Unsaturated Hole Surface (ft. head)

APPENDIX 7

OFFSITE DRAINAGE
CALCULATIONS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

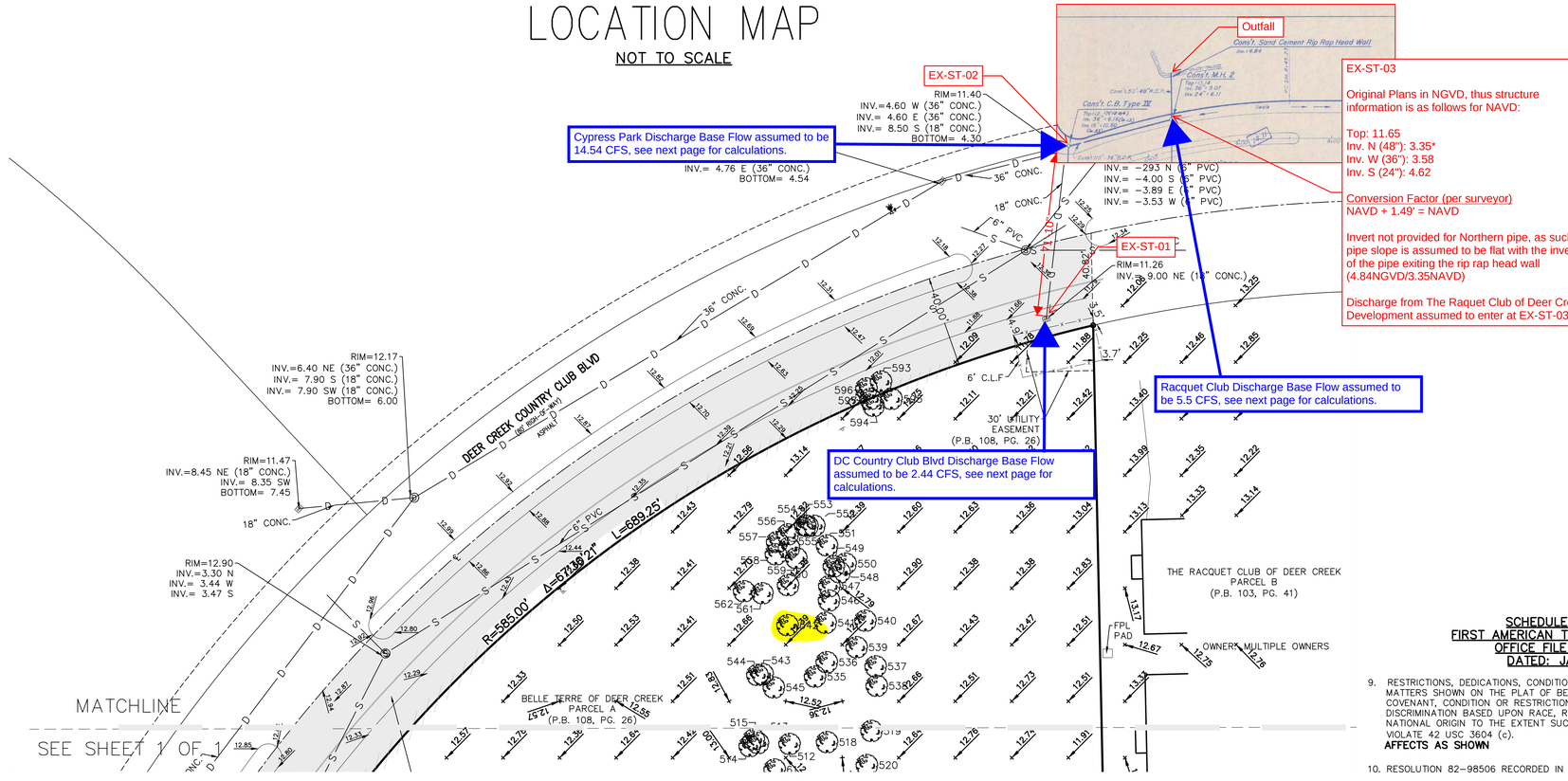
LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON–VEHICULAR ACCESS LINE (PLAT)
– WOOD POWER POLE (UNLESS NOTED)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– OVERHEAD WIRES
– ANCHOR
– WATER METER
– REDUCED PRESSURE ZONE
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER.: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – SURVEYING
LANDSCAPE ARCHITECTURE – SUITE 100
7900 GLADES ROAD – 33434
BOCA RATON, FLORIDA
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 2
OF 5 SHEETS

EXCERPT FROM PERMIT NO. 06-00372-S

Permit Modification
***** SURFACE WATER MANAGEMENT SYSTEM *****

WEST HALF OF DEER CAT.
Deerfield Beach, Florida

DESIGN

SHWL ELEVATION

Project was previous zoned for Commercial use. Thus, the commercial land use coverage breakdown is used

Allowable 25-year peak discharge = 17.05 CFS
Lake Control Stage = El. 10.00
Proposed minimum road grade = El. 13.50
Proposed minimum finish floor level = El. 14.85

MINIMUM DESIGN ELEVATIONS

24-hour rainfall depths: 10-year,1 day = 9.00 inches
25-year,3 day = 11.00 inches
100-year,3 day = 14.00 inches

COMPUTATIONS:

TRACT	TOTAL AREA (Acres)	LAKE AREA (Acres)	BLDG. AREA (Acres)	PAVED AREA (Acres)	GREEN AREA (Acres)
Park	8.52	----	0.27	0.84	7.47
Deer Creek Road	1.00	----	----	0.49	0.50
Racquet Club	15.12	----	1.90	7.17	6.05
Commercial	5.85	----	1.53	2.01	1.31
D.C. C.C. Blvd.	5.89	----	----	4.25	1.64
Golf Course Par. 1	36.15	----	0.20	1.49	34.38
Golf Course Par. 3	24.91	----	----	----	24.91
Villas of D.C.	18.99	1.42	5.58	3.10	8.79
D.C. Lakes Drive	10.59	----	----	5.03	5.56
Parcel L-4	25.33	2.56	4.24	3.03	15.50
Lakes of D.C.	74.43	33.35	8.29	6.00	26.79
River Club	7.30	----	0.08	0.43	6.79
Parcel L-1	22.55	----	4.54	6.12	11.87
D.C. Ave. of Lakes	1.80	----	----	1.04	0.76
Cypress Park	46.34	4.65	7.49	11.94	21.63
Parcel L-10	7.04	----	0.78	1.91	4.37

Racquet Club
Flow is equal to Q = CIA

C = 0.65 (see calculation below)
I = 0.56 in/hr (per IDF curve for higher intensity 100 YR/1Day storm event - to be conservative)
A = 15.12 ac

Q = 0.65x 0.56 x 15.12 = 5.50 cfs
5.50 cfs utilized in Stormwise Base Flow for EX-ST-02

DC Country Club Blvd
Flow is equal to Q = CIA

C = 0.74 (see calculation below)
I = 0.56 in/hr (per IDF curve for higher intensity 100 YR/1Day storm event - to be conservative)
A = 5.89 ac

Q = 0.74 x 0.56 x 5.89 = 2.44 cfs
2.44 CFS utilized in Stormwise Base Flow for EX-ST-01

Cypress Park
Flow is equal to Q = CIA

C = 0.56 (see calculation below)
I = 0.56 in/hr (per IDF curve for higher intensity 100 YR/1Day storm event - to be conservative)
A = 46.34 ac

Q = 0.56 x 0.56 x 46.34 = 14.54 cfs
14.54 CFS utilized in Stormwise Base Flow for EX-ST-03

Racquet Club Rational C Calculation

Land Use Breakdown from Master Permit	
Land Use Type	**Area**
Lake Area	0
Building Area	1.90
Paved Area	7.17
Green Area	6.05
Total	15.12

From FDOT DDG - Table B-4 for Flat Sandy Soils

Land Use	Associated Runoff Coeff.
Rooftops/Pavement	0.95
Pasture/Grass	0.20
Weighted C =	0.65

DC Country Club Blvd Rational C Calculation

Land Use Breakdown from Master Permit	
Land Use Type	**Area**
Lake Area	0
Building Area	0.00
Paved Area	4.25
Green Area	1.64
Total	5.89

From FDOT DDG - Table B-4 for Flat Sandy Soils

Land Use	Associated Runoff Coeff.
Rooftops/Pavement	0.95
Pasture/Grass	0.20
Weighted C =	0.74

Cypress Park Rational C Calculation

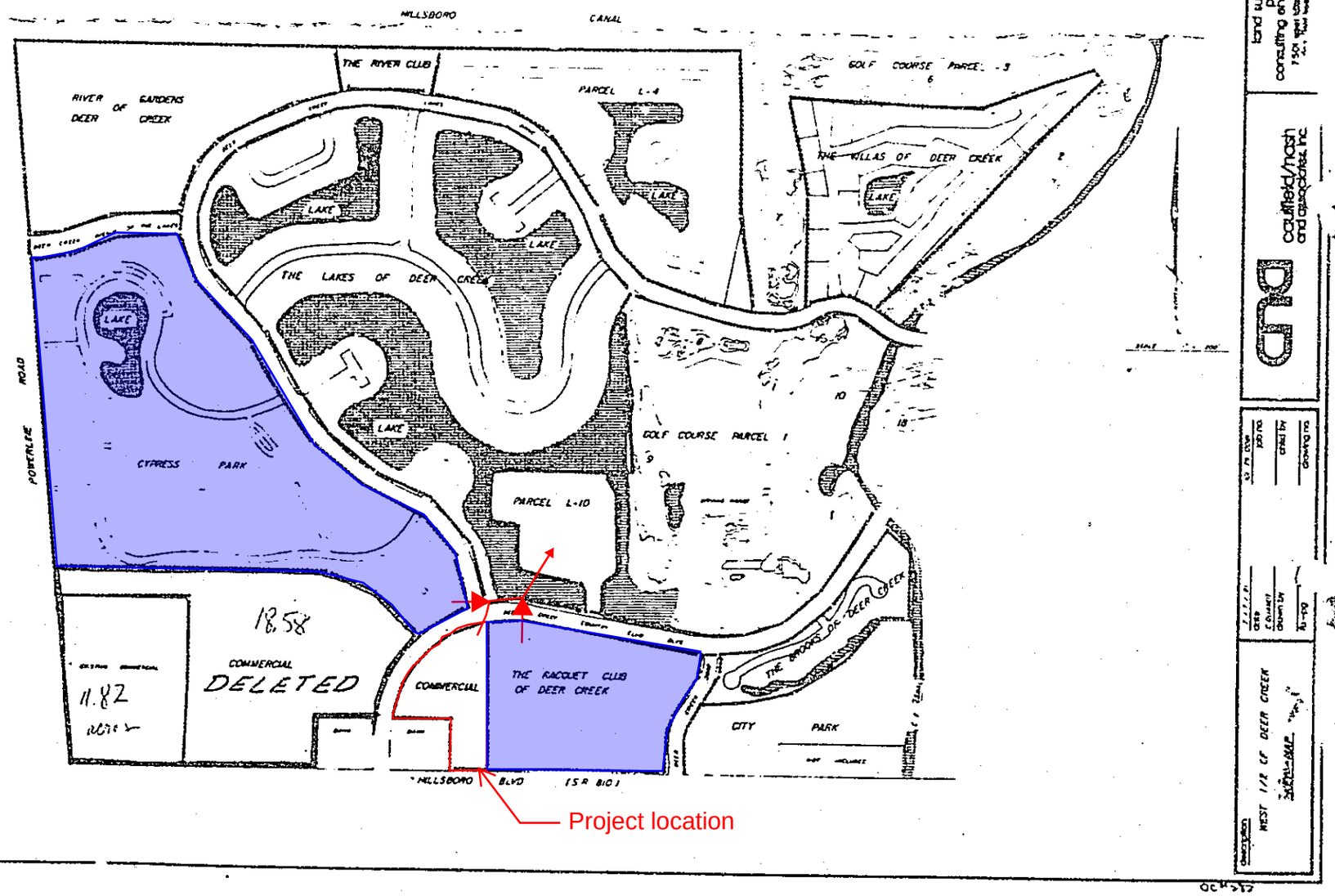
Land Use Breakdown from Master Permit	
Land Use Type	**Area**
Lake Area	4.65
Building Area	7.49
Paved Area	12.57
Green Area	21.63
Total	46.34

From FDOT DDG - Table B-4 for Flat Sandy Soils

Land Use	Associated Runoff Coeff.
Rooftops/Pavement	0.95
Pasture/Grass	0.20
Weighted C* =	0.56

Lake Excluded from Runoff Calculations, as it is anticipated to store water from site. Site runoff conservatively assumed to route through EX-ST-02, as more than one connection to the master system exists, less flow likely occurs at this structure.

EXCERPT FROM PERMIT NO. 06-00372-S



DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach**	**Application No.:**	**25-RM15-69**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Club Blvd**
Department/Division:	**Planning and Development**		
Position:	**Planner II**		
Date of Review:	**February 12, 2026**		
Submittal No.:	**3**		

Future submittals will not be accepted if they are not in the required sheet order and/or missing sheets. Refer to comment B2 regarding sheet order.

A.	**GENERAL COMMENTS:**
1.	The Project coordinator, Emily Cortez, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
1a.	Comment acknowledged.
2.	The initial site plan application fee includes the first review plus two resubmittals. Per Section 98-13(b)(4) and as provided in the City's fee schedule (Resolution 2018/194), any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee to be submitted for each submittal thereafter, which will be $759.
2a.	Comment acknowledged.
3.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
3a.	Comment acknowledged.
4.	Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety and Parks. Payment of these fees are due at the time of Building permit submittal. Please note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete. 1. Fire Rescue $6,241.45 2. Police $2,761.03

	3. Parks $44,290
4a.	Comment acknowledged.
5.	Applicants are required to compensate the city for any costs associated for reviews made by a City consultant for items such as traffic and noise. The Certificate of Concurrency Letter shall not be issued until all associated fees are paid.
5a.	Comment acknowledged.
6.	This property is subject to Broward County transportation concurrency approval, based on the level of development intensity shown on the plat for this site. At this time, the applicant is advised to verify with Broward County whether an amendment to the restrictive note on the plat is required. Plat note amendments also require City approval pursuant to subsection 98-17 of the Land Development Code. The issuance of building permits may be delayed until such requirements are satisfied.
6a.	Comment acknowledged.
7.	Contact Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org for the issuance of the Transportation Concurrency Certificate and Environmental Certificate.
7a.	Comment acknowledged.
8.	Contact Broward County Resilient Environment Department, Environmental Engineering and Permitting (954-519-1483 and EEPD@broward.org) to determine if there are any jurisdictional wetlands that need to be mitigated or provide proof of prior mitigation.
8a.	Comment acknowledged.
9.	Provide evidence that the wording of the plat note amendment, as submitted in this application, meets approval form Broward County Urban Planning Division.
9a.	Comment acknowledged.
10.	As of February 1, 2008, the Public-School Impact Application (PSIA) must be submitted to the School Board of Broward County for developments that are required to submit to the School District. Evidence of submittal of the PSIA is required prior to submittal of a development application with a residential component to the City. Be advised that the Broward County School District will not accept any development application that does not include the attached form and the appropriate application fee. The form is available at http://www.broward.k12.fl.us/propertymgmt/#GrouthMgnt. If you have any questions, contact Chris Akagbosu at 754-321-8352. A copy of the school capacity availability determination (SCAD) letter from the School Board of Broward County must be submitted to the Planning and Development Services Department prior to City Commission approval of a site plan for a residential development. Please note that school capacity availability determination has a six-month expiration period. An updated copy of the determination letter will be required prior to City Commission approval.
10a.	Comment acknowledged.
11.	Community Meeting - Prior to being scheduled for a public hearing, the Applicant is encouraged to hold its own meeting with the surrounding community to explain the proposed project and seek feedback. At a minimum, the applicant should invite all

	properties within 500 feet of the subject site. If a meeting is held, please provide Planning and Development Services staff with the meeting details for record on the file.
11a.	Comment acknowledged.
12.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.
12a.	Comment acknowledged.
13.	Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist.
13a.	Comment acknowledged.
14.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
14a.	Comment acknowledged.
15.	A cost recovery deposit for XXXX (traffic, legal, noise) services is required to be paid by the Applicant per Ch.98, Art. VII of the Deerfield Beach Land Development Code. The amount of the deposit will be provided under separate cover. The deposit is to be made payable to the City of Deerfield Beach. Payment is required prior to the next review or the submittal will be considered incomplete. For the entirety of the project, the applicant must have a positive balance of not less than $300.00 in their cost recovery account. At any time, the applicant's account is below this amount, the applicant will be required to deposit additional funds as needed.
15a.	Comment acknowledged.
16.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
16a.	Comment acknowledged.
17.	A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department.
17a.	Comment acknowledged.
18.	Per Section 98-14(j), Expiration or extension of site plan approval. A site plan approval shall expire 18 months following the date of approval unless a building permit for a principal building as required by the Florida Building Code, has been issued to the applicant and kept in force so that work is proceeding towards a

	completion of the site and project in a commercially reasonable time.
18a.	Comment acknowledged.
19.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
19a.	Comment acknowledged.
20.	Are these fee-simple/for sale townhome units? If so, each unit must indicate a building number and unit number. Fee-simple homes will require individual surveys at time of Certificate of Occupancy.
20a.	Comment addressed.

B.	**APPLICATION:**
1.	Per Section 98-13(b)(8) all pages must be signed and sealed as well as being consistently scaled using a measurement found on a civil engineer's scale. The provided site plan, landscape plan, and irrigation plan do not have a consistent scale. Choose either 1" = 40' or 1" = 20'.
1a.	Comment addressed.
2.	Per Section 98-13(b)(8), The applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Site Plan, Site Plan Details (as needed), Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan. We require stapled sets in the above sheet order. We do not need renderings until we are ready for Community Appearance Board.
2a.	Comment addressed.
3.	Per Section 98-13(8)(j) The attached document titled Conceptual Engineering Plan are advisory comments and shall be addressed upon submittal of the engineering permit. Applicant must not resubmit conceptual engineering plan sets or address these comments during the DRC process.
3a.	Comment acknowledged.
4.	Per Section 98-13(b)(7) Provide a receipt from the district showing that a Public-School Impact Application (PSIA) has been accepted for the application.
4a.	Comment addressed.
5.	Be sure that all sheets are facing the same orientation.
5a.	Comment addressed.
6.	While its less than 500 trips, entrance and exit are in line with the existing west entrance and exit creating a 4-way intersection. As the newly proposed intersection will be within an approximate 275 feet from Hillsboro Blvd and the proposed NVAL location, per section 98-17(2), a site-specific traffic study will be required to show the impact upon Deer Creek (DC) Country Club Blvd. Additionally, staff has concerns that a vehicle heading left or straight on DC Country Club Blvd will not have the appropriate space between the road and the median for a midsection stall.
6a.	Comment addressed.
7.	Consider expanding the dedicated right turn only lane that conflicts with existing bike lane. Offsite improvements may be needed.

7a.	Comment acknowledged, see response to comments.
8.	Prior to the resubmittal, a traffic methodology letter must be submitted.
8a.	Comment addressed.

C.

	COVERPAGE:
1.	Provide a cover page.
1a.	Comment addressed.
2.	Per Section 98-13(8)(a)(1) Provide the name of project, address and folio number.
2a.	Comment addressed.
3.	Per Section 98-13(8(a)(2) Provide the project description and scope of work.
3a.	Comment addressed.
4.	Per Section 98-13(8)(a)(3) Provide a location map showing adjacent land use and zoning and all curbs and median cuts within 300 feet.
4a.	Comment not addressed. In addition to the location, provide adjacent land use and zoning and all curbs and medians cuts within 300 feet.
4b.	Comment addressed.
5.	Per Section 98-13(8)(a)(4) Provide a table of contents.
5a.	Comment addressed.
6.	Per Section 98-13(8)(a)(5) Provide contact information of the applicant, property owner, and architect/engineer of record.
6a.	Comment partially addressed. Provide a main phone number or email.
6b.	Comment addressed.
7.	Per Section 98-13(8)(a)(6) Provide the revision date.
7a.	Comment addressed.

D.

	SURVEY:
1.	No comments.

E.

	SITE PLAN:
1.	Per Section 98-88(e), Minimum width of an aisle designed and intended for maneuvering of an automobile into a parking space, shall be in conformance with Schedule C. Standard driveway aisles are a minimum of 24' wide. The site plan proposes the use of the gutters to contribute to the driveway aisle and resident driveways, that is not permitted. Are you requesting a variance?
1a.	Comment addressed.
2.	If 3-bedroom units are being proposed, the driveway must accommodate for 2 parking spaces and the garage for the additional parking with a minimum width of 18 feet.
2a.	Comment addressed.
3.	Per Section 98-88(n), residential compact spaces may be provided in an amount not to exceed 75 percent of the total parking spaces provided on the site. Provide a table for the parking spaces and the sizes for guest parking.
3a.	Comment addressed.
4.	Per Section 98-88(n), Standard and compact parking spaces shall meet the

	requirements of Schedule C for size and configuration for guest parking.
4a.	Comment addressed.
5.	Per Schedule C, all spaces shall be provided with concrete wheel stops or extruded curbing placed 30 inches from the edge of the pavement for guest parking.
5a.	Comment addressed.
6.	Provide the measurement for the guest parking spaces measured from the sidewalk curb. Overhang onto the sidewalk is not permitted.
6a.	Comment addressed.
7.	Per Section 98-13(8)(c)(4) Provide existing and proposed ground mounted electrical and mechanical equipment and screening. Where is the pool equipment being located? Where are the A/C units? On the roof or ground?
7a.	Comment addressed.
8.	Per Section 98-13(8)(c)(5) Provide proposed fences and walls, including location, construction material, dimensions, setbacks, and height. What is the proposed height for the fences? Provide details of all types of fencing/walls being proposed,
8a.	Comments addressed.
9.	Per Section 98-13(8)(c)(7) Provide existing and proposed light pole locations.
9a.	Comment addressed.
10.	Per Section 98-13(8)(c)(9) Provide dumpster locations and detail for both trash and recycling showing required screening. Will it be dumpster enclosures or private bins?
10a.	Comment addressed.
11.	Per Section 98-13(8)(c)(11) Provide location of ADA compliant access to the rights-of-way.
11a.	Comment addressed.
12.	Per Section 98-13(8)(c)(13) Provide the location of all existing and proposed fire hydrants, if any.
12a.	Comment addressed.
13.	Per Section 98-13(8)(c)(15) Provide the location of all existing and proposed above ground and below ground storage tanks, if any.
13a.	Comment addressed.
14.	Per Section 98-13(8)(c)(16) The site data table is missing the following information: • Gross and net acreage of total site: Gross includes ½ of the right-of-way, Gross should be 4.73 per the survey, should just be a typo on the site plan data table. • Total percentage of landscaped open space: is the landscaping within the townhomes included in the overall landscape percentage? Provide • Existing and proposed land uses and zoning designations: Rezoning application is requesting RM-15 and site plan shows RM-10 regulations. • Square footage of all existing and proposed uses • Minimum building setback to all property lines (existing, required and proposed): The proposed entry way, Deer Creek Country Club Blvd, is considered the front yard, the entire curve. The rear is the east property line bordering multiple properties. The street side is bordering W Hillsboro Blvd. The 2 interior sides are bordering the property at 3275 W Hillsboro Blvd. • Provide a setback table for each (8-unit and 9- unit) townhomes from their property lines. • Total number of access spaces (existing, required, and proposed), including compact spaces: The parking ratio for 3 bedrooms is 2.5 for each unit, not

	2 spaces per unit and .50 for guests. Guests' spaces are encouraged but not required. Break it down Fix the site data tables to show RM-15 dimensional regulations and not RM-10.
14a.	Comment partially addressed. Provide a setback table for each (8-unit and 9- unit) townhomes from their property lines.
14b.	Comment addressed.
15.	Per Section 98-13(8)(c)(10) Provide proposed location and elevations of wall sign areas and ground sign locations. The setback of the monument sign is determined by the size of the sign per sec 102-8.
15a.	Comment addressed.
16.	The site data table states the proposed zoning designation is RM-10 however, the rezoning application is requesting RM-15. Be consistent.
16a.	Comment addressed.
17.	The driveway for the unit in the NE corner is too close to the gates. It may pose a problem getting in and out of the driveway. It is recommended to have a minimum 5' setback.
17a.	Comment addressed.
18.	Concrete wall at the SW corner cannot be within the landscape buffer.
18a.	Comment addressed.
19.	Provide detail of entrance and exit gates.
19a.	Comment addressed.
20.	Walkways appear to be in the middle of the dividing lines for each townhome.
20a.	Comment addressed.
21.	If providing fences for each unit, they must provide a gate for fire emergency.
21a.	Comment acknowledged.
22.	It appears the only mail kiosk is adjacent to the pool and cabana, which does not provide for sufficient parking for pick-up of mail, is one mail kiosk sufficient for 43 dwelling units?
22a.	Comment addressed.
23.	Show adjacent property to see if the proposed entrance aligns with the existing entrance/exit across the street.
23a.	Comment addressed.
24.	Provide the setback dimensions from the edge of patio cover to the rear property line.
24a.	Comment addressed.

F.

ELEVATIONS:	
1.	Per Section 98-13(8)(d)(1) Provide scale drawing illustrating all elevations of all principal and accessory buildings and structures, including height, dimensions, color, surface materials and texture.
1a.	Comment addressed.
2.	Per Section 98-13(8)(d)(2) Provide the general location of building wall signs and conceptual monument sign, if any.
2a.	Comment addressed.
3.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
3a.	Comment addressed.
4.	Per Section 98-13(8)(d)(4) Show the height of all buildings, overhangs, and

	canopies. Must provide a minimum 14-foot height for fire access.
4a.	Comment addressed.
5.	Per Section 78-7(b)(1) Building standards shall apply to all elevations of a building or structure.
5a.	Comment addressed.
6.	Per Section 78-7(b)(2) Exterior elevations shall be designed such that all building facades include substantial wall articulation (such as projecting ribs, columns, reveals and offsets) to avoid the effect of a single long or massive wall.
6a.	Comment partially addressed. North and South elevations must have some wall articulation.
6b.	Comment addressed.
7.	Per Section 78-7(b)(3) Structures shall be of an appropriate scale and mass that is designed in context with their sites, neighboring buildings and developments, and the community.
7a.	Comment addressed.
8.	Per Section 78-7(b)(7) A coordinated palette of colors, with a minimum of two colors shall be proposed for each building and associated structures, that includes one primary color and at least one secondary color, a range of minor accent colors, or all three types of colors. Bright or brilliant colors shall be minimized and may be used only for accents and must be compatible with the overall color scheme. Per the rendering, it meets the standards however, make sure it is notated on the elevations.
8a.	Comment addressed.
9.	We recommend to have an alternate color palette for the buildings.
9a.	Comment acknowledged.
	New Comments 12/8/25
10.	Per Section 78-7(b)(13), a minimum of two building materials used on all elevations. Previous submittal had renderings showing 2 different materials being used.
10a.	Comment addressed.

G.	**FLOOR PLANS:**
1.	Remove struck details from plans.
1a.	Comment addressed.
2.	Blow-ups of specific rooms are not required. Try to have both floors for Alpharetta II on the same page.
2a.	Comment addressed.
3.	Is a covered patio being proposed? If not remove from plans. The plans show an “X” on top of the covered patio floor plan.
3a.	Comment addressed.
4.	In reference to comment E7, are the A/C units on the roof? If so, show that there is proper screening.
4a.	Comment addressed.
5.	Further clarify the reference to Bayside at Lakes Townhomes branding and East Group Orlando. Provide correct location or remove from plans. Remove the page number count and date of 7/19/2024 on the floor plan sheets.
5a.	Comment addressed.
6.	Provide page numbers and ensure they are included on the cover page sheet index.

6a.	Comment addressed.
7.	Provide scale for floor plans.
7a.	Comment addressed.
8.	Garage appears to have a portion where one can't fully drive in. Is there a concrete ledge or where would the car have to stop? Minimum parking space length is 20 feet and the floor plan indicates less due to possible additional features inside garage. Provide scaling and show that a regular size vehicle can fit within the garage.
8a.	Comment addressed.
9.	Is there an Alpharetta I or Marietta I to be proposed?
9a.	Comment addressed.

H.	**LANDSCAPING PLAN:**
1.	Calculations show that the minimum landscaping is not met. To verify, provide the AutoCAD file.
1a.	Comment addressed.
2.	Per Section 98-13(8)(f)(2) Provide a landscape calculation table and mitigation table.
2a.	Comment addressed.
3.	Per Section 98-13(8)(f)(3) Provide a tree survey indicating the location, number, names, species, size, disposition, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed.
3a.	Comment addressed.
4.	Per Section 98-13(8)(f)(6) Provide the location and label existing and proposed site lighting.
4a.	Comment addressed.
5.	Per Section 98-13(8)(f)(7) Provide the location and label existing and proposed fire hydrants and Fire Department check valves, if any.
5a.	Comment addressed.
6.	Per Section 98-80(h), all new development shall where possible apply green infrastructure practices. Applicant has the opportunity to provide additional storage capacity for retention areas in the form of littoral shelf or cypress tree installation in the large retention area.
6a.	Comment addressed.

I.	**IRRIGATION PLAN:**
1.	Per Section 98-13(8)(g)(5) Provide the location and label existing and proposed site lighting.
1a.	Comment addressed.
2.	Per Section 98-13(8)(g)(6) Provide the location and label existing and proposed fire hydrants and Fire Department check valves, if any.
2a.	Comment addressed.
3.	Per Section 98-13(8)(g)(7) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures.
3a.	Comment addressed.

J.	PHOTOMETRIC PLAN:
1.	Per Section 98-13(8)(h)(4) Provide the location of all existing and proposed easements, notating any above ground utility lines.
1a.	Comment addressed.
2.	Per Section 98-13(8)(h)(5) Provide the location of all existing off-site lighting, including rights-of-way lighting.
2a.	Comment addressed.
3.	Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.
3a.	Comment addressed.

K.	ADDITIONAL COMMENTS:
1.	Prior to resubmittal, contact Emily Cortez and Ruthie Jusino at ecortez@deerfieldbeachfl.gov and rjusino@deerfieldbeachfl.gov, respectively, to schedule a Development Review Committee meeting.
1a.	Comment acknowledged.
2.	All resubmittals shall be provided with a written narrative responding to all comments.
2a.	Comment acknowledged.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Harold Hoyte**	**Project Address:**	**W Hillsboro Blvd.**
Department / Division:	**Landscape**		
Position:	**Urban Forester**		
Date of Review:	**3/6/26**		
Submittal No.:	**3**		

A.	**LANDSCAPING PLAN: Zoning B-1**
1.	Coordinate chart data for the overall site square footage—sheet SP1-194,713 sq ft and sheet LP4 -194,766 sq. ft.
1.a	Comment addressed 12.24.25.
2.	Verify the landscape area total shown on the plan by emailing an AutoCAD file showing the square footage of the landscape areas.
2.a	Comment addressed 12.24.25.
3.	Submit a typical building landscape plan for each building type. This will facilitate receiving the Certificate of Occupancy (CO) for each building separately.
3.a	Comment addressed 12.24.25.
4.	Per Section 98-80 (e)(9), add one interior island for every 10 parking spaces. 20/10=1 island.
4.a	Comment addressed 12.24.25.
5.	Per Section 98-80 (e)(11), add one interior island tree and 20 shrubs or groundcovers.
5.a	Comment addressed 12.24.25.
6.	Per Section 98-81 (h)(2) mitigation, once determined, may be achieved in two ways: (1) the applicant may plant additional trees on the site to satisfy this requirement or (2) for trees that cannot be mitigated on-site, the applicant will have to pay into the Tree Preservation Trust Fund. Communicate on the planting plans which mitigation option is going to be utilized (can be a combination of the two options). Mitigation is to be 1.5 times canopy per section 98-81 (h)2 (e); for palms or trees not mitigated on-site, pay into the Tree Preservation fund at a rate of $200 for every 3 inches Diameter at Breast Height (DBH). Note that existing or proposed trees cannot be used to meet this requirement. Provide a tree disposition chart of existing trees to be removed, showing height, spread, condition (in percentage), and DBH. Add a column for mitigation calculations.
6.a	Pay $294,150.00 to the Tree Preservation Fund.

7.	Appraisals are required for specimen trees (18 inches DBH or more and in good condition (60% or better)). The Trunk Method is in 'The Guide for Plant Appraisal,' 9th Edition.
7.a	Comment addressed 12.24.25.
8.	Per Section 98-80 (e)(14), 23 trees or 69 palms are required; zero trees or zero palms are shown along the facades. Add the landscape areas shown on the rendering of the "Sample Elevation" to the site landscape plan.
8.a	Comment addressed 12.24.25.
9.	Submit the appraisal calculations for the specimen trees or email the Tree Inventory and Assessment document dated July 1, 2025, in a format that allows us to access the calculations.
9.a	Comment addressed 12.24.25.
10.	Add littoral planting to the dry retention areas.
10.a	Comment addressed 12.24.25. Area not permanently wet.
11.	Per Section 98-80 (j), screen above-ground elements with landscape. This includes, but is not limited to, dumpsters, transformers, and air conditioning units.
11.a	Comment addressed 12.24.25.
12.	On the tree disposition plan, add all trees or palms within 10 feet of the property. The NE corner has plant material that should be added. Show the trees' actual canopy on the landscape plan.
12.a	Comment addressed 12.24.25.
13.	Consider adding swale trees to help offset the tree mitigation requirement. Note that required trees and palms do not count toward reducing the mitigation calculation, for example, required buffer and interior trees.
13.a	Comment addressed 12.24.25.
14.	Per Section 98-80 (e)(2), 31 large trees are required; only 16 are provided on the 5-foot perimeter buffer. Add 15 large trees. note there is an excess of 6 small trees in this buffer.
14.a	Comment addressed 12.24.25.
	<u>New Comments</u>
15.	Add tree numbers to the planting plans for retained trees.
15a	Comment addressed 3.6.26.
16.	Remove or relocate trees in the lighting offsets, for example, on the south property line.
16.a	Comment addressed 3.6.26.
17.	Remove or relocate the Verawood (BA) on the south property line under the Black Olive tree canopy.
17.a	Comment addressed 3.6.26.

B.	**IRRIGATION PLAN:**
1.	Submit a rain sensor location and detail(s).
1.a	Comment addressed 3.6.26.
2.	Submit a typical building irrigation plan for each building type. This will facilitate receiving the Certificate of Occupancy (CO) for each building separately.
2.a	Comment addressed 3.6.26.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**TIDES OF DEERFIELD BEACH**	**Application No.:**	**25-RM15-69**
Reviewer Name:	**CAPT. MIKE HEFFERON**		
Department / Division:	**FIRE PREVENTION BSO**		
Position:	**CAPTAIN**		
Date of Review:	**02/12/2026**		
Submittal No.:	**3**		

A.	**APPLICATION / GENERAL COMMENTS:**	
1.	**A complete set of permitted plans must be submitted for review and approval prior to all construction.** **All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.**	
	ADDRESSED	
	NOT ADDRESSED	
2.	PROVIDE A HYDRANT FLOW TEST TO DETERMINE THE AVAILABLE WATER SUPPLY TO THIS PROJECT AND SHALL BE PREPARED BY A PROFESSIONAL ENGINEER BASED ON THE FLORIDA FIRE PREVENTION CODE 8TH EDITION (NFPA 1 18.4.5.3 BUILDINGS OTHER THAN 1 AND 2 STORY RESIDENTIAL BUILDINGS) A FIRE HYDRANT FLOW TEST SHALL BE CONDUCTED BEFORE ANY BUILDING PERMIT CAN BE ISSUED AND/OR ANY VERTICAL RISE OF THIS PROJECT CAN BEGIN	
	ADDRESSED	

B.	**SITE PLAN:**	
1.	PROVIDE TURNING RADIUS THROUGHOUT 38FT INSIDE AND 50 FT OUTSIDE RADIUS	
	ADDRESSED	

2.	PROVIDE FIRE HYDRANT LOCATION ON DEER CREEK BLVD (SHALL BE NO MORE THAN 350 FT FROM BLD 1 (EMERGENCY ACCESS EXIT AREA AND MAIN ENTRANCE BLD 5 FIRE HYDRANT)
	ADDRESSED
3.	PROVIDE “CLICK 2 ENTER” FOR ALL ELECTRIC GATES
	ADDRESSED
4.	EXPLAIN STABILIZED MATERIAL FOR EMERGENCY ACCESS AREA? (38 TONS MINIMUM)
	ADDRESSED
5.	BUILDING ACCESSIBILITY FROM FIRE DEPT ACCESS ROAD EXCEEDS 150 FOR A NON SPRINKLERED BUILDING (BUILDINGS 1,2,3)
	ADDRESSED

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**02-24-2026**		
Submittal No.:	**3**		

A.	**SITE PLAN:**	
	1.	No objection to the proposed multifamily development.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**02-24-2026**		
Submittal No.:	**3**		

A.

Conceptual Engineering:	
1.	Please provide a hydraulic analysis to demonstrate the existing stormwater system receiving the proposed developed site discharge can accommodate the proposed 21.97 CFS peak discharge for the 25Year-72-hour storm event taking into consideration the tail water elevation in the existing public R/W road system at the time of maximum offsite discharge.
1.a	Comment not addressed.
1.b	Comment addressed.
2.	Provide a water / wastewater demands calculation based on Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE manual: https://www.broward.org/WaterServices/Engineering/Documents/WWSGuidelineForDeterminingAbilityToServe.pdf
2.a	Comment not addressed.
2.b	Comment Addressed

B.

ADVISORY COMMENTS:	
1.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County

	EPGMD.
2	Please, be aware of the following newly adopted Broward County Ordinance could impact the minimum proposed Finished Floor Elevation of proposed building structures. *The Broward County Future Conditions 100-Year Flood Map (2060) was implemented beginning July 1, 2021 as a flood protection requirement for building Finished Floor Elevations. Please see attached Ordinance 2021-33 which outlines the updates made to Broward County Code of Ordinances Chapter 27. More specifically, these updates pertain to Section 27-200(b)(5). I have also provided a link to the online GIS Map below:* *https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380*
3.	All work in public right-of-way shall be done in strict compliance with the rules and regulations of the City of Deerfield Beach Code of Ordinances, Manual on Uniform Traffic Control Devices, the Occupational Safety and Health Administration, the Americans with Disabilities Act, AASTHTO “Green Book”, Broward County and FDOT. Civil Engineering Plans must include, as applicable, the following: a. Demolition Plan b. Stormwater Pollution Prevention Plan/ E&SC Plan c. Paving, Grading and Drainage Plans and Details d. Water and Sewer Standard Details e. Pavement Markings and Signing plan in accordance with the MUTCD latest edition.
4.	**DAMAGE BY CONTRACTOR** A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area. B. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area. C. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block. D. The Contractor is hereby notified that wherever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.
5.	Prior to issuance of a Certificate of Occupancy, all applicable Water and Sewer connection fees will be paid as stipulated in the City of Deerfield Beach Code Sections 70-132 and 70-75.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No:**	**25-B1-215**
Reviewer Name:	**Cesar E. Osegueda**		
Department / Division:	**Sustainable Management**		
Position:	**Code Compliance Spec.**		
Date of Review:	**12/08/2025**		
Submittal No:	**2**		

A.	**RECYCLING & SOLID WASTE DIVISION:**	
1.	The above Site Plan Application, located at 3116 Deer Creek Country Club Blvd. Deerfield Beach, FL 33442, has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Division) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacles, with the following considerations: . The site will be serviced by automated side-loading (ASL) trucks, so residents should place their carts on the curb in front of their homes the night before collection day. The streets adjacent to W. Hillsboro Blvd and Deer Creek Country Club Blvd pose a safety risk to the solid waste trucks during collection. Both roads are cul-de-sacs, and to improve safety, parking must be prohibited on both. It is recommended that these two cul-de-sacs be constructed with sufficient size and radius to allow our trucks to make a U-turn directly onto the streets mentioned above.	

REZONING APPLICATION COMMENTS

Project Name:	**Tides at Deerfield Beach**	**Case No.:**	**25-R-206**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Blvd**
Department/Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**12/9/25**		
Submittal No.:	**2**		

A.

APPLICATION / GENERAL COMMENTS:	
1.	If writing content within the text boxes, make sure the font is consistent and legible. Some parts are too small.
1a.	Comment addressed.

B.

PROPOSED REZONING:	
1.	The site area for gross is 4.73 per your survey.
1a.	Comment addressed.
2.	The proposed statement is not a valid reason. Explain why it has to be rezoned. For example, B-1 allows for multi-family however, the stipulations to follow do not align with the applicant's wishes.
2a.	Comment addressed.

C.

DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA:	
1.	No comment.
2.	No comment.
3.	No comment.
4.	No comment.
5.	No comment.

PLAT AMENDMENT REVIEW COMMENTS

Project Name:	**Tides at Deerfield Beach**	**Case No.:**	**25-P-243**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Club Blvd**
Department/Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**12/9/25**		
Submittal No.:	**2**		

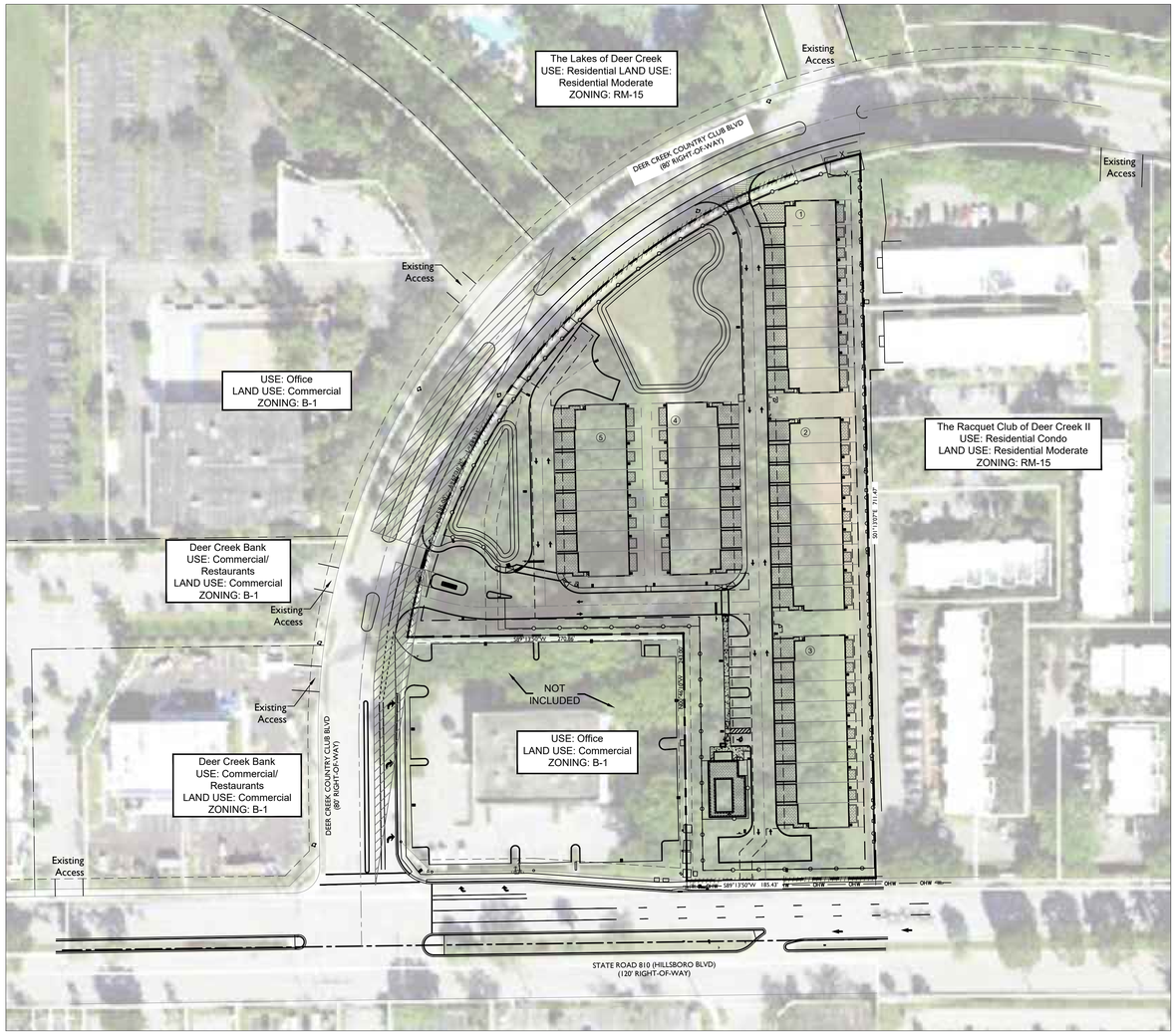
A.

APPLICATION / GENERAL COMMENTS:	
1.	Provide a copy of the existing plat.
1a.	Comment addressed.

B.

PROPOSED NOTE AMENDMENT:	
1.	No comment.
2.	It is recommended to reach out to Broward County to verify the right plat note language for consistency.
2a.	Comment addressed.

Tides at Deerfield Beach



DRAWING INDEX

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S2	Survey
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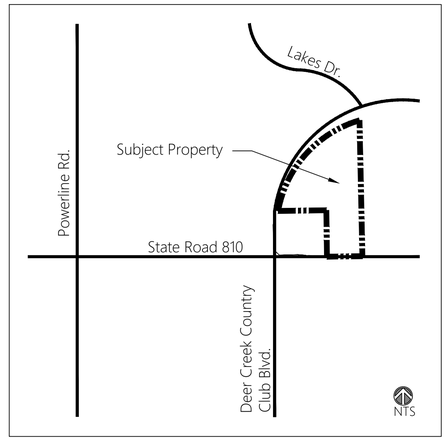
S5	Survey
SP1	Site Plan
SP2	Site Plan Details
A1	Architectural Cover Sheet
A2	Architectural Site Plan
A3	Alpharetta II Interior Units
A4	Marietta II End Units
A5	8 Units String Elevations
A6	8 Units First Floor Building Plan
A7	8 Units Second Floor Building Plan
A8	8 Units String Elevations
A9	9 Units First Floor Building Plan
A10	9 Units Second Floor Building Plan
A11	Perspective Renderings
A12	Perspective Renderings
A13	Exterior Color Sheet
TD1	Overall Tree Disposition Plan
TD2	Tree Disposition Plan
TD3	Tree Disposition Plan
TD4	Tree Disposition Table
TD5	Tree Disposition Table And Details
LP1	Overall Landscape Plan
LP2	Landscape Plan
LP3	Landscape Plan
LP4	Landscape Schedule
LP5	Typical Units Landscape Plan
LP6	Landscape Details
LP7	Landscape Specifications
IR1	Irrigation Plan
IR2	Irrigation Plan
IR3	Irrigation Plan
IR4	Irrigation Notes
IR5	Irrigation Notes
E-100	Site Photometric Plan
E-101	Electrical Cut Sheets
C-600	Fire Truck Maneuverability Plan
C-601	Garbage Truck Maneuverability Plan
EX-A	Aerial Driveway Entrance Alignment Exhibit

Location Map



Project Description

Site Plan for residential townhouses
Folio Number: 4842 03 05 0010
Location: W. Hillsboro Boulevard
Deerfield Beach Florida

Developer

K. Hovnanian Southeast Florida Division, LLC
3601 Quantum Boulevard
Boynton Beach, FL 33426
Rcrouppen@khov.com
561-764-3870

Property owner

EDE properties inc
2345 W Hillsboro Blvd Ste 201
Deerfield Beach Fl 33442-1111
info@hormonify.com
954-427-7179

Project Engineer

Kimley-Horn & Associates
1615 S. Congress Avenue, Suite 201
Delray Beach, Florida 33445
561-0330-2345
services@kimley-horn.com

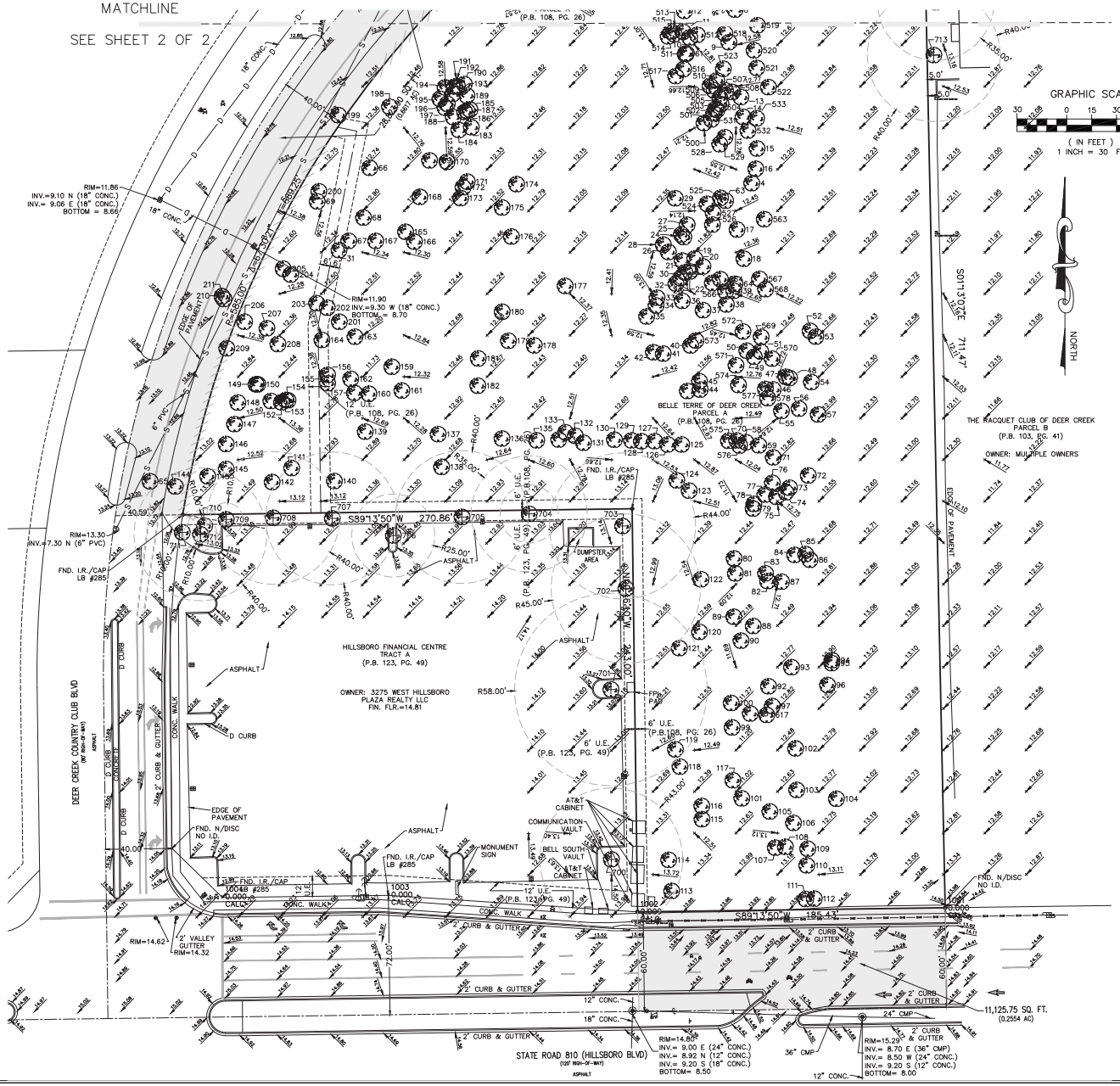
Planner and Landscape Architect

JMorton Planning and Landscape Architecture
3910 RCA Blvd. Suite 1015
Palm Beach Gardens, Florida 33410
561-500-5060
office@jmortonla.com

Project Architect

K, Hovnanian Southeast Florida Division, LLC
3601 Quantum Boulevard
Boynton Beach, FL 33426
nlei@khov.com
321-263-2675

ALTA/NSPS LAND TITLE SURVEY



LEGEND

A/C – AIR CONDITIONER
ARC – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
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R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC. – SECTION
Δ – DELTA (CENTRAL ANGLE)
– – NON-VEHICULAR ACCESS LINE (PLAT)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
☼ – LIGHT POLE
▲ – FIRE HYDRANT
▦ – CATCH BASIN
WV – WATER VALVE
GV – GAS VALVE
SV – SANITARY VALVE
○ – SET 5/8" IR/CAP LB 3591
Ⓢ – SANITARY MANHOLE
Ⓓ – DRAINAGE MANHOLE
Ⓑ – BELL SOUTH MANHOLE
Ⓤ – UNKOWN MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
℄ – CENTER LINE
123.00 – EXISTING ELEVATION
– TRAFFIC SIGN
OHW – OVERHEAD WIRES
– ANCHOR
WM – WATER METER
RPZ – REDUCED PRESSURE ZONE
– GROUND LIGHT
EH – ELECTRIC HAND HOLE
IV – IRRIGATION CONTROL VALVE
CH – COMMUNICATION HAND HOLE
YD – YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OFFICE FILE NUMBER: FLX1996, DATED: JANUARY 21, 2025.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL A. BEARING S89°13'50"W.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AH" (EL 14'); FLOOD INSURANCE RATE MAP NO. 12011C 0159 J; COMMUNITY NO. 125101; DATE: JULY 31, 2024.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2464. ELEVATION = 12.44' (NAVD 1988).
10. ADDRESS: W HILLSBORO BOULEVARD, DEERFIELD BEACH, FLORIDA 33442.
11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.

DESCRIPTION

PARCEL "A", BELLE TERRE OF DEER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA

CONTAINING
ONSITE: 194,766.40 SQ. FT./4.4712 ACRES, MORE OR LESS.
NW OFFSITE: 28,823.90 SQ. FT./0.6617 ACRES, MORE OR LESS
SE OFFSITE: 11,125.85 SQ. FT./0.2554 ACRES, MORE OR LESS
TOTAL 206,180.64 SQ. FT./4.7332 ARES, MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 10, 2025. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

TO:
K. HOVNANIAN FLORIDA OPERATIONS, LLC;
EASTERN NATIONAL TITLE AGENCY FL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(A), 8, 13, 14, 15, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 8, 2025.

DATE OF PLAT OR MAP: 7/10/2025

Digitally signed by Jeffrey R. Wagner
Date: 2025.10.02 15:33:29 -06'00'

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/30/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
REVISIONS	3/07/2025	DJH
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAP2 1988.dwg	2/25/2025	RJF

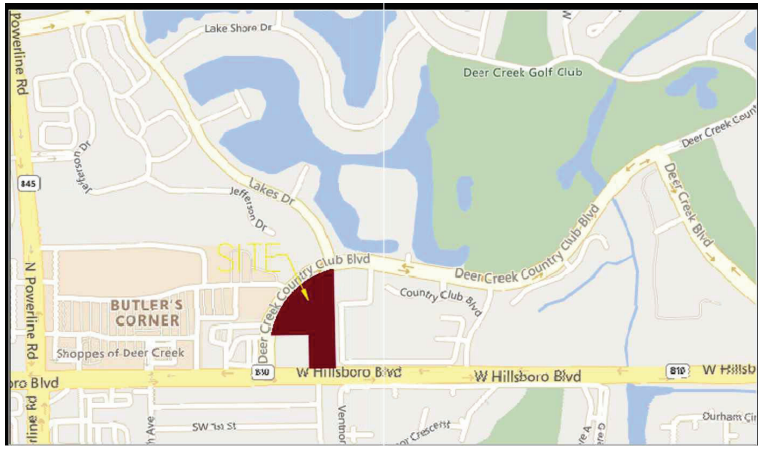
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 1
OF 5 SHEETS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
⊛ – CLEANOUT
CLF – CHAIN LINK FENCE
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SQ. FT. – SQUARE FEET
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– LIGHT POLE
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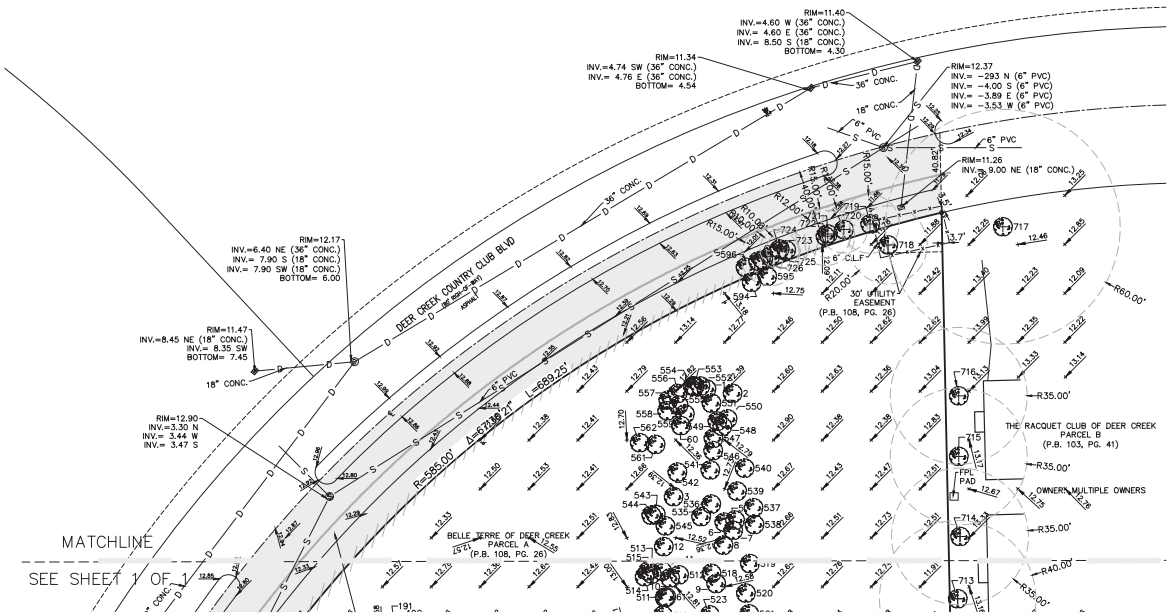
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

REVISIONS	DATE	BY
ADDED 5' RELIEF CONTOURS AND SPOT ELEVATIONS	9/30/2025	RJF
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
REVISIONS	3/10/2025	DJH
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAP 1988.dwg	DATE	BY

CAULFIELD & WHEELER, INC.
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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 2
OF 5 SHEETS

TREE TABLE

Tree Number	Common Name	Genus Species	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	Nuisance Tree per Code
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
3	Live oak	*Quercus virginiana*	3"	30'		8'	84%
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	Nuisance Tree per Code
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	Nuisance Tree per Code
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	Nuisance Tree per Code
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	Nuisance Tree per Code
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	Nuisance Tree per Code
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	Nuisance Tree per Code
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	Nuisance Tree per Code
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	Nuisance Tree per Code
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	Nuisance Tree per Code
15	Ear leaf acacia	*Acacia auriculiformis*	3"	15'		8'	Nuisance Tree per Code
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	Nuisance Tree per Code
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	Nuisance Tree per Code
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	Nuisance Tree per Code
20	Ear leaf acacia	*Acacia auriculiformis*	14"	45'		35'	Nuisance Tree per Code
21	Live oak	*Quercus virginiana*	6"	25'		18'	85%
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
23	Live oak	*Quercus virginiana*	11"	30'		25'	78%
24	Ear leaf acacia	*Acacia auriculiformis*	5"	25'		15'	Nuisance Tree per Code
25	Live oak	*Quercus virginiana*	4"	20'		12'	78%
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	Nuisance Tree per Code
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	Nuisance Tree per Code
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	Nuisance Tree per Code
29	Live oak	*Quercus virginiana*	3"	18'		7'	78%
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	Nuisance Tree per Code
31	Ear leaf acacia	*Acacia auriculiformis*	22"	60'		45'	Nuisance Tree per Code
32	Live oak	*Quercus virginiana*	6"	25'		10'	81%
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	Nuisance Tree per Code
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	Nuisance Tree per Code
36	Live oak	*Quercus virginiana*	7"	30'		18'	78%
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	Nuisance Tree per Code
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	Nuisance Tree per Code
43	Live oak	*Quercus virginiana*	13"	30'		20'	78%
44	Brazilian pepper	*Schinus terebinthifolia*	16"	25'		20'	Nuisance Tree per Code
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	Nuisance Tree per Code
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	Nuisance Tree per Code
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	Nuisance Tree per Code
48	Live oak	*Quercus virginiana*	12"	30'		20'	78%
49	Live oak	*Quercus virginiana*	7"	25'		15'	72%
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	Nuisance Tree per Code
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	Nuisance Tree per Code
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	Nuisance Tree per Code
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	Nuisance Tree per Code
55	Live oak	*Quercus virginiana*	5"	25'		20'	85%
56	Ear leaf acacia	*Acacia auriculiformis*	14"	25'		20'	Nuisance Tree per Code
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	Nuisance Tree per Code
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	Nuisance Tree per Code
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	Nuisance Tree per Code
60	Live oak	*Quercus virginiana*	11"	40'		15'	84%
61	Live oak	*Quercus virginiana*	9"	30'		18'	84%
63	Live oak	*Quercus virginiana*	15"	45'		30'	78%
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	Nuisance Tree per Code
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	90%
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	Nuisance Tree per Code
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	Nuisance Tree per Code
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	Nuisance Tree per Code
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	Nuisance Tree per Code
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	Nuisance Tree per Code
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	Nuisance Tree per Code
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	Nuisance Tree per Code
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
75	Live oak	*Quercus virginiana*	12"	30'		20'	78%
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	Nuisance Tree per Code
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	Nuisance Tree per Code
78	Live oak	*Quercus virginiana*	12"	35'		25'	81%
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	Nuisance Tree per Code
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	Nuisance Tree per Code
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	Nuisance Tree per Code
82	Live oak	*Quercus virginiana*	15"	35'		30'	81%
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	Nuisance Tree per Code
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	Nuisance Tree per Code
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	68%
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	78%
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	Nuisance Tree per Code
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	Nuisance Tree per Code
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	Nuisance Tree per Code
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	90%
92	Live oak	*Quercus virginiana*	26"	50'		45'	81%
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	Nuisance Tree per Code
94	Carrotwood	*Cupaniopsis anacardioides*	7"	18'		20'	Nuisance Tree per Code
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	Nuisance Tree per Code
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	Nuisance Tree per Code
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	Nuisance Tree per Code
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	Nuisance Tree per Code
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	Nuisance Tree per Code
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	Nuisance Tree per Code
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	Nuisance Tree per Code
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	Nuisance Tree per Code
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	Nuisance Tree per Code
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	Nuisance Tree per Code
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	Nuisance Tree per Code
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	Nuisance Tree per Code
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	Nuisance Tree per Code
111	Ear leaf acacia	*Acacia auriculiformis*	13"	30'		25'	Nuisance Tree per Code
112	Ear leaf acacia	*Acacia auriculiformis*	10"	30'		25'	Nuisance Tree per Code
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	Nuisance Tree per Code
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	Nuisance Tree per Code
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	Nuisance Tree per Code
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	Nuisance Tree per Code
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	Nuisance Tree per Code
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	Nuisance Tree per Code
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	Nuisance Tree per Code
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	Nuisance Tree per Code
124	Live oak	*Quercus virginiana*	11"	40'		25'	81%
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	72%
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	78%
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	68%
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	72%
131	Live oak	*Quercus virginiana*	24"	60'		55'	78%
132	Live oak	*Quercus virginiana*	10"	50'		25'	85%

ADDED OFFSITE TREES
VERIFIED TREE LOCATIONS
8/07/2025

REVISIONS	DATE	BY
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
ADDED OFFSITE TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAY0 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 3
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	Genus Species	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
133	Live oak	*Quercus virginiana*	20"	50'		30'	84%
134	Live oak	*Quercus virginiana*	29"	60'		50'	81%
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	Nuisance Tree per Code
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	Nuisance Tree per Code
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	Nuisance Tree per Code
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	Nuisance Tree per Code
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	Nuisance Tree per Code
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'			Nuisance Tree per Code
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	Nuisance Tree per Code
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	Nuisance Tree per Code
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	Nuisance Tree per Code
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	Nuisance Tree per Code
145	Black olive	*Bucida buceras*	8"	30'		20'	81%
146	Black olive	*Bucida buceras*	25"	30'		30'	81%
147	Carrotwood	*Cupaniopsis anacardioides*	12"	20'		18'	Nuisance Tree per Code
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	Nuisance Tree per Code
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	Nuisance Tree per Code
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	Nuisance Tree per Code
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	81%
152	Black olive	*Bucida buceras*	5"	25'		18'	81%
153	Black olive	*Bucida buceras*	8"	30'		20'	78%
154	Black olive	*Bucida buceras*	10"	30'		25'	78%
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	Nuisance Tree per Code
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	Nuisance Tree per Code
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	Nuisance Tree per Code
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	Nuisance Tree per Code
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	Nuisance Tree per Code
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	Nuisance Tree per Code
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	Nuisance Tree per Code
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	Nuisance Tree per Code
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	Nuisance Tree per Code
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	Nuisance Tree per Code
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	Nuisance Tree per Code
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	Nuisance Tree per Code
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	Nuisance Tree per Code
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	Nuisance Tree per Code
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	Nuisance Tree per Code
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	Nuisance Tree per Code
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	Nuisance Tree per Code
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	Nuisance Tree per Code
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	Nuisance Tree per Code
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	Nuisance Tree per Code
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	Nuisance Tree per Code
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	Nuisance Tree per Code
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	Nuisance Tree per Code
183	Live oak	*Quercus virginiana*	17"	55'		45'	81%
184	Live oak	*Quercus virginiana*	14"	50'		18'	81%
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	Nuisance Tree per Code
186	Live oak	*Quercus virginiana*	15"	55'		35'	81%
187	Live oak	*Quercus virginiana*	7"	30'		20'	72%
188	Live oak	*Quercus virginiana*	30"	55'		40'	81%
189	Live oak	*Quercus virginiana*	17"	55'		30'	81%
190	Live oak	*Quercus virginiana*	18"	50'		35'	81%
191	Live oak	*Quercus virginiana*	4"	25'		15'	68%
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
193	Live oak	*Quercus virginiana*	14"	40'		35'	81%
194	Live oak	*Quercus virginiana*	4"	20'		13'	78%
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	Nuisance Tree per Code
196	Java plum	*Syzygium cumini*	3"	30'		20'	84%
197	Live oak	*Quercus virginiana*	4"	15'		5'	40%
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	Nuisance Tree per Code
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	Nuisance Tree per Code
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	Nuisance Tree per Code
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	Nuisance Tree per Code
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	Nuisance Tree per Code
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	Nuisance Tree per Code
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	Nuisance Tree per Code
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	Nuisance Tree per Code
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
210	Black olive	*Bucida buceras*	8"	25'		18'	81%
211	Black olive	*Bucida buceras*	4"	20'		15'	78%
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	81%
501	Live oak	*Quercus virginiana*	17"	45'		30'	85%

ADDED OFFSITE TREES
VERIFIED TREE LOCATIONS

ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
ADDED OFFSITE TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAY0 1988.dwg

CAULFIELD & WHEELER, INC.
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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 4
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
502	Live oak	*Quercus virginiana*	10"	40'		18'	78%
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	78%
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	72%
505	Live oak	*Quercus virginiana*	13"	50'		30'	81%
506	Sabal palm	*Sabal palmetto*	8"	22'	15'		90%
507	Live oak	*Quercus virginiana*	5"	35'		8'	84%
508	Live oak	*Quercus virginiana*	12"	35'		12'	84%
509	Live oak	*Quercus virginiana*	8"	35'		12'	84%
510	Live oak	*Quercus virginiana*	21"	40'		45'	84%
512	Live oak	*Quercus virginiana*	12"	45'		25'	84%
513	Live oak	*Quercus virginiana*	11"	45'		20'	84%
514	Live oak	*Quercus virginiana*	8"	35'		12'	84%
515	Live oak	*Quercus virginiana*	7"	25'		20'	84%
516	Live oak	*Quercus virginiana*	3"	15'		10'	84%
517	Live oak	*Quercus virginiana*	3"	18'		12'	78%
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	84%
519	Live oak	*Quercus virginiana*	10"	30'		30'	84%
520	Live oak	*Quercus virginiana*	7"	35'		20'	84%
521	Live oak	*Quercus virginiana*	9"	30'		15'	84%
522	Live oak	*Quercus virginiana*	3"	18'		8'	85%
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	Nuisance Tree per Code
524	Live oak	*Quercus virginiana*	8"	35'		18'	72%
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	72%
526	Live oak	*Quercus virginiana*	5"	20'		16'	68%
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	72%
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	81%
529	Live oak	*Quercus virginiana*	18"	45'		30'	81%
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	68%
532	Live oak	*Quercus virginiana*	5"	25'		15'	78%
533	Live oak	*Quercus virginiana*	5"	25'		10'	50%
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	Nuisance Tree per Code
536	Live oak	*Quercus virginiana*	11"	45'		20'	90%
537	Live oak	*Quercus virginiana*	17"	35'		30'	85%
538	Live oak	*Quercus virginiana*	4"	20'		10'	85%
539	Live oak	*Quercus virginiana*	3"	20'		20'	85%
540	Live oak	*Quercus virginiana*	22"	50'		35'	84%
541	Live oak	*Quercus virginiana*	10"	45'		15'	84%
542	Live oak	*Quercus virginiana*	26"	50'		45'	84%
543	Live oak	*Quercus virginiana*	8"	40'		15'	84%
544	Live oak	*Quercus virginiana*	7"	35'		15'	84%
545	Live oak	*Quercus virginiana*	7"	40'		20'	81%
546	Live oak	*Quercus virginiana*	13"	45'		30'	84%
547	Live oak	*Quercus virginiana*	18"	50'		45'	84%
548	Live oak	*Quercus virginiana*	8"	30'		30'	84%
549	Live oak	*Quercus virginiana*	13"	45'		30'	84%
550	Live oak	*Quercus virginiana*	6"	25'		25'	84%
551	Live oak	*Quercus virginiana*	25"	45'		35'	84%
552	Live oak	*Quercus virginiana*	25"	45'		30'	78%
553	Live oak	*Quercus virginiana*	9"	35'		20'	85%
554	Live oak	*Quercus virginiana*	4"	15'		5'	78%
555	Live oak	*Quercus virginiana*	14"	45'		30'	84%
556	Live oak	*Quercus virginiana*	12"	25'		15'	85%
557	Live oak	*Quercus virginiana*	6"	35'		8'	78%
558	Live oak	*Quercus virginiana*	15"	40'		25'	84%
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	84%
561	Live oak	*Quercus virginiana*	15"	50'		40'	84%
562	Live oak	*Quercus virginiana*	4"	15'		10'	85%
563	Ear leaf acacia	*Acacia auriculiformis*	15"	35'		25'	Nuisance Tree per Code
564	Live oak	*Quercus virginiana*	11"	40'		25'	85%
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	Nuisance Tree per Code
566	Live oak	*Quercus virginiana*	12"	40'		25'	78%
567	Live oak	*Quercus virginiana*	13"	40'		30'	78%
568	Ear leaf acacia	*Acacia auriculiformis*	17"	40'		25'	Nuisance Tree per Code
569	Live oak	*Quercus virginiana*	11"	40'		25'	78%
570	Live oak	*Quercus virginiana*	8"	30'		18'	72%
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	78%
572	Live oak	*Quercus virginiana*	19"	40'		30'	78%
573	Live oak	*Quercus virginiana*	17"	40'		30'	78%
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'		90%
576	Live oak	*Quercus virginiana*	16"	45'		40'	78%
577	Live oak	*Quercus virginiana*	7"	30'		15'	72%
578	Live oak	*Quercus virginiana*	22"	50'		45'	81%
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
700	Live oak	*Quercus virginiana*	24"	20'		43'	
701	Live oak	*Quercus virginiana*	24"	20'		58'	
702	Live oak	*Quercus virginiana*	30"	30'		45'	
703	Live oak	*Quercus virginiana*	30"	20'		44'	
704	Live oak	*Quercus virginiana*	24"	25'		35'	
705	Live oak	*Quercus virginiana*	30"	25'		40'	
706	Live oak	*Quercus virginiana*	12"	25'		25'	
707	Live oak	*Quercus virginiana*	30"	25'		40'	
708	Live oak	*Quercus virginiana*	36"	30'		40'	
709	Cabbage palm	*Sabal Palmetto*	8"	20'		10'	
710	Cabbage palm	*Sabal Palmetto*	8"	20'		10'	
711	Cabbage palm	*Sabal Palmetto*	14"	20'		10'	
712	Live oak	*Quercus virginiana*	30"	30'		40'	
713	Live oak	*Quercus virginiana*	24"	20'		40'	
714	Live oak	*Quercus virginiana*	24"	15'		35'	
715	Live oak	*Quercus virginiana*	20"	20'		35'	
716	Live oak	*Quercus virginiana*	24"	20'		35'	
717	Ficus	*Ficus benjamina*	84"	18'		60'	Nuisance Tree per Code
718	Live oak	*Quercus virginiana*	18"	45'		20'	
719	Fig	*Ficus*	12"	25'		15'	Nuisance Tree per Code
720	Fig	*Ficus*	36"	20'		12'	Nuisance Tree per Code
721	Fig	*Ficus*	10"	30'		15'	Nuisance Tree per Code
722	Carrotwood	*Cupaniopsis*	10"	25'		15'	
723	Carrotwood	*Cupaniopsis*	10"	20'		10'	
724	Live oak	*Quercus virginiana*	4"	15'		10'	
725	Fig	*Ficus*	36"	18'		15'	Nuisance Tree per Code
726	Carrotwood	*Cipaniopsis*	12"	20'		15'	

ADDED OFFSITE TREES, VERIFIED TREE LOCATIONS — 8/07/2025 RJF; 8/7/2025 RJF

REVISIONS	DATE	BY
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
REVISIONS	3/10/2025	DJH
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAP 1988.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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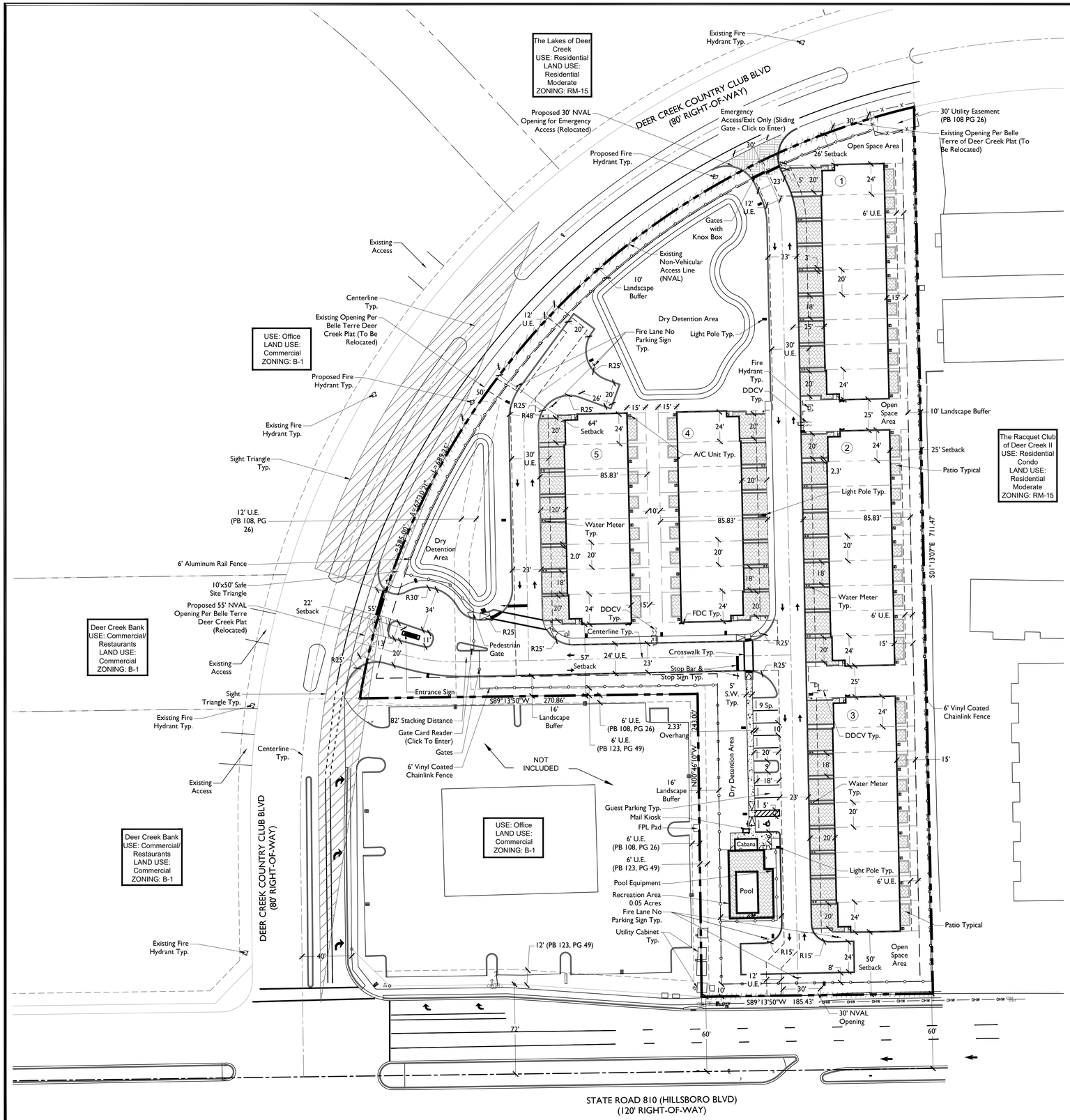
TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 5
OF 5 SHEETS



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Site Data

Project Name	Tides at Deerfeidl Beach
Municipality	Deerfield Beach
Parcel Folio Number	484203050010
Existing Zoning Designation	B-1
Proposed Zoning Designation	RM-15 (Residence, Multifamily)
Existing Future Land Use	Commercial
Proposed Future Land Use	Residential Moderate (15 DU/AC)
Gross Site Area (Per Survey)	4.73 Ac.
Net Site Area (Per Survey)	4.47 Ac.
Total Proposed Dwelling Units	43 Units
Gross Density	9.62 DU/AC
Net Density	9.62 DU/AC
Housing Type	Townhomes
Number of Bedrooms	129 Bedrooms
3 Bedroom Units	43 Units
Number of Stories	2 Stories
Building Height	35'
Total Townhouse Units	43 Townhouses
8 Unit Townhome Building	2 Buildings
9 Unit Townhome Building	3 Buildings
Total Existing Square Footage	N/A
Total Proposed Square Footage	45,219 S.F.
Maximum Permitted Lot Coverage	40% Max.
Proposed Lot Coverage	(45,219 S.F.) (23 %)
Total Open Space	(83,912 S.F.) (41 %)
Impervious Area	(122,127 S.F.) (59 %)
Total Parking Required	108 Spaces
3 Bedroom (2.5 Spaces / Unit @ 43 Units)	108 Spaces
Total Parking Proposed	109 Spaces
Garage Parking	43 Spaces
Driveway	57 Spaces
Off-Street Parking	9 Spaces
Provided Guest Handicap Spaces (Included in Total)	1 Space

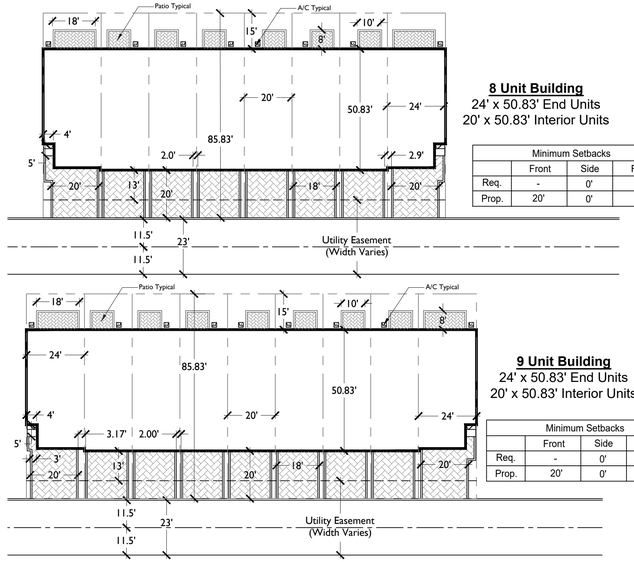
RM-15 Property Development Regulations

Zoning RM-15	Minimum Lot Dimensions		Building Separation	Minimum Setbacks			
	Size	Width		Front	Side	Street	Rear
Required	2,900 SF	100'	25'	25'	10'	25'	15'
Proposed	194,713 SF	455'	25'	26'	57'	50'	25'

NOTE: For Fee Simple Townhome Developments, the term "Lot" shall be viewed as the overall site and not individual Townhome plots as it relates to the property development regulations

Typical Unit Details

Scale: 1" = 30'



8 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

Minimum Setbacks	Front	Side	Rear
Req.	-	0'	15'
Prop.	20'	0'	15'

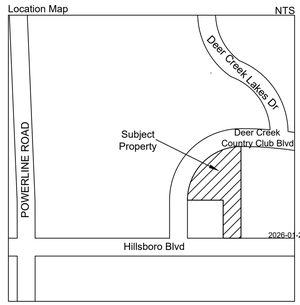
9 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

Minimum Setbacks	Front	Side	Rear
Req.	-	0'	15'
Prop.	20'	0'	15'

North

Scale: 1" = 40'

Location Map NTS



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(561) 300-5980 | Office@mortonla.com

Tides at Deerfield Beach

Deerfield Beach, Florida

Revisions	
Submittal 1	6/17/25
Submittal 2	11/06/25
Submittal 3	01/19/26

Site Plan

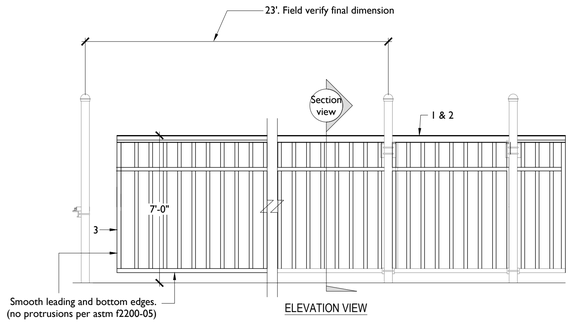
Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2025-01-17
File	Tides At Deerfield Beach SP_Submittal 3

SP-1

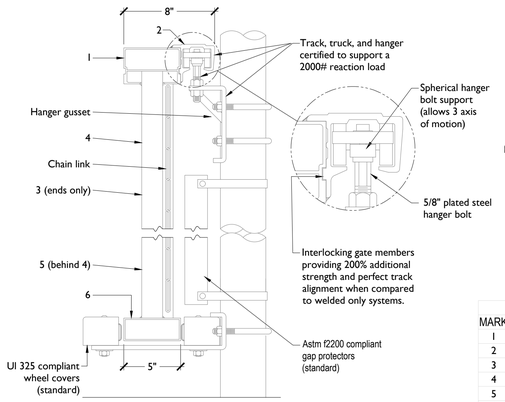
Sheet 1 of 2

Gate/Fence Detail

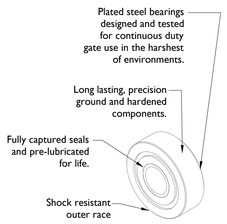
Scale: Varies



ELEVATION VIEW



ENLARGED SECTION



TRUCK BEARING DETAIL

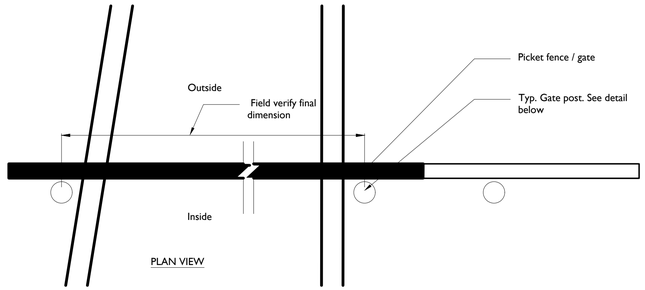
4 PER TRUCK

HEAVY DUTY CANTILEVER SLIDE GATE

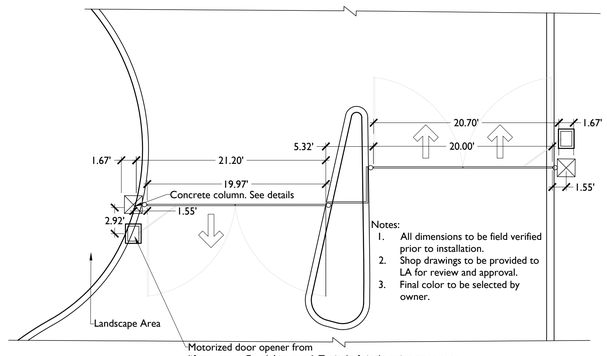
MARK	DESCRIPTION	WT/FT.
1	Top primary member (3" x 5")	3.06
2	Standard track	2.91
3	Standard primary	1.69
4	2" x 2" alum. Tube	1.13
5	1" x 2" alum. Tube	.82
6	2" x 5" alum. Tube	2.03

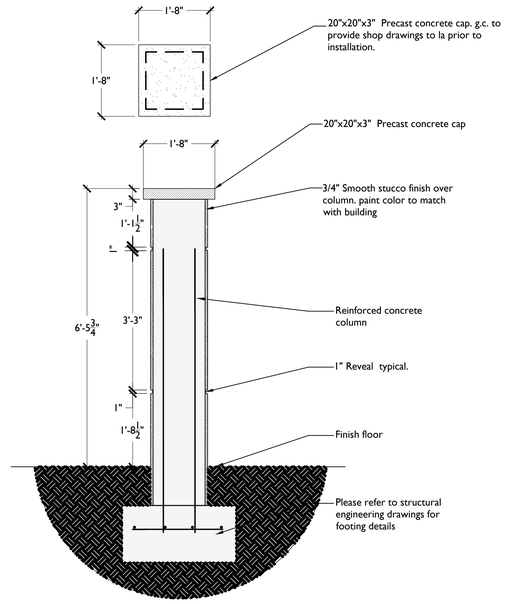
FORTRESS CANTILEVER SLIDE GATE

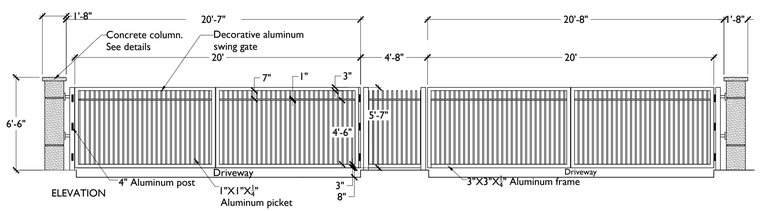
SINGLE CLEAR OPENINGS UP TO 30 FEET - HEAVY DUTY CHAIN LINK



PLAN VIEW



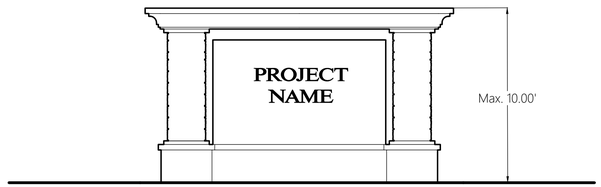




ELEVATION

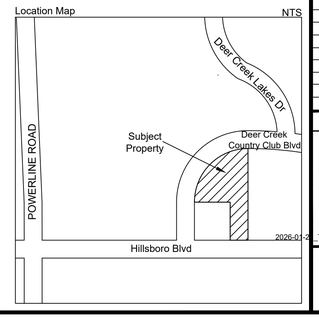
Monument Sign Detail (Typical/Conceptual)

NTS



1) Max Size of Structure 80 SF
2) Max Sign Face Area 40 SF
3) Setback 20' or more
4) 3' planting material to be planted around signage
5) Note: Final approval of signs subject to final design and signage permits.

Location Map NTS



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Tides at Deerfield Beach

Deerfield Beach, Florida

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Site Plan Detail Sheet

Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2025-01-17
File	Tides At Deerfield Beach SP_Submittal 3

SP-2

Sheet 2 of 2

C:\Users\JeffZito\OneDrive - Wahoolandconsulting.com\Wahoo_Consulting\100_Jennifer Morton\100.31_Deer Creek And Hillsboro\Const\Site Plans\2025-11-07_Submittal 2\2026-01-21_Tides At Deerfield Beach SP_Submittal 3.dwg

THE TIDES AT DEERFIELD BEACH :: CITY SUBMITTAL

2 • Site Plan
3 • Alpharetta II Interior Unit Floor Plans
4 • Marietta II End Unit Floor Plans
5 • 8 Unit Building String Elevations
6 • 8 Unit Building String Floor Plans
8 • 9 Unit Building String Elevations
9 • 9 Unit Building String Floor Plans
11 • Perspective Renderings
13 • Exterior Color Sheet

East Group :: Southeast Florida

The Tides at Deerfield Beach :: City Submittal

April 22, 2026

KHovnanian® Companies

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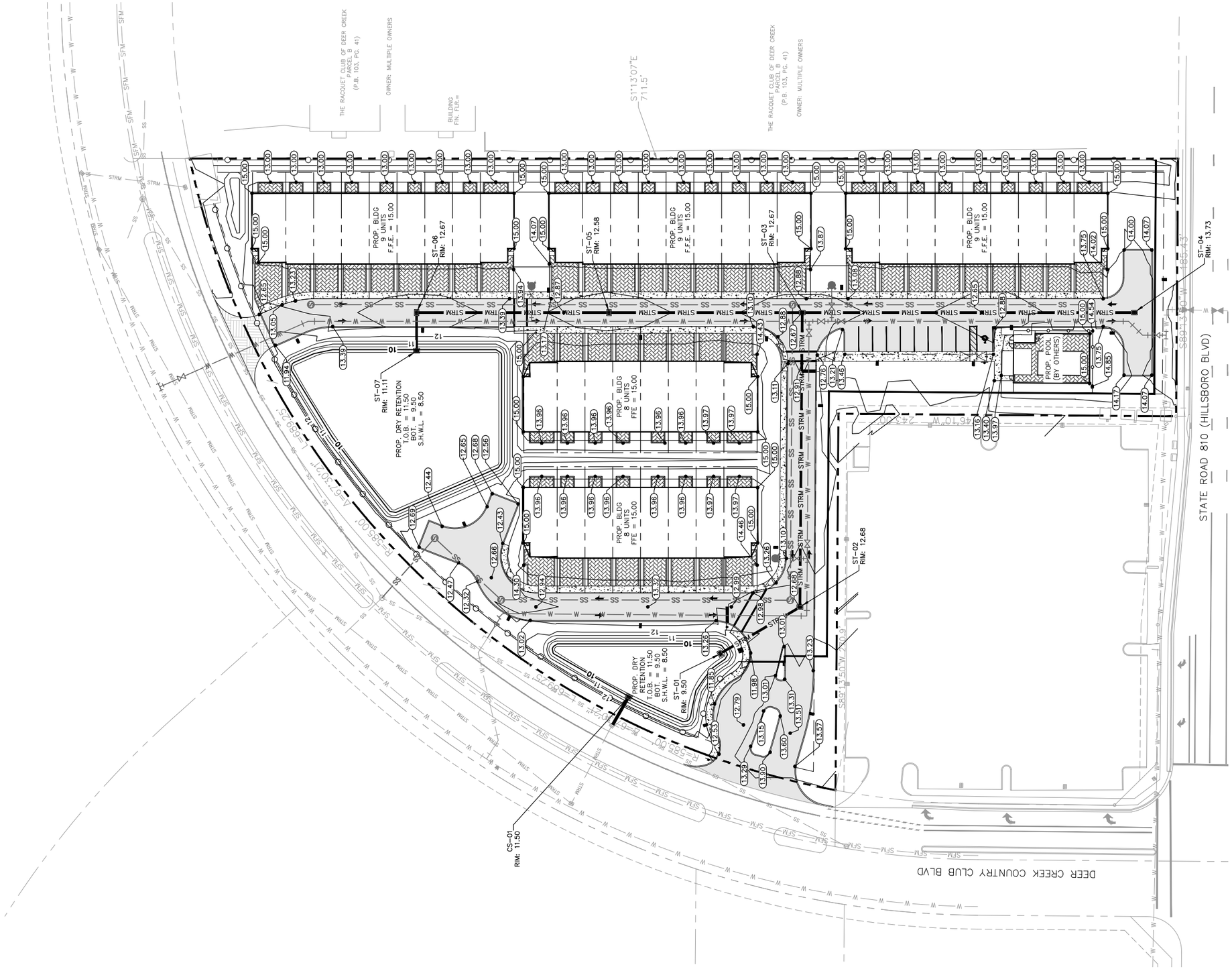

EAST GROUP :: SOUTHEAST FLORIDA

Tides at Deerfield Beach

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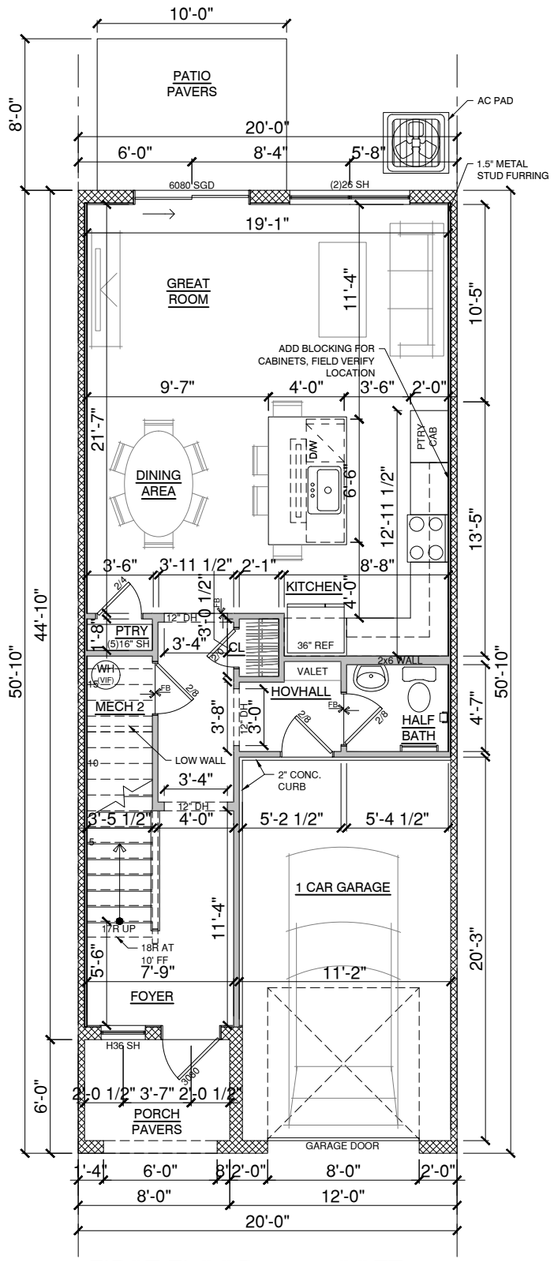
Alpharetta II

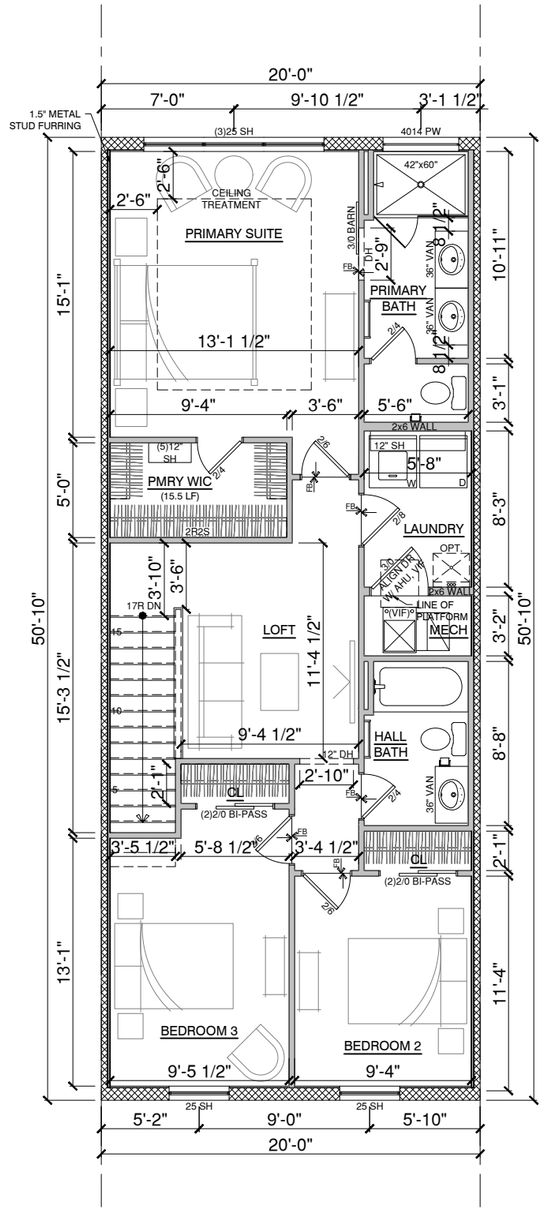
1742 SQFT :: 20’ x 50’-10”



FIRST FLOOR :: 725 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE

MARKET RATE :: ATTACHED



SECOND FLOOR :: 1017 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE

MARKET RATE :: ATTACHED

INTERIOR UNIT FLOOR PLANS

SCALE :: 1/8” = 1’-0”

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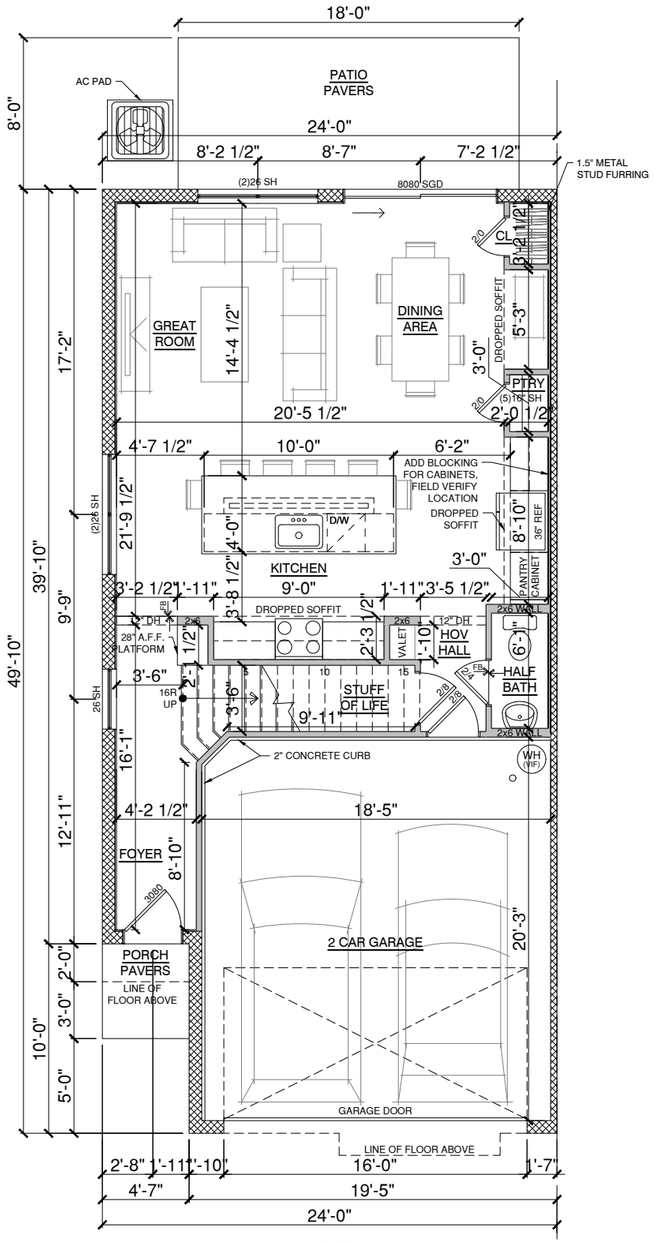
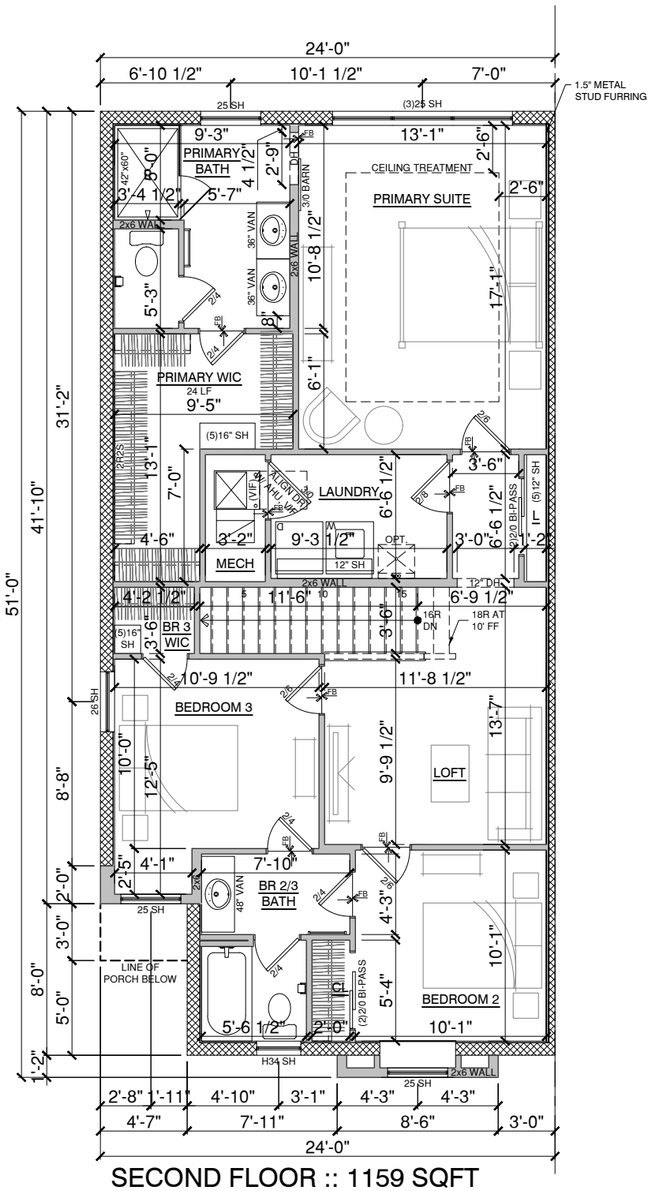
Marietta II

1911 SQFT :: 24' x 49'-10"



FIRST FLOOR :: 752 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE
MARKET RATE :: ATTACHED



SECOND FLOOR :: 1159 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE
MARKET RATE :: ATTACHED

END UNIT FLOOR PLANS

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

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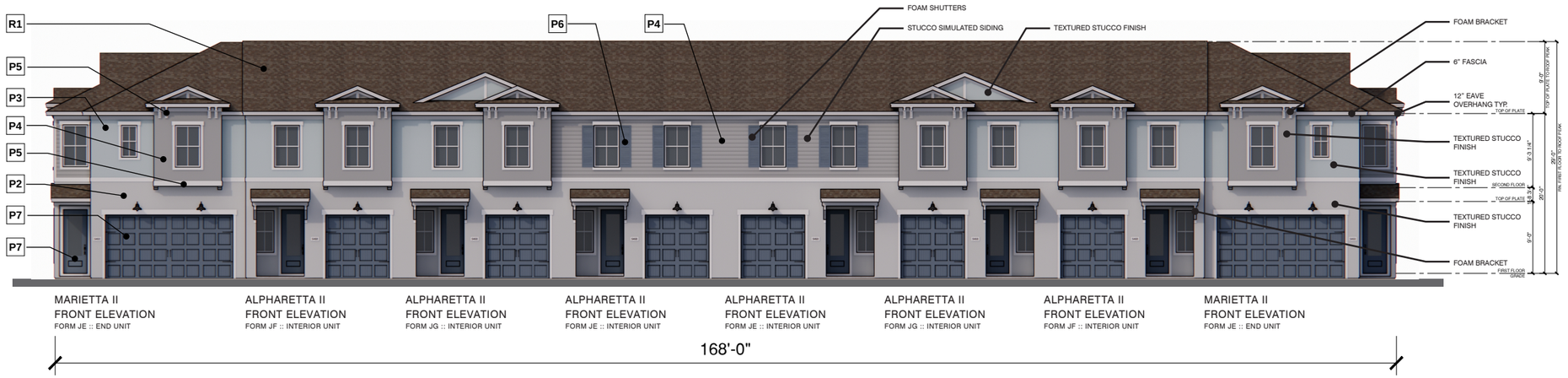
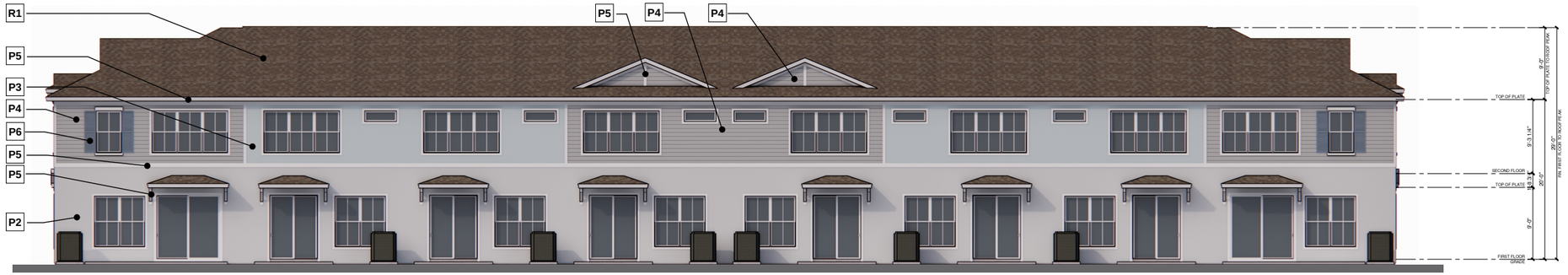
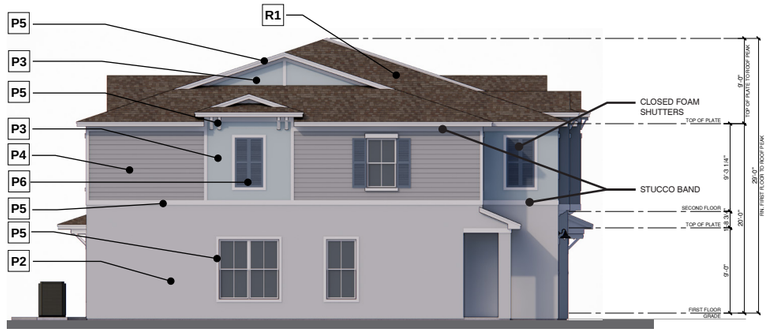
TIDES AT DEERFIELD BEACH

ARCHITECTURAL ELEVATIONS - 8 UNIT STRING
END UNITS: 24' X 50' MARIETTA II TOWNHOMES
MIDDLE UNITS: 20' X 51' ALPHARETTA TOWNHOMES



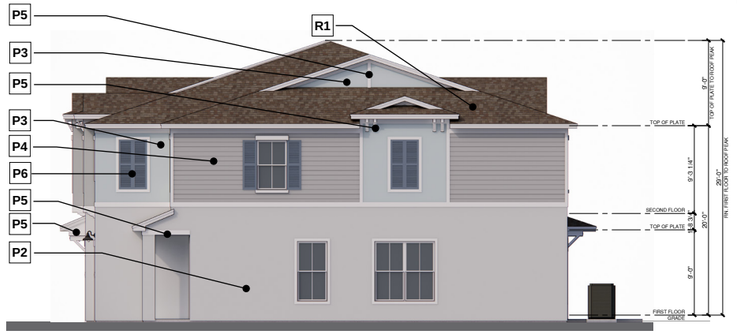


R1	ROOF: FLAT TILE	EAGLE-BELAIR CONCORD BLEND	
P2	PRIMARY COLOR : FIRST FLOOR	SW7631 CITY LOFT	
P3	PRIMARY COLOR : SECOND FLOOR	SW9054 LITTLE BOY BLU	
P4	SECONDARY COLOR : SECOND FLOOR	SW7652 MINERAL DEPOSIT	
P5	STUCCO BAND, BRACKETS	SW7005 PURE WHITE	
P6	ACCENT COLOR: SHUTTERS	SW0031 DUTCH TILE BLUE	
P7	ACCENT COLOR: GARAGE AND ENTRY DOORS	SW0031 DUTCH TILE BLUE	

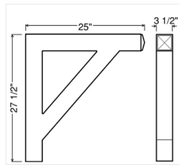


MARIETTA II
LEFT ELEVATION
FORM JE :: END UNIT

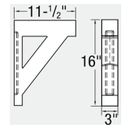
50'-10"



MARIETTA II
RIGHT ELEVATION
FORM JE :: END UNIT



BRACKET AT CANOPY



BRACKET AT SOFFIT

BUILDING ELEVATIONS

SCALE :: 1/16" = 1'-0"

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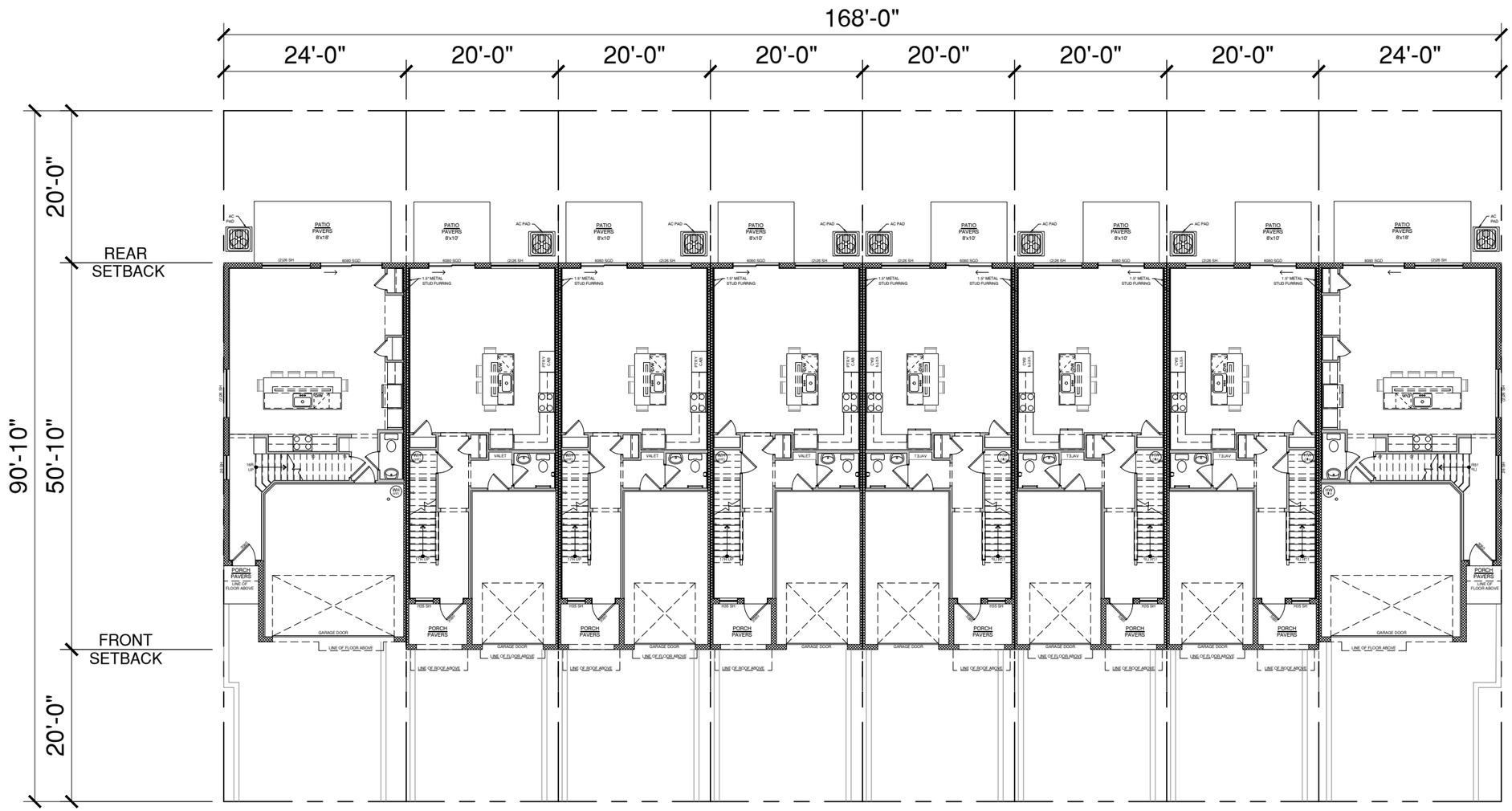

MARIETTA II
FIRST FLOOR
FORM JE :: END UNIT

ALPHARETTA II
FIRST FLOOR
FORM JF :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JF :: INTERIOR UNIT

MARIETTA II
FIRST FLOOR
FORM JE :: END UNIT

8 UNITS FIRST FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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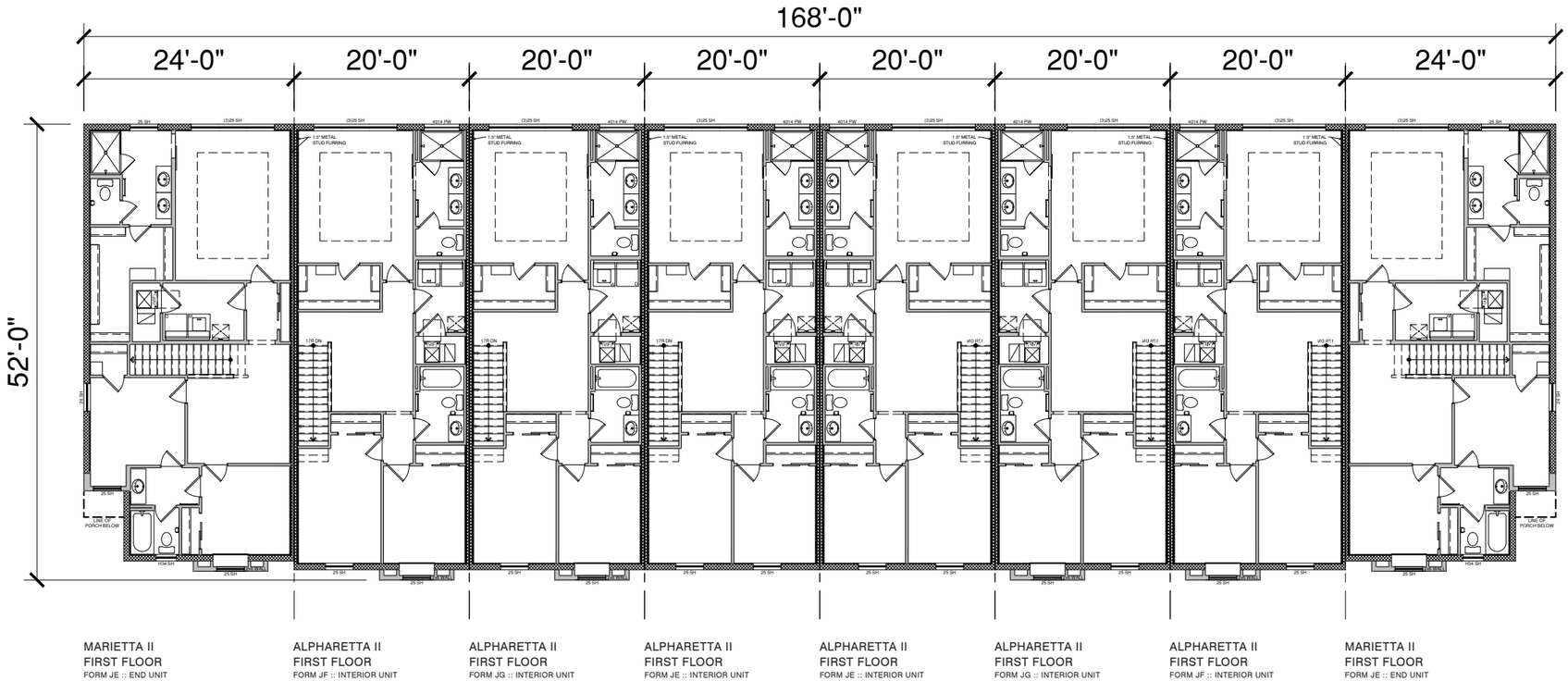

8 UNITS SECOND FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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TIDES AT DEERFIELD BEACH

ARCHITECTURAL ELEVATIONS - 9 UNIT STRING
END UNITS: 24' X 50' MARIETTA II TOWNHOMES
MIDDLE UNITS: 20' X 51' ALPHARETTA TOWNHOMES

MARIETTA II
FRONT ELEVATION
FORM JE :: END UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JF :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JF :: INTERIOR UNIT

MARIETTA II
FRONT ELEVATION
FORM JE :: END UNIT

188'-0"

MARIETTA II
REAR ELEVATION
FORM JE :: END UNIT

ALPHARETTA II
REAR ELEVATION
FORM JF :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JE :: INTERIOR UNIT

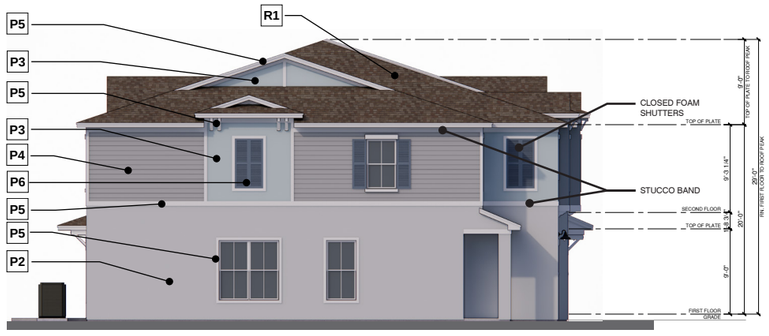
ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JF :: INTERIOR UNIT

MARIETTA II
REAR ELEVATION
FORM JE :: END UNIT

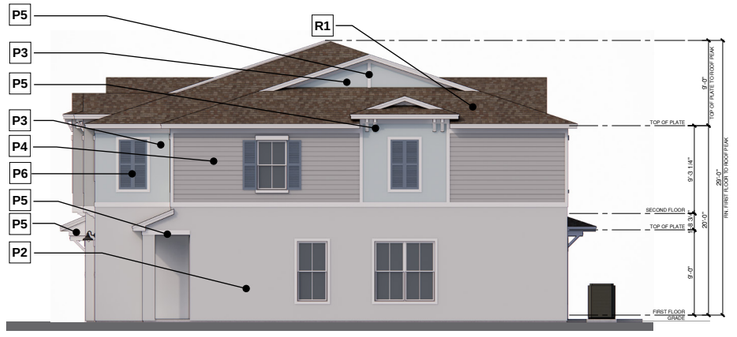
188'-0"

R1	ROOF: FLAT TILE	EAGLE-BELAIR CONCORD BLEND	
P2	PRIMARY COLOR : FIRST FLOOR	SW7631 CITY LOFT	
P3	PRIMARY COLOR : SECOND FLOOR	SW9054 LITTLE BOY BLU	
P4	SECONDARY COLOR : SECOND FLOOR	SW7652 MINERAL DEPOSIT	
P5	STUCCO BAND, BRACKETS	SW7005 PURE WHITE	
P6	ACCENT COLOR: SHUTTERS	SW0031 DUTCH TILE BLUE	
P7	ACCENT COLOR: GARAGE AND ENTRY DOORS	SW0031 DUTCH TILE BLUE	

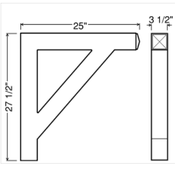


MARIETTA II
LEFT ELEVATION
FORM JE :: END UNIT

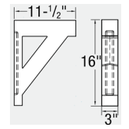
50'-10"



MARIETTA II
RIGHT ELEVATION
FORM JE :: END UNIT



BRACKET AT CANOPY



BRACKET AT SOFFIT

BUILDING ELEVATIONS
SCALE :: 1/16" = 1'-0"

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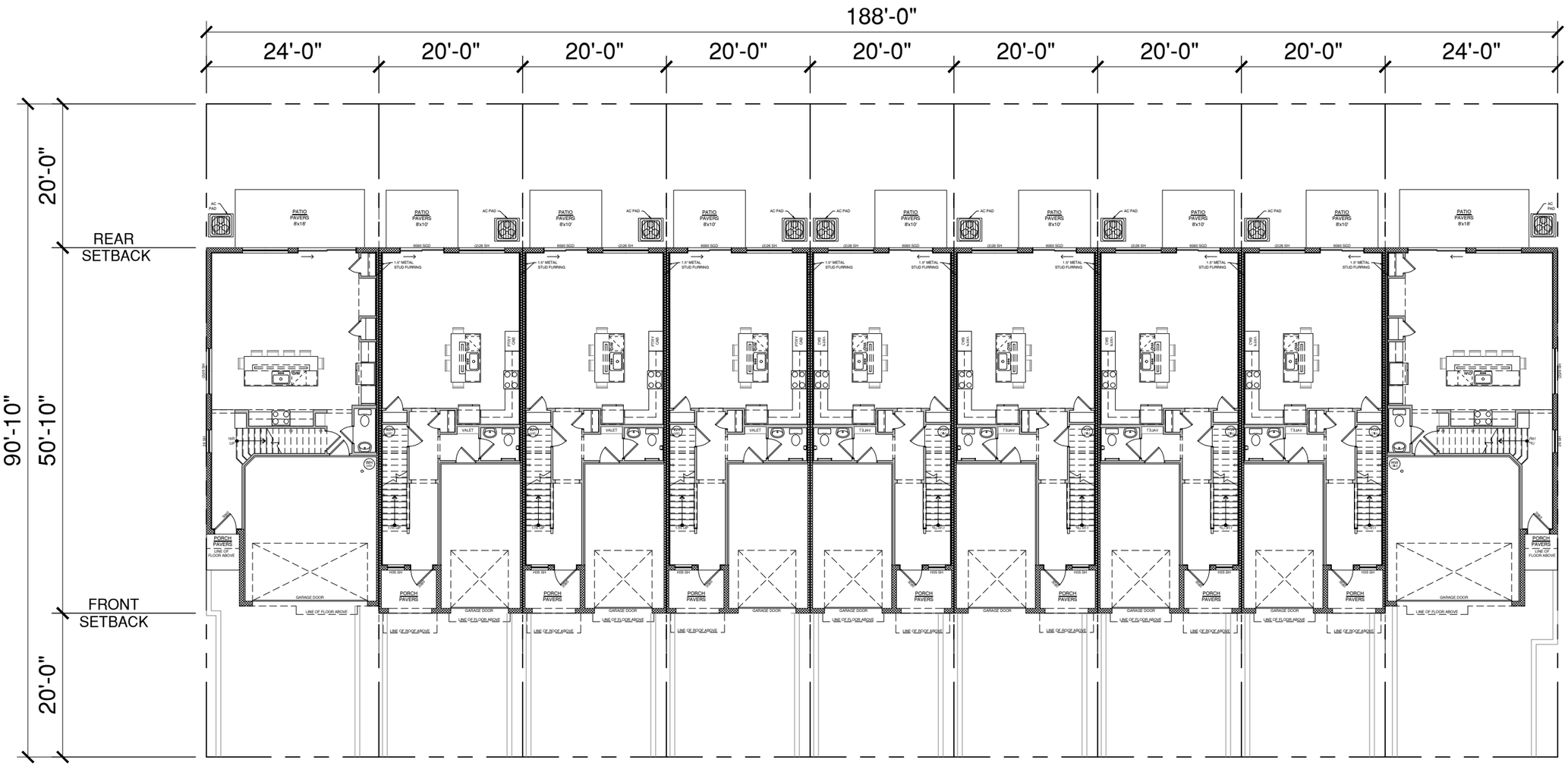

MARIETTA II
FIRST FLOOR
FORM JE :: END UNIT

ALPHARETTA II
FIRST FLOOR
FORM JF :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JF :: INTERIOR UNIT

MARIETTA II
FIRST FLOOR
FORM JE :: END UNIT

9 UNITS FIRST FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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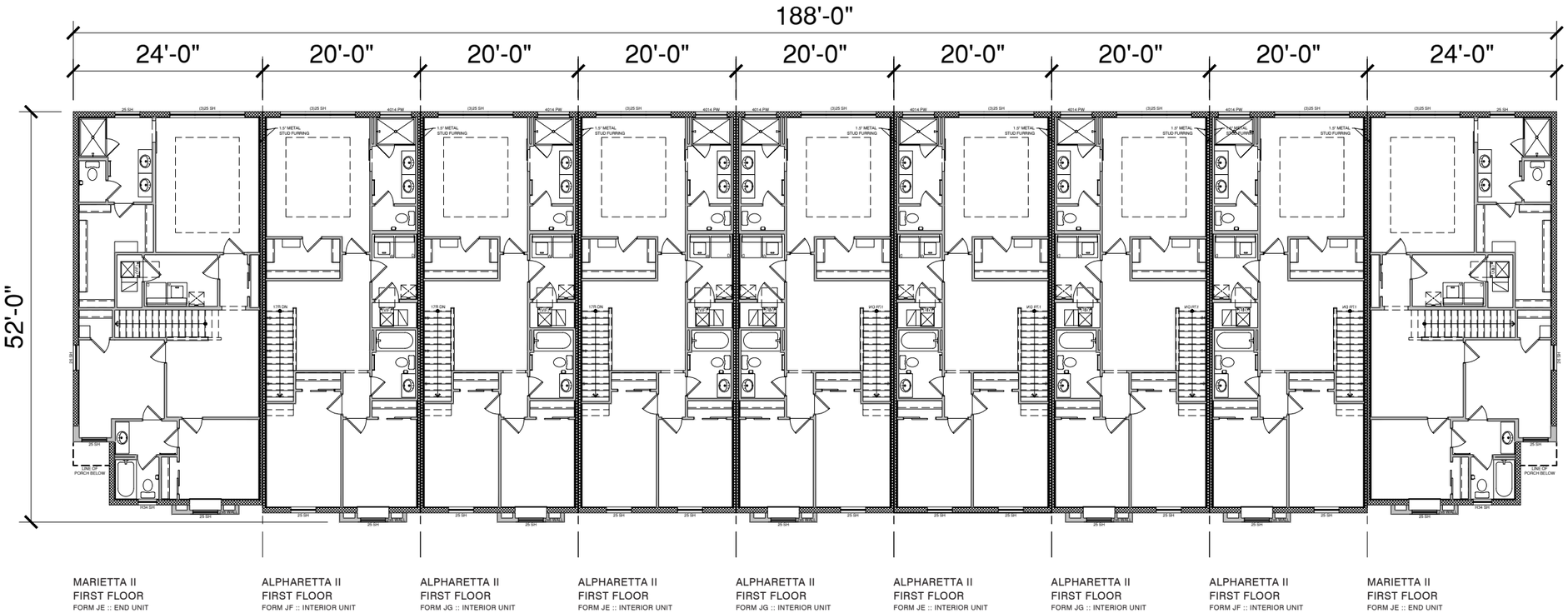

9 UNITS SECOND FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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8 UNIT BUILDING STRING

8 UNIT BUILDING STRING

8 UNIT BUILDING STRING

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9 UNIT BUILDING STRING

9 UNIT BUILDING STRING

9 UNIT BUILDING STRING

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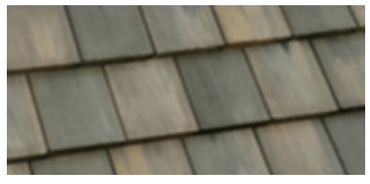
R1	ROOF: FLAT TILE	EAGLE-BELAIR CONCORD BLEND		P5	STUCCO BAND, BRACKETS	SW7005 PURE WHITE	
P2	PRIMARY COLOR : FIRST FLOOR	SW7631 CITY LOFT		P6	ACCENT COLOR: SHUTTERS	SW0031 DUTCH TILE BLUE	
P3	PRIMARY COLOR : SECOND FLOOR	SW9054 LITTLE BOY BLU		P7	ACCENT COLOR: GARAGE AND ENTRY DOORS	SW0031 DUTCH TILE BLUE	
P4	SECONDARY COLOR : SECOND FLOOR	SW7652 MINERAL DEPOSIT					

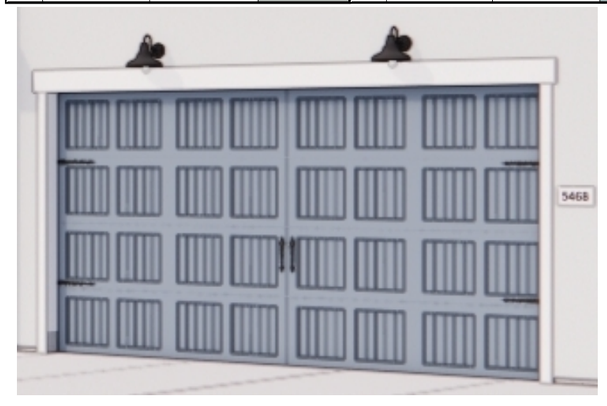
EXTERIOR PAINT (2ND FLOOR)
SHERWIN WILLIAMS
LITTLE BOY BLU

EXTERIOR PAINT (2ND FLOOR)
SHERWIN WILLIAMS
MINERAL DEPOSIT

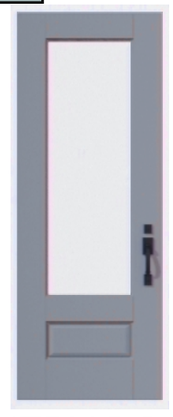
EXTERIOR PAINT (1ST FLOOR)
SHERWIN WILLIAMS
CITY LOFT



ROOFING
WOODEAGLE TILE ROOFING
BELAIR CONCORD BLEND



GARAGE DOOR
SHERWIN WILLIAMS
DUTCH TILE BLUE



ENTRY DOOR
SHERWIN WILLIAMS
DUTCH TILE BLUE

COACH LIGHT

SHUTTERS
SHERWIN WILLIAMS
DUTCH TILE BLUE

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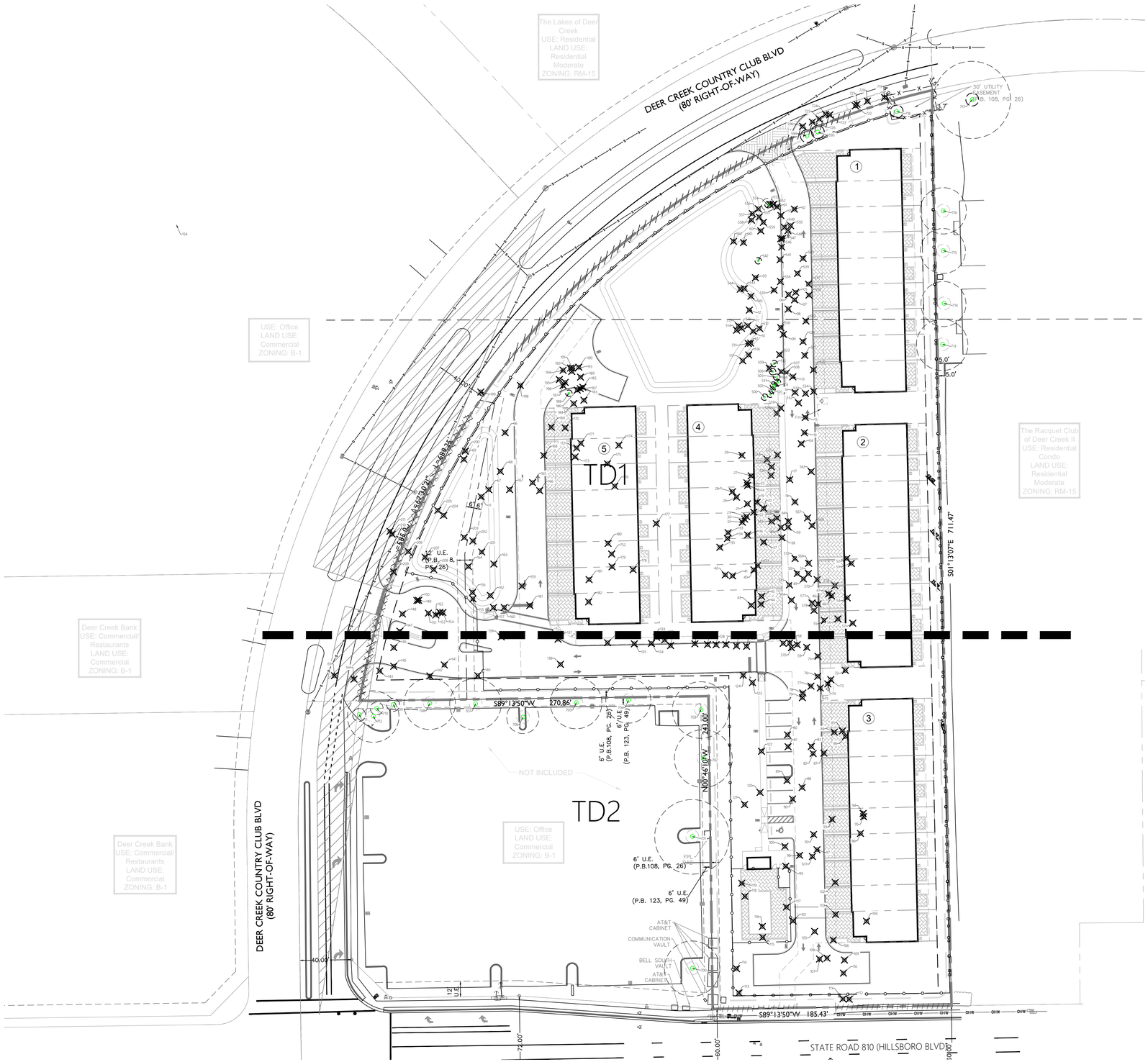
Tides at Deerfield Beach



SYMBOLS

- Remove
- Relocate
- Preserve
- Tree/Palm on Adjacent Property And Canopy Extent

Location Map

DRAWING INDEX

TD1	Overall Tree Disposition Plan
TD2	Tree Disposition Plan
TD3	Tree Disposition Plan
TD4	Tree Disposition Table
TD5	Tree Disposition Table And Details
LP1	Overall Landscape Plan
LP2	Landscape Plan
LP3	Landscape Plan
LP4	Landscape Schedule
LP5	Typical Units Landscape Plan
LP6	Landscape Details
LP7	Landscape Specifications

North

Scale: 1" = 40'

0 20 40 80

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811
WWW.SUNSHINE811.COM

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Tides at Deerfield Beach

Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Overall Tree Disposition Plan

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 1 of 5

DEER CREEK COUR
(80' RIGHT-OF-W

Emergency Access/ Exit Only (Stabilized)

Aluminum Rail Fence

10' Landscape Buffer

Dry Retention Area

Open Space Area

30' Utility Easement (PB 108 PG 26)

13.7'

5.0'

5.0'

Open Space Area

F.H.

Fence

10' Landscape Buffer

12.0'

11.47'

11.39'

S01°13'07"E 711.47'

Dry Retention Area

40.00'

L=689.25'

Δ=67°30'21"

R=585.00'

6'

6'

12' U.E. P.B. 8, PG. 26)

10'x50' Sight Visibility Triangle

1

2

4

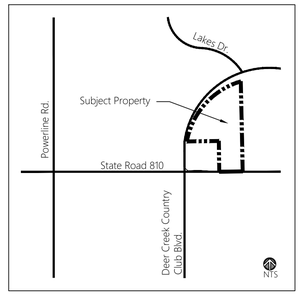
5

Matchline A-A

SYMBOLS

- Remove
- Relocate
- Preserve
- Tree/Palm on Adjacent Property And Canopy Extent

Location Map



North

Scale: 1" = 20'

0 10 20 40

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Deerfield, Florida

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Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

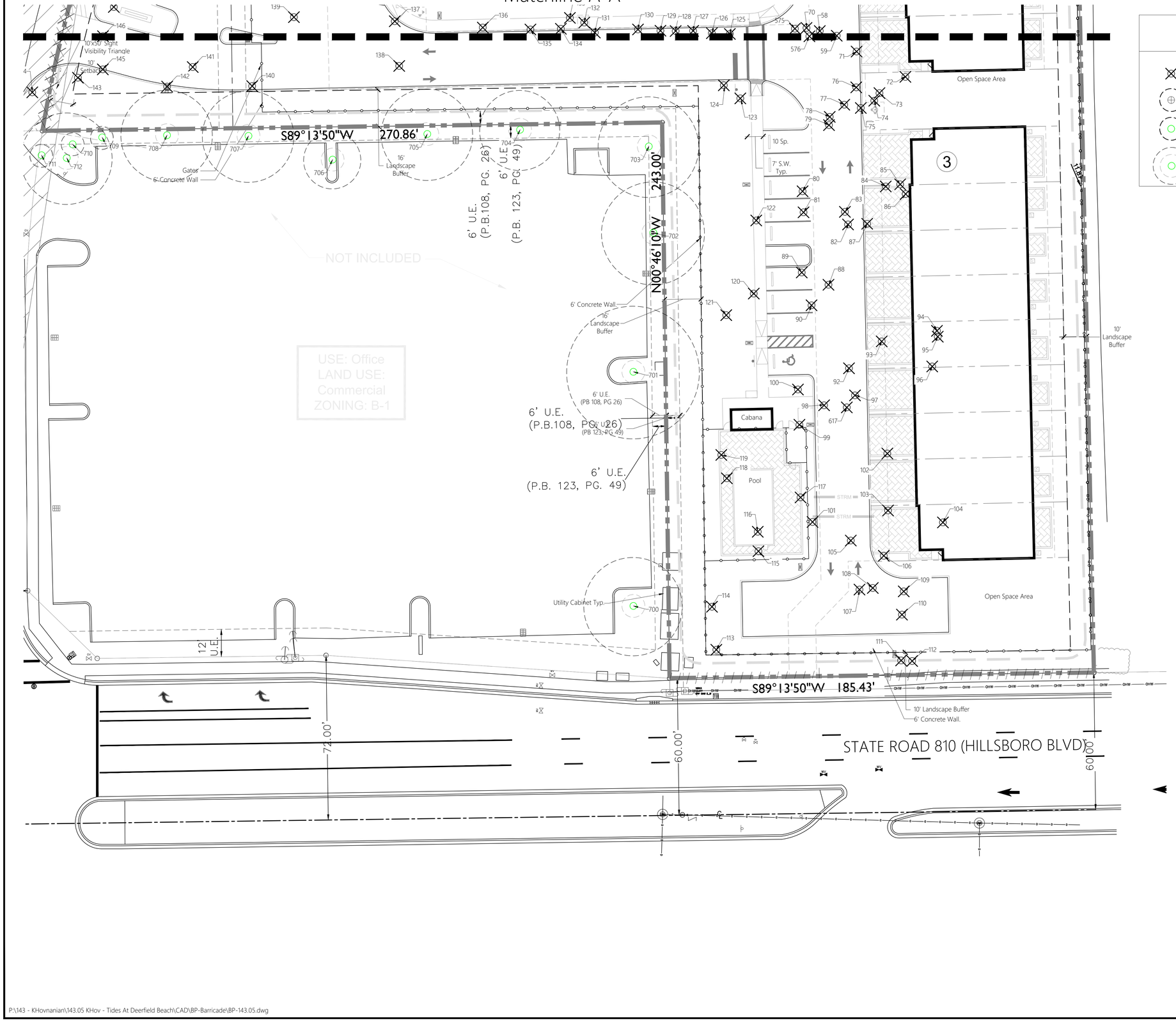
Tree Disposition Plan

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 2 of 5

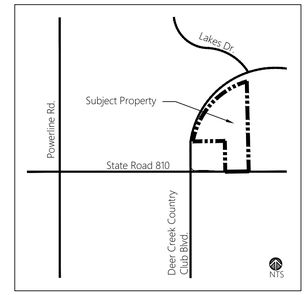
Matchline A-A



SYMBOLS

- Remove
- Relocate
- Preserve
- Tree/Palm on Adjacent Property And Canopy Extent

Location Map



North

Scale: 1" = 20'

0 10 20 40

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Site Plan Comments	11/14/2025

Tree Disposition Plan

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 3 of 5

Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	254	Nuisance Tree per Code		Remove
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	491	Nuisance Tree per Code		Remove
3	Live oak	*Quercus virginiana*	3"	30'		8'	50	84%		Remove
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	314	Nuisance Tree per Code		Remove
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	177	Nuisance Tree per Code		Remove
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	177	Nuisance Tree per Code		Remove
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	177	Nuisance Tree per Code		Remove
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	314	Nuisance Tree per Code		Remove
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	962	Nuisance Tree per Code		Remove
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	707	Nuisance Tree per Code		Remove
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	314	Nuisance Tree per Code		Remove
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	50	Nuisance Tree per Code		Remove
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	314	Nuisance Tree per Code		Remove
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	254	Nuisance Tree per Code		Remove
15	Ear leaf acacia	*Acacia auriculformis*	3"	15'		8'	50	Nuisance Tree per Code		Remove
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	113	Nuisance Tree per Code		Remove
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	201	Nuisance Tree per Code		Remove
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	113	Nuisance Tree per Code		Remove
20	Ear leaf acacia	*Acacia auriculformis*	14"	45'		35'	962	Nuisance Tree per Code		Remove
21	Live oak	*Quercus virginiana*	6"	25'		18'	254	85%		Remove
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
23	Live oak	*Quercus virginiana*	11"	30'		25'	491	78%		Remove
24	Ear leaf acacia	*Acacia auriculformis*	5"	25'		15'	177	Nuisance Tree per Code		Remove
25	Live oak	*Quercus virginiana*	4"	20'		12'	113	78%		Remove
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	133	Nuisance Tree per Code		Remove
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	177	Nuisance Tree per Code		Remove
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	201	Nuisance Tree per Code		Remove
29	Live oak	*Quercus virginiana*	3"	18'		7'	38	78%		Remove
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	177	Nuisance Tree per Code		Remove
31	Ear leaf acacia	*Acacia auriculformis*	22"	60'		45'	1590	Nuisance Tree per Code		Remove
32	Live oak	*Quercus virginiana*	6"	25'		10'	79	81%		Remove
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	177	Nuisance Tree per Code		Remove
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	154	Nuisance Tree per Code		Remove
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	314	Nuisance Tree per Code		Remove
36	Live oak	*Quercus virginiana*	7"	30'		18'	254	78%		Remove
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	314'	Nuisance Tree per Code		Remove
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	491	Nuisance Tree per Code		Remove
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	177	Nuisance Tree per Code		Remove
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	154'	Nuisance Tree per Code		Remove
43	Live oak	*Quercus virginiana*	13"	30'		20'	314'	78%		Remove
44	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	314'	Nuisance Tree per Code		Remove
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	314'	Nuisance Tree per Code		Remove
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	314'	Nuisance Tree per Code		Remove
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	314'	Nuisance Tree per Code		Remove
48	Live oak	*Quercus virginiana*	12"	30'		20'	314'	78%		Remove
49	Live oak	*Quercus virginiana*	7"	25'		15'	177	72%		Remove
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	177	Nuisance Tree per Code		Remove
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	314'	Nuisance Tree per Code		Remove
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	314'	Nuisance Tree per Code		Remove
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	177	Nuisance Tree per Code		Remove
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	314'	Nuisance Tree per Code		Remove
55	Live oak	*Quercus virginiana*	5"	25'		20'	314'	85%		Remove
56	Ear leaf acacia	*Acacia auriculformis*	14"	25'		20'	314'	Nuisance Tree per Code		Remove
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	113'	Nuisance Tree per Code		Remove
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	254	Nuisance Tree per Code		Remove
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	491	Nuisance Tree per Code		Remove
60	Live oak	*Quercus virginiana*	11"	40'		15'	177	84%		Remove
61	Live oak	*Quercus virginiana*	9"	30'		18'	254'	84%		Remove
63	Live oak	*Quercus virginiana*	15"	45'		30'	707'	78%		Remove
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	133'	Nuisance Tree per Code		Remove
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	177	90%		Remove
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	962'	Nuisance Tree per Code		Remove
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	314'	Nuisance Tree per Code		Remove
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	491	Nuisance Tree per Code		Remove
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	707'	Nuisance Tree per Code		Remove
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	491	Nuisance Tree per Code		Remove
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	707'	Nuisance Tree per Code		Remove
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	314'	Nuisance Tree per Code		Remove
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	491	Nuisance Tree per Code		Remove
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	314'	Nuisance Tree per Code		Remove
75	Live oak	*Quercus virginiana*	12"	30'		20'	314'	78%		Remove
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	254	Nuisance Tree per Code		Remove
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	491	Nuisance Tree per Code		Remove
78	Live oak	*Quercus virginiana*	12"	35'		25'	491	81%		Remove
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	177	Nuisance Tree per Code		Remove
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	314'	Nuisance Tree per Code		Remove
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	491	Nuisance Tree per Code		Remove
82	Live oak	*Quercus virginiana*	15"	35'		30'	707'	81%		Remove
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	177	Nuisance Tree per Code		Remove
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	113'	Nuisance Tree per Code		Remove
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	177	68%		Remove
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	177	78%		Remove
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	491	Nuisance Tree per Code		Remove
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	491	Nuisance Tree per Code		Remove
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	962'	Nuisance Tree per Code		Remove
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	177	Nuisance Tree per Code		Remove
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	113'	90%		Remove
92	Live oak	*Quercus virginiana*	26"	50'		45'	1,590'	81%	$25,200.00	Remove
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	314'	Nuisance Tree per Code		Remove
94	Carrotwood	*Cupaniopsis anacardiodes*	7"	18'		20'	314'	Nuisance Tree per Code		Remove
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	177	Nuisance Tree per Code		Remove
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	314'	Nuisance Tree per Code		Remove
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	314'	Nuisance Tree per Code		Remove
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	491	Nuisance Tree per Code		Remove
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	491	Nuisance Tree per Code		Remove

Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	962'	Nuisance Tree per Code		Remove
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	707'	Nuisance Tree per Code		Remove
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	1,257'	Nuisance Tree per Code		Remove
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	314'	Nuisance Tree per Code		Remove
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	962'	Nuisance Tree per Code		Remove
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	314'	Nuisance Tree per Code		Remove
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	314'	Nuisance Tree per Code		Remove
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	314'	Nuisance Tree per Code		Remove
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	314'	Nuisance Tree per Code		Remove
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	314'	Nuisance Tree per Code		Remove
111	Ear leaf acacia	*Acacia auriculformis*	13"	30'		25'	491	Nuisance Tree per Code		Remove
112	Ear leaf acacia	*Acacia auriculformis*	10"	30'		25'	491	Nuisance Tree per Code		Remove
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	113'	Nuisance Tree per Code		Remove
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	491	Nuisance Tree per Code		Remove
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	491	Nuisance Tree per Code		Remove
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	707'	Nuisance Tree per Code		Remove
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	314'	Nuisance Tree per Code		Remove
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	314'	Nuisance Tree per Code		Remove
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	314'	Nuisance Tree per Code		Remove
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	962'	Nuisance Tree per Code		Remove
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	491	Nuisance Tree per Code		Remove
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	962'	Nuisance Tree per Code		Remove
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	452'	Nuisance Tree per Code		Remove
124	Live oak	*Quercus virginiana*	11"	40'		25'	491	81%		Remove
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	113'	72%		Remove
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	177	78%		Remove
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	254	68%		Remove
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	314'	68%		Remove
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	254	68%		Remove
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	254	72%		Remove
131	Live oak	*Quercus virginiana*	24"	60'		55'	2,376'	78%	$20,600.00	Remove
132	Live oak	*Quercus virginiana*	10"	50'		25'	491	85%		Remove
133	Live oak	*Quercus virginiana*	20"	50'		30'	707'	84%	$15,500.00	Remove
134	Live oak	*Quercus virginiana*	29"	60'		50'	1,963'	81%	$31,300.00	Remove
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	491	Nuisance Tree per Code		Remove
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	380'	Nuisance Tree per Code		Remove
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	962'	Nuisance Tree per Code		Remove
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	707'	Nuisance Tree per Code		Remove
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	1,257'	Nuisance Tree per Code		Remove
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'				Nuisance Tree per Code		Remove
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	491	Nuisance Tree per Code		Remove
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	133'	Nuisance Tree per Code		Remove
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	314'	Nuisance Tree per Code		Remove
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	962'	Nuisance Tree per Code		Remove
145	Black olive	*Bucida buceras*	8"	30'		20'	314'	81%		Remove
146	Black olive	*Bucida buceras*	25"	30'		30'	707'	81%	$11,600.00	Remove
147	Carrotwood	*Cupaniopsis anacardiodes*	12"	20'		18'	254	Nuisance Tree per Code		Remove
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	177	Nuisance Tree per Code		Remove
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	314'	Nuisance Tree per Code		Remove
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	50'	Nuisance Tree per Code		Remove
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	79'	81%		Remove
152	Black olive	*Bucida buceras*	5"	25'		18'	254	81%		Remove
153	Black olive	*Bucida buceras*	8"	30'		20'	314'	78%		Remove
154	Black olive	*Bucida buceras*	10"	30'		25'	491	78%		Remove
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	177	Nuisance Tree per Code		Remove
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	491	Nuisance Tree per Code		Remove
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	491	Nuisance Tree per Code		Remove
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	491	Nuisance Tree per Code		Remove
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	962'	Nuisance Tree per Code		Remove
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	314'	Nuisance Tree per Code		Remove
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	491	Nuisance Tree per Code		Remove
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	707'	Nuisance Tree per Code		Remove
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	314'	Nuisance Tree per Code		Remove
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	707'	Nuisance Tree per Code		Remove
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	962'	Nuisance Tree per Code		Remove
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	491	Nuisance Tree per Code		Remove
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	491	Nuisance Tree per Code		Remove
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	177	Nuisance Tree per Code		Remove
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	254	Nuisance Tree per Code		Remove
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	177	Nuisance Tree per Code		Remove
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	113'	Nuisance Tree per Code		Remove
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	254	Nuisance Tree per Code		Remove
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	491	Nuisance Tree per Code		Remove
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	201'	Nuisance Tree per Code		Remove
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	314'	Nuisance Tree per Code		Remove
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	254	Nuisance Tree per Code		Remove
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	314'	Nuisance Tree per Code		Remove
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	314	Nuisance Tree per Code		Remove
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	201'	Nuisance Tree per Code		Remove
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	314'	Nuisance Tree per Code		Remove
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	314'	Nuisance Tree per Code		Remove
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	177	Nuisance Tree per Code		Remove
183	Live oak	*Quercus virginiana*	17"	55'		45'	1,590'	81%		Remove
184	Live oak	*Quercus virginiana*	14"	50'		18'	254	81%		Remove
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	707'	Nuisance Tree per Code		Remove
186	Live oak	*Quercus virginiana*	15"	55'		35'	962'	81%		Remove
187	Live oak	*Quercus virginiana*	7"	30'		20'	314'	72%		Remove
188	Live oak	*Quercus virginiana*	30"	55'		40'	1,257'	81%	$33,500.00	Remain
189	Live oak	*Quercus virginiana*	17"	55'		30'	707'	81%		Remove
190	Live oak	*Quercus virginiana*	18"	50'		35'	962'	81%	$12,100.00	Remove
191	Live oak	*Quercus virginiana*	4"	25'		15'	177	68%		Remove
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
193	Live oak	*Quercus virginiana*	14"	40'		35'	962'	81%		Remove
194	Live oak	*Quercus virginiana*	4"	20'		13'	133'	78%		Remove
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	133'	Nuisance Tree per Code		Remove
196	Java plum	*Syzygium cumin*	3"	30'		20'	314'	84%		Remove
197	Live oak	*Quercus virginiana*	4"	15'		5'	20'	40%		Remove
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	707'	Nuisance Tree per Code		Remove
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	113'	Nuisance Tree per Code		Remove

EXISTING VEGETATION NOTES

1. All applicable vegetation shall be tagged using etched metal tags attached to trunks. The numbers shown on each tag shall correspond to the number identified on the Vegetation Disposition Chart and/or Vegetation Survey.
2. Prior to site clearing and tree removal, vegetation to be preserved, mitigated, replaced, relocated on site, relocated off site, or removed shall be identified using different color plastic ribbon or tags.
3. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
4. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
5. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
6. All relocated trees and palms shall be staked and guyed as indicated in the details.
7. Hurricane cut all Sabals prior to transplant.
8. All relocated trees must be relocated using best industry standards.
9. Provide irrigation to relocated trees or trees within holding areas to ensure survivorship.
10. Refer to the Landscape Plan for final locations of relocated trees
11. Vegetation to be preserved shall be barricaded with a minimum three-foot-high plastic mesh (orange OSHA) supported by six-foot-long T-posts or two-inch by four-inch wood stakes or equivalent. The contractor is responsible to use the support system that shall remain in place throughout the duration of construction activities.
12. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
13. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
14. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.

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Tides at Deerfield Beach

Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Tree Disposition Table and Details

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

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Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	962'	Nuisance Tree per Code		Remove
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	491	Nuisance Tree per Code		Remove
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	491	Nuisance Tree per Code		Remove
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	201'	Nuisance Tree per Code		Remove
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	314'	Nuisance Tree per Code		Remove
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	314	Nuisance Tree per Code		Remove
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	154'	Nuisance Tree per Code		Remove
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	133'	Nuisance Tree per Code		Remove
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	314'	Nuisance Tree per Code		Remove
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	314'	Nuisance Tree per Code		Remove
210	Black olive	*Bucida buceras*	8"	25'		18'	254	81%		Remove
211	Black olive	*Bucida buceras*	4"	20'		15'	177	78%		Remove
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	1,963'	81%	$13,200.00	Remain
501	Live oak	*Quercus virginiana*	17"	45'		30'	707'	85%		Remain
502	Live oak	*Quercus virginiana*	10"	40'		18'	254	78%		Remain
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	491	78%		Remain
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	1,257'	72%		Remain
505	Live oak	*Quercus virginiana*	13"	50'		30'	707'	81%		Remain
506	Sabal palm	*Sabal palmetto*	8"	22'	15'			90%		Remain
507	Live oak	*Quercus virginiana*	5"	35'		8'	50'	84%		Remove
508	Live oak	*Quercus virginiana*	12"	35'		12'	113'	84%		Remove
509	Live oak	*Quercus virginiana*	8"	35'		12'	113'	84%		Remove
510	Live oak	*Quercus virginiana*	21"	40'		45'	1,590'	84%	$17,055.00	Remain
512	Live oak	*Quercus virginiana*	12"	45'		25'	491	84%		Remove
513	Live oak	*Quercus virginiana*	11"	45'		20'	314'	84%		Remove
514	Live oak	*Quercus virginiana*	8"	35'		12'	113'	84%		Remove
515	Live oak	*Quercus virginiana*	7"	25'		20'	314'	84%		Remove
516	Live oak	*Quercus virginiana*	3"	15'		10'	79'	84%		Remove
517	Live oak	*Quercus virginiana*	3"	18'		12'	113'	78%		Remove
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	804'	84%		Remove
519	Live oak	*Quercus virginiana*	10"	30'		30'	707'	84%		Remove
520	Live oak	*Quercus virginiana*	7"	35'		20'	314'	84%		Remove
521	Live oak	*Quercus virginiana*	9"	30'		15'	177	84%		Remove
522	Live oak	*Quercus virginiana*	3"	18'		8'	50'	85%		Remove
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	113'	Nuisance Tree per Code		Remove
524	Live oak	*Quercus virginiana*	8"	35'		18'	254	72%		Remove
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	1,257'	72%	$53,100.00	Remove
526	Live oak	*Quercus virginiana*	5"	20'		16'	201'	68%		Remove
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	50'	72%		Remove
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	314'	81%		Remove
529	Live oak	*Quercus virginiana*	18"	45'		30'	707'	81%	$12,100.00	Remove
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	154'	68%		Remain
532	Live oak	*Quercus virginiana*	5"	25'		15'	177	78%		Remove
533	Live oak	*Quercus virginiana*	5"	25'		10'	79'	50%		Remove
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	1,963'	Nuisance Tree per Code		Remove
536	Live oak	*Quercus virginiana*	11"	45'		20'	314'	90%		Remove
537	Live oak	*Quercus virginiana*	17"	35'		30'	707'	85%		Remove
538	Live oak	*Quercus virginiana*	4"	20'		10'	79'	85%		Remove
539	Live oak	*Quercus virginiana*	3"	20'		20'	314'	85%		Remove
540	Live oak	*Quercus virginiana*	22"	50'		35'	962'	84%	$18,700.00	Remove
541	Live oak	*Quercus virginiana*	10"	45'		15'	177	84%		Remove
542	Live oak	*Quercus virginiana*	26"	50'		45'	1,590'	84%	$26,100.00	Remain
543	Live oak	*Quercus virginiana*	8"	40'		15'	177	84%		Remove
544	Live oak	*Quercus virginiana*	7"	35'		15'	177	84%		Remove
545	Live oak	*Quercus virginiana*	7"	40'		20'	314'	81%		Remove
546	Live oak	*Quercus virginiana*	13"	45'		30'	707'	84%		Remove
547	Live oak	*Quercus virginiana*	18"	50'		45'	1,590'	84%	$12,500.00	Remove
548	Live oak	*Quercus virginiana*	8"	30'		30'	707'	84%		Remove
549	Live oak	*Quercus virginiana*	13"	45'		30'	707'	84%		Remove
550	Live oak	*Quercus virginiana*	6"	25'		25'	491'	84%		Remove
551	Live oak	*Quercus virginiana*	25"	45'		35'	962'	84%	$24,100.00	Remove
552	Live oak	*Quercus virginiana*	25"	45'		30'	707'	78%	$22,400.00	Remove
553	Live oak	*Quercus virginiana*	9"	35'		20'	314'	85%		Remove
554	Live oak	*Quercus virginiana*	4"	15'		5'	20'	78%		Remain
555	Live oak	*Quercus virginiana*	14"	45'		30'	707'	84%		Remove
556	Live oak	*Quercus virginiana*	12"	25'		15'	177	85%		Remove
557	Live oak	*Quercus virginiana*	6"	35'		8'	50'	78%		Remove
558	Live oak	*Quercus virginiana*	15"	40'		25'	491	84%		Remove
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	314'	84%		Remove
561	Live oak	*Quercus virginiana*	15"	50'		40'	1,257'	84%		Remove
562	Live oak	*Quercus virginiana*	4"	15'		10'	79'	85%		Remove
563	Ear leaf acacia	*Acacia auriculformis*	15"	35'		25'	491	Nuisance Tree per Code		Remove
564	Live oak	*Quercus virginiana*	11"	40'		25'	491	85%		Remove
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	314'	Nuisance Tree per Code		Remove
566	Live oak	*Quercus virginiana*	12"	40'		25'	491'	78%		Remove
567	Live oak	*Quercus virginiana*	13"	40'		30'	707'	78%		Remove
568	Ear leaf acacia	*Acacia auriculformis*	17"	40'		25'	491	Nuisance Tree per Code		Remove
569	Live oak	*Quercus virginiana*	11"	40'		25'	491	78%		Remove
570	Live oak	*Quercus virginiana*	8"	30'		18'	254	72%		Remove
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	962'	78%		Remove
572	Live oak	*Quercus virginiana*	19"	40'		30'	707'	78%	$13,000.00	Remove
573	Live oak	*Quercus virginiana*	17"	40'		30'	707'	78%		Remove
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	707'	Nuisance Tree per Code		Remove
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'			90%		Remove
576	Live oak	*Quercus virginiana*	16"	45'		40'	1,257'	78%		Remove
577	Live oak	*Quercus virginiana*	7"	30'		15'	177'	72%		Remove
578	Live oak	*Quercus virginiana*	22"	50'		45'	1,590'	81%	$18,100.00	Remove
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove

Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
700	Black olive	*Bucida buceras*	24"	20'		43'	1,452'	84%		Remain
701	Black olive	*Bucida buceras*	24"	20'		58'	2,642'	65%		Remain
702	Black olive	*Bucida buceras*	30"	30'		45'	1,590'	65%		Remain
703	Black olive	*Bucida buceras*	30"	20'		44'	1,520'	65%		Remain
704	Black olive	*Bucida buceras*	24"	25'		35'	962'	65%		Remain
705	Black olive	*Bucida buceras*	30"	25'		40'	1,257'	65%		Remain
706	Black olive	*Bucida buceras*	12"	25'		25'	491'	60%		Remain
707	Black olive	*Bucida buceras*	30"	25'		40'	1,257'	60%		Remain
708	Black olive	*Bucida buceras*	36"	30'		40'	1,257'	60%		Remain
709	Cabbage palm	*Sabal palmetto*	8"	20'	15'	12'	113	65%		Remove
710	Cabbage palm	*Sabal palmetto*	8"	20'	15'	12'	113	65%		Remove
711	Cabbage palm	*Sabal palmetto*	14"	20'	15'	12'	113	70%		Remove
712	Laurel oak	*Quercus virginiana*	30"	30'		44'	1,520'	65%		Remain
713	Laurel oak	*Quercus virginiana*	24"	20'		40'	1,257'	65%		Remain
714	Laurel oak	*Quercus virginiana*	24"	15'		40'	1,257'	65%		Remain
715	Laurel oak	*Quercus virginiana*	20"	20'		35'	962'	65%		Remain
716	Laurel oak	*Quercus virginiana*	24"	20'		35'	962'	65%		Remain
717	Ficus	Ficus benjamina	84"	18'		60'	962'	65%		Remain
718	Laurel oak	*Quercus virginiana*	18"	45'		20'	314'	65%		Remain
719	Ficus	Ficus benjamina	12"	25'		15'	177'	65%		Remain
720	Ficus	Ficus benjamina	36"	20'		12'	113'	65%		Remain
721	Ficus	Ficus benjamina	10"	30'		15'	177'	65%		Remain
722	Carrotwood	Cupaniopsis anacardiopsis	10"	25'		15'	177'	65%		Remove
723	Carrotwood	Cupaniopsis anacardiopsis	10"	20'		10'	79'	65%		Remove
724	Live oak	*Quercus virginiana*	4"	15'		10'	79'	78%		Remove
725	Ficus	Ficus benjamina	10"	30'		15'	177'	65%		Remain
726	Carrotwood	Cupaniopsis anacardiopsis	10"	20'		10'	79'	65%		Remove

NON SPECIMEN MITIGATION

99 Trees and Palms have been removed from site for a total of 35,219 S.F. of non specimen required canopy to be replaced. Remaining canopy to be replaced through a tree trust fund contribution. Please see breakdown of canopy replacement as follows:

Quantity	Category	Multiplier	S.F. Provided
15	Category One trees (300 S.F. each) (12 OA. Min.)	300	4500
21	Category Two trees (150 S.F. each) (8' O.A. Min.)	150	3150
	Category Three trees (100 S.F. each) (6' OA Min...)	100	0
38	Category Four trees (50 S.F. each)(6' CT/GW)	50	1900
	Total Non Specimen Canopy replacement provided		**9550**
	Total Non Specimen Canopy replacement Remaining. 25,669/300=85.56 Trees x(3" each) =257x3"/ $200 =3,850		

SPECIMEN MITIGATION

21 Specimen Trees are being proposed to be removed with a total apprised value of **$290,300** to be mitigated through a tree trust fund contribution.

TREE TRUST FUND CONTRIBUTION:

Total Non Specimen Canopy replacement Remaining	$ 3,850.00
Total Specimen Canopy replacement Remaining	$290,300.00
Total replacement pending	**$294,150.00**

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Tides at Deerfield Beach

Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Tree Disposition Table and Details

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 5 of 5

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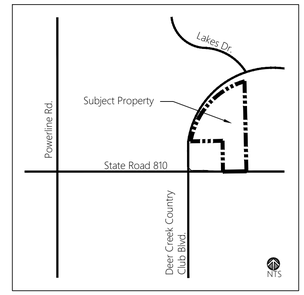
Tides At Deerfield Beach

Location Map



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(561) 500-5960 | Office@mortonla.com

Tides At Deerfield Beach

Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	06/20/2025
Resubmittal	07/11/2025
Site Plan Comments	11/14/2025

Overall Landscape Plan

Scale	As Shown
Drawn By	JAM
Checked By	MLD
Date	2025-07-11
File	LP-143.05

LP

Sheet 1 of 7

North

Scale: 1" = 40'

0 20 40 80

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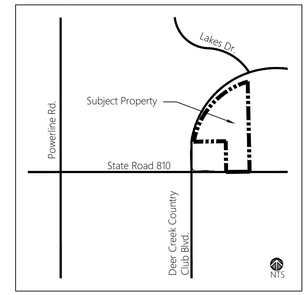
LEGEND:

- WATER LINE
- SEWER LINE
- STORM LINE
- ROOT BARRIER
- PROPOSED FENCE
- BOUNDARY LINE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED FIRE HYDRANT AND CLEARANCE
- PROPOSED LIGHT POLE AND CLEARANCE
- EXISTING TREE/PALM AND CANOPY EXTENT

Location Map



PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
EXISTING PALMS			
	SS-E	3	Sabal palmetto / Cabbage Palmetto
EXISTING TREES			
	QVE	11	Quercus virginiana / Southern Live Oak
MITIGATION PALMS			
	PE-M	38	Ptychosperma elegans / Alexander Palm
PERIMETER BUFFER TREES			
	CEP	15	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
PERIMETER ROW TREES			
	CSR	5	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	LTB	8	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Multi-Trunk, Matched
	QVB	15	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
SHADE TREES			
	CE	9	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
	QV	13	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
FLOWERING/ACCENT TREES			
	BA	7	Bulnesia arborea / Verawood Single Straight Trunk, No Low Crotch
	CS	12	Conocarpus erectus. var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base, Single Straight Trunk
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LI	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk
PALM TREES			
	PE2	3	Ptychosperma elegans / Triple Alexander Palm Double Trunks
	SP	15	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
MITIGATION TREES			
	CS-M	10	Conocarpus erectus. var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	IC-M	7	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LT-M	4	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched
	TD-M	15	Taxodium distichum / Bald Cypress Single Straight Trunk
SHRUBS			
	CHI3	1,509	Chrysobalanus icaco / Coco Plum Full to Base
	CM	11	Codiaeum variegatum 'Mammy' / Mammy Croton
	CQE	6	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full
	FG	9	Furcraea foetida 'Variegata' / Variegated False Agave
	PMM2	205	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base
SHRUB AREAS			
	HPC3	118	Hamelia patens 'Compacta' / Dwarf Firebush Full
	IM	48	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora
	MUP	196	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon
	PSA	18	Pennisetum setaceum 'Alba' / White Fountain Grass Full
	ZP	110	Zamia pumila / Coontie Cycad
GROUND COVERS			
	ADM	53	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full
	FGI	474	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	736	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD B	19,542 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	SOD A	56,820 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas

North

Scale: 1" = 20'

0 10 20 40

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Sheet 2 of 7

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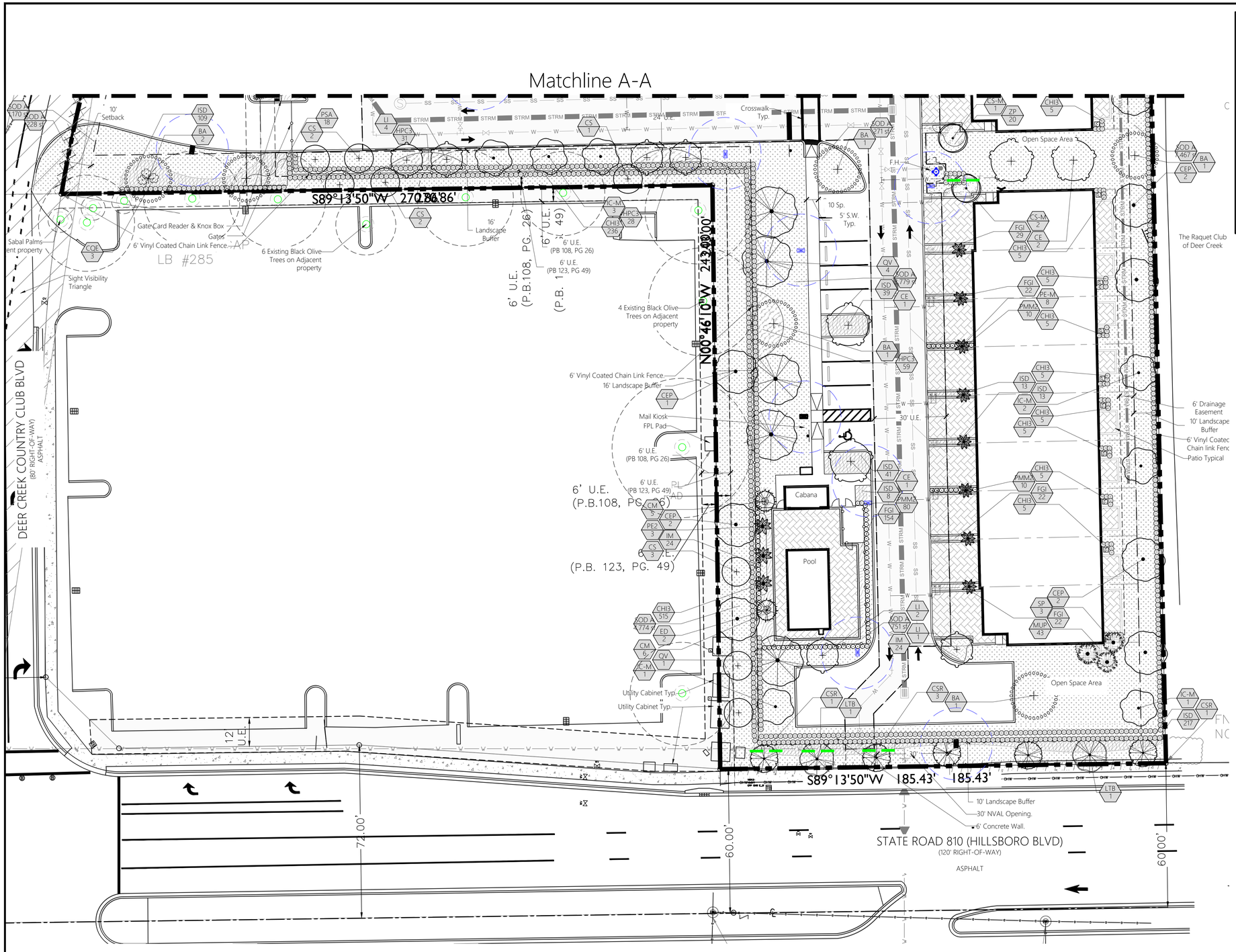

LEGEND:

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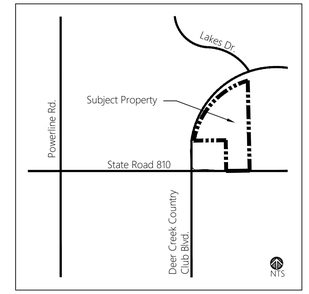
Location Map



PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
EXISTING PALMS			
	SS-E	3	Sabal palmetto / Cabbage Palmetto
EXISTING TREES			
	QVE	11	Quercus virginiana / Southern Live Oak
MITIGATION PALMS			
	PE-M	38	Ptychosperma elegans / Alexander Palm
PERIMETER BUFFER TREES			
	CEP	15	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
PERIMETER ROW TREES			
	CSR	5	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	LTB	8	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Multi-Trunk, Matched
	QVB	15	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
SHADE TREES			
	CE	9	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
	QV	13	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
FLOWERING/ACCENT TREES			
	BA	7	Bulnesia arborea / Verawood Single Straight Trunk, No Low Crotch
	CS	12	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base, Single Straight Trunk
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LI	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk
PALM TREES			
	PE2	3	Ptychosperma elegans / Triple Alexander Palm Double Trunks
	SP	15	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
MITIGATION TREES			
	CS-M	10	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	IC-M	7	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LT-M	4	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched
	TD-M	15	Taxodium distichum / Bald Cypress Single Straight Trunk
SHRUBS			
	CHI3	1,509	Chrysobalanus icaco / Coco Plum Full to Base
	CM	11	Codiaeum variegatum 'Mammy' / Mammy Croton
	COE	6	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full
	FG	9	Furcraea foetida 'Variegata' / Variegated False Agave
	PMM2	205	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base
SHRUB AREAS			
	HPC3	118	Harrelia patens 'Compacta' / Dwarf Firebush Full
	IM	48	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora
	MUP	196	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon
	PSA	18	Pennisetum setaceum 'Alba' / White Fountain Grass Full
	ZP	110	Zamia pumila / Coontie Cycad
GROUND COVERS			
	ADM	53	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full
	FGI	474	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	736	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD B	19,542 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	SOD A	56,820 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas

North

0 10 20 40

Scale: 1" = 20'

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Sheet 3 of 7

PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
EXISTING PALMS									
	SS-E	3	Sabal palmetto / Cabbage Palmetto	Existing	Existing	Existing		Native	Low
EXISTING TREES									
	QVE	11	Quercus virginiana / Southern Live Oak	Existing				Native	Low
MITIGATION PALMS									
	PE-M	38	Ptychosperma elegans / Alexander Palm	12`-14` OA.	6`	8`-12` CT.		Non-Native	Low
PERIMETER BUFFER TREES									
	CEP	15	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
PERIMETER ROW TREES									
	CSR	5	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	5`	4.5' CT	2.5" DBH	Native	Low
	LTB	8	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Multi-Trunk, Matched	12` OA	5`	4.5' CT	2.5" DBH	Non-Native	Low
	QVB	15	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
SHADE TREES									
	CE	9	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
	QV	13	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
FLOWERING/ACCENT TREES									
	BA	7	Bulnesia arborea / Verawood Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" DBH	Native	Low
	CS	12	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	5`	4.5' CT	2" DBH	Native	Low
	ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base, Single Straight Trunk	12` OA	5`	Full to Base	2" DBH	Non-Native	Low
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	LI	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Mulit-Trunk	12` OA	5`	4.5' CT	2" DBH	Non-Native	Low
PALM TREES									
	PE2	3	Ptychosperma elegans / Triple Alexander Palm Double Trunks	12` CT	10`	12` CT	N/A	Non-Native	Low
	SP	15	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low
MITIGATION TREES									
	CS-M	10	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	IC-M	7	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	LT-M	4	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched	12` OA	4`	4` CT Min.	2" DBH	Non-Native	Low
	TD-M	15	Taxodium distichum / Bald Cypress Single Straight Trunk	14`-16` OA	6`	5` CT	2.5" DBH	Native	Medium

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CHI3	1,509	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.	Native	Low
	CM	11	Codiaeum variegatum 'Mammy' / Mammy Croton	24"	18"	18" o.c.	Non-Native	Low
	CQE	6	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
	FG	9	Furcraea foetida 'Variegata' / Variegated False Agave	24"	24"	36" o.c.	Non-Native	Low
	PMM2	205	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.	Non-Native	Low
SHRUB AREAS								
	HPC3	118	Hamelia patens 'Compacta' / Dwarf Firebush Full	18"	18"	24" o.c.	Native	Low
	IM	48	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora	18"	18"	24" o.c.	Native	Low
	MUP	196	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon	18"	18"	24" o.c.	Native	Low
	PSA	18	Pennisetum setaceum 'Alba' / White Fountain Grass Full	24"	24"	30" o.c.	Non-Native	Low
	ZP	110	Zamia pumila / Coontie Cycad	24"	24"	24" o.c.	Native	Low

GROUND COVERS

ADM	53	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full	12"	12"	12" o.c.	Non-Native	Low
FGI	474	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	18" o.c.	Non-Native	Low
ISD	736	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	24" o.c.	Native	Low
SOD B	19,542 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
SOD A	56,820 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

LANDSCAPE CALCULATIONS **ZONING: RM-10**		
Sec. 98-80. - LANDSCAPE REQUIREMENTS		
GROSS SITE AREA	194,713 S.F.	
	REQUIRED	**PROVIDED**
PERIMETER LANDSCAPE REQUIREMENTS		
10 Feet Abutting ROW		
ROW buffer (1) Tree per every 40'L.F of lot frontage and 1 Small Tree per every 100' Lineal Feet		
Deer Creek Country Club Blvd. 597 L.F./40=15	**15**	**15**
Deer Creek Country Club Blvd. 597 L.F./100=15	**6**	**6**
Hillsboro Blvd. 185 L.F./40=5 TREES	**5**	**5**
Hillsboro Blvd. 185 L.F./100=2 TREES	**2**	**2**
5 Feet abuting Rar or side common property lines		
East Buffer 711 L.F. /40 L.F.=18	**18**	**18**
South Buffer 270 L.F. /20 L.F.=13	**13**	**5***
West Buffer 243 L.F. /20 L.F.=12	**12**	**6***
LOT TREES		
(1) Tree and 10 Shrubs for everey 3,000 S'F' of parcel space.		
172,998 SF / 3,000 =58	**58**	**58**
VUA		
(1) Tree Per Parking Island. Three Parking Islands Provided	**3**	**3**
SHRUBS	**SHRUBS**	**SHRUBS**
(10) Per required Tree	**580 Shrubs**	**580 Shrubs**
TOTAL TREES	**132**	**118**
* Existing Canopy of Buffer Trees on Adjacent properties limits the Buffer tree planting		
At least 10% of required trees and shrubs shall be flowering species	**13**	**16**
No more than 20% of required trees shall be Palms.	**26TREES (78 PALMS)**	**10 (29 palms)**
50% of provided trees, shrubs and ground covers to be native.		
155 Trees Provided x 50%=78	**78**	**101**
2,134 Shrubs Provided x 50%=1,067	**1067 (50%)**	**1625 (76%)**

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Landscape Schedule

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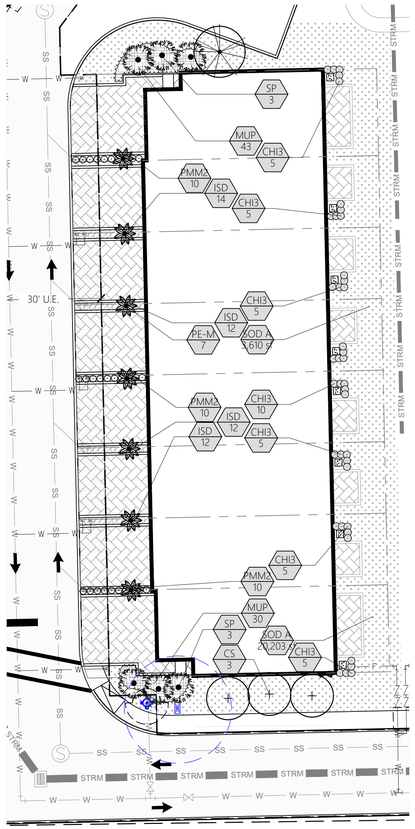
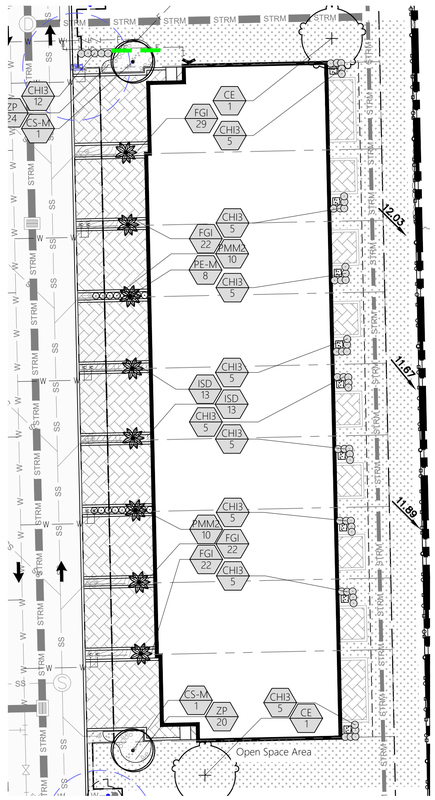


Typical 8 Unit Building

Scale: 1" = 20'



Typical 9 Unit Building

Scale: 1" = 20'

PLANT SCHEDULE 8 UNIT LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH
MITIGATION PALMS							
	PE-M	7	Ptychosperma elegans / Alexander Palm	12'-14' OA.	6'	8'-12' CT.	
FLOWERING/ACCENT TREES							
	CS	3	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12' OA	5'	4.5' CT	2" DBH
PALM TREES							
	SP	6	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8'-16' CT	N/A	8 -16' CT	N/A
MITIGATION TREES							
	LT-M	1	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched	12' OA	4'	4' CT Min.	2" DBH

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING
SHRUBS						
	CHI3	40	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.
	PMM2	30	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.
SHRUB AREAS						
	MUP	73	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon	18"	18"	24" o.c.
GROUND COVERS						
	ISD	50	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	24" o.c.
	SOD A	3,610 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A	

PLANT SCHEDULE 9 UNIT LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH
MITIGATION PALMS							
	PE-M	8	Ptychosperma elegans / Alexander Palm	12'-14' OA.	6'	8'-12' CT.	
SHADE TREES							
	CE	2	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	14'-16' OA	6'	5' CT	2.5" DBH
MITIGATION TREES							
	CS-M	2	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12' OA	4'	4' CT Min.	2.5" CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING
SHRUBS						
	CHI3	50	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.
	PMM2	17	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.
SHRUB AREAS						
	ZP	44	Zamia pumila / Coontie Cycad	24"	24"	24" o.c.
GROUND COVERS						
	FGI	95	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	18" o.c.
	ISD	26	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	24" o.c.
	SOD A	5,349 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A	

North

0 10 20

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File	LP-143.05

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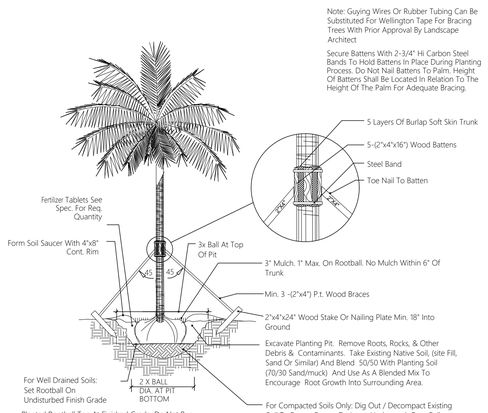
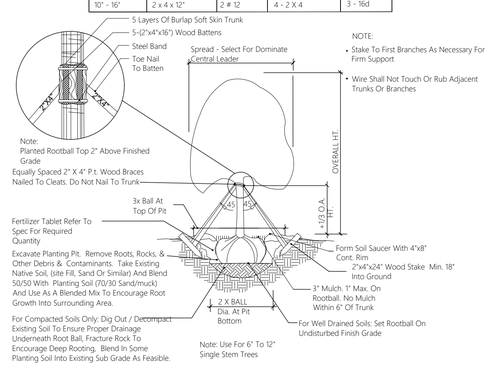


PALM STAKING DETAIL

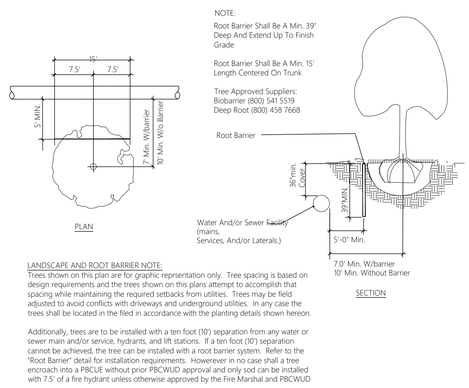
NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



TREE BRACING DETAIL

NOT TO SCALE

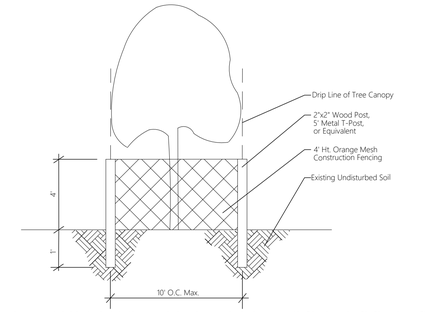


LANDSCAPE AND ROOT BARRIER NOTE:
Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed with 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal and PBCWUD

ROOT BARRIER DETAIL

NOT TO SCALE



Notes:
1. Trees to be preserved shall be barricaded with orange plastic mesh construction fencing supported by 5 foot long rebar, 2" x 2" wood posts, 5' T-Post, or equivalent if approved in conjunction with the Final Site Plan or Final Subdivision Plan.
2. Trees to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Trees with the addition of the orange plastic fencing, if needed.
3. If hand clearing is necessary within the preserve area or under the Tree canopy, Trees to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
4. Trees to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Trees shall be protected with either plastic mesh and/or silt fence.
5. Barricade required at drip line of all existing trees to be preserved or relocated where construction activity is to take place.
6. Adjustment of barricades is allowed to barricade off larger areas, all barricades must be placed at a minimum at the dripline of the tree
7. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
8. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

VEGETATION BARRICADE DETAIL

NOT TO SCALE

MULTI-TRUNK TREE STAKING DETAIL

NOT TO SCALE

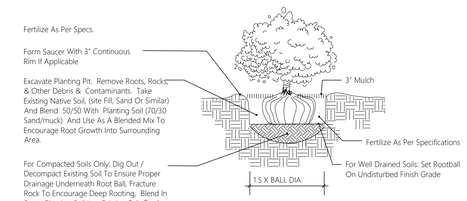
GUY WIRE TREE BRACING DETAIL*

*Alternate to be approved by owner and L.A. in non-traveled locations (Beds/Perimeter Berms).

NOT TO SCALE

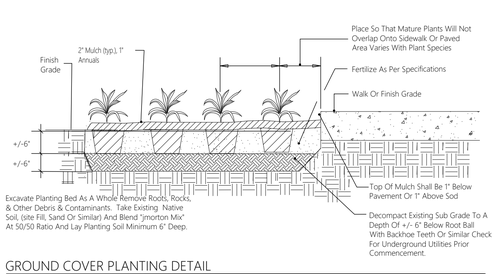
NOTES:
1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.

LANDSCAPE NOTES



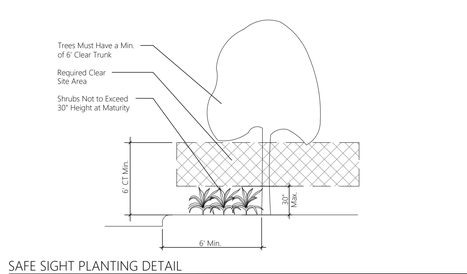
SHRUB PLANTING DETAIL

NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE



SAFE SIGHT PLANTING DETAIL

NOT TO SCALE

PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

PLANT SPACING DETAIL

NOT TO SCALE

PARKING ISLAND EXCAVATION DETAIL

NOT TO SCALE

Morton
PLANNING | LANDSCAPE ARCHITECTURE
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Tides At Deerfield Beach

Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	06/20/2025
Resubmittal	07/11/2025
Site Plan Comments	11/14/2025

Landscape Details

Scale	As Shown
Drawn By	JAM
Checked By	MLD
Date	2025-07-11
File	LP-143.05

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CONTACT 811 BEFORE YOU DIG
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GENERAL

1) WORK INCLUDED
a) The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
b) Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
c) Finish Grade Elevations: 1 inch below top of pathway edging.

2) QUALITY ASSURANCE
a) Subcontract landscape work to a single firm specializing in landscape work.
b) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
c) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
d) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
e) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
f) Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
g) Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
h) The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
i) Source Quality Control:
i) Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
ii) Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
iii) Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
iv) Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
iw) Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
(1) Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
j) Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

3) SUBMITTALS
a) Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
b) Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
c) Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
d) Maintenance Instructions: Submit procedures for maintenance of landscape work.

4) DELIVERY, STORAGE AND HANDLING
a) Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
b) Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
c) Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
d) Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
e) Do not remove container grown stock from containers until planting time.

5) JOB CONDITIONS
a) Proceed with and complete landscape work as rapidly as portions of site become available.
b) Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
c) Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
d) Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
e) Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

6) SPECIAL PROJECT WARRANTY
a) Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
b) Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
c) Warrant shrubs for 1 full year after date of substantial completion.
d) It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
e) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
f) Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
g) Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PRODUCTS

7) TOPSOIL
8) If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
9) Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

(a) COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
(b) Organic Matter	3 - 5%	
(c) Silt	10 - 30%	0.05 to 0.002 MM
(d) Sand	25 - 75%	0.2 to 0.05 MM
(e) Clay	5 - 25%	0.002 MM and below

10) SOIL AMENDMENTS
a) If necessary to bring soil into above specified limits:
b) Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
c) Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
d) Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
e) Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
i) For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
ii) For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

11) PLANT MATERIAL
a) Plant list/schedule is part of this specification section.
b) Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
c) Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
d) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
e) Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
f) The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
g) Root suckers on Live Oaks are not acceptable.
h) No double or multi-trunk trees unless otherwise specified.

12) GRASS MATERIALS
a) Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
b) Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
c) No muck-grown sod shall be utilized in detention areas.

13) MISCELLANEOUS LANDSCAPE MATERIALS
a) Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
b) Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
c) Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
d) Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

EXECUTION

14) LAYOUT
a) Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

15) PREPARATION OF PLANTING SOIL
a) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
b) Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
c) Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
d) For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
i) Mix lime with dry soil prior to mixing of fertilizer.
ii) Prevent lime from contacting roots of acid-loving plants.
e) Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

16) PREPARATION FOR ALL PLANTING AREAS
a) Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
b) Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
c) Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
d) All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
e) All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
f) Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
g) All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

17) PREPARATION FOR PLANTING LAWNS
a) Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
i) Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
b) Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
c) Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
d) Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
e) Allow for sod thickness in areas to be sodded.
f) Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
g) Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
h) Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

18) PREPARATION OF PLANTING BEDS
a) Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\ Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
b) Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
c) For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
d) For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
e) Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

19) PLANTING TREES, PALMS AND SHRUBS
a) Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
b) Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
c) Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
d) Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
e) If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
f) Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
g) Top-most root shall be visible within the top 2" of the root ball.
h) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
i) Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
j) Groundcover and shrubs to be laid out in a uniform and consistent pattern.
k) Dish top of backfill to allow for mulching.
l) Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
m) Guy and stake trees immediately after planting, as indicated.
n) The landscape contractor shall install plant materials using the best horticultural practices:
o) Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
p) Do not install plant materials in winds in excess of 30 miles per hour.
q) Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
r) Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
s) The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
t) The 'choke' strapping method for lifting trees is prohibited.
u) Do not drop plant material.
v) Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
w) Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
x) Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
y) Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
z) Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
aa) Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
bb) Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
cc) Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

20) PRESERVED PLANT MATERIALS
a) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
b) No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
c) The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

21) TRANSPLANTED PLANT MATERIALS
a) Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
b) Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
c) Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
d) Planting hole for transplanted material should measure two times the diameter of the root ball.
e) Trees shall be planted at the same depth as it was in the field.
f) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
g) All relocated trees shall be staked accordingly.
h) The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

22) PRUNING
a) All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
b) Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

23) SODDING NEW LAWNS
a) Lay sod within 24 hours from time of stripping.
b) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
c) There shall be no gaps greater than ½" between pieces of sod.
d) Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
e) No muck-grown sod shall be utilized in detention areas.
f) Landscape Contractor is responsible for replacing any damaged sod.

24) MAINTENANCE
a) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
b) Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
c) Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
d) Remove and replace excessively pruned or malformed stock resulting from improper pruning.
e) Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
f) Sodded lawns, not less than 30 days after substantial completion.
g) Seeded lawns, not less than 60 days after substantial completion.
h) Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
i) Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
j) Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

25) CLEANUP AND PROTECTION
a) During landscape work, keep pavement clean and work area in an orderly condition.
b) Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

26) INSPECTION AND ACCEPTANCE
a) When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
b) Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
c) Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

27) IRRIGATION
a) An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
b) Bubblers shall be provided on all trees.
c) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
d) The landscape contractor is responsible for obtaining all necessary permits prior to installation.
e) Provide an as built drawing of the irrigation system to the Landscape Architect.
f) A rain sensor is required on all irrigation systems.

CONTACT 811 BEFORE YOU DIG
811
www.sunshine811.com

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd, Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-5960 | Office@mortonla.com

Tides At Deerfield Beach

Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	06/20/2025
Resubmittal	07/1/2025
Site Plan Comments	11/14/2025

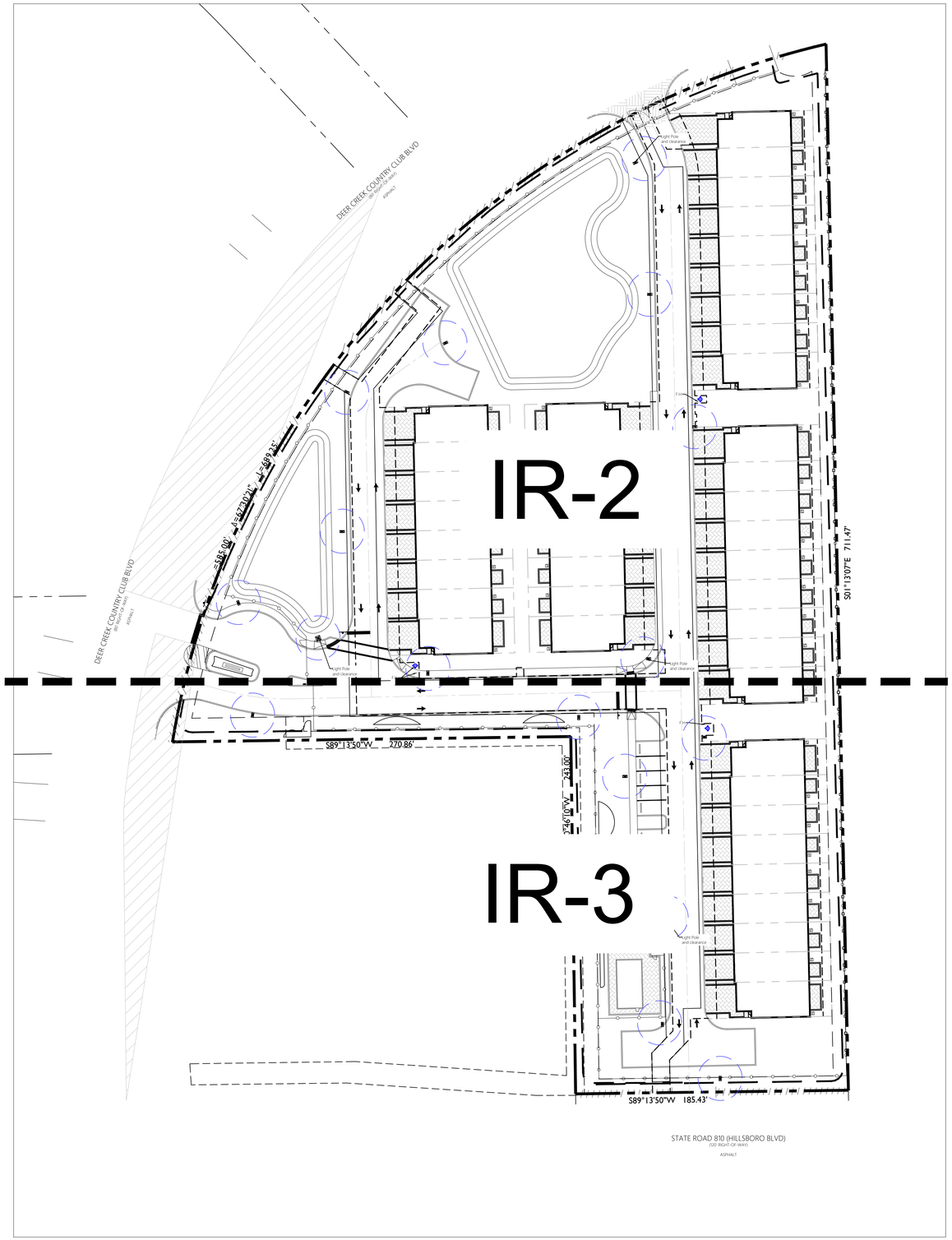
Landscape Specifications

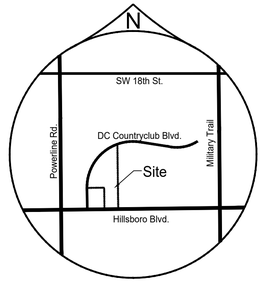
Scale	As Shown
Drawn By	JAM
Checked By	MLD
Date	2025-07-11
File	LP-143.05

LP

Sheet 7 of 7

Tides At Deerfield Beach





DRAWING INDEX

IR-1	Irrigation Index
IR-2	Irrigation Plan
IR-3	Irrigation Plan
IR-4	Typical Units Irrigation Plan
IR-5	Irrigation Specifications

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach
Deerfield Beach, Florida

Revisions

Scale	As Shown
Drawn By	CWP
Checked By	CWP
Date	07/10/2025
File	144.01

IRRIGATION PLAN

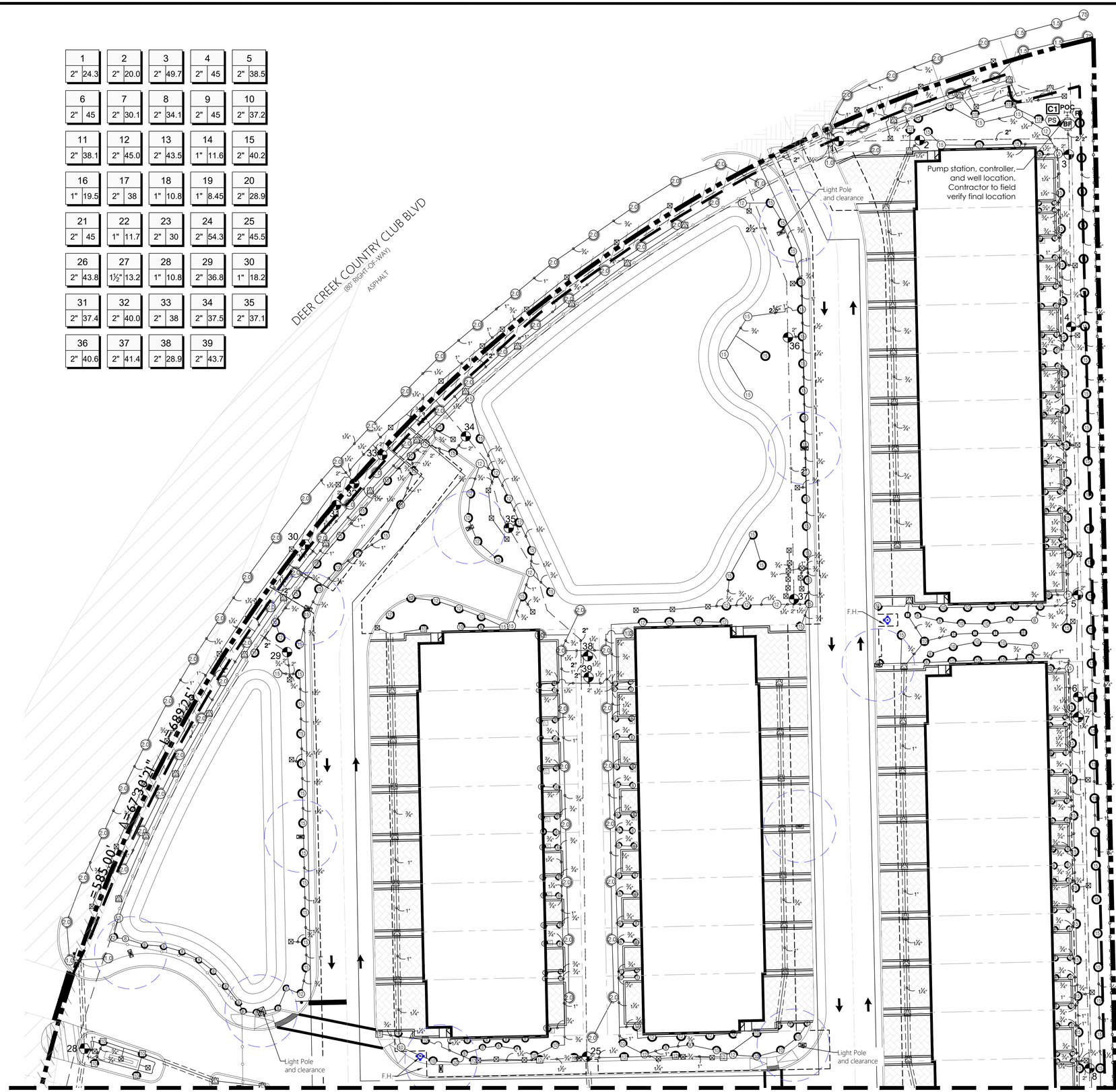
Sheet IR-1 of 4

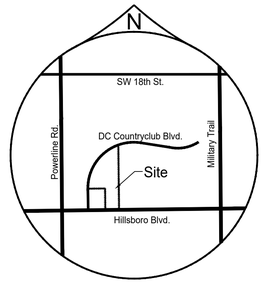
Know what's below. Call before you dig.

NORTH

0' 20' 40' 80' 120'
SCALE: 1" = 40'-0"

1	2	3	4	5
2" 24.3	2" 20.0	2" 49.7	2" 45	2" 38.5
6	7	8	9	10
2" 45	2" 30.1	2" 34.1	2" 45	2" 37.2
11	12	13	14	15
2" 38.1	2" 45.0	2" 43.5	1" 11.6	2" 40.2
16	17	18	19	20
1" 19.5	2" 38	1" 10.8	1" 8.45	2" 28.9
21	22	23	24	25
2" 45	1" 11.7	2" 30	2" 54.3	2" 45.5
26	27	28	29	30
2" 43.8	1½" 13.2	1" 10.8	2" 36.8	1" 18.2
31	32	33	34	35
2" 37.4	2" 40.0	2" 38	2" 37.5	2" 37.1
36	37	38	39	
2" 40.6	2" 41.4	2" 28.9	2" 43.7	

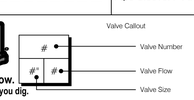




IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
Q H F	Hunter PROS-04 5 Series	40
Q T H F	Hunter PROS-04 8 Series	163
Q T H F	Hunter PROS-04 10 Series	42
Q T H F	Hunter PROS-04 12 Series	56
Q T H F	Hunter PROS-04 15 Series	229
Q H	Hunter PROS-04 17 Series	3
Q H F 10 12 15 17	Hunter PROS-04 Adj Series	50
ES LCS RCS CS SS	Hunter PROS-00 Strip Series	70
Q H F	Hunter PROS-00 5 Series	9
Q T H F	Hunter PROS-00 8 Series	23
SST	Hunter PROS-00 Strip Series	1
Q T H F	Hunter PROS-00 10 Series	19
Q T H F	Hunter PROS-00 12 Series	10
Q T H F	Hunter PROS-00 15 Series	2
Q H 8 10 12 15 17	Hunter PROS-00 Adj Series	4
AFB	Hunter AFB	113
SYMBOL	MANUFACTURER/MODEL	QTY
.75	Hunter PGJ-04 .75	2
1.0	Hunter PGJ-04 1.0	6
1.5	Hunter PGJ-04 1.5	4
2.0	Hunter PGJ-04 2.0	70
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter ICZ-101-25	1
	Pipe Transition Point above grade	1
	Area to Receive Dripline Hunter HDL-09-12-CV	648.1 lf
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-100G	6
	Hunter PGV-151 Globe	1
	Hunter PGV-201 Globe	31
BF	Febco 765 2"	1
	Hunter I2C-4800	1
R	Hunter RAIN-CLIK	1
PS	5 HP Submersible Pump Station	1
	Irrigation Lateral Line: PVC Schedule 40	11,913 lf
	Irrigation Mainline: PVC Schedule 40	2,699 lf
	Pipe Sleeve: PVC Schedule 80	869.9 lf

811 Know what's below. Call before you dig.



NORTH

0' 10'40' 20' 60'

SCALE: 1" = 20'-0"

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Tides At Deerfield Beach

Deerfield Beach, Florida

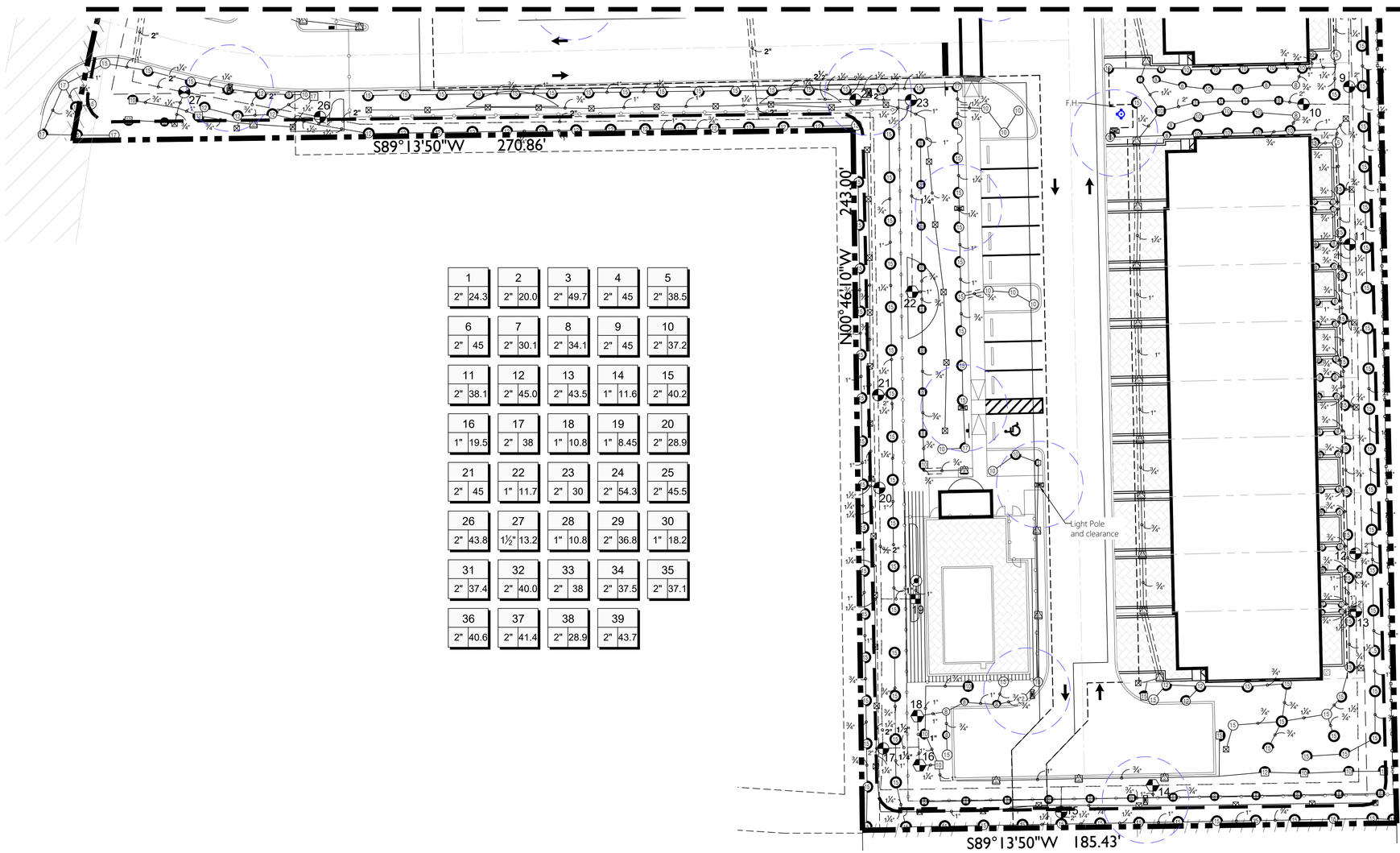
Revisions

Scale	As Shown
Drawn By	CWP
Checked By	CWP
Date	07/10/2025
File	144.01

IRRIGATION PLAN

Sheet IR-2 of 4

Matchline A-A



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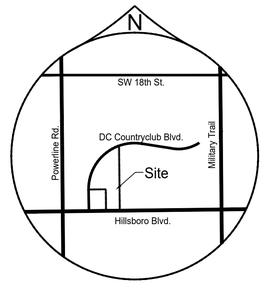
2" 40.6	2" 41.4	2" 28.9	2" 43.7	

STATE ROAD 810 (HILLSBORO BLVD)
(120' RIGHT-OF-WAY)
ASPHALT



IRRIGATION SCHEDULE

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SYMBOL	MANUFACTURER/MODEL	QTY
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	Hunter PGV-151 Globe	1
	Hunter PGV-201 Globe	31
BF	Febco 765 2"	1
C1	Hunter I2C-4800	1
R	Hunter RAIN-CLIK	1
PS	5 HP Submersible Pump Station	1
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	Irrigation Mainline: PVC Schedule 40	2,699 lf
	Pipe Sleeve: PVC Schedule 80	869.9 lf

811 Know what's below. Call before you dig.

Valve Callout
Valve Number
Valve Flow
Valve Size

NORTH
0' 10' 20' 40' 60'
SCALE: 1" = 20'-0"

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Tides At Deerfield Beach

Deerfield Beach, Florida

Revisions

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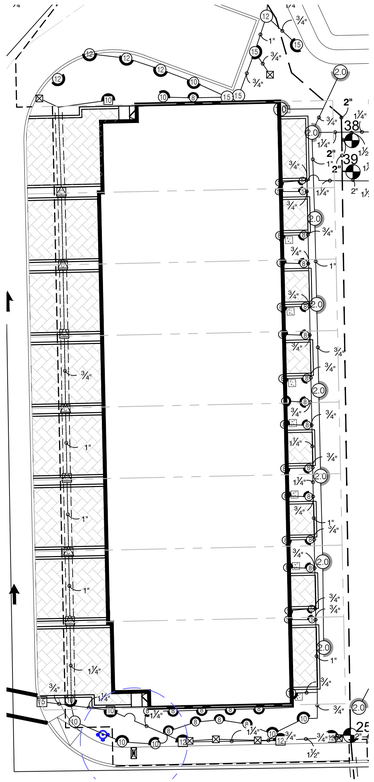
IRRIGATION PLAN

Sheet IR-3 of 5

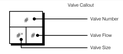


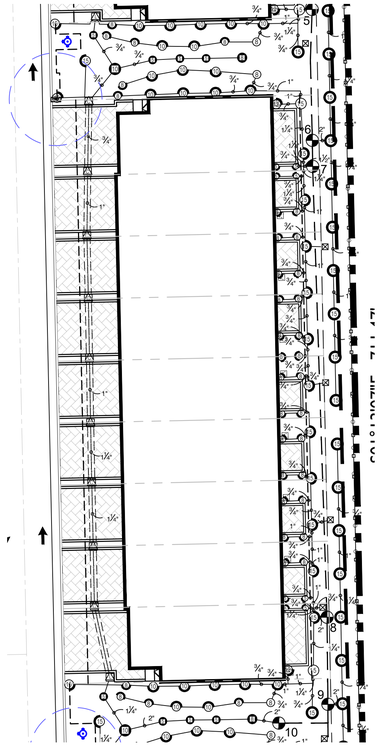
Typical 8 Unit Building

Scale: 1" = 20'

IRRIGATION SCHEDULE 8 UNIT TYPICAL						
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI			DETAIL
	Hunter PROS-04 5 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	30			
	Hunter PROS-04 8 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	32	30			
	Hunter PROS-04 10 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	30			
	Hunter PROS-04 12 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	4	30			
	Hunter PROS-04 15 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	2	30			
	Hunter PROS-04 Adj Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	3	30			
ES LCS RCS CS SS	Hunter PROS-00 Strip Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	7	30			
	Hunter PROS-00 10 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	2	30			
	Hunter PROS-00 12 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	3	30			
	Hunter PROS-00 Adj Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	1	30			
AFB	Hunter AFB Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.	6	30			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
	Hunter PGJ-04 1.0 Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle.	1	30	0.85	18'	
	Hunter PGJ-04 2.0 Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle.	8	30	1.7	24'	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
	Hunter PGV-201 Globe 2" 2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	3				
	Irrigation Lateral Line: PVC Schedule 40	16.2 lf				
	Irrigation Lateral Line: PVC Schedule 40 3/4"	622.7 lf				
	Irrigation Lateral Line: PVC Schedule 40 1"	171.2 lf				
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	199.2 lf				
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	16.6 lf				
	Irrigation Lateral Line: PVC Schedule 40 2"	8.2 lf				
	Irrigation Mainline: PVC Schedule 40 2"	213.1 lf				
	Pipe Sleeve: PVC Schedule 80	142.6 lf				

Valve Callout





Typical 9 Unit Building

Scale: 1" = 20'

IRRIGATION SCHEDULE 9 UNIT TYPICAL				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter PROS-04 5 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	30	
	Hunter PROS-04 8 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	32	30	
	Hunter PROS-04 10 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	17	30	
	Hunter PROS-04 12 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	2	30	
	Hunter PROS-04 15 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	31	30	
	Hunter PROS-04 Adj Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	4	30	
ES LCS RCS CS SS	Hunter PROS-00 Strip Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	10	30	
	Hunter PROS-00 5 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	7	30	
	Hunter PROS-00 8 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	2	30	
	Hunter PROS-00 10 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	2	30	
AFB	Hunter AFB Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.	4	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Hunter PGV-201 Globe 2" 2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	5		
	Irrigation Lateral Line: PVC Schedule 40	15.0 lf		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	674.3 lf		
	Irrigation Lateral Line: PVC Schedule 40 1"	194.4 lf		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	284.2 lf		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	3.0 lf		
	Irrigation Lateral Line: PVC Schedule 40 2"	66.5 lf		
	Irrigation Mainline: PVC Schedule 40 2"	230.6 lf		
	Pipe Sleeve: PVC Schedule 80	160.1 lf		

Valve Callout

North

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

811 Know what's below. Call before you dig.

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach

Deerfield Beach, Florida

Revisions

Scale	As Shown
Drawn By	CWP
Checked By	CWP
Date	07/10/2025
File	144.01

IRRIGATION NOTES

Sheet IR-4 of 5

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS. CONTRACT SPECIFICATIONS, AND APPENDIX OF THE FLORIDA BUILDING CODE.
CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.
THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1' 20'.
SOURCE SHALL BE A PRE-FABRICATED PUMP STATION DRAWING WATER A SHALL RECHARGED FROM A WELL. THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE 'USING HUNTER BUBBLER, SPRAY AND ROTOR SPRINKLERS. IN-LINE VALVES, AND DECODER CONTROL SYSTEM. WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED.
IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.
CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
TO ENSURE PROPER OPERATION, PUMP STATION CAPACITY, PROGRAMMING, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND SIZES. AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.
PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 80 PVC.
EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2)TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.
PIPE INSTALLED ABOVE GRADE AT THE PUMP STATION SHALL BE SCH 40 GALVANIZED STEEL. SUCTION LINE SHALL BE HDPE. ALL OTHER PIPING SHALL BE SCH 40.
MAIN LINE SHALL BE GASKET TYPE AND LATERALS SHALL BE SOLVENT WELD TYPE.
MAIN LINE DIRECTIONAL FITTINGS SHALL BE DUCTILE IRON MANUFACTURED BY HARCO OR APPROVED EQUAL. LATERAL PIPE FITTINGS SHALL BE SCH 40 PVC.
ALL MAIN DIRECTIONAL FITTINGS SHALL BE RESTRAINED WITH MEG-A-LUG JOINT RESTRAINTS.
PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.
PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
GATE VALVES SHALL BE INSTALLED FOR ISOLATION. EACH GATE VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A COLOR CODED VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.
AIR RELIEF VALVES SHALL BE INSTALLED IN THE SYSTEM TO PROTECT THE PIPING NETWORK FROM EXCESSIVE PRESSURES THAT DEVELOP WHEN COMPRESSING ENTRAPPED AIR. EACH UNIT SHALL BE INSTALLED IN A VALVE BOX.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW, A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.
SPRAY HEADS SHALL BE HUNTER PRO SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS, SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED AT SELECTED PALMS AND TREES, POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND INSERT ELBOWS.
POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2' SCH. 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.
SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2' SCH 40 PVC RISERS.
SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6' ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW.
BUBBLERS SHALL BE INSTALLED AT THE BASE OF STREET TREES AND ROYAL PALMS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR SPRAY NOZZLE OR MP ROTOR NOZZLE AND SHALL BE PRESSURE REGULATED TO 30 PSI.
POP-UP ROTARY HEADS SHALL BE HUNTER PGP SERIES WHICH SHALL BE INSTALLED ON PVC SWING JOINTS CONSISTING OF SCH. 80 NIPPLES AND MARLEX STREET ELBOWS. POP-UP ROTORS INSTALLED IN SHRUB MASSES SHALL BE INSTALLED ON PVC SCH 40 RISERS WHICH SHALL BE STAKED TO STABILIZE.
ADJUSTMENT FEATURES SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4', SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12'.

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A HUNTER I2C-4800. ONE 48 STATION CONTROLLER SHALL ACTIVATE 39 SOLENOID VALVES.
CONTROLLER LOCATION SHALL BE APPROVED BY THE PROJECT SUPERVISOR.
A 120 VAC POWER SOURCE IS REQUIRED AT EACH LOCATION. CONTROLLER SHALL BE LOCATED ADJACENT TO THE PUMP STATION. CONTROLLER SHALL BE A PEDESTAL MOUNT TYPE.
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING SHALL BE ESTABLISHED.
THE INTEGRITY OF ALL WIRE SPLICES IS CRITICAL TO THE OPERATION OF THE SYSTEM. ALL SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS.
CONTRACTOR SHALL INCLUDE ALL ACCESSORIES RECOMMENDED BY HUNTER TO ENHANCE THE OPERATION OF THIS CONTROL SYSTEM.
A WEATHER SENSOR SHALL BE INSTALLED TO MONITOR CLIMATIC CONDITIONS.
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX, A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

PUMP STATION

LOCATION OF PUMP STATION SHALL BE VERIFIED ON SITE.
PUMP STATION SHALL BE A PRE-FABRICATED TYPE WITH A CAPACITY OF 60 GPM @ 140 FT .HD. BASIC COMPONENTS SHALL INCLUDE:
1. A SUBMERSIBLE PUMP WITH THE CAPACITY NOTED
2. A 5 HP MOTOR SELECTED TO MATCH ON SITE ELECTRIC
3. PRESSURE TANK
4. WELDED ALUMINUM SKID
5. FIBERGLASS ENCLOSURE
6. GATE AND CHECK VALVES
7. 120 VOLT INDEPENDENT POWER SUPPLY FOR THE CONTROLLER

STATION SHALL BE MANUFACTURED BY IRRIGATION CRAFT OR APPROVED EQUAL, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
STATION SHALL BE MOUNTED ON A 4' THICK PRECAST CONCRETE SLAB SIZED TO ACCOMMODATE EACH STATION AND ASSOCIATE EQUIPMENT.
SUCTION LINE SHALL BE HDPE WHICH SHALL BE INSTALLED IN ACCORDANCE WITH PUMP STATION MANUFACTURER'S INSTRUCTIONS, AND PROPERLY SCREENED TO PREVENT THE INTAKE OF HARMFUL MATERIAL INTO THE SYSTEM.

PROGRAMMING

THE SYSTEM SHALL BE PROGRAMMED TO ENSURE THE CAPACITIES OF THE PIPING NETWORK AND PUMP STATION ARE NOT EXCEEDED. THE MAXIMUM TOTAL WATER USAGE SHALL NOT EXCEED 60 GPM.
VALVES SHALL BE PROGRAMMED SO WATER IS EVENLY DISTRIBUTED THROUGHOUT THE SITE.
THE SYSTEM SHALL ALSO BE PROGRAMMED TO OPERATE UNDER THE WATER RESTRICTION GUIDELINES ESTABLISHED BY LOCAL AUTHORITIES.

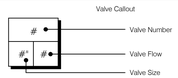
TIMING PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN REQUIREMENTS. TIMES TO APPLY 1.0 INCHES/WEEK.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-100G 1"	6
	Hunter PGV-151 Globe 1-1/2"	1
	Hunter PGV-201 Globe 2"	31
BF	Febco 765 2"	1
C1	Hunter I2C-4800	1
R	Hunter RAIN-CLIK	1
PS	5 HP Submersible Pump Station	1
	Irrigation Lateral Line: PVC Schedule 40	27.8 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	7,028 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	2,060 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	2,362 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	201.0 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	212.7 lf
— — — —	Irrigation Mainline: PVC Schedule 40 1"	22.6 lf
— — — —	Irrigation Mainline: PVC Schedule 40 1 1/4"	72.9 lf
— — — —	Irrigation Mainline: PVC Schedule 40 1 1/2"	12.4 lf
— — — —	Irrigation Mainline: PVC Schedule 40 2"	2,475 lf
— — — —	Irrigation Mainline: PVC Schedule 40 2 1/2"	116.1 lf
= = = = = = = =	Pipe Sleeve: PVC Schedule 80	867.0 lf

Valve Callout



SYSTEM DETAILS

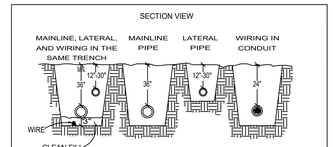
Table A & Table B

- Type Of System - Pump & Well
- Pump Type - Submersible
- Well Diameter - 4"
- Horsepower - 5 Hp
- Capacity - 60 GPM
- Purpose For Pump - Strictly Irrigation
- Pump Elevation - Surface Mount 2' Above Grade
- Water Usage - 24,000 Gallons Per Watering

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	4"
2-1/4"	4"
3, 4"	6"

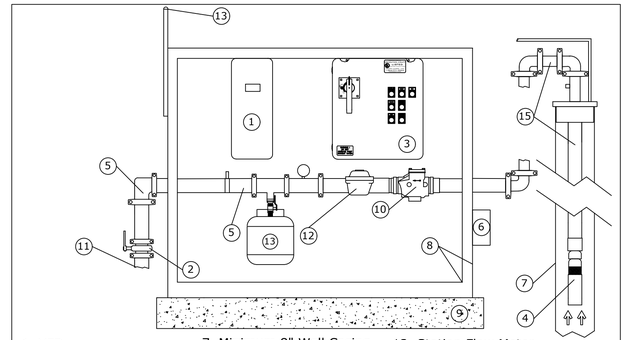
ALL MAINLINE AND ZONE LATERAL PIPING UNDER PAVEMENT OR CONCRETE AREAS MUST BE SLEEVED PLACE MIN. 1 1/2" GRAY ELECTRICAL CONDUIT SLEEVE FOR CONTROL WIRES WITH MAINLINE SLEEVES

SLEEVE SIZE SCHEDULE



NOTE:
ALL PIPING SHALL BE INSTALLED TO CODE AT THE DEPTHS SPECIFIED BY THE FLORIDA BUILDING CODE APPENDIX F. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

PIPE & WIRE TRENCHING



1. VFD
2. Butterfly Isolation Valve
3. UL 508A Control Panel
4. 5hp Sub Pump & Motor
5. Galvanized Manifold
6. Motor Connection J-Box
7. Minimum 8" Well Casing
8. Welded Aluminum Frame & HDPE Enclosure
9. Pre-Cast Concrete Pad
10. Discharge Check Valve
11. 3" Galvanized Discharge
12. Station Flow Meter
13. Pressure Tank 2 gallon
14. N/A
15. 3" Galv Drop Pipe & Manifold

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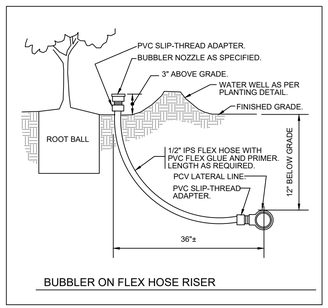
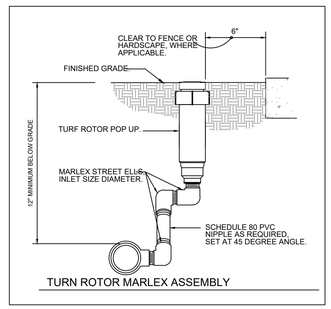
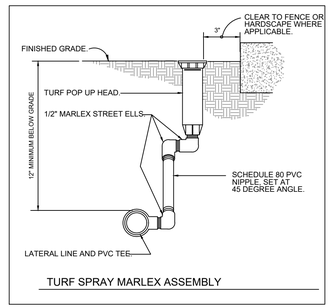


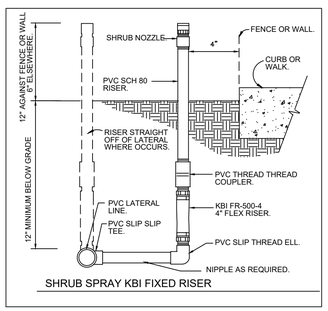
BUBBLER ON FLEX HOSE RISER



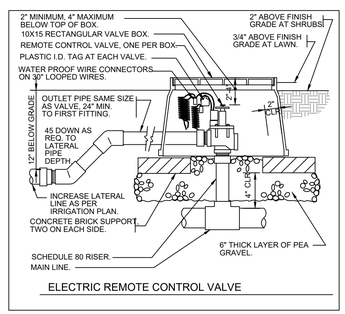
TURN ROTOR MARLEX ASSEMBLY



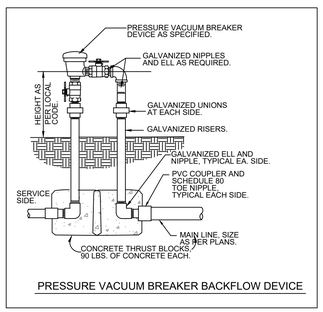
TURF SPRAY MARLEX ASSEMBLY



SHRUB SPRAY KBI FIXED RISER



ELECTRIC REMOTE CONTROL VALVE



PRESSURE VACUUM BREAKER BACKFLOW DEVICE

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Tides At Deerfield Beach

Deerfield Beach, Florida

Revisions

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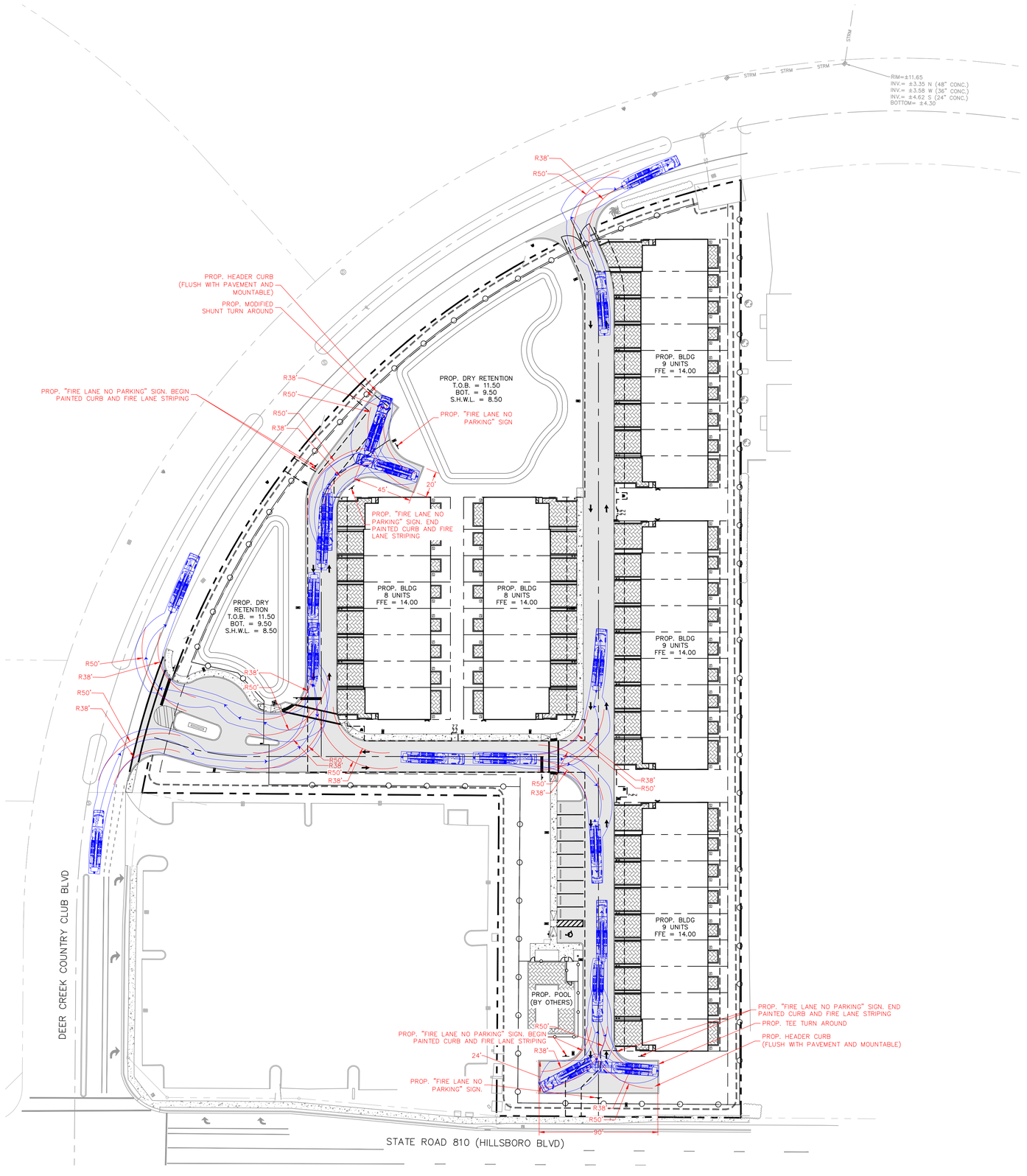
IRRIGATION NOTES

Sheet IR-5 of 5

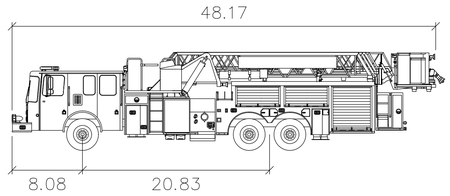


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPERTY LINE



Smeal Platform MM 100ft

	feet
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	01/23/26	RAC

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PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
144100002
DATE
JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

FIRE TRUCK MANEUVERABILITY PLAN

TIDES AT DEERFIELD BEACH

PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC
DEERFIELD BEACH FL

SHEET NUMBER
C-600

Plotted By:Edwards, Brigid Sheet Set:TIDES AT DEERFIELD BEACH Layout:C-600 FIRE TRUCK MANEUVERABILITY PLAN January 21, 2026 07:42:30am K:\bcd_civil\144100002 - deer creek\CADD\plansheets\C-601 GARBAGE TRUCK MANEUVERABILITY PLAN.dwg
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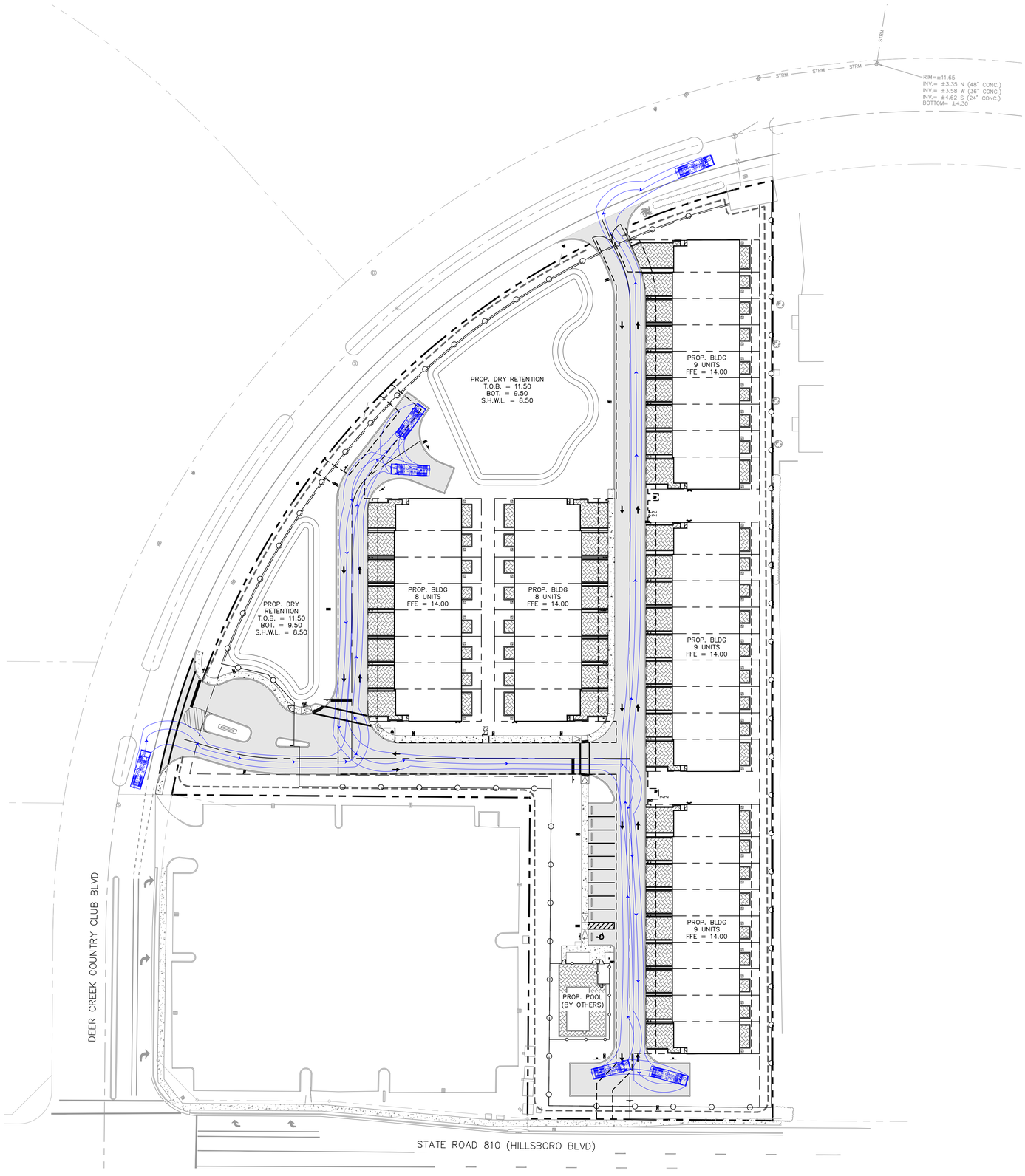

LEGEND

PROPERTY LINE

NORTH

GRAPHIC SCALE IN FEET
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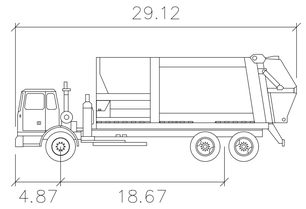

Heil DuraPack 7000
ASL GARBAGE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

PLANS ARE IN NAVD DATUM
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1	SITE PLAN COMMENTS	01/23/26	RAC

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JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
144100002
DATE
JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

GARBAGE TRUCK MANEUVERABILITY PLAN

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC
DEERFIELD BEACH FL

SHEET NUMBER
C-601

Plotted By:Edwards, Brad Sheet Set:TIDES AT DEERFIELD BEACH Layout:C-601 GARBAGE TRUCK MANEUVERABILITY PLAN January 21, 2026 07:35:23am K:\bcd_scw\144100002 - deer creek\CADD\Plansheets\C-601 GARBAGE TRUCK MANEUVERABILITY PLAN.dwg
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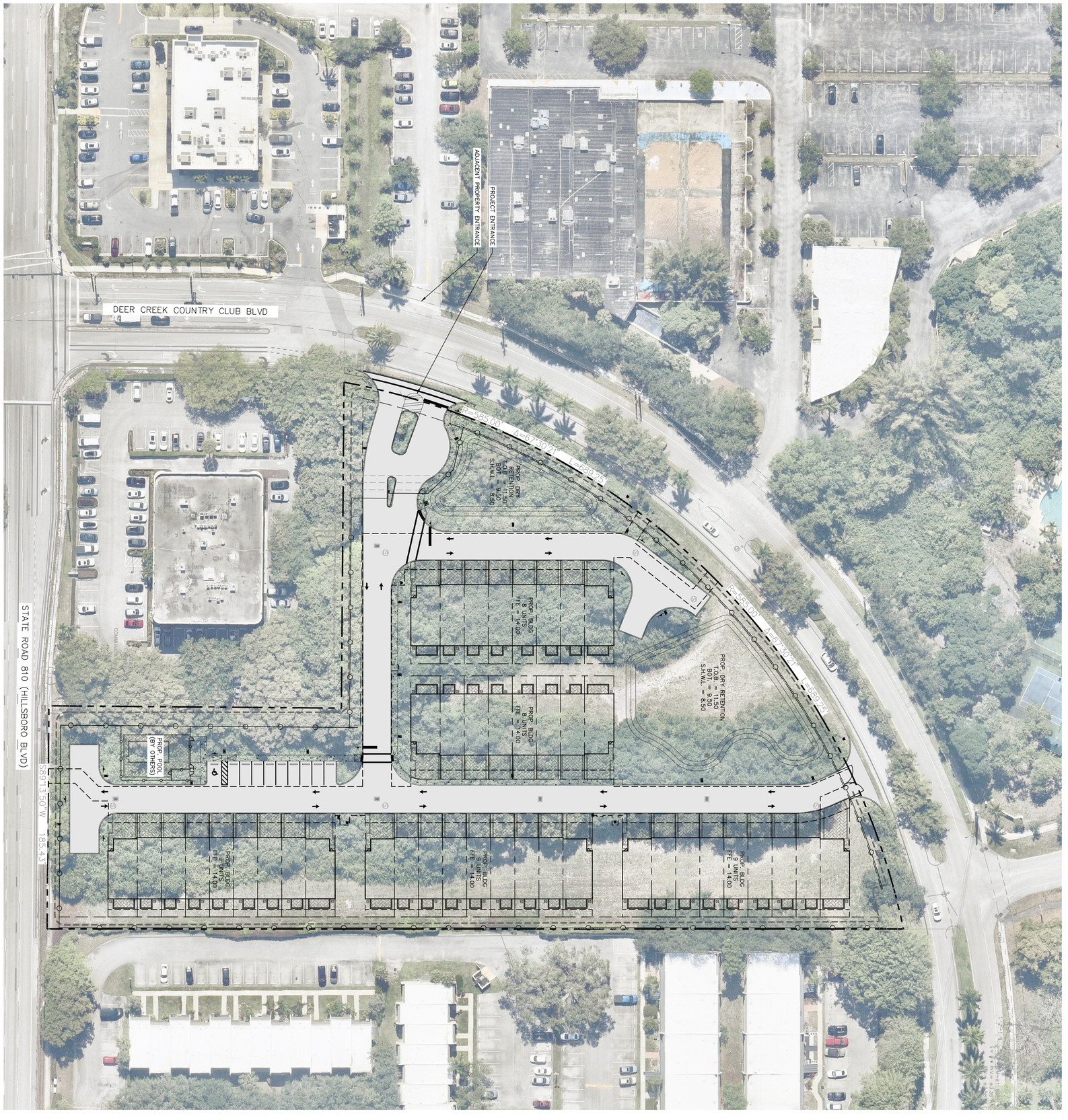

GRAPHIC SCALE IN FEET
0 20 40 80
NORTH

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SHEET NUMBER
EX-A

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC
DEERFIELD BEACH FL

AERIAL DRIVEWAY ENTRANCE ALIGNMENT EXHIBIT

KHA PROJECT	144100002
DATE	JAN 2026
SCALE	AS SHOWN
DESIGNED BY	BME
DRAWN BY	BME
CHECKED BY	JLH

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
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DATE: ____

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No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	01/23/26	RAC

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-268

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, establishing and appointing members to the Auditor Selection Committee pursuant to Section 218.391, Florida Statutes; and providing for an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
Section 3.14 of the City Charter provides for an independent annual audit of all city accounts. The annual audit shall be performed by a certified public accountant or firm of such accountants who have no personal interest, direct or indirect, in the fiscal affairs of the City.

Pursuant to State Statutes, the City must form an auditor selection committee whose primary purpose will be to assist the City Commission in selecting a CPA firm to perform the City's annual audit.

Section 218.391, Florida Statutes, further outlines the requirements that local governmental entities must follow when selecting an independent external auditor. Among other things, the Committee shall:

1. Consist of at least 3 members, and one member must be a member of the governing board of the municipality and shall serve as Chair of the Committee.
2. An employee, a chief executive officer (city manager), or a chief financial officer of the municipality may not serve on the Committee (these individuals may, however, serve in an advisory capacity).
3. Establish factors to be used for the evaluation of audit services to be provided by a licensed CPA firm.
4. Provide interested firms with a request for proposal, evaluate proposals, and rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services.

Current Activity
CBIZ CPAs P.C. (previously Marcum, LLP) was selected as the City's auditor in 2019 and has provided annual audits starting with FY 2020. The contract with CBIZ CPAs P.C. will expire once the FY 2025 annual audit is completed. Pursuant to State Statutes, the City must form an auditor section committee whose primary purpose will be to assist the City Commission in selecting a CPA firm to perform the City's annual audit.

At the May 19, 2026 Commission Meeting, the City Commission selected Commissioner Plaut to

serve as a member of the Auditor Selection Committee and, as required by Florida Statutes, Commissioner Plaut will serve in as the Chair of the Committee.

Additionally, staff has reached out to individuals with financial experience that would qualify to serve and have expressed a willingness to serve on the Auditor Selection Committee. The following highly qualified recommended individuals include: Heather Frederick, CPA, Chief Financial Officer of the School District of Palm Beach County and Henry Robinson, Retired.

Heather Frederick, CPA, joined the School District of Palm Beach in May 2007 and served in a capacity of Director of Accounting, Director of Budget, and Deputy CFO before becoming the District's CFO. Prior to that, she worked at KPMG and RSM specializing in public-sector and financial services.

Henry Robinson retired in 2013 from the Treasurer position at the School Board of Broward County after 32 years of service, of which 23 years as a Treasurer. Prior to being selected for the Treasurer position, Mr. Robinson served at various financial institutions as an Assistant Director of Finance and Administration, Budget Analyst, Management Accountant, and Cash Manager. Mr. Robinson is active in various volunteering services In South Florida, such as serving as the Chair of the Finance Committee for the Broward County School Board and a Board Member for BrightStar Credit Union.

It is recommended that the City Commission appoint the following individuals to serve as members of the Audit Committee, which is established pursuant to Section 218.391, Florida Statutes:

Tom Plaut, Commissioner (Chair)
Heather Frederick, CPA, Chief Financial Officer of the School District of Palm Beach County
Henry Robinson, Retired

The Audit Committee will undertake their functions in accordance with Section 218.391, Florida Statutes, and other applicable laws.

Recommendation
Approval is recommended.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ESTABLISHING AND APPOINTING MEMBERS TO THE AUDITOR SELECTION COMMITTEE PURSUANT TO SECTION 218.391, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 218.39, Florida Statutes, requires an annual financial audit of the City's accounts and records by an independent certified public accountant retained by the City and paid from the City's public funds; and

WHEREAS, Section 3.14 of the City Charter also provides for an independent annual audit of all City accounts; and

WHEREAS, the auditing services of the City's current contracted auditor will expire with the completion of their audit for Fiscal Year 2025; and

WHEREAS, Section 218.391, Florida Statutes, requires establishing and appointing members to an Auditor Selection Committee (the "Committee"), which is to assist the City Commission in selecting an auditor to conduct the required annual financial audit; and

WHEREAS, the Committee shall establish factors to use for the evaluation of audit services to be provided by a certified and licensed public accounting firm, publicly announce and provide interested firms with requests for proposals, evaluate proposals provided by qualified firms, and rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services; and

WHEREAS, Section 218.391, Florida Statutes, requires that the City Commission appoint at least three members to the Committee, at least one of which shall be a member of the City Commission who shall serve as Chair of the Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The City Commission hereby appoints the following individuals to serve as members of the Auditor Selection Committee, which is hereby established pursuant to Section 218.391, Fla. Stat.,:

- Tom Plaut, District 4 Commissioner (Chair)
- Heather Frederick, CPA Chief Financial Officer of the School District of Palm Beach County
- Henry Robinson, Retired Treasurer of Broward County School Board

Section 3. The Committee shall undertake their functions in accordance with Section 218.391, Fla. Stat. and other applicable law.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-289

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of a Work Authorization with Hazen and Sawyer, P.C. to provide professional engineering services related to the Water Utility Asset Inventory and Maintenance Improvement Project in an amount not to exceed $99,316.00; providing for execution and an effective date. *(Funds from Account #401-300-360-3602-000-53600-503099 - Other Professional Services)*

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Fiscal Impact
Costs: $99,316.00
Account Name: Other Professional Services
Account Number: 401-300-360-3602-000-53600-503099

Background/History
The City's Water Treatment Plant (WTP) and its associated infrastructure, including wells, booster stations, and storage tanks, currently lack a formalized, documented maintenance program. Existing activities are largely reactive, performed only after equipment failure, and tracked via decentralized methods such as email.

While the City is actively implementing a Computerized Maintenance Management System (CMMS) using the Brightly platform, the original project scope did not include the development of a comprehensive, up-to-date asset inventory. Previous inventory efforts are outdated and lack the critical equipment data necessary for effective CMMS functionality. An accurate, digitized asset inventory is essential for preventive maintenance scheduling, asset tracking, and long-term capital planning.

During the initial CMMS rollout, WTP staff identified this data gap and requested $100,000 in additional FY26 O&M funding to address it. The City Commission approved this request in March 2026. Consequently, the Department is requesting authorization to engage a consultant from the existing CCNA pool of qualified consultants; Staff has selected Hazen and Sawyer as the most qualified firm to complete this foundational task due to proven experience with this consultant.

Current Activity
Currently, maintenance at the WTP remains predominantly reactive, with limited proactive activities and no centralized documentation.

Establishing a comprehensive asset inventory will enable the following:
• Standardization: Consistent tracking of all maintainable assets.
• Centralization: Unified documentation of all maintenance activities.
• Predictability: Improved scheduling of preventive maintenance.
• Efficiency: Reduction in equipment failures and unplanned downtime.
• Compliance: Enhanced operational reliability and regulatory adherence.

A future project phase will include the development of asset-specific preventive maintenance plans and full integration into the CMMS for automated work order generation.

Recommendation
It is recommended the City Commission approve a Work Authorization to Hazen and Sawyer for professional engineering services related to development of a Water Treatment Plant (WTP) asset inventory in support of CMMS implementation, in an amount not to exceed $99,316.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF A WORK AUTHORIZATION WITH HAZEN AND SAWYER, P.C. TO PROVIDE PROFESSIONAL ENGINEERING SERVICES RELATED TO THE WATER UTILITY ASSET INVENTORY AND MAINTENANCE IMPROVEMENT PROJECT IN AN AMOUNT NOT TO EXCEED $99,316.00; PROVIDING FOR EXECUTION AND AN EFFECTIVE DATE

WHEREAS, the City's Water Treatment Plant and its associated infrastructure currently lacks a formalized, documented maintenance program, and maintenance and reactive activities are currently documented via decentralized methods and not within a more formalized database; and

WHEREAS, the City is currently implementing a computerized maintenance management system ("CMMS") via the Brightly platform; however, the original scope of work did not include the development of a comprehensive, up-to-date utility asset inventory; and

WHEREAS, the existing inventory efforts are outdated and lack the critical equipment data necessary for the continued implementation and functionality of the CMMS, resulting in the need for an accurate, digitalized asset inventory system for preventive maintenance scheduling, asset tracking, and long-term capital planning; and

WHEREAS, in order to develop the water utility asset inventory and maintenance improvement centralized system in support of the CMMS implementation (the "Project"), City staff has determined that it is necessary to retain a consultant to assist the City with the Project; and

WHEREAS, pursuant to Request for Qualifications #2021-11-IG (the "RFQ") and Section 287.055, Florida Statutes, the City entered into multiple continuing contracts with qualified firms for the provision of professional architectural and engineering services on an as needed basis, including a continuing contract with Hazen and Sawyer, P.C. ("Hazen") dated April 12, 2021, which was renewed and extended until October 11, 2026 (the "Continuing Contract"); and

WHEREAS, City staff reviewed the qualifications of the City's continuing contractors and determined that Hazen was the most qualified firm to perform the required services; and

WHEREAS, City staff requested a proposal from Hazen for the asset inventory services for the Project and negotiated a project scope and fee in an amount not to exceed $99,316.00, which staff has determined to be fair and reasonable and in accordance with industry standards; and

WHEREAS, City staff recommends the City Commission approve and authorize execution of the Work Authorization with Hazen, attached as Exhibit "1", (the "Work Authorization") for the Services, as more specifically set forth in Exhibit "A" to the Work Authorization, (the "Services") in an amount not to exceed $99,316.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Work Authorization with Hazen, attached as Exhibit "1", for the Services in an amount not to exceed $99,316.00.

Section 3. The City Manager is hereby authorized to execute the Work Authorization with Hazen, attached as Exhibit "1", consistent with the terms of the Continuing Contract, together with such additional terms as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

WORK AUTHORIZATION BETWEEN CITY OF DEERFIELD BEACH AND HAZEN AND SAWYER FOR PROFESSIONAL ENGINGEERING SERVICES RELATED TO THE WATER UTILITY ASSET INVENTORY AND MAINTENANCE IMPROVEMENT PROJECT

This Work Authorization is entered into this ____ day of _____, 2026, by and between City of Deerfield Beach, a municipal corporation of the State of Florida, (the "City") and Hazen and Sawyer, P.C., a Foreign Profit Corporation authorized to do business in the State of Florida, (the "Consultant").

RECITALS

WHEREAS, the City and the Consultant entered into a master CCNA continuing services contract beginning April 12, 2021 pursuant to RFQ #21-11-IG, (the "Continuing Contract") and Consultant has been approved to provide the services contemplated herein; and

WHEREAS. the Continuing Contract has been renewed by the parties for a one-year period and has been extended by the parties until October 11, 2026; and

WHEREAS, the City and the Consultant desire to enter into this Work Authorization for the Consultant to perform professional engineering services as more specficially set forth in Exhibit "A" of this Work Authorization .

NOW, THEREFORE, in consideration of the mutual terms and conditions, promises, and covenants, hereinafter set forth, City and Consultant agree as follows:

SECTION 1
RECITALS

The above recitals are acknowledged and incorporated herein to this Work Authorization.

SECTION 2
SCOPE OF SERVICES

Consultant agrees to perform certain professional engineering services for the City, as more specifically described in the Scope of Services attached as Exhibit "A" to this Work Authorization (the "Services"), and in accordance with the terms and conditions set forth herein and in the Continuing Contract, of which by this reference are incorporated into this Work Authorization in its entirety during the Term and within the timeline provided for in this Work Authorization.

SECTION 3
COMPENSATION

In consideration for the Services to be performed by Consultant, the City agrees to pay Consultant in an amount not-to-exceed $99,316.00 as further detailed in Exhibit "A". Compensation due to the Consultant shall be payable within 30 calendar days following submission of a proper invoice by the Consultant to the City. In the event of City's termination

of this Work Authorization prior to the end of the Work Authorization Term pursuant to Section 5, City shall pay Consultant on a pro-rata basis for the Services performed by Consultant prior to the City's termination of this Work Authorization.

SECTION 4
TERM OF WORK AUTHORIZATION

The term of this Work Authorization shall commence upon the date of execution hereof and shall remain in effect until the Services are completed to the City's satisfaction (the "Term"), unless terminated earlier pursuant to Section 5 of this Work Authorization.

SECTION 5
TERMINATION OF WORK AUTHORIZATION

City may terminate this Work Authorization for convenience by giving the Consultant 30 days' advance written notice. The termination of this Work Authorization shall not relieve either party of any liability that accrued prior to such termination and any such accrued liability shall survive the termination of this Work Authorization.

SECTION 6
CONTINUING CONTRACT

The Services to be provided by Consultant pursuant to this Work Authorization shall comply with all of the terms and conditions set forth in the Continuing Contract between City and Consultant, which by this reference is incorporated into this Work Authorization in its entirety. In the event there is a conflict between the terms of this Work Authorization and the Continuing Contract, the terms of the Continuing Contract shall prevail.

SECTION 7
INDEPENDENT CONSULTANT

Consultant is an independent Consultant under this Work Authorization. Services provided by Consultant shall be by employees or sub-consultants of Consultant and subject to supervision by Consultant, and not as officers, employees or agents of the City. Personnel policies, tax responsibilities, social security, health insurance, employee benefits, travel, per diem policy, and purchasing policies under the Work Authorization shall be the sole responsibility of Consultant. Consultant shall have no rights under the City's worker's compensation, employment, insurance benefits or similar laws or benefits.

SECTION 8
INDEMNIFICATION / HOLD HARMLESS CLAUSE

Consultant shall indemnify and hold harmless City, its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentionally wrongful conduct of Consultant, and other persons employed or utilized by Consultant in the performance of this Work Authorization. The provisions of this section shall survive the expiration or earlier termination of this Work Authorization. To the extent considered necessary by Contract Administrator and City Manager, any sums due Consultant under this Work Authorization may be retained by City until all of City's claims for indemnification pursuant to this Work Authorization and the Services provided have been settled or otherwise resolved, and any amount withheld shall not be subject to payment of interest by City. Nothing in this Work

Authorization or the Continuing Contract shall be deemed or treated as a waiver by the City of any immunity which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes

SECTION 9
INSURANCE

9.1 The CONSULTANT shall satisfy the insurance requirements stated herein. The CONSULTANT shall not commence the work or otherwise perform the work as required by the applicable Work Authorization and/or Notice to Proceed until the requirements stated herein are met and the Certificate(s) of Insurance is approved by the CITY. The CONSULTANT shall assume full responsibility and expense to obtain all necessary insurance.

9.2 General

9.2.1 The Consultant shall furnish to the Contract Administrator a Certificate of Insurance or endorsements evidencing the insurance coverage specified herein within fifteen (15) calendar days after the effective date of this Agreement. The required Certificates of Insurance shall name the types of policies provided, refer specifically to the Agreement, and state that such insurance is as required by this Contract. CONSULTANT's failure to provide to CITY the Certificates of Insurance or endorsements evidencing the insurance coverage within fifteen (15) calendar days shall provide the basis for the termination of the Agreement.

9.2.2 Such policy or policies shall be without any deductible amount unless otherwise noted in this Agreement and shall be issued by approved companies authorized to do business in the State of Florida, and having agents upon whom service of process may be made in Broward County, Florida. Consultant shall pay all deductible amounts, if any. Consultant shall specifically protect City and the Deerfield Beach City Commission by naming City and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy, Business Automobile Liability policy as well as on any Excess Liability Policy coverage.

9.2.3 Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of Consultant is complete including all renewal terms. All policies must be endorsed to provide City with at least thirty (30) days' notice of expiration, cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of any Project, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.

9.2.4 City reserves the right to review and revise any insurance requirements at the time of renewal or amendment of this Contract, including, but not limited to, deductibles, limits, coverage, and endorsements based on insurance

market conditions affecting the availability or affordability of coverage, or changes in the scope of work or specifications that affect the applicability of coverage. If CONSULTANT uses a Subconsultant, CONSULTANT shall ensure that Subconsultant names CITY and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy as well as on any Excess Liability Policy coverage.

9.3 CONSULTANT shall, at a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement the following insurance:

Commercial Liability Insurance - A Commercial Liability Insurance Policy shall be provided which shall contain limits of no less than One Million Dollars ($1,000,000.00) per occurrence for bodily injury liability, personal injury liability and property damage liability on a per project basis, and shall contain limits of no less than a Two Million Dollars ($2,000.000.00) aggregate. Coverage must be afforded on a form no more restrictive than CG 20 10 10 01 and CG 20 37 10 01 Commercial Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office and must include: premises and operations, independent contractors, products and/or completed operations for contracts, broad form contractual coverage applicable to this specific Contract including any hold harmless and/or indemnification Contract, personal injury coverage with employee and contractual exclusions removed and policy limits shall be applied on a primary and non-contributory basis.

Professional Liability (Errors & Omissions) Insurance - Professional Liability Insurance with the limits of liability provided by such policy for each claim and on a claim made basis or on an occurrence basis to be no less than one million Dollars ($1,000,000) per occurrence with a limit of no less than two million dollars ($2,000,000) aggregate with a deductible per claim not to exceed ten percent (10%) of the limit of liability. CONSULTANT shall notify the CITY in writing within thirty (30) days of any claim filed or made against its Professional Liability Insurance Policy. CONSULTANT acknowledges that the CITY is relying on the competence of the CONSULTANT to design a project to meet its functional intent. If it is determined during construction of a project that changes must be made due to CONSULTANT's negligent errors and omissions, CONSULTANT shall promptly rectify them at no cost to CITY and shall be responsible for additional costs, if any, of a project to the proportional extent caused by such negligent errors or omissions.

Business Automobile Liability - Business Automobile Liability shall be provided with minimum limits of One Million Dollars ($1,000,000.00) per occurrence or combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must at a minimum include liability coverage symbols: 2 (owned vehicles), 8 (hired vehicles) and 9 (non-owned vehicles).

Workers Compensation Insurance - Workers' Compensation insurance to apply for all employees in compliance with Chapter 440, Florida Statutes, as may be amended from time to time, the "Workers' Compensation Law" of the State of Florida, and all applicable Federal laws. In addition, the policy(ies) must include employers' liability with a limit of One Million Dollars ($1,000,000.00) each accident, One Million Dollars ($1,000,000.00) aggregate limit by disease and One Million Dollars ($1,000,000.00) each employee by disease. Additionally, if there will be operations undertaken on, about or over navigable waterways, evidence of a coverage endorsement for U.S. Longshoremen and Harbor Workers Act (USL&H), and/or Jones Act, for maritime laws coverage shall be included. The Policy shall include a waiver of subrogation for all liability arising out of this contract. If exempt for Worker's Compensation, proper documentation shall be provided.

SECTION 10
NON-APPROPRIATION OF FUNDS

In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable in any fiscal year for payments due under this Work Authorization, then the City, upon written notice to Consultant of such occurrence, shall have the unqualified right to terminate this Work Authorization without any penalty or expense to the City.

SECTION 11
MISCELLANEOUS

Consultant shall, without additional expense to the City, be responsible for paying any taxes, obtaining any necessary licenses and for complying with all applicable federal, state, county, and municipal laws, ordinances and regulations in connection with the performance of the Services specified herein.

SECTION 12
AUDIT AND INSPECTION RIGHTS

12.1 The City may, at reasonable times, and for a period of up to three (3) years following the date of final performance of Services by Consultant under this Work Authorization, audit, or cause to be audited, those books and records of Consultant that are related to Consultant's performance under this Work Authorization. Consultant agrees to maintain all such books and records at its principal place of business for a period of three (3) years after final payment is made under this Work Authorization.

12.2 The City may, at reasonable times during the term hereof, perform such inspections, as the City deems reasonably necessary, to determine whether the services required to be provided by Consultant under this Work Authorization conform to the terms of this Work Authorization. Consultant shall make available to the City all reasonable assistance to facilitate the performance of inspections by the City's representatives.

SECTION 13
AMENDMENTS AND ASSIGNMENT

13.1 This Work Authorization together with Exhibit "A" and all negotiations and oral understandings between the parties are merged herein. The terms and conditions set forth in this Work Authorization supersede any and all previous agreements, promises,

negotiations or representations, except as otherwise provided in Section 6. Any other agreements, promises, negotiations or representations not expressly set forth in this Work Authorization are of no force and effect.

13.2 No modification, amendment or alteration of the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality as this Work Authorization.

13.3 Consultant shall not transfer or assign the performance of Services called for in the Work Authorization without the prior written consent of the City, which may be withheld or conditioned in the City's sole discretion.

SECTION 14
NOTICES

Whenever either party desires to give notice to the other, it must be given by written notice in accordance with the requirements of Notices section of the Continuing Contract.

SECTION 15
GOVERNING LAW AND VENUE

This Work Authorization shall be construed in accordance with, and governed by, the laws of the State of Florida. Venue for any action arising out of, or relating to this Work Authorization shall be in Broward County, Florida.

SECTION 16
HEADINGS, CONFLICT OF PROVISIONS, WAIVER OR BREACH OF PROVISIONS

Headings are for convenience of reference only and shall not be considered in any interpretation of this Work Authorization. In the event of conflict between the terms of this Work Authorization and any terms or conditions contained in any attached documents, the terms in this Work Authorization shall prevail. No waiver or breach of any provision of this Work Authorization shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

SECTION 17
NON-DISCRIMINATION

Consultant represents and warrants to the City that Consultant does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with Consultant's performance under this Work Authorization on account of race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for delivery of services. Consultant further covenants that no otherwise qualified individual shall, solely by reason of his/her race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for delivery of services, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Work Authorization.

SECTION 18
PUBLIC RECORDS

Consultant understands that the public shall have access, at all reasonable times, to all documents and information pertaining to City contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the City and the public to all documents subject to disclosure under applicable law. Consultant's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Work Authorization by the City.

SECTION 19
HUMAN TRAFFICKING AFFIDAVIT

In accordance with Section 787.06(13), Florida Statutes, as Consultant is a nongovernmental entity, Consultant is required to attest that it does not use coercion for labor or services. At the time of execution of this Work Authorization, Consultant shall submit the required Affidavit, which will be provided by the City's Procurement Division.

SECTION 20
FOREIGN COUNTRIES OF CONCERN AFFIDAVIT

In accordance with Section 287.138, Florida Statutes, the Consultant is required to attest that it does not meet any of the criteria set forth in Paragraph 2 (a)-(c) of Section 287.138, Florida Statutes, as such terms are defined therein, as updated. At the time of execution of this Work Authorization, Consultant shall submit the required Affidavit, which will be provided by the City's Procurement Division.

SECTION 21
SEVERABILITY

If any provision of this Work Authorization or the application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Work Authorization, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

SECTION 22
SURVIVAL

All representations and other relevant provisions herein shall survive and thereby continue in full force and effect, upon termination of this Work Authorization.

SECTION 23
JOINT PREPARATION

The parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein, including the Continuing Contract, and that the preparation of this Work Authorization has been a joint effort of the parties, the language has been agreed to by parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

WORK AUTHORIZATION BETWEEN CITY OF DEERFIELD BEACH AND HAZEN AND SAWYER FOR PROFESSIONAL ENGINGEERING SERVICES RELATED TO THE WATER UTILITY ASSET INVENTORY AND MAINTENANCE IMPROVEMENTS

IN WITNESS WHEREOF, the parties hereto have made and executed this Work Authorization on the respective dates under each signature.

CITY

CITY OF DEERFIELD BEACH, a municipal corporation of the State of Florida

ATTEST:

By:_____
Rodney Brimlow, City Manager

_____
Heather Montemayor, City Clerk

Date: _____, 2026.

Approved As To Form And Legal Sufficiency for the use of and reliance by the City of Deerfield Beach, Florida, only:

_____
Anthony C. Soroka, City Attorney

CONSULTANT

Attest:

_____
Corporate Secretary

By:_____
Signature

Print Name: Janeen M Wietgrefe, PE, PMP

Witnesses:

_____
Signature

Title: Vice President

_____
Signature

Date: May 28, 2026.

EXHIBIT A
SCOPE OF SERVICES

Consultant shall provide professional engineering services for the Water Utility Asset Inventory and Maintenance Improvement project as follows:

1. PROJECT BACKGROUND

The West Water Treatment Plant ("WTP") is owned and operated by the City of Deerfield Beach, Florida ("City") . The WTP has a design capacity of 25 million gallons per day (mgd). Raw water is sourced from sixteen Biscayne aquifer and two Floridian aquifer wells. The WTP also has one deep injection well to dispose of the membrane process concentrate. Most of the raw water wells are off-site of the WTP. The CITY also maintains three water storage tanks and associated pumping equipment to maintain pressure throughout the water distribution system.

The scope of the project will include the development of a maintenance management program for the WTP. This task will lay the foundation for future asset management endeavors by establishing the following:

- Defining an “asset”
- Defining and assigning asset attributes
- Updating the current asset inventory

Brightly Software computerized maintenance management system (CMMS) is currently being implemented Citywide. To date, the only asset information relevant to this Work Authorization (WA) which has been uploaded is the well asset information. The database developed during this task will be used to populate the CITY’s new CMMS.

The major elements of this WA are summarized below:

- Review of existing data and records
- Data validation and acceptance – establishing the limits of what to include in asset inventory, establishing asset definitions and attribute information
- Asset field validation

2. SCOPE OF SERVICES:

The following tasks provide professional services for the development of a maintenance management program for the WTP. Services include:

Task 1 – Asset Data Review and Register Update
Task 2 – Asset Field Validation

Task 1 – Asset Data Review and Register Update

Consultant will initiate this task with a Project Kickoff Meeting. The purpose of the meeting will be to:

- Identify the key project personnel and contact information.
- Review the project scope of services and project schedule
- Review and discuss coordination with the CITY staff, treatment plant operations staff, and other supporting key staff.
- Discuss the requested existing data, information, and materials CITY will provide

Prior to beginning work on this task, Consultant will submit a request for information (RFI) that includes existing asset information from the CMMS system and/or other asset inventory database, process and instrumentation-related information from SCADA, and record drawings. These details are anticipated to be submitted in digital format for ease of analysis.

This task shall consist of the following services:

- Consultant will evaluate the information provided by the City in response to the RFI
- Consultant will use industry standards and coordinate with the City during a workshop to establish definition of an “asset” to be included in the inventory phase of the project.
- Consultant will provide a cursory review of the current asset hierarchical structure and make recommendations on areas of improvement as needed
- Consultant will verify existing asset types and subtypes to develop a final nomenclature to move forward for the asset inventory phase of the project.
- Data Standards: Establish data attributes required to support asset management needs.

Consultant will host a workshop with the City to obtain input and to use such input and information to determine what attribute information will be collected on each class and subclass of assets. At a minimum, each asset should have an asset ID, name, location, manufacturer, model number, and serial number, if available. Additional attributes could include condition, useful life, type, material, size, and replacement cost capacity, flow rate, dimensions, installation date, operating status, as well as many others. Following the meeting Consultant will provide the City with a list of attribute information for the City' s review. City will approve the list before data collection occurs.

Task 1 Deliverables

- Kickoff Meeting Draft Agenda and Meeting Minutes
- Draft Asset Inventory Documentation
- List of asset types and subtypes, and attributes in a spreadsheet

Task 2 – Asset Field Validation

Consultant will perform a field-review, validation, and update of the City’s asset registers at the WTP, to include the following items:

- Equipment name,
- Equipment tag number (If available),
- Asset classification and/or sub-classification,
- Visually available asset attribute information based on framework from Task 1
- Asset location based on existing hierarchal framework.

Task 2 Deliverables

- Site walk-through to include only the West WTP.
- Up to three (3) virtual one (1) hour meetings to review asset field-validation findings and recommendations.
- (1) Technical memorandum summarizing the revised asset register.
- Complete asset register in MS Excel format.

3. BASIS OF COMPENSATION:

Compensation shall be as set forth in Section 3 of this Work Authorization. The amount not to exceed set forth in Section 3 of the Work Authorization is summarized below. Consultant may reallocate labor budgets between tasks provided the total budget is not exceeded. Additional services over and beyond those defined in the scope above will be subject to additional compensation to be mutually agreed upon by both City and Consultant . The Compensation may only be exceeded upon written authorization by City otherwise, Consultant will complete the Scope of Services for the not to exceed amount.

	Vice President	Senior Associate	Senior Principal Engineer	Assistant Engineer II	GIS Analyst	Total Hours	Labor Cost
HOURLY BILLING RATES	$343.98	$303.43	$205.53	$118.30	$114.92		
Task 1 - Asset Data Review, Hierarchy and Register Development	4	44	54	30	0	**132**	$29,374
Task 2 - Asset Field Validation	4	106	34	124	52	**320**	$61,172
Total Hours	**8**	**150**	**120**	**154**	**52**	**484**	**$90,546**
Travel and Lodging (ODC's)							**$8770**
Total							**$99,316**

4. TIME OF PERFORMANCE:

Activity	Estimated Timeframe/Duration (following NTP)
Task 1 – Asset Data Review, Hierarchy and Register Development	4 weeks
Task 2 – Asset Field Validation	9 weeks
Total Time	13 Weeks

5. ASSUMPTION(S):

Consultant's level of effort is based on the following key assumptions:

- All deliverables will be electronic.
- Based on similar projects, Consultant anticipates the asset count to be less than 1,500 assets inventoried. This scope of work assumes that the asset inventory will not exceed 1,500 assets. An inventory in excess of 1,500 assets will be considered additional work. Consultant will keep the CITY informed of the progress of the inventory and if projected inventory exceeds the assumed quantity of assets.
- Kickoff meeting will be hybrid, both in person and virtually on MS Teams.
- No confined space entry is included during the asset inventory or condition assessment.
- There will be approximately four weeks of onsite asset inventory field work (estimated at 3-4 days per week)
- Consultant will not open any electrical cabinets, operate equipment or valves, turn on/off equipment, etc., to capture asset information.
- Operations staff will be available for the duration of Consultant's fieldwork and Consultant will seek to involve the Operations staff in the process of obtaining information to support knowledge transfer.
- CITY staff will provide a review of draft deliverables in a reasonably timely manner as to not to delay progress of the task.
- Consultant will not be precluded from future Master Plan work based on the work performed under this Work Authorization.
- No local minority business enterprise or local small business enterprise participation is included in this work effort.

CONSULTANT

By: _____
Signature

Print Name: Janeen M Wietgrefe, PE, PMP

Title: Vice President

Date: May 28, 2026.

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-290

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an amendment to the construction contract with Layne Christensen Company for the Rehabilitation of the Floridan Aquifer Raw Water Wells Project to extend the substantial and final completion dates for the Project to October 16, 2026 and October 31, 2026, and increase the contract price by an amount not to exceed $158,099.00 for continued well development; approving and authorizing execution of an amendment to the Work Authorization with Rummel, Klepper, & Kahl, LLP, to provide additional professional engineering services for the Project in an amount not to exceed $40,000.00; providing for implementation and an effective date. *(Funds from Account #413-300-360-3603-000-53600-506530 - Utilities Capital - CIP Infrastructure)*

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Fiscal Impact
Costs: $198,099
Account Name: Utilities Capital - CIP Infrastructure
Account Number: 413-300-360-3603-000-53600-506530

Background/History

On June 20, 2023, the City Commission approved Resolution 2023/116, awarding Invitation to Bid #23-15BA to Layne Christensen Company (the "Contractor") for the rehabilitation of Floridan Aquifer raw water wells FA-1 and FA-2. The contract amount was not to exceed $942,662.07, with a timeline of 120 days for substantial completion and 160 days for final completion following the Notice to Proceed (NTP), which was issued on October 30, 2023.

On June 6, 2023, the City Commission approved Resolution 2023/099 approving a Work Authorization with Rummel, Klepper & Kahl, LLP, to provide Professional Engineering Services related to the Floridan Aquifer Well Rehabilitation Project. RK&K provides hydrogeological consulting services to coordinate, manage, and document the testing and development procedures performed by the selected water well contractor (Layne) to rehabilitate the City's two Floridan Aquifer, brackish water supply wells. RK&K developed the Technical Specification for the rehabilitation program and is therefore intimately familiar with the defined rehabilitation procedures and testing protocols.

On June 4, 2024, the City Commission approved Resolution 2024/078 approving and authorizing the execution of a first amendment to the construction contract with the Contractor to extend the

substantial completion date to November 1, 2024, and the final completion date to November 20, 2024. On June 5, 2025, the City Manager approved a change order to the contract in the amount of $63,000, which was less than 10% of the original contract, for an additional 90 feet of stainless-steel well column piping and flange kits to increase the pump depth to 150 feet to optimize the well performance with the new liner.

On December 2, 2025, the City Commission approved Resolution 2025/208 approving and authorizing the execution of a Second Amendment to the construction contract to extend the substantial completion date to June 1, 2026, and the final completion date to July 1, 2026. During the initial rehabilitation of well FA-2, significant sand production was observed. Operations shifted to well FA-1, which was successfully completed by February 6, 2024, while the City's engineering consultant, RK&K, collaborated with the Contractor and the packer manufacturer, TAM International, to develop a remedial plan for FA-2. This plan involved designing a liner to block sand ingress from a large borehole cavity identified via video survey between 20 and 32 feet below the casing.

The procurement and fabrication of the specialized liner device took approximately 13 months, following the initial specification in April 2024. Installation occurred on May 22, 2025; however, initial attempts to seat the liner failed, likely due to the "salt-kill" method required to suppress artesian flow, which inhibited the expansion of the liner's polymer packers. RK&K recommended a secondary installation attempt, allowing for an extended 8.5-month freshwater flushing period to ensure polymer activation. The City Commission approved a project extension to July 1, 2026, pursuant to Resolution No. 2025/208.

On March 3, 2026, the contractor successfully removed the tubing, confirming the liner was properly seated and sealed against the borehole. Well re-development resumed on March 27, 2026. Despite a pump failure after 37 hours, sand concentrations were successfully reduced from over 6,000 parts per million (ppm) to below 500 ppm at a sustained rate of 1,750 gpm.

To achieve the target sand concentration of 140 ppm, the threshold required to protect the existing Reverse Osmosis (RO) filtration system, the Engineering Services Department (ESD) through the City's Consultant Engineer has determined that an additional 140 hours of active pump well development in accordance with Bid Item No. 10 "High-Rate Well Development" and the Specifications set forth in the Contract and established by the City's Consultant Engineer is required, which the cost for such High-Rate Development is in an amount not exceed $158,099.00.. This investment is critical to finalizing the rehabilitation and avoiding the significantly higher cost of drilling a new Floridan well (estimated at $5M to $8M).

To reach the target sand concentration of 140 ppm, the threshold required to protect the existing Reverse Osmosis (RO) filtration system, the Contractor submitted a proposal for Change Order in the amount of $158,099.00 for the installation of a replacement pump, which includes the running of the pump for an additional 140 hours of services (the "Active Pump Development") by utilizing high volume pumping to develop the production well until the discharge water is free of sediment ot the satisfaction of the City's Consultant Engineer.. This investment is critical to finalizing the rehabilitation and avoiding the significantly higher cost of drilling a new Floridan well (estimated at $5M to $8M). To achieve this additional development time, the Contractor requires an extension of the Substantial Completion date to October 16, 2026, and an extension of the Final Completion date to October 31, 2026. This time extension is necessitated by the multistep process required to formalize these efforts: first, the formal Commission approval of the requested resolution; second, the completion of the procurement process to issue a revised Purchase Order; and third, the mobilization of the Contractor to source and install a replacement motor pump assembly. The current motor pump assembly was rendered inoperable due to damage sustained from the sand intrusion; therefore, the replacement

and installation are critical path items that must be completed before final well development can resume.

Additionally, an increase of $40,000 is requested for RK&K's technical support work authorization. This adjustment is necessary to provide continued construction management, onsite observation, and engineering oversight through the extended project completion date of October 2026. As the contractor continues well development activities to meet the required sand concentration thresholds, RK&K's ongoing presence is essential to document performance data, coordinate technical troubleshooting, and ensure all remedial actions align with the City's project specifications.

Current Activity
The Contractor is currently procuring a replacement pump with equivalent capacity to resume development. Separately, the City is designing a sand strainer for the RO facility, anticipated for installation in 48 months. This strainer is designed to remove approximately 98% of residual sand. With well FA-1 already achieving a reduction to 10 ppm, the goal for well FA-2 is to reach a concentration of less than 140 ppm. Meeting this goal will significantly improve both sand strainer and RO pre-filter performance, ensuring long-term operational reliability.

Recommendation
It is recommended that the City Commission approve a contract time extension and a change order to the Contract with Layne Christensen Company in an amount not to exceed $158,099.00 for the rehabilitation of Floridan Aquifer raw water wells at the Water Treatment Plant and approve a change order for RK&K in an amount not to exceed $40,000.00.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE CONSTRUCTION CONTRACT WITH LAYNE CHRISTENSEN COMPANY FOR THE REHABILITATION OF THE FLORIDAN AQUIFER RAW WATER WELLS PROJECT TO EXTEND THE SUBSTANTIAL AND FINAL COMPLETION DATES FOR THE PROJECT TO OCTOBER 16, 2026 AND OCTOBER 31, 2026, AND INCREASE THE CONTRACT PRICE BY AN AMOUNT NOT TO EXCEED $158,099.00 FOR CONTINUED WELL DEVELOPMENT; APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE WORK AUTHORIZATION WITH RUMMEL, KLEPPER & KAHL, LLP, TO PROVIDE ADDITIONAL PROFESSIONAL ENGINEERING SERVICES FOR THE PROJECT IN AN AMOUNT NOT EXCEED $40,000.00; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Deerfield Beach (the "City") and Layne Christensen Company (the "Contractor") entered into a Construction Contract, dated June 30, 2023, (the "Contract") for Engineering and Construction Services for the rehabilitation of the Floridan Aquifer Raw Water Wells Project (the "Project") pursuant to Invitation to Bid #23-15-BA (the "ITB"); and

WHEREAS, Paragraph 4 of the Contract provided that the Contractor was to achieve substantial compliance of the Project within 120 calendar days from the issuance of the Notice to Proceed, and achieve Final Completion of the Project within 160 calendar days from the issuance of the Notice to Proceed; and

WHEREAS, pursuant to Resolution No. 2025/208, the City Commission approved and authorized a Second Amendment to the Contract to extend the completion date to July 1, 2026 in order for the Contractor to complete the installation of the liners and cure the liner packer elements; and

WHEREAS, the Contractor has continued to facilitate the rehabilitation services for the Project, however, the current motor pump was rendered inoperable due to damage sustained from sand intrusion, which has necessitated the procurement of a replacement pump to be installed by the Contractor in order to achieve completion of the Project; and

WHEREAS, due to the required installation of the replacement pump the required completion dates are not feasible and the Contractor has submitted a Change Order requesting an extension of the completion dates for the Project along with an increase in compensation in an amount not to exceed $158,099.00 for up to 100 hours of continued well development services; and

WHEREAS, the City and Contractor desire to amend the Contract to reflect that substantial completion shall be completed by the Contractor by October 16, 2026, and final completion shall be achieved by October 31, 2026; and

WHEREAS, City staff recommends that the City Commission approve and authorize the execution of the Third Amendment to the Construction Contract, attached as Exhibit "1", in order to extend the Substantial and Final Completion dates for the Project to October 16, 2026, and October 31, 2026, respectively, and increase the Contract Price by $158,099.00 (the "Third Amendment") for a total Contract Price not to exceed $1,163,766.07; and

WHEREAS, on June 6, 2023, the City Commission passed and adopted Resolution No. 2023/099 approving a Work Authorization (the "Work Authorization") with Rummel, Klepper & Kahl, LLP ("Rummel") to provide professional engineering services related to the Project; and

WHEREAS, due to the continuation of the Project by Contractor, the City requested that Rummel provide a proposal for additional services for on-site representation and contractor management for the completion of the Project; and

WHEREAS, City staff reviewed the proposal and has determined the proposal is fair and reasonable and consistent with industry standards; and

WHEREAS, City staff recommends that the City Commission approve and authorize execution of an Amendment to the Work Authorization with Rummel, attached as Exhibit "2", in order to include the additional services for the Project and increase the compensation by an amount not to exceed $40,000.00 (the "Work Authorization Amendment"); and

WHEREAS, the City Commission finds it is in the best interest of the City to approve and authorize execution of the Amendment to the Construction Contract with Layne, attached as Exhibit "1", and the Work Authorization Amendment with Rummel, attached as Exhibit "2".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Amendment to the Construction Contract with the Contractor, attached as Exhibit "1", to extend the Substantial and Final Completion Dates for the Project to October 16, 2026, and October 31, 2026, respectively, and increase the Contract Price by an amount not to exceed $158,099.00.

Section 3. That the City Manager is authorized to execute the Amendment to the Construction Contract, attached as Exhibit "1", together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The City Commission hereby approves the Work Authorization Amendment with Rummel, attached as Exhibit "2", to include the additional services for the Project and increase the compensation by an amount not to exceed $40,000.00.

Section 5. The City Manager is authorized to execute the Work Authorization Amendment, attached as Exhibit "2", together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 6. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

THIRD AMENDMENT TO THE CONSTRUCTION CONTRACT BETWEEN THE CITYOF DEERFIELD BEACH, FLORIDA AND LAYNE CHRISTENSEN COMPANY FOR REHABILITATION OF THE FLORIDAN AQUIFER RAW WATER WELLS PROJECT

This Third Amendment (the "Amendment") to the Construction Contract (the "Contract") dated June 20, 2023, is made and entered into this ____ day of _____, 2026, by and between the City of Deerfield Beach, Florida, a municipal corporation in the State of Florida (the "City") and Layne Christensen Company (the "Contractor").

RECITALS

WHEREAS, City and Contractor entered into a Construction Contract (the "Contract") for Contractor to provide engineering and construction services for the rehabilitation of the Floridan Aquifer Raw Water Wells Project as set forth in Invitation to Bid No. 23-15-BA (the "Services"); and

WHEREAS, Paragraph 4 of the Contract set forth that the Contractor was to achieve substantial completion of the Project within 120 calendar days from the City's issuance of a Notice to Proceed, and achieve Final Completion of the Project within 160 calendar days of the issuance of the Notice to Proceed; and

WHEREAS, the City issued the required Notice to Proceed on July 19, 2023 whereby substantial completion was to be achieved by February 29, 2024 and final completion achieved by March 20, 2024; and

WHEREAS, pursuant to Resolution No.2025/208, the City Commission approved and authorized a Second Amendment to the Contract to extend the substantial completion date for the Project to June 1, 2026 and the Final Completion Date to July 1, 2026 (the "Second Amendment"); and

WHEREAS, since the approval of the Second Amendment, Contractor has been performing the required rehabilitation services, however, the current motor pump assembly was rendered inoperable due to damage sustained from the sand intrusion, which has necessitated the procurement of a replacement pump to be installed by the Contractor in order to complete the well development Project; and

WHEREAS, due to the need to install the replacement pump the required completion dates are not feasible, and the Contractor has submitted a Change Order requesting an extension of the current substantial and final completion dates for the Project along with an increase in compensation in an amount not to exceed $158,099.00 for up to 140 hours of active pump well development in accordance with Bid Item No. 10 "High-Rate Well Development" and the Specifications set forth in the Contract and established by the City's Consultant Engineer; and

WHEREAS, on June 5, 2026, in accordance with the City Code and the Contract, the City Manger approved a Change Order to the Contract for an additional 90 ft. of stainless steel well column piping and flange kits to increase the pump depth to 150 ft to

optimize the well performance with the new liner, in the amount of $63,000, which was less than 10% of the original contract price; and

WHEREAS, Section 7.2 of the General Conditions of the Contract allows for Change Orders for changes of work, the amount of the adjustment of the Contract Price, and the extent of the adjustment in Contract Time, if necessary; and

WHEREAS, the City and Contractor desire to amend the current Contract to reflect the new substantial completion and final completion dates for the Project along with the increase in the total Contract Price for the Project.

NOW, THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, City and Contractor do hereby agree as follows:

Section 1. The above referenced Whereas clauses are true and correct and made a part of this Resolution.

Section 2. That Paragraph 2 of the Contract is hereby amended as follows:

The total contract shall be in an amount not to exceed $1,163,761.07 ~~$942,667.07~~ payable to the Contractor as provided in Article 9 - Payments and Completion of the General Conditions of this Contract, which amount shall be accepted by Contractor as full compensation for all such work. It is acknowledged and agreed by Contractor that this amount is the maximum payable and constitutes a limitation upon the City's obligation to compensate Contractor for its services related to this Contract. This amount, however, does not constitute a limitation, of any sort, upon Contractor's obligation to perform all items of work required by or which can be reasonable inferred from the Scope of Work. No amount shall be paid to Contractor to reimburse its expenses.

Section 3. That Paragraph 4 of the Contract is hereby amended as follows:

The Contractor shall complete the Work and achieve substantial completion in accordance with the Contract terms and conditions by ~~June 1, 2026~~ October 16, 2026 and shall achieve final completion in accordance with the Contract terms by ~~July 1, 2026~~ October 31, 2026 (the “Final Completion Date”).

Section 4 The Contractor shall complete the installation of a replacement pump, which includes the running of the pump for an additional 140 hours of services (the "Active Pump Development") which is required by the City's Consultant Engineer, by utilizing high volume pumping to develop the production well until the discharge water is free of sediment to the satisfaction of the City's Consultant Engineer.

Section 5. The parties agree that, except as expressly amended herein, all terms, conditions, and specifications of the original Agreement hall remain the same and in full force and effect, and shall apply to all work performed by the Contractor from the date of execution of the Agreement through the expiration of the renewal term(s).

Section 6. This Amendment shall be effective upon execution by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized agents and representatives with all the formalities required by law on the day and year first written above.

CITY

ATTEST:

CITY OF DEERFIED BEACH, a municipal corporation of the State of Florida.

_____
Heather Montemayor, City Clerk

_____
Rodney Brimlow, City Manager

Approved As To Form & Legal Sufficiency for the use of and reliance by the City of Deerfield Beach, Florida, only:

Date: _____

_____
Anthony C. Soroka, City Attorney

CONTRACTOR

ATTEST:

Layne Christensen Company

_____
Corporate Secretary

By: _____
Signature
Title: _____
Date: _____

AMENDMENT TO THE WORK AUTHORIZATION BETWEEN CITY OF DEERFIELD BEACH AND RUMMEL, KLEPPER & KAHL, LLP FOR PROFESSIONAL /ENGINEERING SERVICES RELATED TO THE FLORIDAN AQUIFER WELL REHABILIATION PROJECT

This Amendment (the "Amendment") to the Work Authorization, dated June 6, 2023, is made and entered into this ____ day of _____, 2026 (the "Effective Date"), by and between City of Deerfield Beach, a municipal corporation of the State of Florida, (the "City") and Rummel, Klepper & Kahl, LLP, a Florida Corporation authorized to do business in the State of Florida, (the "Consultant").

RECITALS

WHEREAS, the City and the Consultant entered into a master CCNA continuing services contract dated April 12, 2021 pursuant to RFQ #21-11-IG, (the "Continuing Contract") and Consultant has been approved to provide the services contemplated herein; and

WHEREAS, the Continuing Contract was renewed by the parties for a one-year period and has been extended by the parties until October 11, 2026; and

WHEREAS, on June 6, 2023, the City and Consultant entered into a Work Authorization (the "Work Authorization") for Consultant to provide professional engineering services regarding the Floridan Aquifer Wells Rehabiliation Project, which includes hydrogeological consulting and construction phase services ("Project"); and

WHEREAS, the Construction of the Project is being done by Layne Christensen Company ("Contractor") and the Contractor has submitted a Change Order for the continued well development, including the acquistion and installation of a replacement pump,which requires an extension of time for both substantial and final completion of the Project; and

WHEREAS, the City requested that the Consultant provide a proposal for the Additional Services, which is attached as Exhibit A-1 to this Amendment; and

WHEREAS, based upon Contractor's need to for additonal time to complete the Project, it is necessary to amend the Work Authorization with the Consultant to include the Additional Services and revise the Compensation provision.

NOW, THEREFORE, in consideration of the mutual terms and conditions, promises, and covenants, hereinafter set forth, City and Consultant agree as follows:

1. That the above referenced "Whereas" clauses are true and correct and made a part of this Amendment.

2. That Section 3 of the Work Authorization entitled "Compensation" is hereby amended as follows:

   In consideration for the Services to be performed by Consultant, the City agrees to pay Consultant an amount not to exceed ~~$65,890.00~~ $105,890.00, which includes compensation for the Services set forth in the Work Authorization and the compensation

for the additional services, as outlined in Exhibit “A-1” (the “Additional Services”). Compensation due to the Consultant shall be payable within 30 calendar days following submission of a proper invoice by the Consultant to the City. In the event of City’s termination of this Work Authorization prior to the end of the Work Authorization Term pursuant to Section 5, City shall pay Consultant on a pro-rata basis for the Services performed by Consultant prior to the City’s termination of this Work Authorization.

3. That Exhibit “A” of the June 6, 2023 Work Authorization (the “Initial Work Authorization”) remains in full force and effect and the Additional Services, as outlined in the attached Exhibit "A-1", are hereby incorporated into the Work Authorization.

4. All other terms, conditions, specifications and compensation provision of the Initial Work Authorization shall remain in full force and effect, except as herein amended.

IN WITNESS WHEREOF, the parties hereto have made and executed this Work Authorization on the respective dates under each signature.

CITY

CITY OF DEERFIELD BEACH, a municipal corporation of the State of Florida

ATTEST:

By:_____
Rodney Brimlow, City Manager

_____
Heather Montemayor, City Clerk

Date: _____, 2026.

Approved As To Form And Legal Sufficiency for the use of and reliance by the City of Deerfield Beach, Florida, only:

_____
Anthony C. Soroka, City Attorney

ATTEST:

CONSULTANT

Rummel, Klepper & Kahl, LLP

_____
Corporate Secretary

By:_____
Signature

Print Name: _____

Title: _____

Date: _____

EXHIBIT "A-1"
SCOPE OF SERVICES
SEE ATTACHED

100 W Cypress Creek Road, Suite 865, Fort Lauderdale, FL 33309 | P 754.228.3100 | F 844.376.2410 | www.rkk.com

June 1, 2026

Yaroslav Concepcion, P.E.
Director of Environmental Services
City of Deerfield Beach
290 Goolsby Boulevard
Deerfield Beach, Florida 33442

RE: Proposal for Additional Hydrogeological Services for:
Development of Floridan Aquifer Well FA-2 Serving the West Water Treatment Plant
On-site Representation and Contractor Management
City of Deerfield Beach, Deerfield Beach, Broward County, Florida

Dear Mr. Concepcion:

As requested, RK&K is pleased to provide the attached "Proposed Hydrogeological Services" with the attached "Project Fee Estimate" for the professional services necessary to manage and document additional services for City of Deerfield Beach (City) Floridan Aquifer Well No. FA-2. The relevant background, approach, scope of work, and anticipated schedule are provided below and the estimated RK&K labor hours and associated fee are enclosed as **Attachment 1.**

BACKGROUND

The City of Deerfield Beach (City) has requested a proposal for **additional** hydrogeological services related to additional development of one of the City's two Floridan Aquifer (FA), brackish water supply wells (Floridan Aquifer Well FA-2), specifically " On-site Representation and Contractor Management (the "Project")" during additional development of the well to reduce high sand content in the produced water.

The City's West Wellfield, Floridan Aquifer (FA) Wells FA-1 and FA-2 had had ongoing performance issues relating to excessive "sand" (silt) production during operation at relatively low flow rates. For RO membranes, the industry standard is less than one (1) part per million (ppm) for sand and a silt density index (SDI) (or plugging factor) of less than 3.0.

Well FA-2 is the City's primary source of brackish feedwater for the low-pressure, reverse-osmosis (LPRO) Water Treatment Plant (WTP). In October 2023, a well rehabilitation project was initiated under a contract between the City and Layne (formerly Layne Christianson). The goal of the project was to restore the capacity of Well FA-2 such that it can operate at a reasonable design rate between 1,400 and 1,740 gallons per minute (gpm) with a produced sand content of less than one (1) ppm and an SDI plugging factor below 3.0.

Following the fabrication and installation of a borehole liner/hanger under the above-referenced contract, the well was developed with limited success during the initial 37 hours of well pumping. Based on the progress of that initial development program, it was determined that to reach a sand content at which modified Well FA-2 will produce sand below a concentration that will make the well suitable for a target design rate of 2.5 million gallons per day, additional funding would be necessary to complete the development process.

SCOPE OF SERVICES FOR ADDITIONAL WELL DEVELOPMENT

In order to complete the well development procedures, additional services will be necessary to monitor and evaluate the completion of extended well-development procedures, including the evaluation of the sand/SDI testing, a final pumping test of the well (if deemed necessary), the reinstallation of the City's well pump including additional drop pipe and electrical feeder (pump) wire, well disinfection and demobilization.

The Scope of Services for the additional hydrogeological consulting activities will include:

Task 1 - Attend meetings, to include up to three (3) meetings with the selected contractor and (or) City Staff, upon request.

Task 2 - Provide project management, both before and during the additional development procedures on Well FA-2.

Task 3 - Provide additional onsite consulting services during the following activities:

1) Optional contractor well treatment (low-strength acidization);

2) final well-development procedures on Well FA-2, including monitoring and evaluation of sand-content and/or SDI testing;

3) a final pumping test of the well (if deemed necessary by the RK&K);

4) contractor completion of reinstallation of the City's well pump including additional drop pipe and (optional contractor purchase of) electrical pump wire;

5) well disinfection and;

6) site demobilization.

Task 4 - Prepare and submit a brief memorandum of results to include a well configuration detail of the modified well, and review and document the submittal (by Layne) of an accurate Well Completion Report to the South Florida Water Management District.

SCHEDULE

The anticipated work scope will begin immediately upon authorization and contractor re-mobilization and is expected to occur over a four (4) to six (6) week period.

PROPOSED CONSULTING FEE

A consulting fee estimate has been prepared as **Attachment 1**, to define the additional RK&K labor hours and total fee for the tasks identified in the above scope of work.

If authorized for these services, RK&K will provide the requested services in accordance with the existing contract with the City or under a new contract. We appreciate the opportunity to provide continuing hydrogeological services to the City of Deerfield Beach.

Sincerely,
Rummel, Klepper & Kahl, LLP

Michael Waldron, P. G.
Technical Leader / Hydrogeology

Enclosures:
Attachment 1

ATTACHMENT 1
PROJECT FEE ESTIMATE

A. LABOR FEE ESTIMATE BY TASK AND EMPLOYEE CATEGORY

	Employee Labor Category →	Partner	Client Manager	Project Manager	Senior Hydrogeologist	Geologist / Env. Scientist	Data Specialist	Professional Administration III	Master Technician	Technician / Inspector	Total (Hours by Task)	Fee ($ by Task)
Task #												
1	**Floridan Aquifer Well FA-2 Additional Services**	1	3	75		120		8			207	$37,580.00
											0	$0.00
											0	$0.00
											0	$0.00
											0	$0.00
											0	$0.00
											0	$0.00
											0	$0.00
											0	$0.00
			4								4	$1,100.00
	Total (Hours by Labor Category) →	**1**	**7**	**75**	**0**	**120**	**0**	**8**	**0**	**0**	**211**	← TOTAL HOURS
	Labor ($ by Labor Category) →	$285.00	$1,925.00	$20,550.00	$0.00	$15,000.00	$0.00	$920.00	$0.00	$0.00	TOTAL LABOR →	**$38,680.00**

Total Labor (From Table A):	**$38,680.00**
Direct Expenses (From Table B):	**$1,320.00**
PROJECT FEE:	**$40,000.00**

ATTACHMENT 1
PROJECT FEE ESTIMATE

B. DIRECT EXPENSES ESTIMATE BY TASK AND CATEGORY

	Direct Expense Category →	Mileage	Airfare	Rental Car	Overnight Lodging	Meals / Per Diem	In-House Reproduction	Outsourced Reproduction	Delivery / Shipping / Postage	Miscellaneous Expenses	Expense ($ by Task)
	Category Type →	Travel					Production & Shipping				
Task #	Task Description										
1	Floridan Aquifer Well FA-2 Additional Services	$1,320.00									$1,320.00
											$0.00
											$0.00
											$0.00
											$0.00
											$0.00
											$0.00
											$0.00
											$0.00
											$0.00
	Expense ($ by Category) →	$1,320.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
									TOTAL DIRECT EXPENSES →		$1,320.00

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-292

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving Hach Company Water Quality Instruments as city standard equipment for utilization at the City's Water Treatment Plant; authorizing the issuance of a purchase order to Hach Company for the purchase of two Hach 5500 Monochloramine Analyzers and a Warrantyplus Service Agreement in an amount not to exceed $68,259.84; providing for an effective date. *(Funds from Account #401-300-360-3602-000-53600-503525 - Material to Maintain Equipment)*

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Fiscal Impact
Costs: $68,259.84
Account Name: Material to Maintain Equipment
Account Number: 401-300-360-3602-000-53600-503525

Background/History
The City's Water Treatment Plant (WTP) currently utilizes Hach-brand online instrumentation to monitor water quality across various process stages, including finished water. The City maintains a service contract with this manufacturer for maintenance and calibration, which is annually budgeted under account 401-300-360-3602-000-53600-503299 (Other Contractual Services).

The City has maintained a continuous contractual relationship with Hach for instrument services for the past seven years. This long-standing partnership is evidenced by a decade of procurement history, including Purchase Orders (POs) #190422, #200165, #200198, #210264, #220343, #230331, #230048, #240319, #20250504_B, and #20260347_N. Notably, the POs issued in 2025 and 2026 explicitly state that these purchases were executed under the compatibility acquisition exception, consistent with the City's ongoing efforts to maintain system uniformity and operational efficiency

Standardizing these instruments offers significant operational benefits, including simplified inventory management of spare parts, established reliability, and staff familiarity with the equipment. For these reasons, it is requested that Hach instrumentation for online water quality monitoring be designated as a City Standard.

Concurrently, approval is requested for the purchase of two Hach 5500 monochloramine analyzers, which will be installed by WTP staff. The total cost for the instruments, startup assistance, and one year of maintenance is quoted at $68,259.84. Once installed, these analyzers will be integrated into the Plant's Supervisory Control and Data Acquisition (SCADA) system, providing operators with

continuous, real-time water quality data to optimize plant operations. Furthermore, these units can serve as input signals for future process automation.

Current Activity
The WTP currently utilizes monochloramine, a compound of ammonia and chlorine, for disinfection. To maintain effective disinfection and water quality, an optimal monochloramine-to-total-ammonia ratio (approximately 5:1) must be maintained.

• Maintaining the Ratio: Deviations from this ratio pose operational and regulatory risks. Excessive ratios may lead to the formation of dichloramines and trichloramines, which impact taste and odor, or reach the "breakpoint" where free chlorine is present. The unexpected presence of free chlorine in the distribution system can affect sensitive customers, including dialysis centers and pet shops.
• Preventing Nitrification: Conversely, insufficient ratios (excess ammonia) can trigger nitrification within the distribution system, negatively impacting water quality.

Currently, operators must collect, test, and log samples for monochloramine every two hours. While existing Hach chlorine analyzers provide data, they cannot distinguish between monochloramine and free chlorine. Installing the dedicated monochloramine analyzers and integrating them into SCADA will provide continuous, actionable data, allowing operators to identify trends and make necessary adjustments before water quality or compliance events occur.

Recommendation
It is recommended that the City Commission approve the designation of Hach for water quality online instrumentation as a City Standard, and the purchase of two monochloramine analyzers in an amount not to exceed $68,259.84.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING HACH COMPANY WATER QUALITY INSTRUMENTS AS CITY STANDARD EQUIPMENT FOR UTILIZATION AT THE CITY'S WATER TREATMENT PLANT; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO HACH COMPANY FOR THE PURCHASE OF TWO HACH 5500 MONOCHLORAMINE ANALYZERS AND A WARRANTYPLUS SERVICE AGREEMENT IN AN AMOUNT NOT TO EXCEED $68,259.84; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City's Water Treatment Plant (the "Plant") currently utilizes Hach Company ("Hach") water quality instruments (the "Equipment") to monitor water quality across various process stages, including finished water, and the City has a maintenance contract with Hach, the manufacturer, for the maintenance and calibration of the Equipment; and

WHEREAS, based upon historical data and City records, for the past seven years the City has been contracting with Hach for the Equipment and related services, and the purchases were made pursuant to Code Section 38-116(3)(b) as a budget direct acquisition for licensing, warranty or compatibility, as the compatibility requirements limits the selection to the original equipment manufacturer, Hach, inclusive of parts, repairs and maintenance services; and

WHEREAS, the Department of Environmental Services has determined that utilization and standardization of the existing Equipment provides operational benefits, including simplified inventory management of spare parts, the establishment of reliability connected to the Equipment and maintenance services, and the staff's familiarity with the Equipment; and

WHEREAS, Procurement Code Section 38-116(3)(c)(2) provides that where the city determines that a particular style, brand, make, or model is the only type that meets the city's requirements for performance, consistency, compatibility, or other salient characteristics, and the City Commission has approved such standard, the City may acquire such goods without utilizing a sealed competitive method or the written quotations method; and

WHEREAS, City staff is recommending that the City Commission approve the Hach Company Equipment as the specific brand and standard for water quality instruments at the Plant, as they meet the City's requirements for the utilization at the Plant, and the continued utilization of the Equipment in not only compatible but provides consistency for the operation within the Plant; and

WHEREAS, the Plant utilizes monochloramine for disinfection and water quality, which must be maintained, and the Plant operators are required to collect, test and log samples for monochloramine every two hours; and

WHEREAS, the City desires to purchase two Hach 5500 monochloramine analyzers (the "Instruments") from Hach, inclusive of startup assistance, and one year of maintenance under a WarrantyPlus Service Agreement, in an amount not to exceed $68,259,84 (the "Instruments Purchase"); and

WHEREAS, once the Instruments are installed, they will be integrated into the Plant's Supervisory Control Data Acquisition (SCADA) system, thereby providing the operator with real-time water quality data to optimize Plant operations; and

WHEREAS, City staff recommends that the City Commission authorize the issuance of a Purchase Order to Hach for the Instruments Purchase in an amount not to exceed $68,259.84; and

WHEREAS, the City Commission finds it is in the best interest of the City to approve the Hach Company water quality instruments Equipment as a City standard and authorize the issuance of a Purchase Order in an amount not to exceed $68,259.84 for the Instruments Purchase.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Hach Water Quality Instruments as City Standard equipment to be utilized at the Plant to monitor water quality.

Section 3. The City Commission hereby approves and authorizes the issuance of a Purchase Order to Hach for the Instruments Purchase in an amount not to exceed $68,259.84.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____

TODD DROSKY, MAYOR

ATTEST:

_____

HEATHER MONTEMAYOR, CITY CLERK

Quotation

Quote Number: 101252096v6
Use quote number at time of order to ensure that you receive prices quoted

Hach
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Date: 05/26/2026 Quote Expiration: 07/24/2026

CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

Name: Carlos Carrazana
Phone: 954-250-4314
Email: carlos.carrazana@jacobs.com

Customer Account Number : 039112

Sales Contact: Glenn Machado Email: gmachado@hach.com Phone: 561-631-1175

PRICING QUOTATION

Line	Part Number	Description	Qty	Unit Price	% Disc	Net Unit Price	Extended Price
1	5500.AMC.4.KTO	5500sc Ammonia Monochloramine Analyzer, 2 Channel with External Filter	2	37,250.00	15%	31,662.50	63,325.00
2	WRTUPG5500SC AMC	WarrantyPlus Service Agreement includes: Instrument start-up, all parts, labor, and travel for on-site repairs, 1 on-site calibration per year, factory recommended maintenance (including required parts), unlimited technical support calls, and free firmwar	1	4,259.00		4,259.00	4,259.00
						Estimated Shipping and Handling	$ 675.84
						Grand Total	$ 68,259.84

TERMS OF SALE

Freight: Ground Prepay and Add

FCA: Hach's facility

ALL LEAD TIMES ARE ESTIMATED AND NOT GUARANTEED.

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract

from the provisions of the Hach TCS are not part of the Contract.

Due to International regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for International transport. In addition, Hach may require : 1). A statement of intended end-use; 2).Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. and/or applicable laws in force in Buyer's jurisdiction.

ORDER TERMS:
Terms are Subject to Credit Review
In order for Hach to process the order as quickly as possible, please provide the following information.
• Complete Billing address.
• Complete Shipping address.
• Part numbers and quantities of items being ordered.
• Please reference the quotation number on your purchase order

If the order is over $25,000 Hach will also require the following additional information.
• Pricing
• Purchase Order Number
• Freight terms and INCO term FOB Origin or FCA Shipping Point
• Required delivery date
• Vendor name should specify "Hach Company" with the Loveland address:
    o Hach, PO Box 389, Loveland, CO 80539
• Credit terms of payment. Default payment terms are Net 30.
• Indicate if order needs to ship complete or if it can ship partial.
• Tax status
• Special invoicing instructions

Sales tax is not included on quote. Applicable sales tax will be added to the invoice based on the U.S. destination, if applicable provide a resale/exemption certificate.
Shipments will be prepaid and added to invoices unless otherwise specified.
Equipment quoted operates with standard U.S. supply voltage.
Hach standard terms and conditions apply to all sales.
Additional terms and conditions apply to orders for service partnerships.
Prices do not include delivery of product. Reference attached Freight Charge Schedule and Collect Handling Fees.
This Quote is good for a one time purchase
Virtual and/or on-site training must be scheduled/completed within 30 days of order, or the price will be subject to change.

Sales Contact:

Name:	Glenn Machado
Title:	Regional Sales Manager
Phone:	561-631-1175
Email:	gmachado@hach.com

HACH COMPANY

Headquarters
5600 Lindbergh Drive
Loveland, CO 80538-8842

Purchase Orders
PO Box 608
Loveland, CO 80539-0608

WebSite: www.hach.com

U.S.A.
Phone: 800-227-4224
Fax: 970-669-2932
E-Mail: orders@hach.com
quotes@hach.com
techhelp@hach.com

Export
Phone: 970-669-3050
Fax: 970-461-3939
Email: intl@hach.com

Remittance
E-mail: ach@hach.com

Checks: 2207 Collection Center Drive, Chicago, IL 60693

Wire Transfers:
Bank of America
231 S. LaSalle St.
Chicago, IL 60604
Account: 8765602385
Routing (ACH/EFT): 071923284
Routing (Dom Wires): 026009593
Swift Code Intl Wires: BOFAUS3N

Be Right™

Quotation Addendum

ADVANTAGES OF WORKING WITH HACH

Hach Service

Protect your investment & peace of mind

- ✓ A global partner who understands your needs
- ✓ Delivers timely, high-quality service you can trust
- ✓ Provides team of unique experts to help you maximize instrument uptime
- ✓ Ensure data integrity
- ✓ Maintain operational stability
- ✓ Reduce compliance risk

www.hach.com/service-contracts

Pick&Ship™

Pick&Ship™ Program offers a better way to keep your supplies in stock

- ✓ **Convenience** of one purchase order for the entire year
- ✓ **Flexibility** to change, cancel or create new orders
- ✓ **Savings** from locking in prices & thus avoiding price surges and rush charges
- ✓ **Peace of mind** with automatic, reliable shipments just as you need them

www.Hach.com/pickandship

Technical Support

Provides post-sale instrumentation and application support

- ✓ Hach's highly skilled Technical Support staff is dedicated to helping you resolve technical issues before, during and after the sale.
- ✓ Available via phone, e-mail, or live online chat at Hach.com!
- ✓ Fast access to answers at https://support.hach.com
- ✓ Toll-free phone: 800-227-4224
- ✓ E-mail: techhelp@hach.com

www.Hach.com

ADVANTAGES OF SIMPLIFIED SHIPPING AND HANDLING

Safe & Fast Delivery

- ✓ Receive tracking numbers on your order acknowledgement
- ✓ Hach will assist with claims if an order is lost or damaged in shipment

Save Time – Less Hassle

- ✓ No need to set up deliveries for orders or to schedule pickup
- ✓ Hach ships order as product is available, at no additional charge, when simplified shipping and handling is used.

Save Money

- ✓ No additional invoice to process – save on time and administrative costs
- ✓ Only pay shipping once, even if multiple shipments are required

STANDARD SIMPLIFIED SHIPPING AND HANDLING CHARGES [1, 2, 3, 4] *Pricing Effective 7/13/2024*

Total Price of Merchandise Ordered	Standard Surface (Mainland USA)	Second Day Delivery (Mainland USA)	Next Day Delivery (Mainland USA)	Second Day Delivery (Alaska & Hawaii)	Next Day Delivery (Alaska & Hawaii)	**Collect** [4] Handling Fee *Effective 7/13/2024*
$0.00 - $49.99	$10.75	$26.89	$50.14	$43.15	$82.02	$8.00
$50.00 - $149.99	$12.90	$38.02	$71.75	$54.52	$103.65	$8.00
$150.00 - $349.99	$15.05	$40.15	$81.79	$55.37	$106.26	$8.00
$350.00 - $649.99	$17.20	$44.98	$89.44	$56.22	$108.87	$8.00
$650.00 - $949.99	$17.20	$54.49	$112.39	$66.20	$128.13	$8.00
$950.00 - $1,999.99	$30.10	$64.01	$135.34	$76.17	$147.38	$8.00
$2,000.00 - $3,999.99	$30.10	$79.14	$165.12	$91.12	$176.99	$8.00
$4,000.00 - $5,999.99	$53.75	$94.27	$194.90	$106.06	$206.59	$8.00
$6,000.00 - $7,999.99	$64.50	$108.99	$225.36	$118.80	$229.04	$8.00
$8,000.00 - $9,999.99	$96.75	$162.82	$318.16	$174.21	$330.40	$8.00
Over $10,000	1.0% of Net Order Value	1.8% of Net Order Value	2.8% of Net Order Value	1.8% of Net Order Value	2.8% of Net Order Value	$8.00

1 Shipping & Handling charges shown are only applicable to orders billing and shipping to U.S. destinations. Shipping & Handling charges will be prepaid and added to invoice. Shipping & Handling for the Pick&Ship Program is charged on each shipment release and is based on the total price of each shipment release. Shipping & Handling charges are subject to change without notice.

2 Additional Shipping & Handling charges will be applied to orders containing bulky and/or especially heavy orders. Refrigerated and all weather Samplers do not qualify for simplified Shipping & Handling charges, and are considered heavy products. Dissolved Oxygen Sensors can be damaged if exposed to temps below freezing, causing sensor failure. Must be shipped over night or 2nd day air during the cold weather months.

3 Orders shipping to Alaska or Hawaii: Additional Shipping & Handling charges may be applied at time of order processing. Second Day and Next Day delivery is not available to all destinations.

4 Hach Company will assess a collect handling fee on orders with collect shipping terms. This handling fee covers the additional costs that Hach Company incurs from processing and managing collect shipments.

Due to variations in component characteristics, regulatory transportation requirements and/or associated shipping and handling costs, individual kit components may or may not be packaged together in a single carton at time of final packaging and shipping.

SALES TAX

Sales Tax is not included in the attached quotation. Applicable sales and usage taxes will be added to your invoice, at the time of order, based on U.S. destination of goods, unless a valid resale/exemption certificate for destination state is provided to the above address or fax number, attention of the Tax Dept.

TERMS & CONDITIONS OF SALE FOR HACH COMPANY PRODUCTS AND SERVICES

This document sets forth the Terms & Conditions of Sale for goods manufactured and/or supplied, and services provided, by Hach Company of Loveland, Colorado ("Hach") and sold to the original purchaser thereof ("Buyer"). Unless otherwise specifically stated herein, the term "Hach" includes only Hach Company and none of its affiliates. Unless otherwise specifically stated in a previously-executed written purchase agreement signed by authorized representatives of Hach and Buyer, these Terms & Conditions of Sale establish the rights, obligations and remedies of Hach and Buyer which apply to this offer and any resulting order or contract for the sale of Hach's goods and/or services ("Products").

1. APPLICABLE TERMS & CONDITIONS: These Terms & Conditions of Sale are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale ("Contract") in accordance with these Terms & Conditions: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of these Terms & Conditions of Sale are not a part of the Contract.

2. CANCELLATION: Buyer may cancel goods orders subject to fair charges for Hach's expenses including handling, inspection, restocking, freight and invoicing charges as applicable, provided that Buyer returns such goods to Hach at Buyer's expense within thirty (30) days of delivery and in the same condition as received. Buyer may cancel service orders on ninety (90) day's prior written notice and refunds will be prorated based on the duration of the service plan. Inspections and re-instatement fees may apply upon cancellation or expiration of service programs. Seller may cancel all or part of any order prior to delivery without liability if the order includes any Products that Seller determines may not comply with export, safety, local certification, or other applicable compliance requirements.

3. DELIVERY: Delivery will be accomplished FCA Hach's facility located in Ames, Iowa or Loveland, Colorado, or Romeoville, Illinois United States (Incoterms 2020). Legal title and risk of loss or damage pass to Buyer upon transfer to the first carrier. Hach will use commercially reasonable efforts to deliver the Products ordered herein within the time specified on the face of this Contract or, if no time is specified, within Hach's normal lead-time necessary for Hach to deliver the Products sold hereunder. Upon prior agreement with Buyer and for an additional charge, Hach will deliver the Products on an expedited basis. Standard service delivery hours are 8 am – 5 pm Monday through Friday, excluding holidays.

4. INSPECTION: Buyer will promptly inspect and accept any Products delivered pursuant to this Contract after receipt of such Products. In the event the Products do not conform to any applicable specifications, Buyer will promptly notify Hach of such nonconformance in writing. Hach will have a reasonable opportunity to repair or replace the nonconforming product at its option. Buyer will be deemed to have accepted any Products delivered hereunder and to have waived any such nonconformance in the event such a written notification is not received by Hach within thirty (30) days of delivery.

5. PRICES & ORDER SIZES: All prices are in U.S. dollars and are based on delivery as stated above. Prices do not include any charges for services such as insurance; brokerage fees; sales, use, inventory or excise taxes; import or export duties; special financing fees; VAT, income or royalty taxes imposed outside the U.S.; consular fees; special permits or licenses; or other charges imposed upon the production, sale, distribution, or delivery of Products. Buyer will either pay any and all such charges or provide Hach with acceptable exemption certificates, which obligation survives performance under this Contract. Hach reserves the right to establish minimum order sizes and will advise Buyer accordingly.

6. PAYMENTS: All payments must be made in U.S. dollars. For Internet orders, the purchase price is due at the time and manner set forth at www.hach.com. Invoices for all other orders are due and payable NET 30 DAYS from date of the invoice without regard to delays for inspection or transportation, with payments to be made by check to Hach at the above address or by wire transfer to the account stated on the front of Hach's invoice, or for customers with no established credit, Hach may require cash or credit card payment in advance of delivery. In the event payments are not made or not made in a timely manner, Hach may, in addition to all other remedies provided at law, either: (a) declare Buyer's performance in breach and terminate this Contract for default; (b) withhold future shipments until delinquent payments are made; (c) deliver future shipments on a cash-with-order or cash-in-advance basis even after the delinquency is cured; (d) charge interest on the delinquency at a rate of 1-1/2% (one and one half percent) per month or the maximum rate permitted by law, if lower, for each month or part thereof of delinquency in payment plus applicable storage charges and/or inventory carrying charges; (e) repossess the Products for which payment has not been made; (f) recover all costs of collection including reasonable attorney's fees; or (g) combine any of the above rights and remedies as is practicable and permitted by law. Buyer is prohibited from setting off any and all monies owed under this from any other sums, whether liquidated or not, that are or may be due Buyer, which arise out of a different transaction with Hach or any of its affiliates. Should Buyer's financial responsibility become unsatisfactory to Hach in its reasonable discretion, Hach may require cash payment or other security. If Buyer fails to meet these requirements, Hach may treat such failure as reasonable grounds for repudiation of this Contract, in which case reasonable cancellation charges shall be due Hach. Buyer grants Hach a security interest in the Products to secure payment in full, which payment releases the security interest but only if such payments could not be considered an avoidable transfer under the U.S. Bankruptcy Code or other applicable laws. Buyer's insolvency, bankruptcy, assignment for the benefit of creditors, or dissolution or termination of the existence of Buyer, constitutes a default under this Contract and affords Hach all the remedies of a secured party under the U.C.C., as well as the remedies stated above for late payment or non-payment. See ¶20 for further wire transfer requirements.

7. LIMITED WARRANTY: Hach warrants that Products sold hereunder will be free from defects in material and workmanship and will, when used in accordance with the manufacturer's operating and maintenance instructions, conform to any express written warranty pertaining to the specific goods purchased, which for most Hach instruments is for a period of twelve (12) months from delivery. Hach warrants that services furnished hereunder will be free from defects in workmanship for a period of ninety (90) days from the completion of the services. Parts provided by Hach in the performance of services may be new or refurbished parts functioning equivalent to new parts. Any non-functioning parts that are repaired by Hach shall become the property of Hach. No warranties are extended to consumable items such as, without limitation, reagents, batteries, mercury cells, and light bulbs. **All other guarantees, warranties, conditions and representations, either express or implied, whether arising under any statute, law, commercial usage or otherwise, including implied warranties of merchantability and fitness for a particular purpose, are hereby excluded.** The sole remedy for Products not meeting this Limited Warranty is replacement, credit or refund of the purchase price. This remedy will not be deemed to have failed of its essential purpose so long as Hach is willing to provide such replacement, credit or refund.

8. INDEMNIFICATION: Indemnification applies to a party and to such party's successors-in-interest, assignees, affiliates, directors, officers, and employees ("Indemnified Parties"). Hach is responsible for and will defend, indemnify and hold harmless the Buyer Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to Hach's breach of the Limited Warranty. Buyer is responsible for and will defend, indemnify and hold harmless the Hach Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to negligence, misuse or misapplication of any goods or services, violations of law, or the breach of any provision of this Contract by the Buyer, its affiliates, or those employed by, controlled by or in privity with them. Buyer's workers' compensation immunity, if any, does not preclude or limit its indemnification obligations.

9. PATENT PROTECTION: Subject to all limitations of liability provided herein, Hach will, with respect to any Products of Hach's design or manufacture, indemnify Buyer from any and all damages and costs as finally determined by a court of competent jurisdiction in any suit for infringement of any U.S. patent (or European patent for Products that Hach sells to Buyer for end use in a member state of the E.U.) that has issued as of the delivery date, solely by reason of the sale or normal use of any Products sold to Buyer hereunder and from reasonable expenses incurred by Buyer in defense of such suit if Hach does not undertake the defense thereof, provided that Buyer promptly notifies

Hach of such suit and offers Hach either (i) full and exclusive control of the defense of such suit when Products of Hach only are involved, or (ii) the right to participate in the defense of such suit when products other than those of Hach are also involved. Hach's warranty as to use patents only applies to infringement arising solely out of the inherent operation of the Products according to their applications as envisioned by Hach's specifications. In case the Products are in such suit held to constitute infringement and the use of the Products is enjoined, Hach will, at its own expense and at its option, either procure for Buyer the right to continue using such Products or replace them with non-infringing products, or modify them so they become non-infringing, or remove the Products and refund the purchase price (prorated for depreciation) and the transportation costs thereof. The foregoing states the entire liability of Hach for patent infringement by the Products. Further, to the same extent as set forth in Hach's above obligation to Buyer, Buyer agrees to defend, indemnify and hold harmless Hach for patent infringement related to (x) any goods manufactured to the Buyer's design, (y) services provided in accordance with the Buyer's instructions, or (z) Hach's Products when used in combination with any other devices, parts or software not provided by Hach hereunder.

10. TRADEMARKS AND OTHER LABELS: Buyer agrees not to remove or alter any indicia of manufacturing origin or patent numbers contained on or within the Products, including without limitation the serial numbers or trademarks on nameplates or cast, molded or machined components.

11. SOFTWARE AND DATA. All licenses to Hach's separately-provided software products are subject to the separate software license agreement(s) accompanying the software media and/or included as an Appendix to these Terms & Conditions of Sale. Except to the extent such express licenses conflict with the remainder of this paragraph, the following also applies relative to Hach's software: Hach grants Buyer only a personal, non-exclusive license to access and use the software provided by Hach with Products purchased hereunder solely as necessary for Buyer to enjoy the benefit of the Products. A portion of the software may contain or consist of open source software, which Buyer may use under the terms and conditions of the specific license under which the open source software is distributed. Buyer agrees that it will be bound by all such license agreements. Title to software remains with the applicable licensor(s). In connection with Buyer's use of Products, Hach may obtain, receive, or collect data or information, including data produced by the Products. In such cases, Buyer grants Hach a non-exclusive, worldwide, royalty-free, perpetual, non-revocable license to use, compile, distribute, display, store, process, reproduce, or create derivative works of such data, or to aggregate such data for use in an anonymous manner, solely to facilitate marketing, sales and R&D activities of Hach and its affiliates.

12. PROPRIETARY INFORMATION; PRIVACY: "Proprietary Information" means any information, technical data or know-how in whatever form, whether documented, contained in machine readable or physical components, mask works or artwork, or otherwise, which Hach considers proprietary, including but not limited to service and maintenance manuals. Buyer and its customers, employees and agents will keep confidential all such Proprietary Information obtained directly or indirectly from Hach and will not transfer or disclose it without Hach's prior written consent, or use it for the manufacture, procurement, servicing or calibration of Products or any similar products, or cause such products to be manufactured, serviced or calibrated by or procured from any other source, or reproduce or otherwise appropriate it. All such Proprietary Information remains Hach's property. No right or license is granted to Buyer or its customers, employees or agents, expressly or by implication, with respect to the Proprietary Information or any patent right or other proprietary right of Hach, except for the limited use licenses implied by law. Hach will manage Customer's information and personal data in accordance with its Privacy Policy, located at http://www.hach.com/privacypolicy.

13. CHANGES AND ADDITIONAL CHARGES: Hach reserves the right to make design changes or improvements to any products of the same general class as Products being delivered hereunder without liability or obligation to incorporate such changes or improvements to Products ordered by Buyer unless agreed upon in writing before the Products' delivery date. Services which must be performed as a result of any of the following conditions are subject to additional charges for labor, travel and parts: (a) equipment alterations not authorized in writing by Hach; (b) damage resulting from improper use or handling, accident, neglect, power surge, or operation in an environment or manner in which the instrument is not designed to operate or is not in accordance with Hach's operating manuals; (c) the use of parts or accessories not provided by Hach; (d) damage resulting from acts of war, terrorism or nature; (e) services outside standard business hours; (f) site prework not complete per proposal; or (g) any repairs required to ensure equipment meets manufacturer's specifications upon activation of a service agreement.

14. SITE ACCESS / PREPARATION / WORKER SAFETY / ENVIRONMENTAL COMPLIANCE: In connection with services provided by Hach, Buyer agrees to permit prompt access to equipment. Buyer assumes full responsibility to back-up or otherwise protect its data against loss, damage or destruction before services are performed. Buyer is the operator and in full control of its premises, including those areas where Hach employees or contractors are performing service, repair and maintenance activities. Buyer will ensure that all necessary measures are taken for safety and security of working conditions, sites and installations during the performance of services. Buyer is the generator of any resulting wastes, including without limitation hazardous wastes. Buyer is solely responsible to arrange for the disposal of any wastes at its own expense. Buyer will, at its own expense, provide Hach employees and contractors working on Buyer's premises with all information and training required under applicable safety compliance regulations and Buyer's policies. If the instrument to be serviced is in a Confined Space, as that term is defined under OSHA regulations, Buyer is solely responsible to make it available to be serviced in an unconfined space. Hach service technicians will not work in Confined Spaces. In the event that a Buyer requires Hach employees or contractors to attend safety or compliance training programs provided by Buyer, Buyer will pay Hach the standard hourly rate and expense reimbursement for such training attended. The attendance at or completion of such training does not create or expand any warranty or obligation of Hach and does not serve to alter, amend, limit or supersede any part of this Contract.

15. LIMITATIONS ON USE: Buyer will not use any Products for any purpose other than those identified in Hach's catalogs and literature as intended uses. Unless Hach has advised the Buyer in writing, in no event will Buyer use any Products in drugs, food additives, food or cosmetics, or medical applications for humans or animals. In no event will Buyer use in any application any Product that requires FDA 510(k) clearance unless and only to the extent the Product has such clearance. Buyer will not sell, transfer, export or re-export any Hach Products or technology for use in activities which involve the design, development, production, use or stockpiling of nuclear, chemical or biological weapons or missiles, nor use Hach Products or technology in any facility which engages in activities relating to such weapons. Unless the "ship-to" address is in California, U.S.A., the Products are not intended for sale in California and may lack markings required by California Proposition 65; accordingly, unless Buyer has ordered Products specifying a California ship-to address, Buyer will not sell or deliver any Hach Products for use in California. Any warranty granted by Hach is void if any goods covered by such warranty are used for any purpose not permitted hereunder.

16. EXPORT AND IMPORT LICENSES AND COMPLIANCE WITH LAWS: Unless otherwise specified in this Contract, Buyer is responsible for obtaining any required export or import licenses. Buyer will comply with all laws and regulations applicable to the installation or use of all Products, including applicable import and export control laws and regulations of the U.S., E.U. and any other country having proper jurisdiction, and will obtain all necessary export licenses in connection with any subsequent export, re-export, transfer and use of all Products and technology delivered hereunder. Buyer will comply with all local, national, and other laws of all jurisdictions globally relating to anti-corruption, bribery, extortion, kickbacks, or similar matters which are applicable to Buyer's business activities in connection with this Contract, including but not limited to the U.S. Foreign Corrupt Practices Act of 1977, as amended (the "FCPA"). Buyer agrees that no payment of money or provision of anything of value will be offered, promised, paid or transferred, directly or indirectly, by any person or entity, to any government official, government employee, or employee of any company owned in part by a government, political party, political party official, or candidate for any government office or political party office to induce such organizations or persons to use their authority or influence to obtain or retain an improper business advantage for Buyer or for Hach, or which otherwise constitute or have the purpose or effect of public or commercial bribery, acceptance of or acquiescence in extortion, kickbacks or other unlawful or improper means of obtaining business or any improper advantage, with respect to any of Buyer's activities related to this Contract. Hach asks Buyer to "*Speak Up*!" if aware of any violation of law, regulation or our Standards of Conduct ("SOC") in relation to this Contract. See www.ethicspoint.veralto.com and Integrity and compliance – Veralto for a copy of the SOC and for access to our Helpline portal.

17. RELATIONSHIP OF PARTIES: Buyer is not an agent or representative of Hach and will not present itself as such under any circumstances unless and to

the extent it has been formally screened by Hach's compliance department and received a separate duly-authorized letter from Hach setting forth the scope and limitations of such authorization.

18. FORCE MAJEURE: Hach is excused from performance of its obligations under this Contract to the extent caused by acts or omissions that are beyond its control of, including but not limited to Government embargoes, blockages, seizures or freeze of assets, delays or refusals to grant an export or import license or the suspension or revocation thereof, or any other acts of any Government; fires, floods, severe weather conditions, or any other acts of God; quarantines; labor strikes or lockouts; riots; strife; insurrections; civil disobedience or acts of criminals or terrorists; war; material shortages or delays in deliveries to Hach by third parties. In the event of the existence of any force majeure circumstances, the period of time for delivery, payment terms and payments under any letters of credit will be extended for a period of time equal to the period of delay. If the force majeure circumstances extend for six months, Hach may, at its option, terminate this Contract without penalty and without being deemed in default or in breach thereof.

19. NON ASSIGNMENT AND WAIVER: Buyer will not transfer or assign this Contract or any rights or interests hereunder without Hach's prior written consent. Failure of either party to insist upon strict performance of any provision of this Contract, or to exercise any right or privilege contained herein, or the waiver of any breach of the terms or conditions of this Contract will not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the same will continue and remain in force and effect as if no waiver had occurred.

20. FUNDS TRANSFERS (PAYMENTS): Buyer and Hach both recognize that there is a risk of banking fraud when individuals impersonating a business demand payment under new banking or mailing instructions. To avoid this risk, Buyer must verbally confirm any new or changed bank transfer or mailing instructions by calling Hach at +1-970-663-1377 and speaking with Hach's Credit Manager before mailing or transferring any monies using the new instructions. Both parties agree that they will not institute mailing or bank transfer instruction changes and require immediate payment under the new instructions but will instead provide a ten (10) day grace period to verify any payment instruction changes before any new or outstanding payments are due using the new instructions.

21. LIMITATION OF LIABILITY: None of the Hach Indemnified Parties will be liable to any Buyer Indemnified Parties under any circumstances for any special, treble, incidental or consequential damages, including without limitation, damage to or loss of property other than for the Products purchased hereunder; damages incurred in installation, repair or replacement; lost profits, revenue or opportunity; loss of use; losses resulting from or related to downtime of the products or inaccurate measurements or reporting; the cost of substitute products; or claims of any Buyer Indemnified Parties' customers for such damages, howsoever caused, and whether based on warranty, contract, and/or tort (including negligence, strict liability or otherwise). The total liability of the Hach Indemnified Parties arising out of the performance or nonperformance hereunder or Hach's obligations in connection with the design, manufacture, sale, delivery, and/or use of Products will in no circumstance exceed in the aggregate a sum equal to twice the amount actually paid to Hach for Products delivered hereunder.

22. APPLICABLE LAW AND DISPUTE RESOLUTION: The construction, interpretation and performance hereof and all transactions hereunder shall be governed by the laws of the State of Colorado, without regard to its principles or laws regarding conflicts of laws. If any provision of this Contract violates any Federal, State or local statutes or regulations of any countries having jurisdiction of this transaction, or is illegal for any reason, said provision shall be self-deleting without affecting the validity of the remaining provisions. Unless otherwise specifically agreed upon in writing between Hach and Buyer, any dispute relating to this Contract which is not resolved by the parties shall be adjudicated in order of preference by a court of competent jurisdiction (i) in the State of Colorado, U.S.A. if Buyer has minimum contacts with Colorado and the U.S., (ii) elsewhere in the U.S. if Buyer has minimum contacts with the U.S. but not Colorado, or (iii) in a neutral location if Buyer does not have minimum contacts with the United States.

23. ENTIRE AGREEMENT, TERM & MODIFICATION: These Terms & Conditions of Sale constitute the entire agreement between the parties and supersede any prior agreements or representations, whether oral or written. Upon thirty (30) days prior written notice, Hach may, in its sole discretion, elect to terminate any order for the sale of Products and provide a pro-rated refund for any pre-payment of undelivered Products. No change to or modification of these Terms & Conditions shall be binding upon Hach unless in a written instrument specifically referencing that it is amending these Terms & Conditions of Sale and signed by an authorized representative of Hach. Hach rejects any additional or inconsistent Terms & Conditions of Sale offered by Buyer at any time, whether or not such terms or conditions materially alter the Terms & Conditions herein and irrespective of Hach's acceptance of Buyer's order for the described goods and services.

24. APPENDICES: If checked, the following Appendices are attached hereto and incorporated by reference into these Terms & Conditions of Sale:

☐ CLAROS SOFTWARE AS A SERVICE SUBSCRIPTION AGREEMENT

* * *

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-316

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Second Amendment to the contract with Kenco Sign and Awning, Inc. for the installation of two monument signs within the City to extend the substantial completion date to November 2, 2026, and final completion date to December 2, 2026; authorizing execution of the Amendment; providing for implementation and an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
On November 19, 2024, the City Commission approved Resolution No. 2024/180 authorizing a contract with Kenco Sign and Awning, LLC for the fabrication and installation of two monument signs for the City of Deerfield Beach. The signs are to be located at the south-west corner of SW 10th Street and South Dixie Highway and the south-west corner of SE 10th Street and South Federal Highway.

The original contract established a completion date of June 5, 2025. Due to the time required for design development and permitting activities, the City Commission approved a First Amendment on February 3, 2026, extending the project completion date to June 5, 2026, to allow sufficient time for finalizing plans and obtaining the necessary Building Division approvals.

Current Activity
The final design plans have now been completed and permits for both monument sign locations have recently been approved by the Building Division; however, the design, review, and permitting process required more time than originally anticipated, resulting in delays to the construction schedule.

Kenco Sign and Awning, LLC has requested additional time to complete fabrication, installation, and project closeout activities associated with the monument signs. The contractor has confirmed that the requested extension is solely for additional contract time and that no additional compensation is being requested from the City.

Recommendation
Staff recommends approval of the Second Amendment to the contract with Kenco Sign and Awning, LLC, extending the Final Completion date to December 2, 2026.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A SECOND AMENDMENT TO THE CONTRACT WITH KENCO SIGN AND AWNING, INC. FOR THE INSTALLATION OF TWO MONUMENT SIGNS WITHIN THE CITY TO EXTEND THE SUBSTANTIAL COMPLETION DATE TO NOVEMBER 2, 2026, AND FINAL COMPLETION DATE TO DECEMBER 2, 2026; AUTHORIZING EXECUTION OF THE AMENDMENT; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the City and Kenco Sign and Awning, LLC (the "Contractor") entered into a contract (the "Contract") for the Contractor to provide construction services for the installation of two monument signs at specific locations within the City (the “Project”) as set forth in Invitation to Bid for Construction No. 24-14-PEC (the “ITBC”); and

WHEREAS, the two monument signs are to be located on the SW corner of SW 10th Street and South Dixie Highway and the SW corner of SE 10th Street and South Federal Highway; and

WHEREAS, the Contract provided that the Contractor was to achieve substantial completion of the Project within 120 calendar days from the issuance of a Notice to Proceed by the City, and achieve Final Completion of the Project within 150 calendar days of the Notice to Proceed (collectively the “NTP”); and

WHEREAS, the City issued the NTP effective on June 9, 2025, whereby substantial completion was to be achieved by October 7, 2025, and final completion achieved by November 6, 2025; and

WHEREAS, due to the need for further assessment by the Contractor, which allowed for finalization of the site plans and the permitting application process to complete the installation of the signs, it was previously determined that it was necessary to extend the completion dates and the Contractor has requested an extension for 180 days; and

WHEREAS, Subsection 2.3 of the Contract allows for the contract time to be extended in accordance with the Invitation to Bid provisions through a written amendment; and

WHEREAS, on February 3, 2026, the City Commission passed and adopted Resolution 2026/008 approving an amendment to the Contract (the "First Amendment") to extend the substantial completion date to May 5, 2026 and final completion date to June 5, 2026; and

WHEREAS, due to the timeline for the design, review and permitting process, the permit was recently issued whereby the construction schedule for the Project has been delayed, which requires an extension of the completion dates in order for the Contractor to have sufficient time to complete the installation of the monument signs; and

WHEREAS, the City and Contractor desire to amend the Contract to reflect the new substantial and final completion dates for the Contractor to fulfill its obligations with substantial completion to be achieved by November 2, 2026, and final completion to be achieved by December 2, 2026; and

WHEREAS, the City Commission finds it to be in the best interests of the City to approve and authorize execution of the Second Amendment to the Contract with Contractor, attached as Exhibit "1."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Second Amendment to the Contract with Contractor, attached as Exhibit "1", to extend the substantial and final completion dates for the Project to November 2, 2026, and December 2, 2026, respectively.

Section 3. The City Commission hereby authorizes the City Manager to execute the Second Amendment to the Contract, attached as Exhibit "1," together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

SECOND AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF DEERFIELD BEACH, FLORIDA AND KENCO SIGN AND AWNING, LLC FOR THE INSTALLATION OF MONUMENT SIGNS

This Second Amendment (the "Amendment") to the Contract dated November 19, 2024, is made and entered into this ____ day of _____, 2026, by and between the City of Deerfield Beach, Florida, a municipal corporation in the State of Florida (the "City") and Kenco Sign and Awning, LLC (the "Contractor").

RECITALS

WHEREAS, City and Contractor entered into a Contract for Contractor to provide construction services for the installation of monument signs at specific locations within the City as set forth in Invitation to Bid for Construction No. 24-14-PEC (the "Services"); and

WHEREAS, Subsection 2.1 of Article 2 of the Contract set forth that the Contractor was to achieve substantial completion of the Project within 120 calendar days from the City's issuance of a Notice to Proceed, and achieve Final Completion of the Project within 150 calendar days of the issuance of the Notice to Proceed; and

WHEREAS, the City issued the required Notice to Proceed effective on June 9, 2025 whereby substantial completion was to be achieved by October 7, 2025 and final completion achieved by November 6, 2025; and

WHEREAS, due to the need for further assessment by the Contractor which will allow for finalization of the sites plans and the permitting application process to complete the installation of the two monument signs, it was determined that it was necessary to extend the completion dates and the Contractor requested an extension for 180 days due to this unforeseen delay; and

WHEREAS, on February 3, 2026, pursuant to Resolution No. 2026/008, the City Commission approved a first amendment to the Contract to extend the substantial completion date to May 5, 2026 and a final completion date to June 5, 2026; and

WHEREAS, the design, review and permitting process was recently completed, which has resulted in delays to the construction schedule, whereby it is necessary to extend the current final completion to December 2, 2026 in order for the Contractor to have sufficient time to complete the installation of the monument signs; and

WHEREAS, Subsection 2.3 of the Contract allows for the contract time to be extended in accordance with the Invitation to Bid provisions; and

WHEREAS, the City and Contractor desire to amend the current Contract to reflect the new final completion date for the Project.

NOW, THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, City and Contractor do hereby agree as follows:

Section 1. The above referenced Whereas clauses are true and correct and made a part of this Amendment.

Section 2. That Article 2 Subsection 2.1 of the Contract is hereby amended to read as follows:

> Contractor shall complete the Services and achieve substantial completion in accordance with the Contract terms and conditions by November 2, 2026, and shall achieve final completion in accordance with the Contract terms by December 2, 2026.

Section 3. The parties agree that, except as expressly amended herein, all terms, conditions, and specifications of the original Contract shall remain the same and in full force and effect, and shall apply to all work performed by the Contractor from the date of execution of the Agreement through the completion of the Services.

Section 4. This Amendment shall be effective upon execution by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized agents and representatives with all the formalities required by law on the day and year first written above.

ATTEST:	CITY OF DEERFIED BEACH, a municipal corporation of the State of Florida.
_____ Heather Montemayor, City Clerk	By: _____ Rodney Brimlow, City Manager
Approved As To Form & Legal Sufficiency for the use of and reliance by the City of Deerfield Beach, Florida, only:	Date: _____,2026.
_____ Anthony C. Soroka, City Attorney	

SECOND AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF DEERFIELD BEACH, FLORIDA AND KENCO SIGN AND AWNING, LLC FOR THE INSTALLATION OF MONUMENT SIGNS

Witnesses:

_____
Signature
Print Name: _____

Kenco Sign and Awning, LLC

By: _____
Signature
Title: _____

Date: _____, 2026.

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-317

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Second Amendment to the contract with Zabatt Engine Services, Inc d/b/a Zabatt Power Systems to extend the final completion date for the installation of the emergency generator for Lift Station No. 5 to August 28, 2026; authorizing execution of the Second Amendment; providing for implementation and an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
The City of Deerfield Beach is installing a permanent emergency backup generator at Lift Station No. 5, located at 701 SE 6th Avenue, Deerfield Beach, Florida. The project scope includes the design, permitting, and installation of a permanent emergency generator and automatic transfer switch, construction of an elevated concrete pad and mounting platform, and all associated electrical and site improvements necessary to provide reliable emergency power during utility outages.

On July 18, 2023, the City Commission approved Resolution No. 2023/123 authorizing a contract with Zabatt Power Systems, Inc. for the design and installation of the emergency generator system.

During the design phase, the project experienced unforeseen delays associated with permitting, regulatory coordination, and compliance requirements. In addition, updates to FEMA flood mapping that became effective on July 31, 2024, required revisions to the project design and elevation criteria. These changes necessitated additional engineering evaluations and modifications to ensure compliance with FEMA floodplain management requirements and current building regulations.

The project is funded through the Hazard Mitigation Grant Program (HMGP), and, pursuant to Resolution No. 2026/006, the completion date for the project is June 26, 2026.

Current Activity
The City and Zabatt Power Systems, Inc. have continued to actively coordinate efforts to advance the project toward construction.

To address updated FEMA requirements and expedite construction activities, the design was revised to reduce the overall project footprint while maintaining compliance with FEMA P-936 guidance and applicable flood elevation requirements. The revised design also provides a more efficient construction approach while preserving the intended functionality and resiliency of the emergency power system.

The revised construction plans have been submitted and are currently under review by the City's Building Division. Upon completion of the review process and issuance of the necessary permits, construction activities can commence.

Because the design revisions and permitting process extended beyond the original project schedule, additional contract time is required to allow for completion of plan review, permitting, construction, testing, and final project closeout. City staff and the Contractor are requesting an extension of the Contract to August 28, 2026, which coincides with the finalization of the Hazard Mitigation Grant requirements.

The requested extension is the result of regulatory and design requirements associated with FEMA floodplain compliance and permitting reviews. Zabatt Power Systems, Inc. is not requesting any additional compensation as part of this amendment. Approval of the Second Amendment will allow the City to complete this critical resiliency project and maintain compliance with the requirements of the Hazard Mitigation Grant Program.

Recommendation
It is recommended that the City Commission approve the Second Amendment to the Contract with Zabatt Power Systems, Inc. to provide the additional time necessary to complete permitting, construction, testing, and final acceptance of the emergency generator installation at Lift Station No. 5.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A SECOND AMENDMENT TO THE CONTRACT WITH ZABATT ENGINE SERVICES, INC D/B/A ZABATT POWER SYSTEMS TO EXTEND THE FINAL COMPLETION DATE FOR THE INSTALLATION OF THE EMERGENCY GENERATOR FOR LIFT STATION NO. 5 TO AUGUST 28, 2026; AUTHORIZING EXECUTION OF THE SECOND AMENDMENT; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the City and Zabatt Engine Services, Inc. d/b/a Zabatt Power Systems (the "Contractor") entered into a contract (the "Contract") for Contractor to provide and install an emergency generator for Lift Station No. 5 as set forth in Invitation to Bid No. 2023-03-PC (the "Project"); and

WHEREAS, the Project is being funded by a Hazard Mitigation Grant (the "Grant") through the State of Florida's Division of Emergency Management Mitigation Bureau; and

WHEREAS, the Contract provided that the Contractor was to complete the Project within 120 days from the issuance of a Notice to Proceed ("NTP") by the City, which NTP was issued and commenced on July 18, 2023 whereby the completion date for the Project was to be achieved by November 15, 2023; and

WHEREAS, on January 20, 2026, the City Commission passed and adopted Resolution No. 2026/006, approving and authorizing an extension of the Contract to June 26, 2026 in order for the Contractor to complete the permit process; and

WHEREAS, the Contractor has been progressing with the Project, however, unforeseen delays have occurred due to permitting, regulatory coordination and compliance requirements, including the need for revisions to the project design and elevation criteria due to updates to the FEMA flood mapping, which required additional engineering evaluations and modifications to ensure compliance with both the FEMA floodplain management requirements and current building regulations; and

WHEREAS, the Contractor has submitted the revised construction plans, which are currently under review, and, upon completion of the permitting process and issuance of the permit, construction activities will commence; and

WHEREAS, due to these conditions and delays, the current completion date of June 26, 2026 is not feasible, and it has been determined that the Project completion date needs to be extended to August 28, 2026, which is consistent with the Hazard Mitigation Grant funding timeline deadline; and

WHEREAS, Paragraph 6 of Section IV of the ITB allows for the contract time to be extended by a written amendment; and

WHEREAS, the City and Contractor desire to amend the Contract to reflect the new completion date of August 28, 2026, for the Contractor to fulfill its obligations, including but not limited to permitting completion, construction, testing and final acceptance of the emergency generator; and

WHEREAS, the City Commission finds it to be in the best interests of the City to approve and authorize execution of the Second Amendment to the Contract with Contractor, attached as Exhibit "1."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Second Amendment to the Contract with Contractor, attached as Exhibit "1" to extend the final completion date to August 28, 2026.

Section 3. The City Commission hereby authorizes the City Manager to execute the Second Amendment to the Contract, attached as Exhibit "1," together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____,2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

SECOND AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF DEERFIELD BEACH, FLORIDA AND ZABATT ENGINE SERVICES, INC. D/B/A ZABATT POWER SYSTEMS, INC.

This Second Amendment (the "Amendment") to the Contract dated July 18, 2023, is made and entered into this ____ day of _____, 2026, by and between the City of Deerfield Beach, Florida, a municipal corporation in the State of Florida (the "City") and Zabatt Engine Services, Inc. d/b/a Zabatt Power Systems, Inc. (the "Contractor").

RECITALS

WHEREAS, City and Contractor entered into a Contract for Contractor to provide and install an emergency generator for Lift Station No. 5 (the "Project") as set forth in Invitation to Bid No. 2023-03-PC (the "ITB"); and

WHEREAS, the Project is being funded by a Hazard Mitigation Grant (the "Grant") through the State of Florida's Division of Emergency Management Mitigation Bureau (the "Division"); and

WHEREAS, Article 2, Subsection 2.1 of the Contract set forth that the Contractor was to complete the Project within 120 calendar days from the City's issuance of a Notice to Proceed;

WHEREAS, the City issued the required Notice to Proceed commencing on July 18, 2023 whereby completion of the Project was to be achieved by November 15, 2023; and

WHEREAS, on January 20, 2026, pursuant to Resolution No. 2026/006, the Contract was extended until June 26, 2026 for the Contractor to complete the permitting process; and

WHEREAS, the Contractor has been progressing with the project, however, unforeseen delays have occurred due to permitting, regulatory coordination and compliance requirements, including the need for revisions to the project design and elevation criteria due to updates to the FEMA flood mapping, which required additional engineering evaluations and modifications to ensure compliance with both the FEMA floodplain management requirements and current building regulations; and

WHEREAS, the Contractor has submitted the revised construction plans, which are currently under review, and upon completion of the permitting process and issuance of the permit, construction activities will commence; and

WHEREAS**,** due to these unforeseen conditions and delays, the current completion date of June 26, 2026 is not feasible, and it has been determined that the Project completion date needs to be extended to August 28, 2026, which is consistent with the Hazard Mitigation Grant funding timeline deadline; and

WHEREAS, Paragraph 6 of Section IV of the ITB allows for the contract time to be extended by a written amendment; and

WHEREAS, the City and Contractor desire to amend the current Contract to reflect the new completion for the Contractor to fulfill its obligations is to August 28, 2026, which includes but is not limited to completion of the permitting process, construction activities, testing and final acceptance of the emergency generator.

NOW, THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, City and Contractor do hereby agree as follows:

Section 1. The above referenced Whereas clauses are true and correct and made a part of this Resolution.

Section 2. That Article 2, Subsection 2.1 of the Agreement is hereby amended as follows:

This Contract shall be effective upon execution and continue until completion of the Services to the City's satisfaction. The Contractor shall complete the work no later than ~~June 26, 2026~~ August 28, 2026 in accordance with the Agreement and the ITB terms and conditions.

Section 3. The parties agree that, except as expressly amended herein, all terms, conditions, and specifications of the original Agreement hall remain the same and in full force and effect, and shall apply to all work performed by the Contractor from the date of execution of the Agreement until completion of the Services to the City's satisfaction.

Section 4. This Amendment shall be effective upon execution by the parties.

[THIS SPACE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized agents and representatives with all the formalities required by law on the day and year first written above.

CITY

ATTEST:

CITY OF DEERFIED BEACH, a municipal corporation of the State of Florida.

_____
Heather Montemayor, City Clerk

_____
Rodney Brimlow, City Manager

Approved As To Form & Legal Sufficiency for the use of and reliance by the City of Deerfield Beach, Florida, only:

Date: _____,2026.

_____
Anthony C. Soroka, City Attorney

CONTRACTOR

ATTEST:

Zabatt Engine Services, Inc. d/b/a Zabatt Power Systems, Inc.

_____
Corporate Secretary

By: _____
Signature

Print Name: _____

Title: _____

Date: _____,2026.

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-244

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Broward Metropolitan Planning Organization for Roads to Economic Vitality (REV) Program grant funding in the amount of $5,000,000.00 to be utilized for the SW 15th Street (Buck Pride Way) Project; authorizing execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History

The Broward Metropolitan Planning Organization (MPO) Roads for Economic Vitality (REV) Program is a competitive funding initiative that supports small local transportation projects designed to improve safety, accessibility, mobility, and connectivity for all roadway users throughout Broward County. Eligible projects include complete street improvements, traffic-calming measures, ADA accessibility upgrades, bicycle and pedestrian enhancements, mobility hubs, intersection improvements, and transportation technology advancements.

The City has identified the SW 15th Street (Buck Pride Way) corridor, from FAU Research Boulevard to Dixie Highway, as a priority corridor for multimodal transportation and pedestrian safety improvements. The proposed project supports the City's ongoing efforts to improve mobility, accessibility, roadway safety, and infrastructure connectivity while advancing Complete Streets and resiliency objectives.

Current Activity
City staff are seeking authorization to submit an application to the Broward MPO Roads for Economic Vitality (REV) Program for funding assistance in the amount of $5 million with no local match required, for transportation and mobility improvements along SW 15th Street (Buck Pride Way) from FAU Research Boulevard to Dixie Highway. The proposed project includes bicycle lane installation, multimodal transportation enhancements, sidewalk and ADA accessibility improvements, pedestrian safety features, drainage and resiliency improvements, traffic-calming measures, intersection enhancements, upgraded crosswalks, streetscape improvements, and potential transportation technology upgrades. Proposed corridor improvements may include 11-foot travel lanes, 6-foot bicycle lanes or buffered bicycle lanes, 8-foot landscaped buffer areas, and 6-foot sidewalks. The roadway is owned and maintained by the City. Staff will continue coordination with the Broward MPO and applicable agencies throughout the application process, including the use of GIS and mobility

data to strengthen project competitiveness and scoring. In addition, staff will conduct stakeholder and community outreach to support project development and public engagement. A Resolution authorizing submission of the REV Program application is being prepared for review and consideration.

Recommendation

It is recommended that the City Commission approve the Resolution authorizing submission of an application to the Broward MPO Roads for Economic Vitality (REV) Program for FY 2026 funding. Approval of this item will position the City to pursue external funding to support multimodal mobility, pedestrian and bicycle safety, ADA accessibility, roadway connectivity, and Complete Streets improvements along the SW 15th Street corridor meeting the submission deadline of June 17, 2026.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE BROWARD METROPOLITAN PLANNING ORGANIZATION FOR ROADS TO ECONOMIC VITALITY (REV) PROGRAM GRANT FUNDING IN THE AMOUNT OF $5,000,000.00 TO BE UTILIZED FOR THE SW 15TH STREET (BUCK PRIDE WAY) PROJECT; AUTHORIZING EXECUTION OF A GRANT AGREEMENT AND OTHER APPLICABLE DOCUMENTS, IF THE GRANT IS AWARDED TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 19, 2015, the Broward Metropolitan Planning Organization (the "MPO") established the Roads for Economic Vitality grant program ("REV") to fund projects including, but not limited to, complete streets, traffic calming and intersection improvements, ADA upgrades, mobility hubs, bike racks and technology advancements such as transit signal priority and traffic control devices; and

WHEREAS, federally funded projects off the state highway system are delivered using the federally mandated Local Agency Program ("LAP") process; and

WHEREAS, the LAP program is reimbursement based as specified in the LAP agreement; and

WHEREAS, the City has identified the SW 15th Street (Buck Pride Way) corridor, from FAU Research Boulevard to Dixie Highway, as a priority corridor for multimodal transportation and pedestrian safety improvements (the "Project"); and

WHEREAS, the Project supports the City's ongoing efforts to improve mobility, accessibility, roadway safety, and infrastructure connectivity while advancing complete streets and resiliency objectives; and

WHEREAS, the Project includes bicycle lane installation, multimodal transportation enhancements, sidewalk and ADA accessibility improvements, pedestrian safety features, drainage and resiliency improvements, traffic-calming measures, intersection enhancements, upgraded crosswalks, streetscape improvement, and potential transportation technology upgrades; and

WHEREAS, the City commits to funding upfront costs for design, Construction Engineering and Inspection ("CEI") services, and construction to be then reimbursed pursuant to the LAP Agreement; and

WHEREAS, the City commits to program funding for construction contingency in accordance with the requirements of LAP; and

WHEREAS, it is the responsibility of the City to maintain or coordinate the maintenance of the roadways after the Project's completion; and

WHEREAS, staff recommends the City Commission approve the submission of a grant application to the MPO for FY 2026 REV grant funding in the amount of $5,000,000.00 to support and facilitate the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the submission of a Grant Application to the MPO for FY 2026 REV grant funding to support and facilitate the Project. The City Manager is authorized to sign and submit the Grant Application.

Section 3. If the Grant is awarded to the City, the City Commission hereby authorizes the appropriate City officials to execute a Grant Agreement with the MPO for the REV Grant funds, subject to the terms of the Grant Agreement being acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

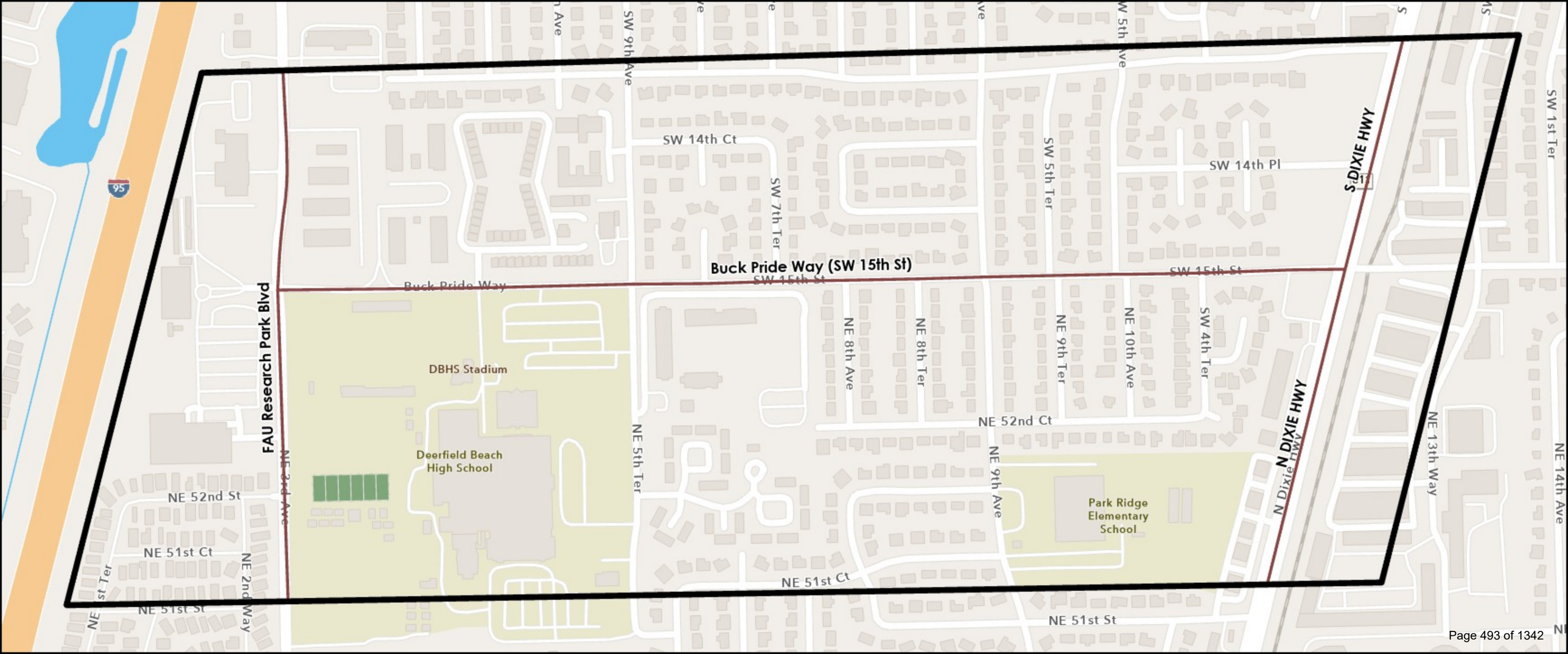
Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK


Buck Pride Way (SW 15th St)
SW 15th St
Buck Pride Way
FAU Research Park Blvd
S DIXIE HWY
N DIXIE HWY
SW 14th Ct
SW 14th Pl
SW 7th Ter
SW 5th Ter
SW 9th Ave
SW 5th Ave
SW 1st Ter
NE 8th Ave
NE 8th Ter
NE 9th Ter
NE 10th Ave
SW 4th Ter
NE 52nd Ct
NE 9th Ave
NE 13th Way
NE 14th
NE 5th Ter
NE 3rd Ave
NE 2nd Way
NE 52nd St
NE 51st Ct
NE 51st St
DBHS Stadium
Deerfield Beach High School
Park Ridge Elementary School
95

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-279

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an amendment to Contract #JP025-06-2026 with the Areawide Council on Aging of Broward County, Inc. for the Emergency Home Energy Assistance Program to extend the term of the Contract to June 30, 2026; authorizing execution of the Contract; providing for implementation and an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
The City of Deerfield Beach Braithwaite Center for Active Aging/Northeast Focal Point Senior Center and the Areawide Council on Aging of Broward County, Inc./Area Agency on Aging have been working together in collaboration for over 44 years to provide supportive services for the senior population in the City.

The Emergency Home Energy Assistance for the Elderly Program (EHEAP) supports the mission of the Department of Elder Affairs by providing emergency home energy assistance to eligible older adults facing a heating or cooling crisis. The program is designed to assist low-income households with at least one resident aged 60 or older who are experiencing an energy-related emergency, helping ensure their health, safety, and well-being through continued access to essential utility services.

Pursuant to Resolution 2025/143, the City Commission approved contract #JP025-06-2025 with the Area Wide Council on Aging of Broward County, Inc. for the Emergency Home Energy Assistance for the Elderly Program through June 15, 2026, in an amount not to exceed $25,431.76.

Current Activity
The amendment to Contract #JP025-06-2025 with the Areawide Council on Aging of Broward County, Inc./Area Agency on Aging will extend the agreement term from June 15, 2026, to June 30, 2026. This extension will allow the City of Deerfield Beach Braithwaite Center for Active Aging/Northeast Focal Point Senior Center to continue providing Emergency Home Energy Assistance for the Elderly (EHEAP) services to eligible senior residents without interruption.

There is no increase to the contract amount associated with this amendment.

Recommendation
It is recommended that the City Commission approve Amendment I to agreement #JP025-06-2026

with the Areawide Council on Aging of Broward County, Inc. to extend the contract term to June 30, 2026.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN AMENDMENT TO CONTRACT #JP025-06-2026 WITH THE AREAWIDE COUNCIL ON AGING OF BROWARD COUNTY, INC. FOR THE EMERGENCY HOME ENERGY ASSISTANCE PROGRAM TO EXTEND THE TERM OF THE CONTRACT TO JUNE 30, 2026; AUTHORIZING EXECUTION OF THE CONTRACT; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, on August 19, 2025, the City Commission passed and adopted Resolution No. 2025/143 approving Contract #JP025-06-2-26 with the Areawide Council on Aging of Broward County, Inc. (the "Council") for the Emergency Home Energy Assistance Program ("EHEAP") in an amount not to exceed $25,431.76; and

WHEREAS, the Program under the EHEAP Contract will provide assistance to low-income households with at least one household member being 60 years or older who are in need of home energy heating or cooling emergencies; and

WHEREAS, the EHEAP Contract with the Council is effective from July 1, 2025 and expires on June 15, 2026; and

WHEREAS, the parties desire to extend the Contract term to June 30, 2026, as set forth in the EHEAP Contract amendment attached as Exhibit "A," (the "Amendment") to continue providing EHEAP services to eligible senior residents; and

WHEREAS, the City Commission believes it is in the best interest of the City to approve and authorize execution of the Amendment to extend the Contract term until June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Amendment, attached as Exhibit "A," to the EHEAP Contract to extent the term of the Contract to June 30, 2026.

Section 3. The City Manager is hereby authorized to execute the Amendment, attached as Exhibit "A," together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

EMERGENCY HOME ENERGY ASSISTANCE FOR THE ELDERLLY PROGRAM

THIS AMENDMENT is entered into between the Areawide Council on Aging of Broward County, Inc., hereinafter referred to as the "Council", and **City of Deerfield Beach, Florida/Northeast Focal Point Senior Center dba Department of Active Aging,** hereinafter referred to as the "Contractor", and collectively referred to as the "Parties," to amend Contract JP025-06-2026.

The purpose of this amendment is to change the terms of the contract and replace an attachment. There is no change to the total contract funding.

(1) Section 3 is hereby amended to read as follows:

3. Term of Contract:
This Contract when executed will have an effective date of July 1, 2025. It will end at midnight, Eastern Standard time on June 30, 2026.

(2) ATTACHMENT XII is hereby revised and replaced in its entirety.

This Amendment when executed will have an effective date of July 1, 2025. It will end at midnight, Eastern Standard time on June 30, 2026.

All provisions in the Contract and any attachments thereto in conflict with this amendment shall be and are hereby changed to conform to this amendment.

All provisions in the Contract not in conflict with this amendment are still in effect and are to be performed at the level specified in the Contract.

This amendment and all of its attachments are hereby made a part of the contract.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS THEREOF, the parties hereto have caused this 3-page Amendment to be executed by their undersigned officials as duly authorized.

CONTRACTOR:	
City of Deerfield Beach, Florida / Northeast Focal Point Senior Center dba Department of Active Aging	**Areawide Council on Aging of Broward County, Inc.**
BOARD PRESIDENT OR AUTHORIZED DESIGNEE	
SIGNED BY:	SIGNED BY:
NAME:	NAME:
TITLE:	TITLE:
DATE:	DATE:

FEDERAL ID NUMBER: 59-6000305
FISCAL YEAR-END DATE: September 30
DUNS: 086-382-090

INVOICE REPORT SCHEDULE

Report Number	Based Upon	Date Due to the Department
1	July Advance Request*	July 3
2	August Advance Request*	July 3
3	July Expenditure Report	August 7
4	August Expenditure Report	September 5
5	September Expenditure Report	October 7
6	October Expenditure Report	November 7
7	November Expenditure Report	December 5
8	December Expenditure Report	January 8
9	January Expenditure Report	February 6
10	February Expenditure Report	March 6
11	March Expenditure Report	April 7
12	April Expenditure Report	May 7
13	May Expenditure Report	June 5
14	June Expenditure Report	July 8
15	Final Report	July 16

* Advance based on projected cash need.

Note 1 Advance basis invoices, cannot be submitted to the Department of Elder Affairs (DOEA) prior to July 1 or until the contract with the Council has been executed.

Note 2 Report numbers 3 through 14 shall reflect an adjustment of one-twelve of the total advance amount, on each of the reports, repaying advances issued for the first one or two months of the agreement. The adjustment shall be recorded in Part C, 1 of the report (Attachment XII).

Note 3 Submission of invoices may or may not generate a payment request. If final invoice reflects funds due back to the Department, payment is to accompany the final close-out invoice.

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-243

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and adopting a technical revision to the State Housing Initiative Program ("SHIP") Local Housing Assistance Plan ("LHAP") for fiscal years 2025 through 2028 to increase the award amounts for the City's Purchase Assistance, Homeowner Rehabilitations and Disaster Assistance Programs, as set forth in Exhibit "A"; authorizing execution of any necessary documents and certifications and the submission of the LHAP to the Florida Housing Finance Corporation; providing for implementation and an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
In 1992, the William E. Sadowski Affordable Housing Act created a dedicated revenue source for the state and local housing trust funds to fund housing programs such as the State Housing Initiatives Partnership Program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP is designed to serve very low, low- and moderate-income families.

SHIP is administered by the Florida Housing Coalition, and funding is distributed to eligible counties and cities on an entitlement basis. Entitlement communities are required to develop a Local Housing Assistance Plan (LHAP), which identifies strategies to meet the affordable housing needs of the community and details how funding through SHIP will be expended every three years.

The City of Deerfield Beach is a SHIP entitlement community and receives an annual funding allocation from the State. The City has been utilizing SHIP funds for the following affordable housing programs: Homeowner Rehabilitation, Purchase Assistance, and Disaster Assistance.

On April 22, 2025, the City Commission passed and adopted Resolution No. 2025/055 approving the SHIP LHAP for Fiscal Years 2025-2026, 2026-2027, and 2028.

Current Activity
The current LHAP sets qualifying thresholds for families to receive SHIP funding under the City's Purchase Assistance, Homeowner Rehabilitation and Disaster Assistance Programs (collectively, the "Programs") with a current threshold of $70,000.00. With the rising costs of properties and cost increases relating to building supply and materials, city staff has determined that it is beneficial to increase the threshold for the Programs from $70,000 to $85,000.00. The City will continue utilizing SHIP funds to assist eligible very low, low- and moderate-income families in the community with

housing rehabilitation, down payment and closing costs for the purchase of a home in the City, and disaster assistance. The proposed LHAP for Fiscal Years 2025-2028 incorporates the City's delivery goals, estimated budget, and timeline for expenditures. In accordance with Section 420.9071(23), Florida Statutes, such proposed change is considered a technical revision to the LHAP and is not a plan amendment requiring City Commission approval and transmittal to the Florida Housing Finance Corporation for purposes of notification.

Public input was solicited during the development of the proposed plan. On May 4, 2026, the Affordable Housing Advisory Committee held a public meeting to consider the proposed technical revision and the Committee has forwarded a recommendation of approval to the City Commission. In addition, notice of the proposed technical revision was provided to the public in order for the City to receive public comment commencing on May 9, 2026 and ending on June 8, 2026.

The City requires approval to increase the purchase assistance, homeowner rehabilitation and disaster assistance award amounts up to 85,000.00 for FY25 and thereafter.

Recommendation
It is recommended that the City Commission approve and adopt the technical revision to the City's Local Housing Assistance Plan for Fiscal Years 2025 – 2028 and authorize submittal to the Florida Housing Coalition.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AND ADOPTING A TECHNICAL REVISION TO THE STATE HOUSING INITIATIVE PROGRAM ("SHIP") LOCAL HOUSING ASSISTANCE PLAN ("LHAP") FOR FISCAL YEARS 2025 THROUGH 2028 TO INCREASE THE AWARD AMOUNTS FOR THE CITY'S PURCHASE ASSISTANCE, HOMEOWNER REHABILITATION AND DISASTER ASSISTANCE PROGRAMS, AS SET FORTH IN EXHIBIT "A"; AUTHORIZING EXECUTION OF ANY NECESSARY DOCUMENTS AND CERTIFICATIONS AND THE SUBMISSION OF THE LHAP TO THE FLORIDA HOUSING FINANCE CORPORATION; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the William E. Sadowski Affordable Housing Act of 1992 created a dedicated revenue source for the state and local housing trust funds expressly and specifically to fund state and local housing programs that assist local governments in meeting the housing needs of their populations; and

WHEREAS, the State Housing Initiatives Partnership ("SHIP") Act, ss. 420.907-420.9079, Florida Statutes, and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act, and the methodology and purchase prices used are defined in the Local Housing Assistance Plan; and

WHEREAS, on April 22, 2025, the City Commission passed and adopted Resolution No, 2025/055 approving the SHIP Local Housing Assistance Plan for Fiscal Years 2025-2026, 2026-2027, and 2027-2028 (the "LHAP"); and

WHEREAS, due to the rising cost of properties and the increased cost for building supplies and materials, City staff has determined that a technical revision to the LHAP is necessary to change to the current award amounts for families to receive SHIP funding under the City's Purchasing Assistance, Homeowner Rehabilitation and Disaster Assistance Programs, including an award amount increase from $70,000.00 to $85,000.00, as more specifically set forth in the attached Exhibit "A" (the "Technical Revision"); and

WHEREAS, City will continue to utilize the SHIP funding to assist eligible very low, low and moderate income families in the community with housing rehabilitation, down payment and closing costs for the purchase of a home in the City, and disaster assistance; and

WHEREAS, in accordance with Section 420.9071(23), Florida Statutes, the proposed technical revision is not considered a plan amendment, but must be approved by the City Commission and transmitted to the Florida Housing Finance Corporation ("FHFC") for purposes of notification; and

WHEREAS, notice of the proposed Technical Revision was provided to the public for public comment for the period that commenced on May 9, 2026, and ended on June 8, 2026; and

WHEREAS, the City's Affordable Housing Advisory Committee (the "Committee") considered the proposed Technical Revision to the LHAP on May 4, 2026 at a duly noticed public meeting, and the Committee has forwarded its recommendation of approval to the City Commission; and

WHEREAS, staff recommends approval of the Technical Revision, as set forth in Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves and adopts the Technical Revision to the LHAP, attached as Exhibit "A".

Section 3. The Mayor and City Manager are authorized to execute any documents and certifications required by applicable law, LHAP Program requirements or the Florida Housing Finance Corporation.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution, including submission of the LHAP and Technical Revision to the Florida Housing Coalition.

Section 5. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

SHIP LHAP Template 2016-001
[eff. Date 7/1/2021]

City of Deerfield Beach

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2025-2026, 2026-2027, 2027-2028

Technical Revision 1

June 16, 2026

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A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution F. Ordinance: (If changed from the original creating ordinance) G. Interlocal Agreement	

I. Program Details:

A. LG(s)

Name of Local Government	City of Deerfield Beach
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2025-2026, 2026-2027, 2027-2028

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

Priority will be given to the following:
i. Very low with Special Needs;
ii. Low with Special Needs;
iii. Very Low;
iv. Low;
v. Moderate.

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include, but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	Program Administration, Program oversight, reports, and plans	10%
Third Party Entity/Sub-recipient	N/A	0%

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

S. Project Delivery Costs: N/A

T. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes:

- Energy Conservation
  - ENERGY STAR qualified appliances (i.e. refrigerators, water heaters, etc.)
  - Ceiling fans in living rooms and bedrooms
  - Motion sensor light switches
  - Cool Roofing – single polymer cover or elastomeric coating
  - Programmable Thermostats
- Water Conservation: Water Sense labeled Faucets, Toilets & Showerheads
- Healthy Environment
  - Green Label Certified Floor Coverings
  - Mold, Lead, and Asbestos Removal
- Durability
  - Labor and Product warranty
  - Quality Standards for materials

V. Describe efforts to meet the 20% Special Needs set-aside: The City of Deerfield Beach will meet the 20% Special Needs set-aside by prioritizing Special Needs applicants during the application review process of Owner-Occupied Rehabilitation projects. Outreach efforts will be targeted towards agencies serving the designated special needs population.

W. Describe efforts to reduce homelessness:

1. Homeless Prevention
2. Outreach and assessment to identify an individual's or family's needs in making connections to facilities and services;
3. Immediate shelter and safe, decent alternatives to the streets;
4. Transitional housing and necessary social services. Such services include job training/placement, substance abuse treatment, short-term mental health services, independent living
5. The City works closely with the Broward County Sheriff's Office and other partners to carry out homeless efforts.

Section II. LHAP Strategies:

A. Owner Occupied Rehabilitation Program	Code 03

a. Summary: SHIP funds will be awarded to qualified applicants to rehabilitate existing homes through construction and/or installation of non-luxury general property improvements that provide basic amenities. Repairs can correct code violations, address health and safety issues, eliminate unsafe and substandard living conditions, and provide accessibility for special needs and the elderly.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very Low, Low, and Moderate

d. Maximum award: $85,000 – Very low – Low; and
$55,000 – Moderate.

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded Mortgage and Note
2. Interest Rate: 0%
3. Years in loan term:

Award Amount	Term
Less than $20,000	5 years
$20,000 - $55,000	10 years
Over $55,000	15 years

4. Forgiveness: Loan will be forgiven on a prorated basis as follows: 20 percent per year for a 5-year term; 10 percent per year for a 10-year term; and 6.67 percent per year for a 15-year term.
5. Repayment: None is required if the loan remains in good standing.
6. Default: The loan will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as the primary residence. If any of these occur, the outstanding balance will be due and payable.

In cases where a qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked on a first qualified, first served basis with

priorities for Special Needs and income as outlined in Section I-I of the LHAP.

g. Sponsor Selection Criteria: N/A

h. Additional Information: All assisted properties must have property insurance. Eligible applicants without property insurance may be referred to agencies and/or nonprofit organizations for assistance with acquiring insurance. If repair/rehab estimates exceed a qualified applicant's maximum award amount, the city will prioritize the applicant's repairs up to the maximum award amount as follows:

1. Mold & Lead Remediation
2. Roof Replacement
3. Exterior Windows and Doors
4. Shutters
5. Air Conditioner, air ducts
6. Electrical
7. Plumbing
8. Interior Repairs (ceiling, walls)
9. Kitchen
10. Appliances - nonfunctional stoves and refrigerators, excluding washers, dryers & microwaves
11. Floors
12. Gutters

Carpets will only be replaced with tile/linoleum flooring in cases where the carpet impedes the mobility of the occupant. Garages or carports illegally converted to create additional rooms are considered code violations and will be rehabilitated through demolition to the last permitted use on record. However, if the home is occupied by a Special Needs occupant or in instances of overcrowding, the City may reconstruct the illegally converted garage or carport to a legal addition.

Homeowners who have received prior assistance through the program cannot reapply for assistance during the deferred loan term. These persons may only reapply after the deferred loan term for eligible rehab/repair assistance that was not previously provided through the program.

Mobile or Manufactured homes are not eligible for repairs through the Owner-Occupied Rehabilitation Program.

A homeowner assisted by the SHIP program may not take out a second mortgage or refinance a first mortgage unless the City agrees to subordinate its mortgage. If the City denies a homeowner's subordination request, the Owner-Occupant may choose to pay off the City's mortgage in accordance with their recorded Mortgage and Note in order to complete the financing.

B. Purchase Assistance Without Rehabilitation	Code 02

a. Summary: SHIP funds will be awarded to qualified first-time homebuyers for down-payment, mortgage buys down, interest buy down, and/or closing costs associated with the purchase of an existing or newly constructed home. Refer to LHAP Section I (R) for the first-time homebuyer definition.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $85,000 – Very low – Low Income; and
$55,000 – Moderate Income.

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded Mortgage and Note
2. Interest Rate: 0%
3. Years in loan term:

Award Amount	Term
Less than $20,000	5 years
$20,000 - $55,000	10 years
Over $55,000	15 years

4. Forgiveness: Loan will be forgiven on a prorated basis as follows: 20% per year for a 5-year term; 10 percent per year for a 10-year term; and 6.67 percent per year for a 15-year term.
5. Repayment: None required if the loan remains in good standing
6. Default: The loan will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as the primary residence. If any of these occur, the outstanding balance will be due and payable. In the event of death, an eligible heir can assume the loan or the property without repayment as long as the affordability period is met. If the affordability period is not met at the time of the owner's death, the heirs can assume indebtedness, provided they have been certified as income eligible by the City, and they reside in the property as their primary residence. Otherwise, the amortized balance will be due to the City immediately.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked on a first qualified, first served basis with priorities for Special Needs and income as outlined in Section I-I of the LHAP.

g. Sponsor Selection Criteria: N/A

h. Additional Information: The first mortgage lender will determine an applicant's ability to secure a mortgage. Qualified applicants are required to contribute a minimum of 3% of the purchase price to assist

with down payment, closing costs, and/or principal reduction. Eligible homes include single-family homes, townhomes, condominiums, Planned Unit Developments, and villas. The home to be purchased must be located in the City of Deerfield Beach. New construction homes must have a Certificate of Occupancy.

A homeowner assisted by the SHIP program may not take out an additional mortgage or refinance a first mortgage unless the City agrees to subordinate its mortgage. If the City denies a homeowner's subordination request, the Owner-Occupant may choose to pay off the City's mortgage in accordance with their recorded Mortgage and Note in order to complete the financing.

C. Disaster Assistance	Code 05, 16

a. Summary: SHIP funds will be awarded to qualified households for assistance following a disaster declaration by the President of the United States or Governor of the State of Florida through an Executive Order. Assistance can include temporary mortgage, rental, and utility assistance for qualified applicants financially impacted by the declared disaster. Assistance can also include owner-occupied housing repair for homes damaged by the declared disaster, prioritized as follows:

1. Immediate threats to health and safety in cases where the home is still habitable;
2. Imminent residual damage to the home in cases where the home is still habitable;
3. Repairs and tree and debris removal necessary to make the home habitable;
4. Repairs to mitigate dangerous situation; and

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very Low, Low and Moderate

d. Maximum award: Owner-Occupied Housing Repair

a. $85,000 – Very low – Low Income; and
b. $55,000 – Moderate Income.
c. Mortgage and Rental Assistance - $10,000
d. Utility Assistance - $1,000

e. Terms:

1. Repayment loan/deferred loan/grant:
   a. Owner-Occupied Housing Repair- Deferred Loan secured by a record Mortgage and Note
   b. Mortgage, Rental, and Utility Assistance: Grant
2. Interest Rate:
   a. Owner-Occupied Housing Repair – 0%
   b. Mortgage, Rental and Utility Assistance: N/A
3. Years in loan term:

Award Amount	Term
Less than $20,000	5 years
$20,000 - $55,000	10 years

Over $55,000	15 years

4. Forgiveness:
5. Loan will be forgiven on a prorated basis as follows: 20 percent per year for a 5-year term; 10 percent per year for a 10-year term; and 6.67 percent per year for a 15-year term.
6. Repayment: None is required if the loan remains in good standing.

7. Default:
    a. Owner-Occupied Housing Rehab/Repair - The loan will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or, failure to occupy the home as the primary residence. If any of these occur, the outstanding balance will be due and payable.

    In cases where a qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP-eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

    If the home is foreclosed on by a superior mortgage holder, the city will make an effort to

    recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing repayment.

    b. Mortgage, Rental and Utility Assistance: N/A

f. Recipient/Tenant Selection Criteria: Applicants will be ranked on a first qualified, first served basis with priorities for Special Needs and income as outlined in Section I-I of the LHAP.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Funding for the Disaster Assistance Program is subject to the availability of unencumbered funds from the City's SHIP allocation and/or funds awarded through the Florida Housing Finance Corporation for the declared disaster.
    1. Temporary mortgage rent and utility assistance will only be provided for up to 6 months. Security deposits are an eligible cost under rental assistance.
    2. Payment of insurance deductibles for rehabilitation of homes covered under homeowner's insurance policies may be covered through Owner-Occupied Housing Repair.
    3. Homeowners' insurance is a program requirement for Owner-Occupied Housing Repair.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**
Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:
The Community Services Department Housing Division is responsible for processing and facilitating grant-assisted affordable housing projects. The Housing Division works closely with the City's Building Division permitting staff to expedite building permits related to affordable housing projects. The Housing Division staff will stamp the permit file as Expedited Permitting to inform the Building Division to expedite the review process. There will be a 10-day turnaround for expedited processing.

B. Name of the Strategy: **Ongoing Review Process**
An ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:
The City's Affordable Housing Committee shall review the City's established policies, ordinances, land development regulations, and comprehensive plan and recommend specific actions or initiatives to encourage or facilitate affordable housing.

C. Other Incentive Strategies Adopted: **Printed inventory of locally owned public lands suitable for affordable housing.**

Provide a description of the procedures used to implement this strategy:
The City's Planning and Development Services Department, in coordination with the Community Services Department Housing Division, will maintain an inventory of locally owned public land suitable for affordable housing on the City of Deerfield Beach website.

D. Other Incentive Strategies Adopted: **Density Flexibility**
The allowance of flexibility in densities for affordable housing.

Provide a description of the procedures used to implement this strategy:
The City's Planning and Development Services Department, in coordination with the Community Services Department Housing Division, will approve flexible density on a per-application basis.

E. Other Incentive Strategies Adopted: **Flexible Lot Configurations**

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Provide a description of the procedures used to implement this strategy:
The City's Planning and Development Services Department, in coordination with the Community Services Department Housing Division, will approve flexible lot configuration within Planned Unit Development and Transit Oriented Development districts on a per-application basis.

F. Other Incentive Strategies Adopted: **Support of Development Near Transportation HUBS**

The support of development near transportation hubs and major employment centers and mixed-use developments.

Provide a description of the procedures used to implement this strategy:
The City's Planning and Development Services Department in coordination with the Community Services Department Housing Division, will support land development for affordable housing near transportation hubs.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Optional

F. Ordinance: (If changed from the original creating ordinance).

G. Interlocal Agreement (Required if applicable).

Other Documents Incorporated by Reference.

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-283

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Community Development Block Grant ("CDBG") Citizen Participation Plan; providing for implementation and an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
The City of Deerfield Beach has participated in the U.S. Department of Housing and Urban Development (HUD) entitlement allocation formula as a recipient of federal funds since 2000. As a recipient of Community Development Block Grant (CDBG) entitlement formula federal funds from HUD, the City is required to maintain a Citizen Participation Plan (CPP), in accordance with 24 CFR Section 91.105, to explain the opportunity all citizens have to participate in the process of preparing the Consolidated Plan, Annual Action Plan, any substantial amendments to the Consolidated Plan and Annual Action Plans, the Consolidated Annual Performance Evaluation Report (CAPER) for CDBG activities and any amendments.

The Citizen Participation Plan sets forth the City of Deerfield Beach policies and procedures for public involvement in the planning, implementation, and evaluation of its housing and community service programs. The following Citizen Participation Plan establishes the citizen participation standards for programs covered by CDBG.

Current Activity
The Community Services Department is responsible for the development and implementation of the CDBG Consolidated Plan, Annual Action Plan and CAPER. The Citizen Participation Plan contains the required elements listed in the Consolidated Plan regulations in accordance with Section 104(a) of the Housing and Community Development Act of 1974 as amended as well as both 24 CFR 91.105(b) and 24 CFR 91.100. This revision provides updated information to the City Contact Persons and Department name change.

In accordance with 24 CFR Section 91.105, the City is recommending a Citizen Participation Plan to the City Commission for adoption. The City will utilize the Citizen Participation Plan for all CDBG Activities and amendments.

Recommendation
It is recommended that the City Commission approve the City Community Development Block Grant Citizen Participation Plan as a requirement of the U.S. Department of Housing and Urban

Development.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") CITIZEN PARTICIPATION PLAN; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach (the "City") participates in the U.S. Department of Housing and Urban Development ("HUD") entitlement allocation formula as a recipient of federal funds; and

WHEREAS, as an entitlement municipality, the City is required to maintain a Citizen Participation Plan, in accordance with 24 CFR 91.105, to explain the opportunity all citizens have to participate in the process of preparing the Consolidated Plan, Annual Action Plan, any substantial amendments to the Consolidated Plan and Annual Action Plans, and the Consolidated Annual Performance Evaluation Report for CDBG activities; and

WHEREAS, the proposed Citizen Participation Plan, attached as Exhibit "A", (the "Participation Plan"), establishes the participation standards for CDBG programs and sets forth the City's policies and procedures for public involvement in the planning, implementation, and evaluation of the City's housing and community service programs; and

WHEREAS, staff recommends that the City Commission approve the Participation Plan, attached as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Participation Plan, attached as Exhibit "A."

Section 3. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

CITY OF DEERFIELD BEACH

Community Development Block Grant (CDBG)

Citizen Participation Plan

Prepared by:
The City of Deerfield Beach
Community Services Department
325 NW 2nd Avenue
Deerfield Beach, FL 33441

City of Deerfield Beach Citizen Participation

Revised on June 16, 2026

- Provides updated information for the City Contact Persons and Department name change.

Background

The City of Deerfield Beach has created a Citizen Participation Plan (CPP), in accordance with 24 CFR Section 91.105, to explain the opportunity all citizens have to participate in the process of preparing the Consolidated Plan, Action Plan, any substantial amendments to the Consolidated Plan and Annual Action Plans, the Consolidated Annual Performance Evaluation Report (CAPER) for CDBG activities and any amendments.

Introduction

The Citizen Participation Plan sets forth the City of Deerfield Beach's policies and procedures for public involvement in the planning, implementation, and evaluation of its housing and community development programs. The following Citizen Participation Plan establishes the citizen participation standards for programs covered by Community Development Block Grant (CDBG).

- Citizen Participation Plan
- Five-Year Consolidated Plan
- Annual Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER)
- Substantial Amendments to the Consolidated Plan and Annual Action Plan
- Development of the Analysis of Impediments to Fair Housing

The City of Deerfield Beach Community Development Department is responsible for the development and implementation of the Consolidated Plan. The Citizen Participation Plan contains the required elements listed in the Consolidated Plan regulations in accordance with Section 104(a) of the Housing and Community Development Act of 1974, as amended as well as both 24 CFR 91.105(b) and 24 CFR 91.100.

The Citizen Participation Plan extends and strengthens partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of decent housing, suitable living environments, and expanded economic opportunities.

Definitions

Annual Action Plan: This document is submitted to HUD every year and updates the Consolidated Plan and allocates one year of CDBG funding, including any program income generated from CDBG.

Budget Amendments as Part of the Annual Action Plan: Budget balances de-obligated from cancelled activities or activities that have been successfully completed under-budget can be rolled forward into the next Annual Action Plan and CDBG funding round. Since, Citizen Participation for a Substantial Amendment follows the same requirement as the proposed Annual Action Plan, no additional public participation is needed for this type of amendment.

Consolidated Annual Performance and Evaluation Report (CAPER): This document is required to be submitted each year to HUD, highlighting the program's annual performance.

Emergency Amendments: In the event of a natural disaster or catastrophic occurrence, the City of Deerfield Beach may determine the need to make a Substantial Amendment to the Consolidated Plan and Annual Action Plan to address the unforeseen needs of the community. The City may request and obtain from HUD a complete waiver or reduction in days of the required thirty (30) day public notice period for Substantial Amendments. Emergency amendments require the City of Deerfield Beach Commission to hold a public meeting for recommendation to, and approval by, the City Commission via resolution authorizing such amendments, but do not require thirty (30) days of public notice.

Five-Year Consolidated Plan: This is a document submitted to HUD every five years and serves as the five-year strategic planning document to address community needs, priorities, goals and needs of the program.

Public Hearing: Public meeting that has been publicly noticed in local newspapers of general circulation, on the City's website and social media. Public Hearings allow members from the general public to speak on a specific item in a public setting. Public Hearings are required prior to the adoption of the Consolidated Plan, Action Plan, and Substantial Amendments either to plan or prior to the submission of the CAPER.

Substantial Amendments: Amendments that are considered substantial include: changes in allocation priorities, changes in method of distribution of funds, the addition of activities to fund that have not been previously stated in the action plan, changes in the purpose of an activity, a twenty-five percent (25%) increase in an activity's originally approved budget, changes in scope, location or beneficiaries of an activity to the Annual Action Plan or Consolidated Plan.

Notice to Public

A minimum of thirty (30) days' notice shall be provided whenever a federally required document is available for public comment, such as the Proposed Annual Action Plan, Five-Year Consolidated Plan, and any proposed substantial amendments are available for public review. During times of a national disaster or pandemic such as COVID-19, the comment period shall be no less than 5 days. A minimum of fifteen (15) days' notice for Public Notice shall be provided whenever the CAPER document is available for public review.

In addition, there will be a minimum of fifteen (15) days advance public notice of all public hearings and all public meetings relating to the funding or planning process required by the Citizen Participation Plan.

Forms of Public Notice

- All Public Notices and essential documents are made available on the City of Deerfield Beach Website at https://www.deerfield-beach.com/1880/Public-Notices
- Public notices are sent to the following media source(s): Sun Sentinel, and New Pelican
- Press Release
- Social Media

Citizen Participation Opportunities

The primary purpose of the Community Development Block Grant Program (CDBG) is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities principally for low- and moderate-income people.

The Citizen Participation Plan encourages participation by low- and moderate-income persons, particularly those living in low-income areas and in areas where CDBG funds are proposed. In addition, it encourages the participation of all citizens, including non-English-speaking residents and persons with disabilities in the development and implementation of the Consolidated Plan, Annual Action Plan, Citizen Participation Plan, any amendments to these documents, and preparation of performance reports. It also encourages the participation of other members of the community such as: private, non-profit groups, and other government agencies; which have an impact on the community development of the City. To provide full access under the Consolidated Plan for low to moderate-income people, the City of Deerfield Beach Community Services Department will undertake the following actions:

- Will provide public notice information through local newspaper(s) regarding public hearings; a minimum of two (2) public hearings will be held annually to obtain citizen's views
- Will provide public notice through agencies that provide services to low and moderately low-income families regarding public hearings

Participation processes include:

- Identifying needs
- Setting Priorities
- Providing input on funded programs
- Input on Program implementation

The City will publish the proposed Consolidated Plan, Annual Action Plan, Citizen Participation Plan, and CAPER in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments

Public Access to Materials

As required by law, the City of Deerfield Beach will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. Regarding the past use of funds, the law requires reasonable public access to records about any uses of these funds during the previous seven years. Documents include:

- Federal Regulations for the CDBG, related issuances and provisions
- Consolidated Plans, Action Plans, Consolidated Annual Performance and Evaluation Reports
- Substantial Amendments to the Action Plan or the Consolidated Plan
- Information about the City's CDBG program
- The City of Deerfield Citizens Participation Plan
- HUD grant agreements
- Public notifications pertaining to programs under the Consolidated Plan

As required by law, the City of Deerfield Beach will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds. These materials will be available in a form accessible to persons with disabilities, upon request.

Documents are available for public review at the City of Deerfield Beach Community Services Department at 325 NW 2nd Avenue, Deerfield Beach, FL 33441 and in electronic formats at https://www.deerfield-beach.com/2005/Plans-Reports-Policies#consolidated

Review and Comments

To provide the City of Deerfield Beach residents with the maximum opportunity to comment on the CAPER, Citizen Participation Plan, Action Plan, Consolidated Plan, and any Substantial Amendment. The City will provide the following public comment periods:

- Citizens may comment on the Consolidated Annual Performance and Evaluation Report at least fifteen (15) days from the date of the Public notice

- Citizens may comment on the Consolidated Plan and Action Plan for at least thirty (30) days after the publication date of the draft plan.

- Citizens may comment on the Citizen Participation Plan for at least thirty (30) days after the publication date for the draft document. During times of a national disaster or pandemic such as COVID-19, the comment period shall be no less than 5-days.

- Citizens may comment on any Substantial Amendments to the Consolidated Plan and Action Plan for at least thirty (30) days after the publication date for the draft

document. During times of a national disaster or pandemic such as COVID-19, the comment period shall be no less than 5-days.

The City will provide citizens with reasonable opportunities for public comment. The City will advertise a public notice concerning the availability of these documents in the public notice section of the South Florida Sun Sentinel, no later than the first day of the public comment period. During times of a national disaster or pandemic such as COVID-19, advertisements and public notices may be solely on the City's website.

The following are appropriate ways to provide public comment on any public notice document:

- Written comments may be submitted in person to the Community Services Department, 325 NW 2nd Avenue, Deerfield Beach, FL 33441
- Email comments to: Housing@deerfield-beach.com
- Attend the Public Hearings and meetings described above. Each agenda provides time for public comment. The participation of all citizens, including persons with disabilities are particularly encouraged to provide public comments. Translation services, if required, must be requested in advance for scheduling purposes.
- Call Community Services Department at 954-250-4258

Public Meeting and Hearing

Public Meetings and Hearings will be held at the City of Deerfield Beach City Hall, located at 150 NE 2nd Ave, Deerfield Beach, FL 33441 or any City facility deemed appropriate in order to engage a wider citizen participation. The City of Deerfield Beach City Hall is both handicapped accessible for individuals with disabilities and is in proximity to public transportation. During times of a national disaster or pandemic such as COVID-19, in person public meetings and hearings will not be required. Public Meetings and Hearings will be conducted utilizing communication media technology with elected officials and City staff participating through video conferencing.

The publishing of the following HUD documents will entail a Public Hearing to encourage citizen feedback: the CAPER, Citizen Participation Plan, Annual Action Plan, Consolidated Plan, and any Substantial Amendment.

Every effort will be made to schedule public meetings and hearings at a time that is convenient to citizens. Per federal regulations, a public hearing will be held at least twice a year, with fifteen (15) days' notice stating the time, date, and location of the public meeting or hearing. Agenda's will be posted on the City of Deerfield Beach Website forty-eight (48) hours in advance to any public meeting or hearing.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in proceedings should contact the City Clerk no later than 3 days prior to the meeting at (954) 250-4151 for assistance.

In accordance with Federal Regulation: 24 CFR § 91.105 (Citizen Participation Plan for Entitlement Communities); the City of Deerfield Beach is committed to making its services, programs and activities available to everyone, regardless of language barriers. As a recipient of federal funds, the city is required by federal law to plan for and provide Limited English Proficiency (LEP) individuals with meaningful access to city services, programs and activities.

Complaint Procedures

Complaints regarding any City of Deerfield Beach HUD program will be addressed by the City of Deerfield Beach Community Development Department staff in a timely and responsive manner. Staff will provide a written response within fifteen (15) business days of the complaint. Written complaints should be sent to Housing@deerfieldbeachfl.gov or either:

Jonathan Salas
Community Services Director
325 NW 2nd Avenue
Deerfield Beach, FL 33441
954-250-4240
Jsalas@deerfieldbeachfl.gov

Giovanni Moss
Community Services Assistant Director
325 NW 2nd Avenue
Deerfield Beach, FL 33441
954-250-4264
Gmoss@deerfieldbeachfl.gov

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-284

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and adopting a substantial amendment to the Fiscal Year 2025-2026 Community Development Block Grant Annual Action Plan to reallocate $443,264.00 of unexpended Neighborhood Stabilization Program income funds to eligible CDBG Public Improvement Activities; authorizing the City Manager to execute all necessary documents relating to the Substantial Amendment and THA Action Plan; providing for implementation and an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
The Neighborhood Stabilization Program (NSP) was established in 2008 by the U.S. Department of Housing and Urban Development (HUD) to combat rising foreclosures and vacancy rates. It provided billions in grants to state and local governments to acquire, rehabilitate, and redevelop foreclosed or abandoned properties, aiding low-income families. The City of Deerfield Beach received at least $3.1 million from NSP 1 (2008) and NSP3 (2010), authorized under the Housing and Economic Recovery Act (HERA) and Dodd-Frank Wall Street Reform and Consumer Protection Act and serves the areas of greatest need at 50% or below as identified by census tracts.

The City of Deerfield Beach is an entitlement recipient of federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program to provide decent housing, a suitable living environment, and expand economic opportunities for low-and moderate-income persons.

Federal regulations governing the City of Deerfield Beach Fiscal Year 2025-2026 Annual Action Plan require a participating jurisdiction to provide citizens with reasonable notice of and an opportunity to comment on an amendment to the Plan. The public comment period extends 30 days from the date of publication of a public notice. The City is proposing to make the changes indicated below. In accordance with 24 CFR Part 91.505 entitled “Amendments to the Consolidated Plan,” the following criteria are used to determine amendments to the Annual Action Plans.

According to 91.505 (a), the jurisdiction shall amend its approved Plan whenever it makes one of the following decisions:
(1) To make a change in its allocation priorities or a change in the method of distribution of funds;
(2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or

(3) To change the purpose, scope, location, or beneficiaries of an activity.

The proposed substantial amendment triggers the first of these criteria.

This Substantial Amendment reprograms approximately $443,264.00 in NSP 1 program income funds, from closed activities to eligible CDBG activities.

Current Activity
The proposed FY 2025-2026 CDBG Annual Action Plan Substantial Amendment would allow staff to reallocate approximately $433,264.00 in NSP1 program income funds to eligible CDBG Public Improvement Activities.

The funds are available for Public Improvement Activities in areas that benefit low to moderate-income areas; up to 80% Area Median Income (AMI).

The City advertised a Notice of a 30-day public comment period (May 9, 2026 to June 8, 2026), with a public hearing on June 16, 2026 for comments to be submitted regarding the Substantial Amendment. On May 4, 2026, the Affordable Housing Advisory Committee reviewed the proposed Substantial Amendment.

Recommendation
Community Services staff recommends Commission approval of the CDBG (FY) 2025-2026 Annual Action Plan Substantial Amendment to reprogram approximately $443,264.00 in NSP1 program income funds from closed activities to eligible CDBG Public Improvement activities.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AND ADOPTING A SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN TO REALLOCATE $443,264.00 OF UNEXPENDED NEIGHBORHOOD STABILIZATION PROGRAM INCOME FUNDS TO ELIGIBLE CDBG PUBLIC IMPROVEMENT ACTIVITIES; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS RELATING TO THE SUBSTANTIAL AMENDMENT AND THA ACTION PLAN; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach ("City") participates in the U.S. Department of Housing and Urban Development ("HUD") entitlement allocation formula as a recipient of federal funds; and

WHEREAS, the Neighborhood Stabilization Program ("NSP") was established in 2008 by HUD, and the City has received approximately $3.1 million dollars from NSP1 in 2008 and NSP3 in 2010; and

WHEREAS, in reviewing the NSP funding allocations, City staff has determined that it is necessary to amend the Fiscal Year 2025-2026 CDBG Annual Action Plan (the "Action Plan") to reallocate $443,264.00 of unexpended NSP1 income funding from the closed activities to eligible CDBG Public Improvement activities, as set forth in the attached Exhibit "A" (the "Substantial Amendment"); and

WHEREAS, the City advertised a Notice of a 30-day public comment period (May 9, 2026 to June 8, 2026), with a public hearing on June 16, 2026, for a substantial amendment to the Fiscal Year 2025-2026 Annual Action Plan to reallocate $443,264.00 in unexpended NSP1 funds to eligible CDBG Public Improvement activities; and

WHEREAS, on May 4, 2026, the Affordable Housing Advisory Committee reviewed the proposed Substantial Amendment; and

WHEREAS, staff recommends the City Commission approve the Substantial Amendment, attached as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Substantial Amendment, attached as Exhibit "A," to the Fiscal Year 2025-2026 Annual Action Plan, and authorizes the appropriate City officials to submit the Substantial Amendment to HUD.

Section 3. The City Manager or designee is authorized to execute the Substantial Amendment, attached as Exhibit "A", and all necessary certifications and funding agreements and documents to effectuate the Substantial Amendment, and the City Manager is hereby designated to be the authorized representative of the City to act in connection with the Action Plan and to provide any additional information as may be required.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

City of Deerfield Beach

2025 – 2029 Consolidated Plan

Substantial Amendment 1

June 16, 2026

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Executive Summary

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1. Introduction

The City of Deerfield Beach, Florida, receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG Program provides annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City is required to complete its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, are a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on October 1, 2025, and ends on September 30, 2026.

The City is a member of the Broward County HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. The HOME program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not programmed in this AAP as the City is not a direct recipient of HOME funds from HUD.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Public Facilities & Infrastructure
Goal - 1A Expand/Improve Public Facilities & Infrastructure

Enhance essential public infrastructure in low- and moderate-income areas by investing in water and sewer improvements and other critical systems to ensure public health, safety, and neighborhood livability.

Priority Need: Public Services
Goal - 2A Provide Services for LMI & Special Need
Deliver targeted public services that improve daily life for low- and moderate-income residents, especially seniors, through programs such as transportation assistance, health and wellness services, and adult day care.

Priority Need: Affordable Housing
Goal - 3A Affordable Housing
Preserve affordable housing through direct assistance to low- and moderate-income homeowners for necessary repairs and rehabilitation, including interior and exterior improvements that promote safety, habitability, and energy efficiency.

Priority Need: Economic Development
Goal – 4A Economic Development
Provide financial and technical assistance to support small businesses, microenterprises, and workforce development initiatives. Activities may include business façade improvements, microenterprise grants, commercial rehabilitation, and job training programs that benefit low- and moderate-income residents.

Priority Need: Effective Program Management
Goal - 5A Effective Program Management
Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

3. Evaluation of past performance

The City of Deerfield Beach continues to build upon its success in utilizing HUD funding to address housing, infrastructure, and public service needs. Each year, the City prepares an AAP to outline planned investments and a Consolidated Annual Performance and Evaluation Report (CAPER) to assess progress toward the five-year goals established in the 2020–2024 Consolidated Plan.

The City of Deerfield Beach, in collaboration with public, private, and nonprofit housing providers and community development partners, has made meaningful progress in advancing housing and community development goals. Through these coordinated efforts, the City has expanded access to safe, decent, and affordable housing, invested in infrastructure improvements in low- and moderate-income neighborhoods, and delivered essential public services to its most vulnerable populations. While the City

has achieved notable accomplishments, particularly in housing rehabilitation and senior services, ongoing challenges such as infrastructure needs, rising housing costs, and the absence of dedicated homelessness funding continue to impact progress. These issues are documented in the Consolidated Plan and are further reflected in the accomplishments and outcomes reported for Program Year 2023, summarized below:

Affordable Housing

In Program Year 2023, the City of Deerfield Beach assisted 7 households with home repairs and provided purchase assistance to 12 first-time homebuyers. These activities were funded through CDBG, HOME, and SHIP, with 4 of the 19 total households assisted using CDBG funds. The City met its annual CDBG goals for both housing rehabilitation and homebuyer assistance. Based on cumulative progress to date, Deerfield Beach is on track to meet its five-year affordable housing targets.

Public Facilities and Infrastructure

The City completed improvements at the Oveta McKeithen Playground, including the installation of new equipment, safety surfacing, and a shade canopy. The City also completed procurement for sidewalk improvements and continued the design phase of the Asbestos Pipe Replacement Project. Approximately $397,000 in CDBG funds were expended on these infrastructure activities. These projects support the City's long-term goals to improve public facilities in low- and moderate-income neighborhoods.

Public Services

In Program Year 2023, CDBG-funded public service programs served over 150 seniors. The Health and Wellness Program assisted 114 participants, the Alzheimer’s Adult Day Care program served 29, and the Senior Transportation Program served 27. These programs addressed the physical, mental, and daily living needs of older adults and contributed to progress toward the City’s five-year public service goals.

CARES Act Accomplishments

Of the $989,121 in CDBG-CV funds awarded, more than $560,000 was expended in prior years for emergency rent, mortgage, and utility assistance. In PY 2023, the City reprogrammed the remaining $426,000 to fund a public infrastructure project involving the installation of infill sidewalks. The City expects to fully expend its CDBG-CV allocation in the next program year.

The City of Deerfield Beach remains committed to achieving its five-year housing and community development goals. Through strategic partnerships, efficient resource allocation, and ongoing investments in public services and infrastructure, the City continues to support its most vulnerable residents and foster long-term community resilience.

4. Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC INPUT MEETING: A Public Input Meeting was held on Monday, February 3, 2025 at 7:00 PM during the Affordable Housing Advisory Committee meeting located at Hillsboro Community Center, 50 Hillsboro Technology Drive, Deerfield Beach, FL 33441.

PUBLIC MEETING: A public meeting was held on May 19, 2025, at 7:00 PM, during the City Affordable Housing Advisory Committee (AHAC) Meeting at the at the Hillsboro Technology Center located at 50 Hillsboro Technology Drive, Deerfield Beach, Florida.

STAKEHOLDER CONSULTATION: The City held multiple stakeholder consultation meeting with major stakeholders, including the Deerfield Beach Housing Authority, Deerfield Beach Economic Development Department/Community Redevelopment Agency (CRA), the Parks Dept, Engineering Department, Planning Department, and the Public Safety Department. Those meetings were held in May of 2025. For more information see the PR-10 Consultation Table.

PUBLIC COMMENT PERIOD: The City held a Public Comment period from June 1, 2025 to June 30, 2025, to accept comments and feedback on the proposed ConPlan and PY 25 AAP. Written comments could be sent to the Housing & Community Affairs Manager at 150 NE 2nd Avenue, Deerfield Beach, Florida or emailed to awalcott@deerfieldbeachfl.gov.

PUBLIC COMMENT PERIOD: The City held a Public Comment period from May 9, 2026 to June 8, 2026 to to accept comments and feedback on the proposed Substantial Amendment to the 25 AAP. Written comments could be sent to Ferline Mesidort, Housing & Community Affairs Manager at 150 NE 2nd Avenue, Deerfield Beach, Florida 33441 or emailed to fmesidort@deerfieldbeachfl.gov.

PUBLIC HEARING: A Public Hearing was held on July 8, 2025, at 7:00 PM, during the City Commission Meeting in the City Commission Chambers of the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.

PUBLIC HEARING: A Public Hearing was held on June 16, 2026, at 7:00 PM, during the City Commission Meeting in the City Commission Chambers of the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida 33441 to approve the Substantial Amendment #1.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: The City held a community survey online to gather public input on the housing and community development priority needs in the City of Deerfield Beach. The link to the survey can be found at: https://www.research.net/r/DeerfieldBeach-Community

Stakeholder Survey Link: The City held a stakeholder survey online to gather public input on the housing and community development priority needs in the City of Deerfield Beach. The link to the survey can be found at: https://www.research.net/r/DeerfieldBeach-Stakeholder

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC INPUT MEETING (FEB 3): No comments were made at the public input meeting.

PUBLIC MEETING (MAY 19): Two questions were asked following the City's presentation, specifically regarding who to contact about housing conditions and how the City spends its admin funds. No public comments were made.

STAKEHOLDER CONSULTATION: Three comments were made as follows: 1) Staff should explore a lighting project. 2) Staff should continue with sidewalk infill projects. 3) Housing rehabilitation projects should be Citywide.

PUBLIC COMMENT PERIOD: No public comments were submitted during the public comment period.

PUBLIC HEARING: A total of 3 public comments were made during the public hearing. Comments included support for: the increase in CDBG funding; potential future economic development programs in the City; the City taking inspiration from other communities in Florida and across the county in designing programs; and potential to use CDBG funds for disaster recovery in case of a future hurricane in the absence of other federal disaster recovery funds. One member of the public also voiced support for the high amount of public feedback provided via the community survey and that it was impressive to see the City put in the work to obtain public feedback. The full public hearing recording can be found at the following link: https://www.youtube.com/watch?v=Yst9hKdMAII

COMMUNITY & STAKEHOLDER SURVEYS:

A total of 345 residents completed the Deerfield Beach Community & Fair Housing Survey. Respondents prioritized affordable housing rehabilitation, infrastructure improvements, and public services such as senior and youth programming as the City's top community needs. Many supported grant funding for home repairs, energy efficiency upgrades, sidewalks, parks, and services addressing homelessness, health, and childcare. A majority reported not experiencing housing discrimination, but some expressed concerns about affordability, gentrification, and fair access. Suggestions for future investments included workforce training, small business support, and expanded access to safe public spaces.

A total of 8 stakeholders completed the Deerfield Beach Stakeholder Survey, representing a range of nonprofit, housing, education, and community-based organizations. Respondents identified affordable housing, job training, and public infrastructure improvements as top priorities for low- and moderate-income residents. Barriers to housing access included lack of affordability, down payment challenges, and limited availability of units. Some stakeholders noted concerns about fair housing discrimination, but the majority emphasized broader systemic issues like limited funding and economic opportunity as the primary challenges. Suggested improvements included land donations for affordable development, targeted small business support, and expanded services for seniors and youth.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation. No comments were made regarding the substantial amendment during the comment period of May 9 – June 8, 2026.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted at the public hearing and public comment period.

7. Summary

The City of Deerfield Beach is committed to providing meaningful opportunities for residents to participate in the planning and development of housing and community development activities. The Community Services Department serves as the primary resource for residents seeking affordable housing, human services, and related assistance. The City also coordinates with the Deerfield Beach Housing Authority and other public and nonprofit partners to increase the impact of federal and state funding on low- and moderate-income residents.

The City regularly engages the public and stakeholders through pre-development meetings, public hearings, and outreach events. These efforts are designed to inform residents of available programs, gather community input, and ensure that the City's priorities reflect the needs of its most vulnerable populations. For the 2025 Annual Action Plan, the City held a community meeting, public hearing, and conducted a 30-day comment period to guide project selection and funding decisions.

The Consolidated Plan includes a housing and community needs assessment, a Strategic Plan, and Annual Action Plans (AAPs) that describe how federal resources will be used each year to meet identified goals. The PY 2025 AAP will be the first of five annual plans aligned with the new 2025-2029 Consolidated Plan. At the close of each program year, the City will report on accomplishments and evaluate performance through the Consolidated Annual Performance and Evaluation Report (CAPER).

In addition to data from the American Community Survey, HUD datasets, and other local sources, the City relies on community engagement to shape priorities. As a member of the Broward County HOME

Consortium, the City's planning is also informed by countywide housing needs, CHAS data, and input from the Public Housing Authority and Broward County Continuum of Care.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DEERFIELD BEACH	Community Services Department

Table 1 – Responsible Agencies

Narrative

The City of Deerfield Beach Community Services Department is the lead agency and is responsible for HUD entitlement grant CDBG. The Community Services Department is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

Deerfield Beach CDBG staff coordinates with Broward County (County) to assign Deerfield Beach's portion of HOME funds. The City Council approves these projects each year; the County administers the funds and is responsible for conducting the citizen participation requirements of the HOME grant.

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

Ferline F. Mesidort, Housing & Community Affairs Manager

City of Deerfield Beach

325 NW 2nd Avenue

Deerfield Beach, FL 33441

Telephone #: (954) 250-4258

Email: fmesidort@deerfieldbeachfl.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Deerfield Beach conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships and the agencies and organizations consulted.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Deerfield Beach enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies to address the needs of low- and moderate-income residents. The City maintains strong partnerships with the Deerfield Beach Housing Authority and other community organizations to promote housing stability and expand access to critical support services.

The City's Community Services Department administers federal and state housing programs, including the Homeowner Rehabilitation Program and the Purchase Assistance Program, with funding from CDBG, SHIP, and HOME (as a member of the Broward County HOME Consortium). These programs support the preservation and creation of affordable housing for income-eligible households. Deerfield Beach also allocates CDBG funds to nonprofit and service organizations that assist seniors, persons with disabilities, and residents experiencing financial hardship.

In collaboration with Broward County's Continuum of Care (CoC), the City supports efforts to prevent and address homelessness. Deerfield Beach works with CoC partners to assess local needs, refer residents to available housing and supportive services, and participate in regional planning initiatives. Although the City does not receive Emergency Solutions Grant (ESG) funds directly, it coordinates with CoC agencies to connect residents to emergency housing resources and eviction prevention support. The City also supports the use of the regional Homeless Management Information System (HMIS), which tracks service outcomes, prevents duplication, and strengthens data-driven planning and coordination across agencies.

To help bridge the digital divide, the City partners with local organizations to improve digital access for income-eligible residents. Through the Northeast Focal Point Senior Center, the City offers technology

access, digital literacy support, and internet connectivity for older adults. These services help ensure residents can access online resources, health care, and workforce tools.

Deerfield Beach collaborates with Broward County Emergency Management and participates in the Broward County Multi-Jurisdictional Local Mitigation Strategy to enhance emergency preparedness, hazard mitigation, and disaster response. The City also works with Broward County COAD (Community Organizations Active in Disaster) and other regional partners to coordinate post-disaster recovery efforts, protect critical infrastructure, and reduce risks from flooding and extreme weather.

To address long-term environmental resilience, the City supports flood mitigation and stormwater improvements in low- and moderate-income neighborhoods. In partnership with Broward County and the South Florida Water Management District, Deerfield Beach invests in infrastructure upgrades that promote public safety and climate resilience.

The City of Deerfield Beach continues to work with public, private, and nonprofit partners to expand housing options, improve infrastructure, and strengthen public service delivery. These coordinated efforts support a more resilient community that responds effectively to the evolving needs of its residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Deerfield Beach collaborates with Broward County's Continuum of Care (CoC) and regional stakeholders to address homelessness and housing instability. While the City does not directly administer ESG programs, it works closely with the Broward County Homeless Initiative Partnership, which leads CoC coordination efforts and oversees the Homeless Management Information System (HMIS) and the Coordinated Entry System.

Deerfield Beach supports regional homelessness initiatives by referring residents in need to CoC-partner agencies that offer emergency shelter, housing placement, and supportive services. Although the City does not provide direct homelessness services, it allocates CDBG funds to community-based organizations that serve vulnerable populations, including those at risk of homelessness. Through coordination with Broward County and nonprofit providers, the City helps connect residents to programs offering housing stabilization, eviction prevention, and case management.

The CoC's HMIS allows participating agencies to monitor client needs, track services, and evaluate outcomes. The Coordinated Entry System ensures that individuals and families are prioritized for assistance based on vulnerability and need, improving the efficiency of referrals to rapid rehousing, permanent supportive housing, and transitional housing programs. Deerfield Beach's collaboration with the CoC supports a unified, data-driven approach to reducing homelessness throughout the region.

Through ongoing engagement with the Homeless Initiative Partnership and community partners, the City remains committed to strengthening its role in the broader regional homelessness response. These partnerships ensure that Deerfield Beach residents experiencing or at risk of homelessness have access to housing solutions and supportive services that promote long-term stability.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Deerfield Beach does not directly administer ESG funds or operate the Homeless Management Information System (HMIS). These programs are managed by Broward County as the ESG grantee and lead agency for the Continuum of Care (CoC). The County is responsible for setting goals and implementing activities that address the needs of individuals experiencing homelessness throughout the region, including Deerfield Beach. While the City does not provide direct homelessness services, it supports regional efforts through coordination, referrals, and funding to community-based organizations that serve at-risk populations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - County Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with this agency about the City's issues pertaining to homelessness, and outlines programs and services available to assist the City's homeless population and households at risk of becoming homeless.
2	**Agency/Group/Organization**	Deerfield Beach Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with staff at the Deerfield Beach Housing Authority about the City's housing and community development needs and priorities. Staff discussed how the ongoing housing crisis has impacted housing in the City of Deerfield Beach to include public housing. Staff recommended resources and strategies to increase the impact of federal and state funding.
3	**Agency/Group/Organization**	Deerfield Beach Affordable Housing Advisory Committee
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Affordable Housing Advisory Committee regarding the City's housing and community development needs and priorities. The Board provided input towards the priorities and activities outlined in the ConPlan and Annual Action Plan.
4	**Agency/Group/Organization**	Lighthouse of Broward County
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
5	**Agency/Group/Organization**	Deerfield Community Cares/ Nina's Place
	Agency/Group/Organization Type	Services-Children Community Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
6	**Agency/Group/Organization**	Broward County Public Schools (BCPS)
	Agency/Group/Organization Type	Services-Education Other Government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-Poverty Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
7	**Agency/Group/Organization**	St. Ambrose Church

	Agency/Group/Organization Type	Civic Leaders Other: Religious Organization
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
8	**Agency/Group/Organization**	Deerfield Beach Historical Society
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
9	**Agency/Group/Organization**	Habitat for Humanity of Broward
	Agency/Group/Organization Type	Housing Services-Housing Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-Poverty Strategy Lead-Based Paint Strategy Affordable Housing Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
10	**Agency/Group/Organization**	Rotary Club of Deerfield Beach
	Agency/Group/Organization Type	Civic Leaders Business Leaders
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted during the online stakeholder survey.
11	**Agency/Group/Organization**	Broward Sheriff's Office
	Agency/Group/Organization Type	Other Government – County Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with Broward County Sheriff's Office on a regular basis.
12	**Agency/Group/Organization**	Jim & Jan Moran Boys & Girls Club
	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Homeless Needs – Unaccompanied Youth Non-Housing Community Development Strategy Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with this agency to gather feedback on community needs and partners with the Boys & Girls Club to provide services for youth in the community.
13	**Agency/Group/Organization**	Deerfield Beach Kiwanis Club
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with this agency to gather feedback on community needs and partners with the Kiwanis Club to provide services for residents.
14	**Agency/Group/Organization**	HOPE, Inc.
	Agency/Group/Organization Type	Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with this agency to gather feedback on community needs and partners with HOPE Inc to provide fair housing services.
15	**Agency/Group/Organization**	Deerfield Beach Community CARES
	Agency/Group/Organization Type	Services – Health Services – Children Services – Elderly Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with this agency to gather feedback on community needs.
16	**Agency/Group/Organization**	Deerfield Beach Planning and Development Services Department
	Agency/Group/Organization Type	Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department works closely with this department to administer its programs and consulted with this department on housing and community needs.
17	**Agency/Group/Organization**	Deerfield Beach Engineering Department
	Agency/Group/Organization Type	Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department works closely with this department to administer its programs and consulted with this department on housing and community needs.
18	**Agency/Group/Organization**	Deerfield Beach Parks & Recreation Department
	Agency/Group/Organization Type	Grantee Department
	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department works closely with this department to administer its programs and consulted with this department on housing and community needs.
19	**Agency/Group/Organization**	Deerfield Beach Public Safety Department

	Agency/Group/Organization Type	Grantee Department Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department works closely with this department to administer its programs and consulted with this department on housing and community needs.
20	**Agency/Group/Organization**	Deerfield Beach Economic Development Department/Community Redevelopment Agency (CRA)
	Agency/Group/Organization Type	Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department works closely with this department to administer its programs and consulted with this department on housing and community needs.

Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	The City of Deerfield Beach is committed to preventing and ending homelessness. The goals of the CoC align with the goals of the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In developing the 2025-2029 Consolidated Plan and the Program Year 2025 Annual Action Plan (AAP), the City of Deerfield Beach consulted with multiple City departments, public agencies, nonprofit organizations, and regional partners to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations helped align federal and state resources with the City's priorities for serving low- and moderate-income residents.

The Community Services Department led outreach efforts to gather input from local stakeholders and housing providers. Through its administration of the Homeowner Rehabilitation and Purchase Assistance programs, the department plays a key role in preserving affordable housing and supporting homeownership opportunities. The City also coordinated with the Deerfield Beach Housing Authority to assess public housing needs and improve housing access for income-eligible households.

Deerfield Beach collaborates with the Broward County Homeless Initiative Partnership and the Continuum of Care (CoC) to support regional homelessness prevention and housing stability strategies. Although the City does not administer ESG funds directly, it participates in CoC planning efforts and refers residents to emergency housing and support services. Coordination with CoC partners ensures that individuals experiencing homelessness are connected to housing, case management, and behavioral health services.

The City also engaged nonprofit and community-based organizations, including Lighthouse of Broward County, Habitat for Humanity of Broward, Deerfield Community Cares, and others that serve seniors, persons with disabilities, children and youth, and other special needs populations. These organizations provided valuable input on service gaps, housing needs, and barriers to economic opportunity.

Deerfield Beach remains committed to strengthening partnerships with Broward County agencies, service providers, and local stakeholders to address shared challenges and improve outcomes for residents. The City will continue to prioritize affordable housing, expand public services, and invest in infrastructure to enhance community resilience.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Deerfield Beach has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Community Meeting	Non-targeted/broad community	There was a community meeting held on Monday, February 3, 2025 at 7:00 PM during the Affordable Housing Advisory Committee meeting located at Hillsboro Community Center, 50 Hillsboro Technology Drive, Deerfield Beach, FL 33441.	No comments were made at the community meeting.	All comments are accepted.	
2	Public Hearing	Non-targeted/broad community	A public was held on May 19, 2025, at 7:00 PM, during the City Affordable Housing Advisory Committee Meeting at the at the Hillsboro Technology Center located at 50 Hillsboro Technology Drive, Deerfield Beach, Florida.	Comment 1. Staff should explore a lighting project. Comment 2. Staff should continue with sidewalk infill projects. Comment 3. Housing Rehabilitation projects should be Citywide.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Community Survey	Non-targeted/broad community	The City held a community survey online to gather public input on the housing and community development priority needs in the City of Deerfield Beach. The link to the survey can be found at: https://www.research.net/r/DeerfieldBeach-Community	345 residents completed the survey. Top priorities identified: • Affordable housing rehabilitation • Infrastructure improvements (e.g., sidewalks, parks) • Public services, especially for seniors and youth	All comments were accepted.	See Link

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Stakeholder Survey	Non-targeted/broad community Nonprofits	The City held a stakeholder survey online to gather public input on the housing and community development priority needs in the City of Deerfield Beach. The link to the survey can be found at: https://www.research.net/r/DeerfieldBeach-Stakeholder	8 stakeholders responded, representing nonprofit, housing, education, and community organizations. Top priorities identified: • Affordable housing • Job training and workforce development • Public infrastructure improvements	All comments were accepted.	See Link
5	Public Comment	Non-targeted/broad community	The City will hold a public comment period from June 1, 2025 to June 30, 2025, to accept comments and feedback on the proposed ConPlan and PY 25 AAP. Written comments can be sent to the Director of Community Services at 150 NE 2nd Avenue, Deerfield Beach, Florida or emailed to jsalas@deerfieldbeachfl.gov.		All comments will be accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
6	Public Comment	Non-targeted/broad community	The City will hold a public comment period from May 9, 2026 to June 8, 2026, to accept comments and feedback on the proposed Substantial Amendment for FY25 AAP. Written comments can be sent to the Director of Community Services at 150 NE 2nd Avenue, Deerfield Beach, Florida or emailed to fmesidort@deerfieldbeachfl.gov.	A summary of comment will be provided after the comment period, if received.	All comments will be accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To ensure the strategic and effective allocation of resources, the City of Deerfield Beach must first assess the community's needs. This section examines a range of demographic and economic indicators to establish a data-driven foundation for grant management. By utilizing information from federal, state, and local sources—including the U.S. Census Bureau, the Bureau of Labor Statistics, and the U.S. Department of Housing and Urban Development (HUD)—the city can identify trends in population growth, income distribution, and household composition. Once collected, this data is analyzed to explore the relationships between family and household dynamics, race, and housing challenges. A primary objective of this Needs Assessment is to determine the scope and severity of housing-related issues affecting Deerfield Beach residents.

Beyond demographic analysis, this section evaluates key factors that shape or are shaped by the local housing market, including affordable housing needs, homelessness, and the unique challenges faced by special needs populations such as seniors and individuals with disabilities. Additionally, the assessment considers non-housing community development needs, including access to public services, infrastructure improvements, and economic development opportunities.

Survey data and community feedback collected by the City of Deerfield Beach provide further insights into resident concerns. According to the City's 2023 - 2028 Strategic Plan, key priorities include expanding affordable housing options, improving infrastructure, and enhancing public services such as senior transportation and health and wellness programs. The city's Community Development Block Grant (CDBG) program also reflects these priorities, with targeted investments in sidewalk improvements, housing rehabilitation, and public services for low- and moderate-income households.

By analyzing these issues alongside broader economic and demographic indicators, this assessment seeks to identify disparities and determine which populations are most affected by housing and community development challenges. Through an evidence-based approach, the City of Deerfield Beach can prioritize resources effectively, ensuring that funding is directed to areas and populations with the greatest need, ultimately fostering a more resilient community.

Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Median Household Income: Midpoint of a specific jurisdiction's income distribution, calculated annually by U.S. Census survey. Data is typically one or two years lagging. This measure is used to assess economic trends and living standards within different geographic areas.

Area Median Income (AMI): Annual household income for regional metro areas, generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Low- and Moderate-Income (LMI): Collectively refers to both low- and moderate-income households, with a focus on those below 80% of AMI for many HUD programs.

Extremely low-income household: Households earning 30 percent of AMI or less for their household size. In 2025, a four-person household in Deerfield Beach (which is within the Fort Lauderdale, FL HUD Metro FMR Area) with an income at 30 percent AMI earned $34,600 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2025 a four-person household in the area with an income at 50 percent AMI earned a maximum of $57,650 per year.

Low-income households: Households earning 51 to 80 percent AMI for their household size. In 2025, a four-person household in the area with an income at 80 percent AMI earned a maximum of $92,200.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community, like all market economy items, are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge in Deerfield Beach is the lack of affordable housing. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, approximately 16,229 households in the city are cost burdened, representing 46.7% of the population. Both renters and homeowners are notably affected, with 8,093 rental households and 8,136 homeowner households paying more than 30% of their income on housing costs. This data suggests that the current housing supply is either insufficient or too expensive to meet the needs of the community.

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	76,330	86,742	13.6%
Households	31,711	36,138	14.0%
Median Income	$38,353	$56,976	48.6%

Table 5 - Housing Needs Assessment Demographics

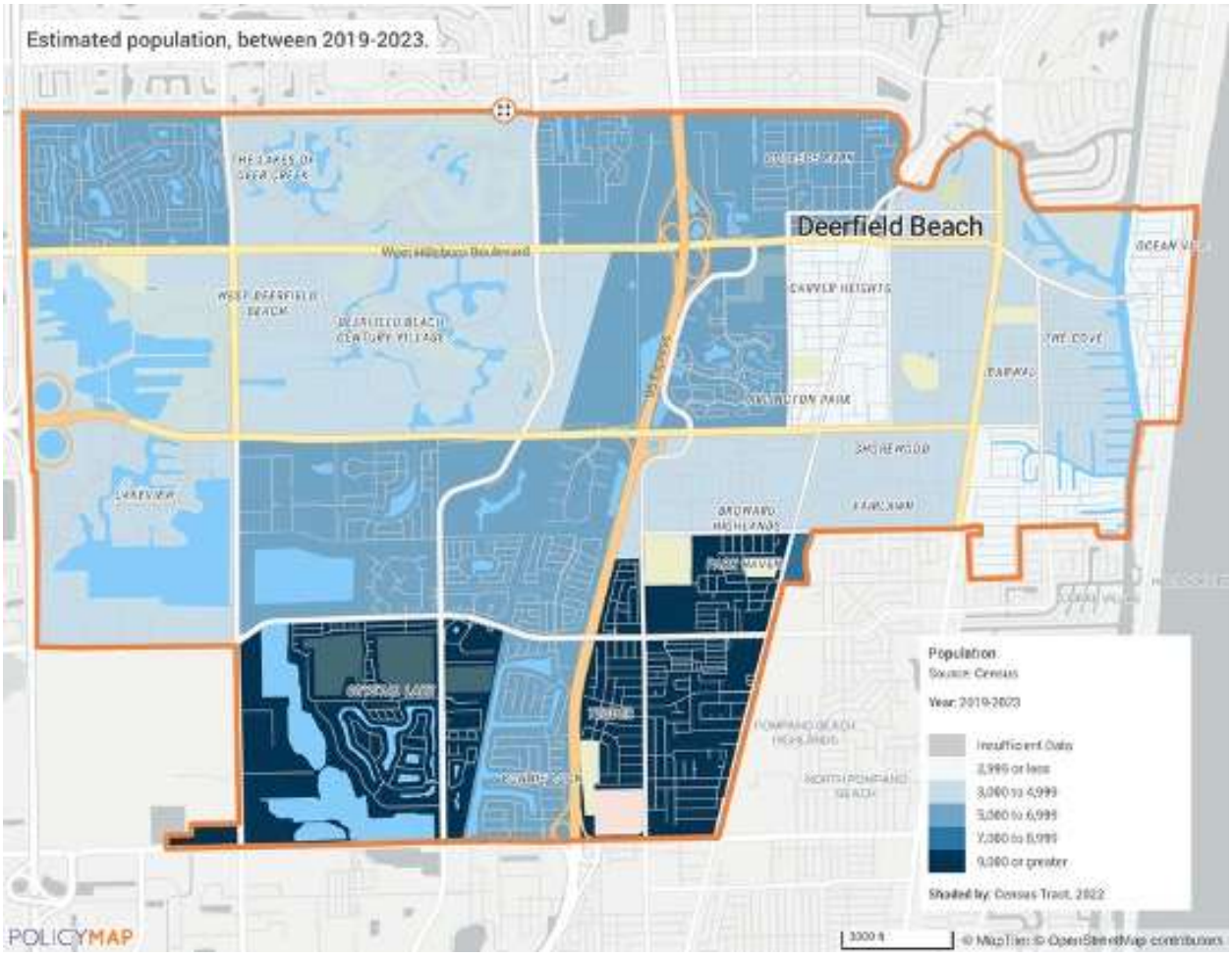
Data Source: 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Since 2013, Deerfield Beach's population has increased by approximately 13.6%, indicating a moderate growth in population. During this same period, the number of households increased by about 14.0%, reflecting a slight reduction in average household size. This shift may be influenced by demographic changes such as an aging population and migration patterns, as well as economic factors like housing affordability and availability, which impact household formation.

Over the same timeframe, Deerfield Beach’s Median Household Income (MHI) experienced growth, rising by 48.6%. Despite this income growth, rising home prices and rental costs have outpaced earnings, exacerbating affordability challenges for many residents. These trends highlight the ongoing need for affordable housing investments, rental assistance programs, and homeownership support initiatives to ensure that economic gains contribute to improved housing stability and accessibility across the city.

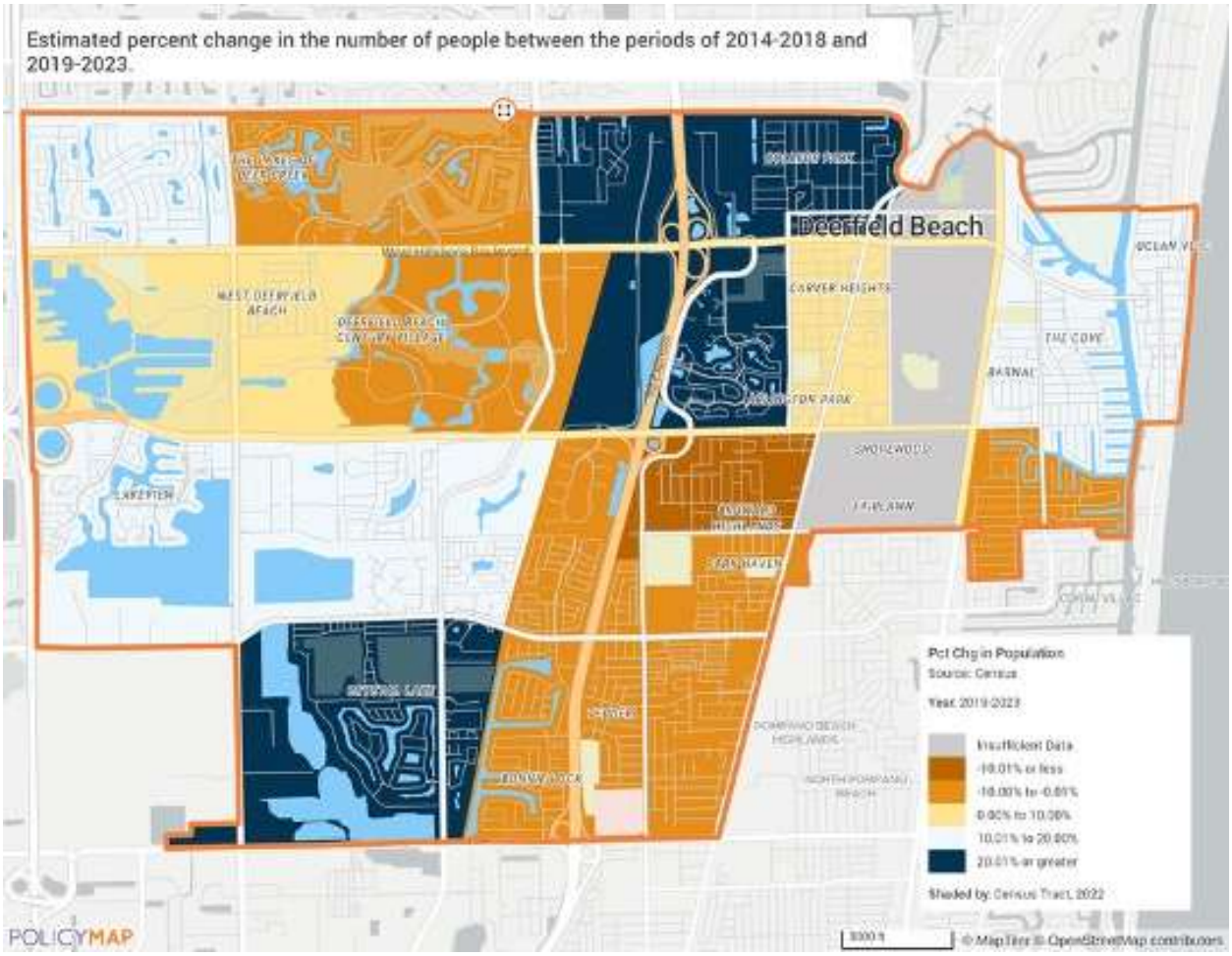
Population

The map below illustrates the population distribution in Deerfield Beach by census tract. The U.S. Census Bureau annually adjusts census tracts to maintain a target population of approximately 4,000 residents per tract. While the map does not depict population density, it highlights population changes since the previous census. Several census tracts exhibit populations exceeding 9,000 residents, while many others have fewer than 7,000 residents, with some falling below 3,000. These variations indicate potential population shifts and re-concentration across different areas of the city, reflecting trends such as urban migration, housing development patterns, or demographic changes.



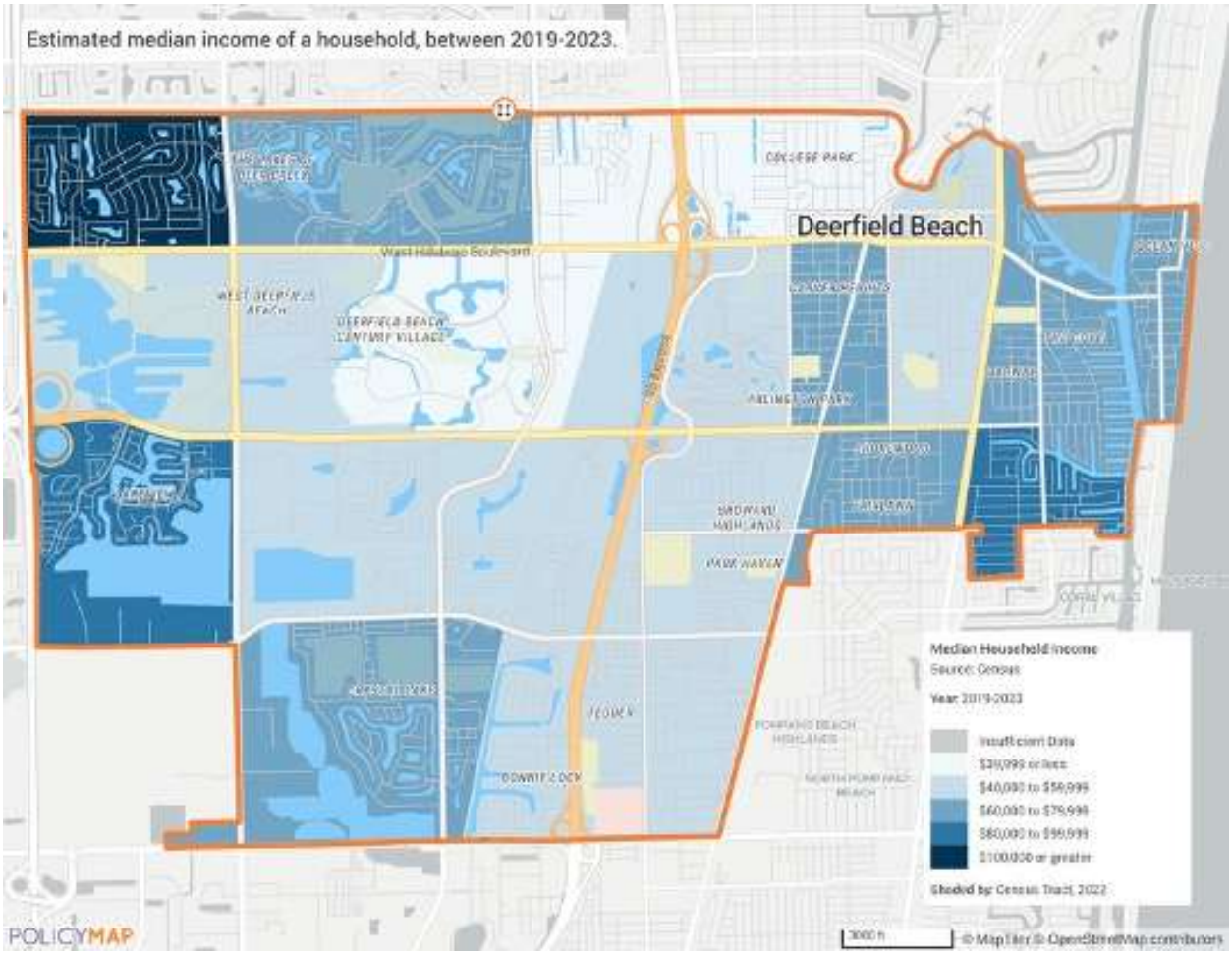
Change in Population from 2018-2023

This map illustrates population changes in Deerfield Beach since 2018, highlighting notable demographic shifts throughout much of the city. Population declines, often exceeding 10%, is evident in many areas of the city. Conversely, several sections of Deerfield Beach have experienced marked population increases, with growth in some areas surpassing 20%. These trends underscore shifting population dynamics, indicating potential changes in residential density and community composition across the city.



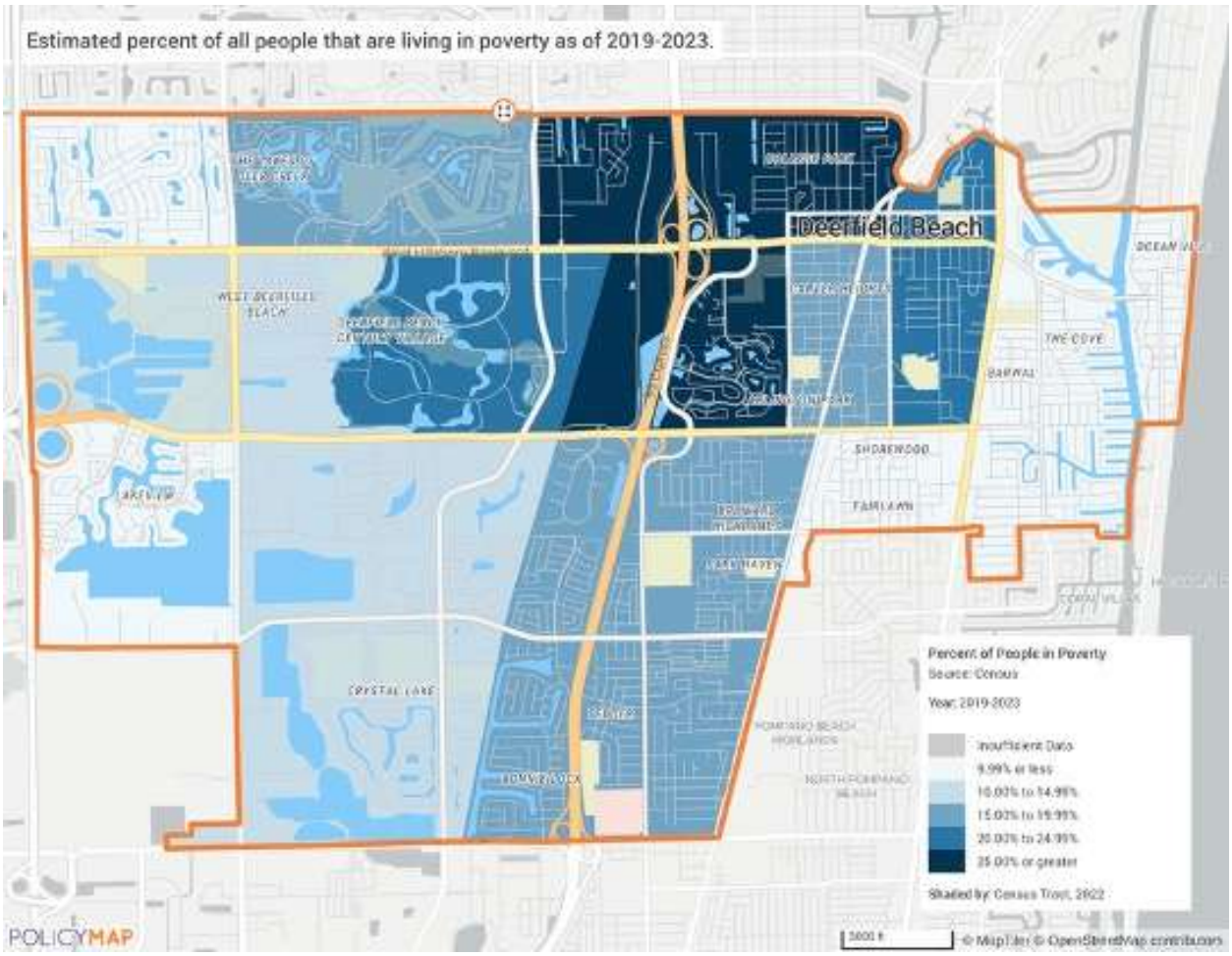
Median Household Income

The income distribution in Deerfield Beach reflects a notable geographic divide, with much of the city—particularly central regions—showing median household incomes below $60,000, as indicated by the lighter shades on the map. In contrast, the eastern and western regions of the city exhibit higher income levels, with some areas exceeding $80,000 including one tract in the northwest exceeding $100,000. This suggests an economic disparity within the city, with households living within the central regions having a higher prevalence of lower-income households.



Poverty

The map below highlights economic disparities, with areas of higher poverty exceeding 25% concentrated in darker shades in the northern region, while lower poverty rates below 10% are shaded lighter and found in the eastern and western regions. The majority of areas in the city show between 10% and 20% of households living below the poverty line. These variations impact housing stability, access to essential services, and economic mobility across the city. Addressing these imbalances through affordable housing initiatives, workforce development programs, and strategic infrastructure investments is essential to promoting long-term community stability and economic opportunity.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,955	5,595	8,075	3,830	11,880
Small Family Households	1,190	1,405	3,390	1,600	4,550
Large Family Households	225	300	560	115	695
Household contains at least one person 62-74 years of age	1,995	1,570	1,700	1,010	3,380
Household contains at least one person age 75 or older	2,070	1,225	1,335	540	1,765
Households with one or more children 6 years old or younger	445	590	1,630	400	875

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

In the above table, data from HUD's 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) provides a detailed look at households in Deerfield Beach, using the HUD Area Median Family Income (HAMFI) as a baseline. This document will use the following income group definitions:

- **Extremely Low Income**: 0-30% HAMFI
- **Very Low Income**: 30-50% HAMFI
- **Low Income**: 50-80% HAMFI
- **Moderate Income**: 80-100% HAMFI
- **Above Moderate Income**: >100% HAMFI

According to 2017-2021 CHAS data, approximately 56.8% (20,625) of Deerfield Beach's households earn below 80% of the Area Median Income (AMI), classifying them as low-income. Among the households earning below 80% AMI, small households make up 29%, while large households represent only 5.3%. There is a strong link between household composition and income level: about 59.6% of elderly households (those with at least one member aged 62 or older) fall within lower-income brackets, and around 67.6% of households with children under six are also low-income. These trends emphasize varied housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in Deerfield Beach.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	35	50	0	160	0	20	20	10	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	45	105	60	285	0	30	180	15	225
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	155	85	40	365	0	85	45	90	220
Housing cost burden greater than 50% of income (and none of the above problems)	2,150	1,655	635	35	4,475	2,065	775	545	90	3,475

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	120	445	2,070	375	3,010	585	780	1,025	485	2,875
Zero/negative Income (and none of the above problems)	560	0	0	0	560	560	0	0	0	560

Table 7 – Housing Problems Table

Data Source: 2017-2021 CHAS

Housing Needs Summary

The table above summarizes housing issues in Deerfield Beach by income group and tenure (renter or homeowner) using 2017-2021 CHAS data. Among the households in Table 7, the primary issues are cost-burden and overcrowding. Specifically, 7,485 renters and 6,350 homeowners in Deerfield Beach are cost-burdened, spending 30% or more of their income on housing. Of these, 57% of renters and around 54.7% of homeowners are severely cost-burdened, with housing expenses consuming more than 50% of their income. Additionally, overcrowding affects a significant number of households, with approximately 650 renters and 445 homeowners living in conditions exceeding 1.01 persons per room. This high prevalence of cost-burdened households highlights the financial strain of housing costs on Deerfield Beach residents, particularly for renters who also experience higher rates of overcrowding.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,505	2,335	2,940	510	8,290	2,655	1,685	1,815	695	6,850
Having none of four housing problems	450	220	685	1,150	2,505	230	1,355	2,630	1,475	5,690
Household has negative income, but none of the other housing problems	560	0	0	0	560	560	0	0	0	560

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems

Severe housing problems are prevalent amongst all lower-income households in Deerfield Beach. Among households earning between 0% and 100% of the Area Median Income (AMI), around 77.9% of the 11,355 renter households and around 56.6% of the 13,100 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with 87.2% of renter households and approximately 93.3% of homeowners earning between 0-30% of AMI facing at least one housing problem. Data from Table 7 indicates that cost burden remains the most widespread housing issue in Deerfield Beach, as many households struggle to meet housing expenses. This underscores the urgent need for targeted efforts to improve housing affordability, particularly for lower-income households.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	50	435	485	45	195	800	1,040
Large Related	0	4	115	119	10	0	135	145
Elderly	295	95	20	410	65	710	920	1,695
Other	105	65	125	295	80	95	390	565
Total need by income	400	214	695	1,309	200	1,000	2,245	3,445

Table 9 – Cost Burden > 30%

Data Source: 2017-2021 CHAS

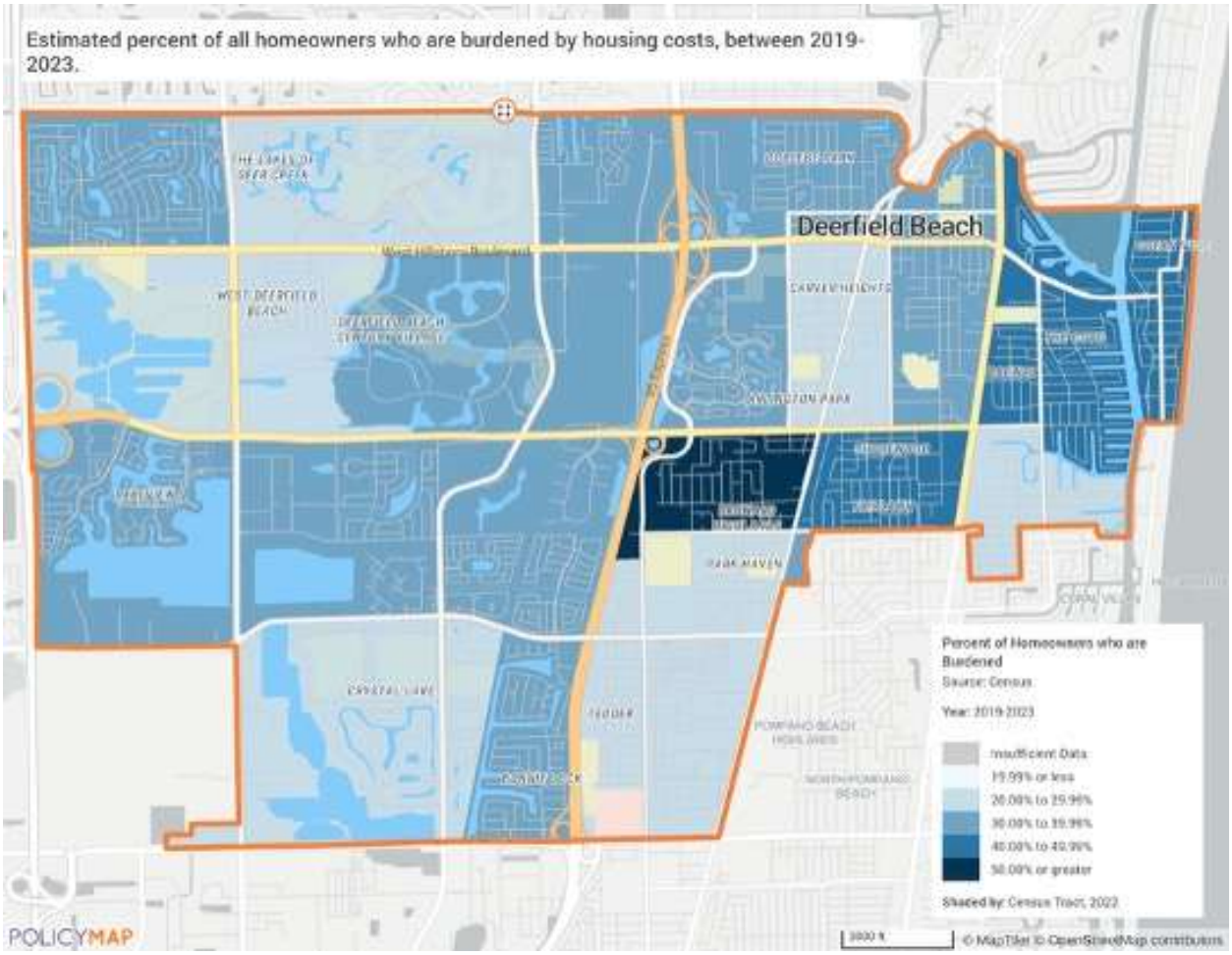
Housing Cost-Burdened

The 2017-2021 CHAS data provides a detailed analysis of cost-burdened households in Deerfield Beach across income levels up to 80% of the Area Median Income (AMI), highlighting variations by household type. Small households make up 37.1% of cost-burdened renter households, while large households account for only 9.1%. Among homeowners, 30.2% of small households and 4.2% of large households experience cost burdens, indicating slightly higher rates compared to renters.

Elderly households display distinct housing cost challenges, with 49.2% of elderly homeowners and 31.3% of elderly renters facing cost burdens. While elderly renters are more likely to experience financial strain from housing costs, both groups face persistent affordability challenges, underscoring the need for targeted housing support for Deerfield Beach's low-income elderly residents.

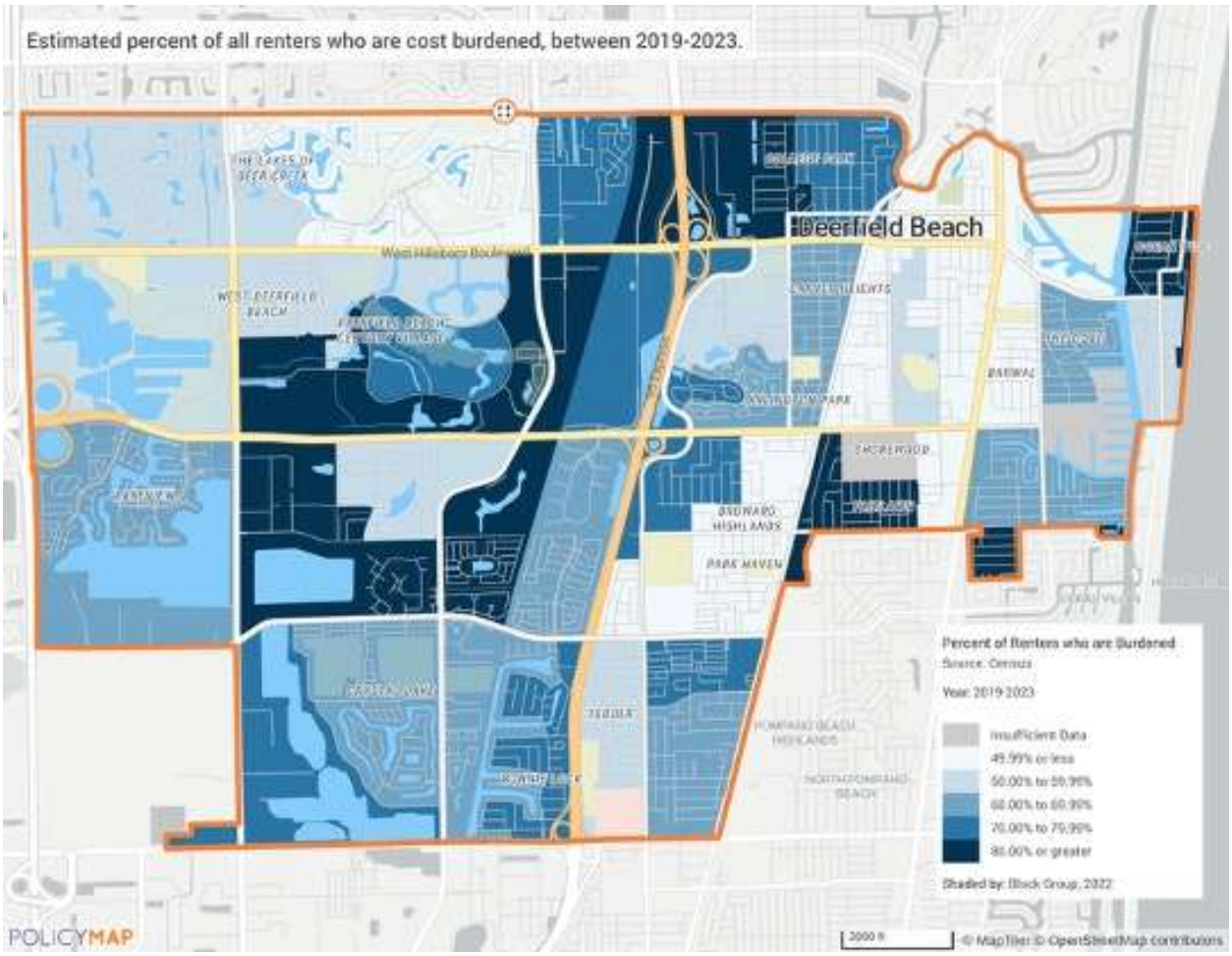
Homeowner Cost Burden

Cost-burdened homeowners are distributed throughout Deerfield Beach, with moderate rates (30%–40%) found throughout much of the city. Several areas in the northwestern and southeastern regions experience rates below 30% and are indicated by lighter shading. In contrast, areas experiencing higher rates are located in the northeastern region exceeding 40%, with one tract surpassing 50% are indicated by darker shading. This distribution highlights the widespread prevalence of housing cost burdens among homeowners, underscoring that housing affordability remains a significant concern across Deerfield Beach.



Cost Burdened Renters

Cost-burden rates for renters in Deerfield Beach are moderately high across much of the city. In many census tracts, over 60% of renters allocate more than 30% of their income to housing costs, with some areas exceeding 80%. Conversely, there are several tracts with rates falling below 50% found primarily in the eastern and northwestern regions. This widespread housing cost burden reflects a significant affordability challenge, emphasizing the financial strain on renters throughout Deerfield Beach.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	750	520	285	1,555	300	220	225	745
Large Related	155	4	0	159	0	75	0	75
Elderly	685	95	130	910	1,360	155	165	1,680
Other	655	755	250	1,660	255	225	90	570
Total need by income	2,245	1,374	665	4,284	1,915	675	480	3,070

Table 10 – Cost Burden > 50%

Data Source: 2017-2021 CHAS

Severe Cost Burden

In Deerfield Beach, a significant portion of cost-burdened households are classified as severely cost-burdened, spending over 50% of their income on housing, leaving them highly vulnerable to financial instability. Among renters with severe cost burdens, small, related households constitute approximately 36.3%, while large households account for only 3.7%. For homeowners facing severe cost burdens, small, related households represent approximately 24.3%, and large households make up only 2.4%. Elderly households are notably impacted, with a higher ratio of severe cost burden among homeowners than renters in this age group.

Households experiencing severe cost burdens are at increased risk of instability, where minor, unexpected expenses—such as rising utility bills or medical costs—can threaten housing stability, raising the risk of displacement or homelessness. These vulnerable residents may benefit from additional resources, including financial aid or housing subsidies, to support stable housing. Addressing the needs of severely cost-burdened households is essential for preventing housing crises and promoting long-term stability for at-risk residents in Deerfield Beach.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	160	150	190	100	600	0	80	80	105	265
Multiple, unrelated family households	0	50	0	0	50	0	35	145	0	180
Other, non-family households	50	0	0	0	50	0	0	0	10	10
Total need by income	210	200	190	100	700	0	115	225	115	455

Table 11 – Crowding Information - 1/2

Data Source: 2017-2021 CHAS

Overcrowding

In Deerfield Beach, HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, with overcrowding patterns differing significantly by housing tenure. Renters constitute a majority of overcrowded households, with 700 renter households compared to 455 homeowner households in the 0-100% AMI cohort in the city. This issue is particularly prevalent among lower-income households; nearly 85.7% of overcrowded renter households and 74.7% of overcrowded homeowner households fall below 80% of the Area Median Income (AMI), classifying them as low-income. These findings highlight the disproportionate impact of overcrowding on low-income households, with a higher prevalence among renter households, underscoring the need for targeted strategies to address both space and affordability constraints for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	350	380	1,065	1,795	95	210	565	870

Table 12 – Crowding Information – 2/2

The presence of children in Deerfield Beach varies notably between renter and homeowner households. Among both renters and homeowners, children are more commonly found in households with higher income levels. This pattern suggests that income and housing tenure play a significant role in shaping family structures and living conditions. It highlights how economic status influences household composition, with lower-income homeowners potentially relying on multigenerational living arrangements or other housing strategies to accommodate family needs. These dynamics underscore the broader relationship between affordability, homeownership accessibility, and family stability across the city.

Describe the number and type of single person households in need of housing assistance.

Single-person households in Deerfield Beach experience heightened risks of housing instability due to lower income levels and limited financial resources. According to ACS 2019-2023 data, the median income for a single-person household in Deerfield Beach is $31,823, which is less than half of the median income for a two-person household at $68,153. Lower income levels also restrict transportation options, as single-person households are less likely to own a vehicle, which further complicates access to employment opportunities and essential services.

Single-person households are more prevalent among homeowners, with approximately 4,703 single-person renter households compared to 8,291 single-person homeowner households. The median gross rent in Deerfield Beach for 2023 is $1,670, requiring an annual income of $66,800 to avoid being cost-burdened. Similarly, the median monthly housing cost for homeowners with a mortgage is $1,961, necessitating a household income of $78,440 to remain financially stable. Given that the median income for a single-person household falls well below both these thresholds, it is reasonable to assume that all 12,994 single-person households in Deerfield Beach are likely to require some form of housing assistance. These findings underscore the significant housing affordability challenges faced by single-person households and highlight the need for targeted support, including rental assistance, affordable housing options, and expanded transportation resources to improve their overall stability and access to economic opportunities.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In Deerfield Beach, based on 2019-2023 American Community Survey (ACS) data, 12,081 residents—or about 14.1% of the population—report having a disability, with prevalence rising significantly with age. Among those aged 65 and older, nearly 35% experience some form of disability, highlighting the need for housing that accommodates both physical and cognitive limitations to support safe and independent living.

To address the needs of this population, understanding the prevalence of different disability types is essential. The most commonly reported disability is ambulatory difficulty, defined by the ACS as “having serious difficulty walking or climbing stairs.” Nearly 6,000 residents in Deerfield Beach report this condition and may benefit from accessibility features such as ground-level units and ramps.

The second most common disability is cognitive difficulty, described as “difficulty remembering, concentrating, or making decisions due to a physical, mental, or emotional problem.” The needs of individuals with cognitive impairments differ significantly from those with mobility challenges, often requiring in-home support, counseling, and placement in supportive communities tailored to these unique needs. Recognizing these varied needs is crucial for developing fair housing strategies that support all residents.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Based on available data, the crime rate in Deerfield Beach reflects trends in violent offenses, including domestic violence and sexual crimes. The city's violent crime rate is approximately 3.087 per 1,000 residents annually, with assault (2.134 per 1,000), robbery (0.474), rape (0.405), and murder (0.0737) being the most reported violent offenses. While city-specific domestic violence statistics are not publicly available, Broward County reported 5,598 domestic violence cases in 2020, equating to a rate of 289.7 per 100,000 people.

As part of the needs assessment, understanding crime trends is essential for addressing community safety and resource allocation. While overall violent crime in Deerfield Beach remains slightly below national averages, the persistent occurrence of domestic violence and sexual offenses signals an ongoing need for support services, prevention efforts, and victim assistance programs. Additionally, countywide data indicates that forcible sex offenses decreased by 15.5% from 2019 to 2020, with 'rape by force' accounting for 84.4% of the 673 sex offenses reported in 2020. Continued efforts by the city and local police departments are crucial in keeping the rates relatively lower in Deerfield Beach.

What are the most common housing problems?

Deerfield Beach faces significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is a prominent issue, especially among lower-income households, with many spending over 30% of their income on housing—and a substantial portion allocating more than half. This highlights an urgent need for affordable housing to alleviate financial strain. Overcrowding is also common, particularly among lower-income renters, due to a shortage of affordable, family-sized units.

Homeownership opportunities are constrained, with only 1.5% of homeowner properties vacant compared to 5.0% of rental properties vacant, according to 2019-2023 ACS data. This scarcity contributes to overcrowding and housing instability, impacting single-person households, elderly residents, and lower-income families who struggle to access stable housing and essential services.

HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. In Deerfield Beach, nearly 28,000 housing units were built before 1980, with around 900 housing units dating to pre-1950. These units require ongoing updates for safety, along with remediation of other potential environmental hazards such as asbestos. The city leverages HOME funds to support housing redevelopment, mandating that developer partners mitigate or remove identified contaminants to promote safer living conditions.

Are any populations/household types more affected than others by these problems?

Deerfield Beach faces considerable housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly severe for lower-income households, many of whom spend more than 30%, and in some cases, over 50% of their income on housing. This financial strain underscores the urgent need for more affordable housing options. Overcrowding, primarily driven by a lack of affordable family-sized units, disproportionately affects lower-income renters who struggle to find suitable accommodations.

Homeownership opportunities in Deerfield Beach remain constrained, with 23,178 owner-occupied units compared to 12,960 renter-occupied units. The city's homeowner vacancy rate stands at just 1.5% and rental vacancy at just 5.0%, based on 2019-2023 ACS data. This limited availability contributes to both overcrowding and housing instability, particularly for single-person households, elderly residents, and lower-income families who face ongoing challenges in securing stable housing and essential services.

Additionally, Deerfield Beach’s aging housing stock presents safety concerns. According to HUD guidelines, lead-based paint hazards (LBPHs) are a significant risk in older homes, particularly those built before 1978. In Deerfield Beach, nearly 60% of the total housing stock was constructed before 1980, with just under 1,000 housing units built prior to 1950. These older units, along with potential environmental hazards such as asbestos, require continuous monitoring and mitigation efforts to ensure safe and healthy living conditions for residents.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Deerfield Beach, low-income individuals and families with children, especially those classified as extremely low-income, face significant challenges that place them at imminent risk of homelessness. The shortage of affordable housing has worsened over the years, leaving many households unable to find low-cost rental options. Severely cost-burdened families often spend more than half of their income on housing, making it difficult to afford other necessities such as food, healthcare, and transportation. Overcrowding is also common, particularly among families unable to secure affordable family-sized units, increasing the risk of housing instability and eviction.

Formerly homeless families and individuals receiving rapid re-housing assistance face difficulties as their support period ends. While these programs provide temporary financial aid and services, many participants still struggle with securing stable employment and maintaining housing costs once assistance expires. Without continued support or access to affordable housing, some may face the risk of returning to homelessness. Addressing these challenges requires expanding affordable housing options, extending support services, and improving access to sustainable employment opportunities.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Deerfield Beach does not publicly provide specific estimates of at-risk populations within the city.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In Deerfield Beach, several housing characteristics contribute to instability and increase the risk of homelessness. With around 60% of housing structures built before 1980, many properties require costly repairs and updates to meet current safety standards. Low-income tenants are particularly vulnerable to displacement when they cannot afford necessary repairs or when deferred maintenance issues, such as structural deficiencies, render properties uninhabitable. Essential repairs like plumbing, heating, and electrical work, if unmet, can lead to health hazards that may force residents to vacate or face eviction, especially if they lack the resources to address or contest these unsafe conditions.

Limited housing availability compounds these issues, with an overall housing stock vacancy rate of only 3.0% and a shortage of affordable options, as reflected by the high proportion of cost-burdened households. This combination underscores the urgent need for affordable and stable housing solutions to support Deerfield Beach’s residents and reduce the risk of homelessness.

Discussion

In Deerfield Beach, housing quality standards are maintained through the efforts of the City of Deerfield Beach's Code Compliance Division and the Deerfield Beach Housing Authority (DBHA). The Code Compliance Division enforces local housing codes by addressing resident complaints and conducting inspections to ensure that residential properties, including rental units, meet safety, sanitation, and structural integrity requirements. The division enforces Chapter 34 of the City's Code of Ordinances, which covers property maintenance standards, nuisance abatement, and minimum housing conditions. Violations are addressed through corrective actions, citations, and legal enforcement when necessary to uphold housing conditions citywide.

The Deerfield Beach Housing Authority (DBHA) oversees public and assisted housing in the city and is responsible for conducting annual inspections in accordance with federal Housing Quality Standards (HQS). These inspections ensure that subsidized housing units meet required safety and habitability standards, including structural soundness, electrical safety, and proper sanitation. Through these efforts, DBHA helps maintain a secure and stable housing environment for low-income households receiving rental assistance. Together, the Code Compliance Division and DBHA play a critical role in preserving housing quality, ensuring that both privately owned rentals and publicly assisted housing remain safe and habitable for Deerfield Beach residents.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Deerfield Beach are more affected by these housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,160	1,795	0
White	2,375	1,140	0
Black / African American	1,350	335	0
Asian	20	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,325	235	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,020	1,575	0
White	2,065	1,130	0
Black / African American	735	145	0
Asian	120	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	820	190	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,755	3,315	0
White	2,440	1,765	0
Black / African American	1,270	625	0
Asian	0	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	770	625	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,205	2,625	0
White	530	1,455	0
Black / African American	145	290	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	795	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Extremely Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 74.2%. Hispanic households in this income range are considered disproportionately in greater need.

Very Low Income: In this income group, 71.8% of households report a housing problem. Black / African American households in this income range are considered disproportionately in greater need.

Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 58.9%. No racial or ethnic households are disproportionately impacted.

Moderate Income: In this income group, 31.5% of households report a housing problem. None of these groups are disproportionately impacted.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Deerfield Beach are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,445	2,505	0
White	1,865	1,655	0
Black / African American	1,240	440	0
Asian	20	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,240	320	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,800	2,795	0
White	1,310	1,885	0
Black / African American	605	275	0
Asian	120	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	505	510	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,660	6,410	0
White	865	3,340	0
Black / African American	450	1,450	0
Asian	0	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	310	1,080	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	340	3,485	0
White	230	1,755	0
Black / African American	40	395	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	1,140	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Extremely Low Income: The jurisdiction-wide severe housing problem rate in this income group is 64.0%. Hispanic households in this income range are considered disproportionately in need.

Very Low Income: In this income group, 50.0% of households report a severe housing problem. Black / African American and Asian households in this income range are considered disproportionately in greater need.

Low Income: The jurisdiction-wide severe housing problem rate in this income group is 20.6%. No racial or ethnic households are disproportionately impacted.

Moderate Income: In this income group, 8.9% of households report a severe housing problem. Asian households in this income range are considered disproportionately in greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Deerfield Beach are more affected by these housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,370	7,519	8,315	1,114
White	11,635	4,015	4,115	810
Black / African American	2,990	1,575	1,930	95
Asian	265	54	100	0
American Indian, Alaska Native	10	0	0	0
Pacific Islander	20	0	0	0
Hispanic	3,715	1,425	1,825	159

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2017-2021 CHAS

Discussion

Cost Burden: The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 20.7%. No racial or ethnic households are disproportionately impacted.

Severe Cost Burden: The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 22.9%. No racial or ethnic households are disproportionately impacted.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Across Deerfield Beach, several demographic groups face elevated housing burdens, highlighting the need for interventions to address these disparities in housing stability and affordability.

Housing Problems

- Extremely Low Income: Hispanic households
- Very Low Income: Black/African American households
- Low Income: No racial or ethnic groups
- Moderate Income: No racial or ethnic groups

Severe Housing Problems

- Extremely Low Income: Hispanic households
- Very Low Income: Black/African American and Asian households
- Low Income: No racial or ethnic groups
- Moderate Income: Asian households

Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: No racial or ethnic groups

If they have needs not identified above, what are those needs?

An additional analysis of the relationship between race and ethnicity, income, and housing problems is included in section MA-50.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Affordable housing in Deerfield Beach is administered by the Deerfield Beach Housing Authority (DBHA), which was established to provide safe and affordable rental housing for eligible low- and moderate-income families, seniors, and individuals with disabilities. The DBHA operates under the guidance of a five-member Board of Commissioners, appointed by the Mayor and ratified by the City Commission, with at least one member required to be a resident or participant in a federally subsidized housing program.

The DBHA manages various housing assistance programs, including Affordable Housing Programs and the Housing Choice Voucher (Section 8) Program. These programs are designed to support low-income households by providing rental assistance and access to quality housing options. Additionally, the DBHA offers community-based programs that promote self-sufficiency and economic stability for participating residents. As of the most recent updates, the waiting lists for the affordable housing and Section 8 Housing Choice Voucher programs are currently closed.

Due to limited City-Level Data, the following table provides information regarding the HCV Program and traditional Public Housing at the County-Level for Broward County, which does include Deerfield Beach. Though the county has Public Housing, there is no local traditional Public Housing in Deerfield Beach.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	232	593	6,413	1	6,069	65	274	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	36	221	890	0	867	14	8
# of Disabled Families	0	23	111	1,300	0	1,226	34	39
# of Families requesting accessibility features	0	232	593	6,413	1	6,069	65	274
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	99	104	1,022	0	932	26	61	0
Black/African American	0	133	488	5,372	1	5,118	39	213	0
Asian	0	0	1	11	0	11	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	119	63	695	0	663	4	27	0
Not Hispanic	0	113	530	5,718	1	5,406	61	247	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Under Section 504 of the Rehabilitation Act, public housing authorities, including the Deerfield Beach Housing Authority (DBHA), must provide accessible housing and accommodations for individuals with disabilities. However, the demand for wheelchair-accessible units, roll-in showers, grab bars, and other modifications exceeds the available supply, resulting in long wait times for eligible applicants. The closure of DBHA's waiting lists for both Affordable Housing and Housing Choice Vouchers further limits housing options for those requiring accessible units.

Beyond structural modifications, applicants may also require reasonable accommodations, such as first-floor units for mobility-impaired residents or enhanced safety features for individuals with sensory impairments. While DBHA is responsible for ensuring compliance with federal accessibility requirements, delays in fulfilling modification requests and the aging housing stock that may not meet modern accessibility standards present additional challenges. These barriers make it difficult for individuals with disabilities to secure housing that fully supports independent living.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders:

Residents of affordable housing and Housing Choice Voucher (HCV) holders in Deerfield Beach, particularly those covered under Section 504, require accessible and barrier-free housing options, ongoing maintenance of adaptive features, and access to supportive services. Many individuals with disabilities rely on home modifications, transportation services, and in-home assistance, but accessibility within existing housing stock remains a persistent issue.

Additionally, many older low-income housing units do not meet modern accessibility standards, making it difficult for residents with mobility impairments to navigate their living spaces safely. Service coordination is also a critical need, as individuals with disabilities may have limited access to transportation, healthcare, and employment assistance. Ensuring that these resources are available and integrated into housing programs is essential for promoting long-term stability and independence.

How do these needs compare to the housing needs of the population at large?

Compared to the general population, individuals protected under Section 504 face greater obstacles in securing safe, affordable, and accessible housing. While many households prioritize affordability and location, individuals with disabilities also require housing that accommodates their physical, sensory, and cognitive needs. The shortage of accessible units in Deerfield Beach disproportionately impacts low-income individuals with disabilities, making it harder for them to live independently.

Additionally, the cost of accessibility modifications and the scarcity of Section 504-compliant units exacerbate disparities, often forcing individuals into temporary or inadequate housing situations. To address these imbalances, continued investment in accessible housing, reasonable accommodations, and compliance with federal accessibility laws is necessary to meet the needs of affordable housing tenants and voucher holders. Expanding accessible housing options will help ensure that individuals with disabilities have the same opportunities for stable housing as the general population.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including Deerfield Beach. Its complexity lies in the overlapping causes that contribute to an individual or family becoming homeless. These causes can be economic, such as unemployment, poverty, or the lack of affordable housing options. They can also be health-related, with many homeless individuals facing mental illness, physical disabilities, substance abuse, or chronic health conditions like HIV/AIDS. Additionally, social factors such as domestic violence, limited educational attainment, and systemic inequalities also contribute significantly to homelessness. Often, these causes are interconnected, requiring a comprehensive, collaborative, and community-based approach to effectively address homelessness.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

The City of Deerfield Beach is primarily served by the Broward County Homeless Continuum of Care (COC). The Broward County Homeless CoC (CoC) coordinates services to assist individuals and families experiencing homelessness in Deerfield Beach. It provides emergency shelter, transitional housing, permanent supportive housing, and rapid re-housing programs, along with case management, employment assistance, mental health and substance abuse treatment, and healthcare access. The CoC collaborates with local service providers and agencies to implement prevention strategies and wraparound services that promote long-term stability. Additionally, it oversees the Homeless Management Information System (HMIS) to track and evaluate services, ensuring efficient resource allocation. Through a Housing First approach, the CoC prioritizes stable housing while addressing underlying challenges, supporting individuals in achieving self-sufficiency.

The FL-601 Ft. Lauderdale/ Broward County Continuum of Care (CoC), also known as the Broward County Homeless Continuum of Care, coordinates the county’s response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the county. The data in this section comes from the 2024 PIT Count, conducted by the CoC and is for the entirety of Broward County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	358	57	-	-	-	-
Persons in Households with Only Children	2	2	-	-	-	-
Persons in Households with Only Adults	485	1,565	-	-	-	-
Chronically Homeless Individuals	162	417	-	-	-	-
Chronically Homeless Families	122	12	-	-	-	-
Veterans	13	94	-	-	-	-
Unaccompanied Child	31	49	-	-	-	-
Persons with HIV	38	83	-	-	-	-

Table 27 - Homeless Needs Assessment

Data Source: FL-601 Broward County Homeless Continuum of Care 2024 HUD Point-in-Time Count

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families:

- Chronically homeless individuals and families experience long-term or repeated homelessness, often linked to mental health challenges, substance use disorders, or physical disabilities, requiring intensive support services and permanent housing solutions to regain stability. On the night of the PIT count, there were 284 persons experiencing chronic homelessness in sheltered situations and 429 that were unsheltered, highlighting the urgent need for housing interventions for this vulnerable population.

Families with Children:

- Homeless families with children, often affected by economic hardship, domestic violence, or a lack of affordable housing, face unique challenges as homelessness disrupts children's education, healthcare access, and overall well-being. On the night of the PIT count, there were 358 persons in families with children that were sheltered, while 57 were unsheltered.

Veterans and their Families:

- Veterans experiencing homelessness face heightened risks due to physical disabilities or mental health conditions like PTSD, often stemming from their military service, and require specialized healthcare and housing assistance. On the night of the PIT count, 13 veterans experiencing homelessness were sheltered, and 94 were unsheltered.

Unaccompanied Youth:

- Unaccompanied youth, typically under 24, often lack parental or guardian care due to family rejection, aging out of foster care, or abusive environments, leaving them vulnerable to exploitation, mental health issues, and barriers to education and employment. On the night of the PIT count, there were 2 unaccompanied youth in shelters, and 2 that were unsheltered.

Nature and Extent of Homelessness: (Optional)

Race:	**Sheltered:**	**Unsheltered (optional)**
White	121	505
Black or African American	640	954
Asian	7	0
American Indian or Alaska Native	3	12
Pacific Islander	2	6
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	74	129
Not Hispanic	771	1,495

Data Source: FL-601 Broward County Homeless Continuum of Care 2024 HUD Point-in-Time Count

Data Comment:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The non-homeless special needs assessment includes the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Common special needs populations identified in the city's consolidated plan public/stakeholders' forums included ex-offenders, and persons in need of non-traditional childcare (nights, evenings, weekends).

Describe the characteristics of special needs populations in your community:

Elderly:
The elderly population in Deerfield Beach faces significant challenges, emphasizing the need for decent, affordable housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising costs in the community further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to the 2019-2023 ACS data, 20,190 residents in Deerfield Beach are aged 65 or older, accounting for nearly 23% of the population. Of this group, nearly 35% have a disability, and over 17% live below the poverty level. Elderly residents are more likely to live in owner-occupied housing (81.1%) compared to renter-occupied housing (18.9%), yet nearly 36% of elderly residents are cost-burdened. These figures highlight the need for targeted housing solutions that address affordability, accessibility, and stability for Deerfield Beach's aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction:
Gathering accurate data on substance use and addiction in Deerfield Beach is challenging due to underreporting, stigma, and legal concerns. Many cases only enter official statistics when individuals experience overdoses, arrests, or seek treatment, making it difficult to assess the full scope of substance use disorders in the community. Data at the city level is often limited, but countywide trends in Broward County provide insight into the prevalence and impact of substance use on local residents.

In 2023, Broward County recorded 143 fatal drug overdoses, with 119 specifically involving opioids. Additionally, 6,409 emergency medical service (EMS) responses were related to suspected drug overdoses, 2,504 of which involved opioids. The administration of naloxone (Narcan) remains a critical intervention, with 2,603 doses administered, either by EMS (2,302 doses) or bystanders (300 doses). These figures underscore the significant role of fentanyl and synthetic opioids in overdose-related fatalities and emergencies.

Non-fatal overdoses also present a growing concern. In 2023, Broward County reported 2,883 emergency department visits related to non-fatal drug overdoses, including 1,144 opioid-involved cases. Additionally, 1,870 hospitalizations resulted from drug overdoses, with 567 linked to opioids. Stimulants, heroin, and

other substances also contributed to hospital admissions, reflecting the variety of drugs impacting local residents.

The persistence of substance use disorders in Broward County, including Deerfield Beach, highlights the critical need for prevention programs, expanded access to treatment services, and harm reduction strategies. Addressing these challenges requires a multi-pronged approach, including public awareness campaigns, increased access to medication-assisted treatment, and community-based recovery support programs. By strengthening these efforts, Deerfield Beach and the surrounding region can work toward reducing addiction rates and improving long-term outcomes for individuals struggling with substance use disorders.

Disability:
According to 2019-2023 ACS Data, there are 12,081 individuals in Deerfield Beach living with a disability, accounting for 14.1% of the population. Disability rates increase significantly with age, as older residents are more likely to experience one or more disabilities. Among residents aged 65 and older, nearly 35% individuals have a disability. In contrast, disability is less prevalent among children and youth, with 859 individuals aged 17 or younger reported as having a disability including 55 children under 5 years old.

Households with elderly individuals or children with disabilities often require additional resources and support to meet their unique needs. These figures underscore the importance of targeted services to enhance accessibility, provide accommodations, and foster fairness for all age groups within the community.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly:
Housing options for the elderly range from independent living to assisted living, nursing homes, and support facilities like adult day care. Key considerations include location, affordability, proximity to healthcare and essential services, and ease of upkeep. As health issues become more common with age, elderly individuals benefit from access to healthcare and assistance with daily activities such as shopping and housekeeping. Proximity to essential services and reliable transportation is critical as mobility decreases, and safety becomes a growing concern for those living alone.

Providing secure, affordable housing for the elderly is vital. Access to healthcare, shopping, social networks, and public transportation supports seniors in maintaining independence. Additionally, housing may require modifications to address disabilities that often arise with aging, further ensuring a safe and supportive living environment.

Alcohol and Drug Addiction:
Individuals with substance abuse problems require a comprehensive support system to achieve and maintain sobriety. Housing needs often include sober living environments that provide structure and a substance-free atmosphere conducive to recovery. Proximity to health facilities for ongoing medical and psychological treatment, access to employment support services, and connections to family and social

networks for emotional stability are also crucial. Stable housing and employment are key factors in reducing relapse risks and supporting long-term recovery.

Detoxification facilities play a vital role in the initial stages of treatment, providing medical supervision during withdrawal, while rehabilitation centers offer the foundation for recovery. Access to these resources, combined with stable housing and integrated support services, is essential for individuals to break the cycle of addiction and rebuild their lives.

HIV/AIDS: See discussion below.

Disability:
Individuals with disabilities represent a varied population with different levels of independence and abilities. While they face many of the same housing challenges as the general population, they also have unique needs based on their capabilities. Many individuals with disabilities rely on a fixed income, limiting their housing options. Those with greater independence often utilize subsidized housing, while individuals requiring more support typically reside in community homes funded by public welfare or privately-owned personal care settings. Some adults with disabilities continue to live with their families throughout adulthood.

Regardless of the type of housing, continuous support services are crucial and must be tailored to each individual's abilities. These services may include assistance with daily living activities, transportation, or medical care. The availability of these support systems is essential to ensure that individuals with disabilities can maintain a stable and comfortable living environment, promoting independence and improving their quality of life.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Deerfield Beach, situated within Broward County, monitors HIV/AIDS data through annual surveillance reports from the Florida Department of Health. According to the most recent data from the 2023 Florida Epidemiologic Profile Report, Broward County reported 21,975 individuals living with HIV including 17,506 individuals currently receiving medical care. Of the 21,975 individuals, approximately 71.2% (15,651 individuals) had suppressed viral loads through antiretroviral therapy. In 2023, there were 588 new HIV diagnoses in Broward County with more than half of these individuals beginning medical care within 7 days.

Individuals living with HIV in Broward County account for almost one-fourth of the total cases in the state of Florida. These statistics highlight the critical need for targeted interventions and continued public health efforts to address HIV/AIDS disparities within the community.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their

unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

N/A

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Deerfield Beach recognizes the importance of maintaining and enhancing public facilities to serve its residents effectively. Key facilities such as community centers, recreational complexes, and public safety buildings require ongoing assessments to ensure they meet current standards and community needs. For instance, the city has identified the necessity for building automation, HVAC replacements, LED lighting retrofits, and water conservation measures across various public buildings, including the BSO West building, Bernard Adams Municipal Complex, and multiple fire stations.

Additionally, the city is actively assessing its broadband infrastructure to better serve low- and moderate-income (LMI) residents and the business community. Consultations with the Information Technology and Economic Development Departments are part of this initiative to enhance digital connectivity.

How were these needs determined?

The needs for public facilities in Deerfield Beach were identified through comprehensive assessments and strategic planning initiatives.

Describe the jurisdiction's need for Public Improvements:

Public improvements in Deerfield Beach are essential to enhance the quality of life for residents and support sustainable development. The city has identified several areas for improvement, including improvements to the stormwater management system throughout the city. This includes capital improvement projects (CIPs) and regulatory strategies to increase flood resiliency and improve stormwater quality.

How were these needs determined?

The identification of public improvement needs in Deerfield Beach results from strategic planning and community engagement, in addition to citywide planning efforts. In 2021 the city completed its Stormwater Management and Flood Resiliency Strategies Master Plan. The Plan pinpoints areas where existing public lands could be utilized for stormwater management.

Describe the jurisdiction's need for Public Services:

Deerfield Beach has recognized the need to enhance public services, particularly for its senior population. The city has implemented programs such as Senior Health and Wellness initiatives to provide health support services addressing the physical, mental, and social needs of residents aged 62 and older. These services are crucial in promoting the well-being and quality of life for the city's aging population.

The city has also identified a need for support services that target ex-offenders, such as employment and job training services, education support, housing assistance, and mental health services, as well as expanded support for childcare.

How were these needs determined?

The needs for public services in Deerfield Beach were identified through ongoing community engagement and program evaluations. The city partners with organizations like Deerfield Beach Family Empowerment, Inc., to implement affordable housing programs designed for the low-and-moderate-income population. Consultations with such organizations help determine the effectiveness of existing programs and develop strategies to increase the impact of Community Development Block Grant (CDBG) funding.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides an overview of Deerfield Beach's housing market, analyzing key indicators such as housing stock composition, tenure patterns, pricing trends, and overall affordability. The assessment examines both rental and homeownership markets to identify challenges related to housing availability, cost burden, and the condition of existing units. Deerfield Beach has a varied housing market, though affordability concerns persist due to rising housing costs, increasing demand, and a limited supply of new housing. Given the city's aging housing stock, maintaining and rehabilitating existing units is a key priority to ensure safe and sustainable housing for residents. Understanding these housing dynamics is essential for shaping future development and policy decisions that support both economic growth and housing stability.

Beyond traditional housing, this analysis considers the availability of homeless shelters, special needs housing, and supportive services for vulnerable populations. Like many areas in Broward County, Deerfield Beach experiences high demand for emergency housing and transitional support, particularly among low-income households, seniors, and individuals at risk of homelessness. Additionally, non-housing community development factors—such as public services, infrastructure improvements, and neighborhood amenities—significantly influence residents' quality of life. Geographic Information System (GIS) mapping is used to visualize housing disparities, affordability challenges, and infrastructure needs across different areas of the city, helping to develop targeted strategies for addressing these issues.

Deerfield Beach's appeal as a residential and employment hub is influenced by its proximity to major economic centers, its strong small business and service industry presence, and its coastal location. The city is home to a mix of logistics, healthcare, and hospitality industries, providing employment opportunities for residents. However, transportation challenges, limited public transit access, and increasing congestion continue to impact economic mobility and workforce accessibility. While Deerfield Beach may not be widely recognized for expansive greenways or cultural attractions, it offers a strong sense of community, family-oriented neighborhoods, and ongoing public investments in infrastructure and affordable housing. Moving forward, the city aims to balance economic growth with housing affordability initiatives to ensure long-term sustainability and an improved quality of life for all residents.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section examines Deerfield Beach's housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the city's housing landscape and the availability of different housing options across the jurisdiction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,367	26.7%
1-unit, attached structure	4,492	9.7%
2-4 units	2,799	6.0%
5-19 units	7,801	16.8%
20 or more units	15,854	34.2%
Mobile Home, boat, RV, van, etc	2,996	6.5%
Total	**46,309**	**100%**

Table 31 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Residential Properties by Number of Units

The table above outlines Deerfield Beach's housing stock by structure type and unit count. Traditional single-family detached homes make up 26.7% of all housing units, while multifamily housing, defined by HUD as buildings with more than four units, represents 51% of the total.

Multifamily housing is divided by size: small buildings (3-19 units), medium buildings (20-49 units), and large developments (50+ units), with larger buildings concentrated in urban areas to address housing needs in densely populated neighborhoods. This varied housing mix accommodates a range of household sizes and preferences, reflecting the city's efforts to meet varied community needs.

Multifamily Development Distribution

Deerfield Beach has a total of 25,585 units within multifamily housing developments with three or more units, according to 2019-2023 ACS data. Of these, the majority, 15,854 units within developments, are categorized as large multifamily developments with 20 or more units. The remaining 9,731 units within multifamily developments are smaller buildings with 3 to 19 units. These figures highlight the city's variety of multifamily housing stock, with a significant portion comprising smaller-scale developments.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	355	1.5%	618	4.8%
1 bedroom	2,966	12.8%	3,099	23.9%
2 bedrooms	10,176	43.9%	6,858	52.9%
3 or more bedrooms	9,681	41.8%	2,385	18.4%
Total	**23,178**	**100%**	**12,960**	**100%**

Table 32 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Unit Size by Tenure

In Deerfield Beach, unit size varies considerably between owner-occupied and rental properties. Homeowner units are generally larger, with approximately 41.8% having three or more bedrooms, compared to just 18.4% of rental units. Conversely, only 14.3% of homeowner units are one bedroom or smaller, while this size category accounts for 28.7% of rental units.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Deerfield Beach's affordable housing market benefits from multiple federal, state, and local programs that assist low-income households, seniors, veterans, and individuals with disabilities. As a member of the Broward County HOME Consortium, Deerfield Beach receives an annual allocation of funds from the HOME Investment Partnerships Program (HOME) in addition to any allocation of Community Development Block Grant (CDBG) and Florida State Housing Initiatives Partnership (SHIP) program grant funding for housing programs. These programs provide a mix of project-based and tenant-based rental assistance, helping to address the city's housing affordability challenges.

- **Section 8 Project-Based Rental Assistance (PBRA) and HUD-Assisted Multifamily Housing:** There are 566 assisted units under Section 8 contracts, including 99 units under the Section 202 program, which specifically serves elderly and disabled residents and 196 units also considered LIHTC properties. Of the 566 assisted units under Section 8 contracts, there is an expected 171 units expected to be lost in 2 properties due to their contracts expiring by 2029. Additionally, 324 HUD-assisted multifamily housing units provide subsidized rental opportunities for low-income families and individuals.
- **Low-Income Housing Tax Credit (LIHTC) Properties:** The city has 543 units developed under the LIHTC program (including the 196 units under Section 8 contract previously mentioned), which serves households earning up to 60% of the Area Median Income (AMI). These units play a critical

role in expanding affordable housing options, with many developments offering mixed-income housing.

These housing assistance programs cater primarily to extremely low-income (30% AMI and below) and very low-income (50% AMI and below) households, with some LIHTC properties also serving moderate-income households up to 60% AMI. The range of programs helps meet the varying housing needs of families, seniors, veterans, and individuals with disabilities across Deerfield Beach, contributing to housing stability and affordability in the region.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are 2 properties currently under Section 8 contracts set to expire by 2029 consisting of 171 units. Additionally, any LIHTC properties nearing the end of their affordability periods may transition to market-rate rentals, reducing affordable housing availability. Rising real estate values and low landlord participation in voucher programs also threaten long-term affordability. To mitigate these losses, Deerfield Beach must prioritize incentivizing LIHTC property preservation, expanding local funding, and strengthening landlord engagement programs to maintain affordable housing options for vulnerable residents.

Does the availability of housing units meet the needs of the population?

As outlined in NA-10, Deerfield Beach faces a shortage of affordable housing, particularly in the small to medium-sized affordable housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households.

Describe the need for specific types of housing:

The City of Deerfield Beach currently faces a need for more affordable housing options within both the owner-occupied and renter-occupied markets. Specifically, there is a shortage of smaller units for individuals and households that do not require three or more bedrooms, such as first-time homebuyers or those looking for starter homes. Additionally, there is a need for more affordable homeowner and rental units of all sizes as evident by the very low vacancy rate of 1.5% for homeowner units and 5% of rental units. Addressing these gaps in housing variety is critical to meeting the needs of Deerfield Beach's population and promoting housing stability.

Discussion:

N/A

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section analyzes the cost of housing in Deerfield Beach for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the city's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	$108,600	$274,400	152.7%
Median Contract Rent	$978	$1,534	56.9%

Table 33 – Cost of Housing

Data Source: 2009-2013 (Base Year), 2019-2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	521	4.2%
$500-999	854	6.8%
$1,000-1,499	3,377	27.0%
$1,500-1,999	4,428	35.4%
$2,000 or more	3,329	26.6%
Total	**12,509**	**100%**

Table 34 - Rent Paid

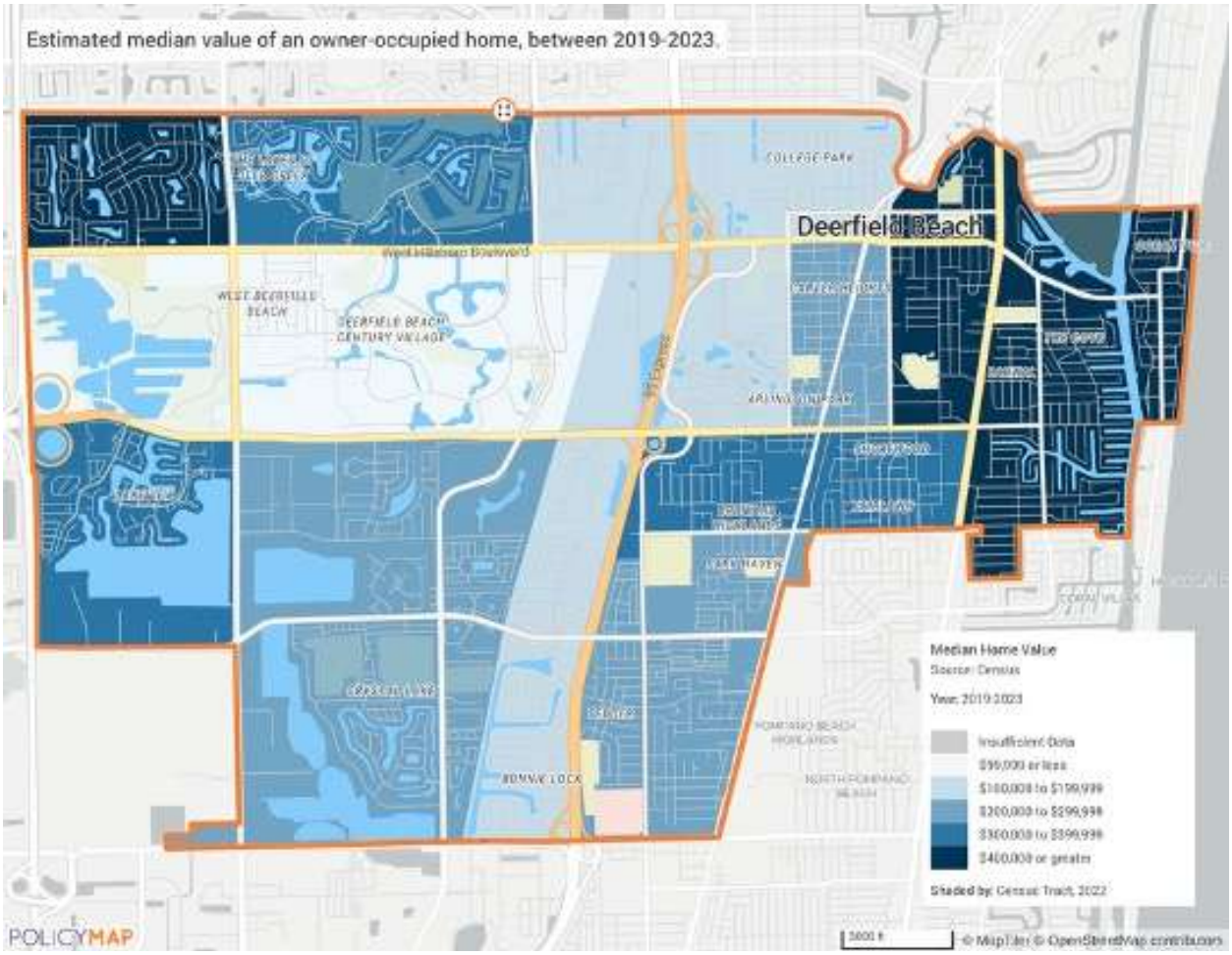
Data Source: 2019-2023 ACS

Housing Costs

Housing costs in Deerfield Beach have significantly increased, with home prices rising by 152.7% and rents increasing by 56.9% over the ten-year period from 2013-2023. The table above shows that 62% of renters pay $1,500 or more per month for rent, representing the majority of renters in the city. Later in this section, rental rates are analyzed as a percentage of household income to evaluate the affordability of housing and assess the impact of these rising costs on residents.

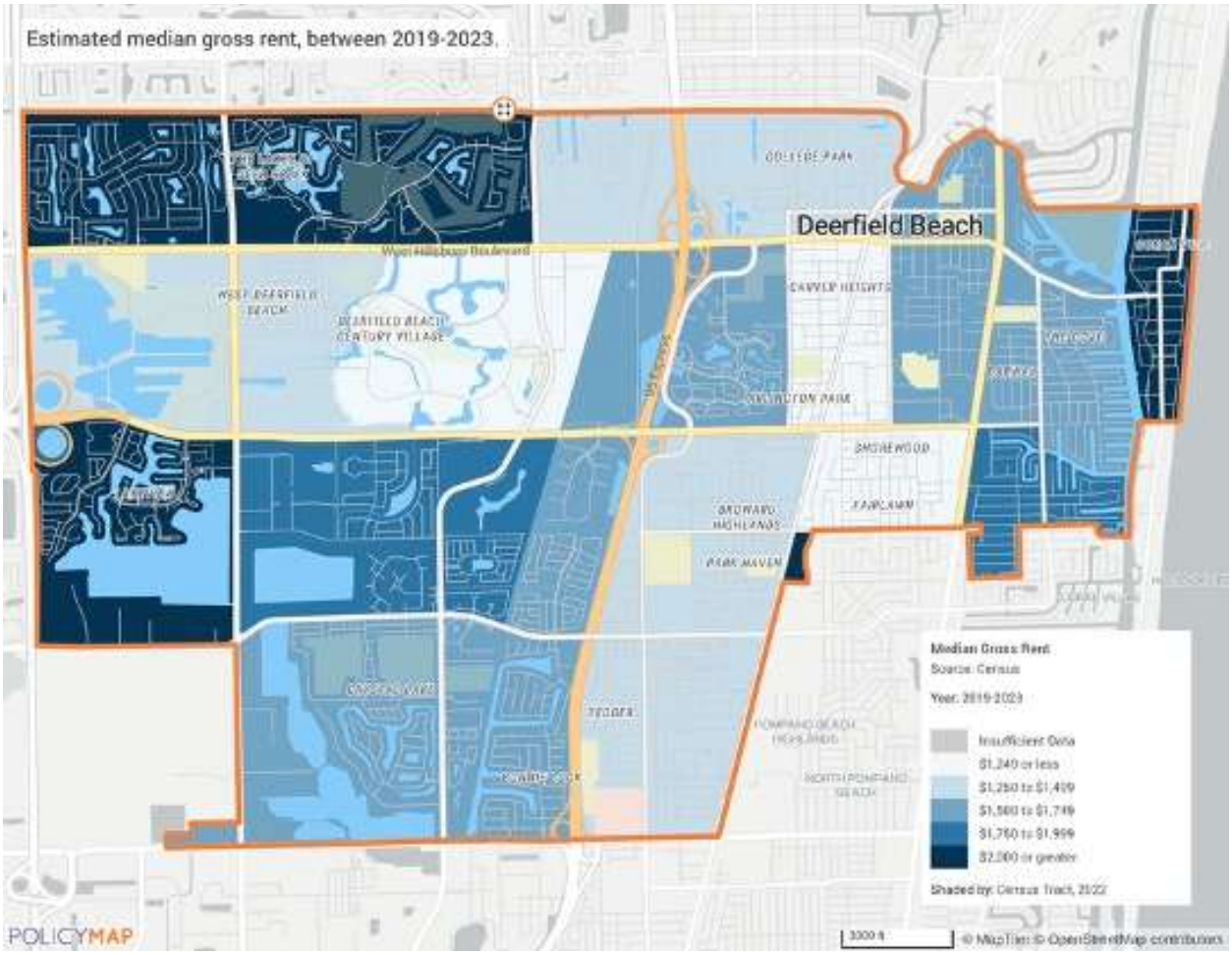
Median Home Values

The map illustrates median home values by census tract in Deerfield Beach, revealing a majority of home values exceeding $200,000. Higher-valued homes, exceeding $400,000, are primarily concentrated in northeastern and northwestern areas of Deerfield Beach. These areas reflect greater home appreciation and higher-income households compared to other parts of the city. In contrast, several areas display lower median home values, indicated by lighter shading, with the lowest values below $100,000. These neighborhoods are primarily found in central Deerfield Beach, where a greater percentage of older housing stock and affordability constraints exist. This distribution highlights housing market disparities across the city, with property values varying based on location, housing condition, and access to amenities.



Median Rent

The map illustrates median gross rent by census tract in Deerfield Beach, with most rental rates ranging between $1,250 and $1,750, reflecting high demand and limited rental inventory. Higher rents exceeding $2,000 are concentrated in western Deerfield Beach with one tract in the eastern perimeter, where newer developments and higher-income households drive demand. In contrast, areas in the eastern central region of Deerfield Beach, where rents fall below $1,250, tend to have older housing stock and smaller units, offering more affordability for lower-income renters. This disparity highlights affordability challenges, as rising rents in many areas continue to outpace income growth, increasing cost burdens for renters.



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	-	-
50% HAMFI	-	-
80% HAMFI	-	-
100% HAMFI	-	-
Total	-	-

Table 35 – Housing Affordability

Data Source: 2016-2020 CHAS

Data Comment: The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS).

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,573	$1,692	$2,102	$2,916	$3,567
High HOME Rent	$1,183	$1,268	$1,523	$1,751	$1,934
Low HOME Rent	$923	$989	$1,187	$1,372	$1,531

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Data Comments: Fort Lauderdale, FL HUD Metro FMR Area

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. Deerfield Beach is part of the Fort Lauderdale HUD Metro FMR Area.

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

Is there sufficient housing for households at all income levels?

As outlined in NA-10, Deerfield Beach faces a shortage of affordable housing, particularly in the small to medium-sized housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Predicting changes in home values in Deerfield Beach is complex, as both home values and population have grown at a substantial rate over the past decade. While rising rental housing costs may slow in the near future, a complete reversal is unlikely without significant shifts in the housing market. To mitigate cost burdens and reduce the risk of homelessness, a substantial increase in affordable housing units is essential. Without these efforts, housing affordability challenges will persist, leaving many households vulnerable to instability and financial strain.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In 2023, Deerfield Beach's median rent was $1,534, which remained below all HOME Fair Market rent rates, above all Low Rental Limits, and below High Rental Limits for units with 2 or more bedrooms, and higher than Low HOME Rent Limits for units with 2 or less bedrooms. This suggests that while overall rental costs appear relatively affordable compared to the maximum allowable limits for HOME-assisted units, affordability challenges persist, particularly for low-income households throughout much of the city. As rising housing costs continue to outpace income growth, these affordability concerns are expected to potentially become more widespread and increase financial strain on renters.

Discussion:

N/A

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The tables and maps in this section offer insights into the condition of housing units across Deerfield Beach by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In Deerfield Beach, housing units are evaluated based on their compliance with the city's housing codes and regulations to ensure they meet essential health and safety standards. The classifications are as follows:

1. **Standard Condition:** Units that fully comply with the city's housing codes, providing safe and adequate shelter.

2. **Substandard Housing:** Units with one or more serious code violations that compromise safety or livability. Indicators include the absence of complete plumbing or kitchen facilities, structural deficiencies, or other conditions rendering the dwelling unsafe or unsanitary.

3. **Substandard but Suitable for Rehabilitation:** Units with code violations that are financially and structurally feasible to rehabilitate, offering opportunities for restoration rather than demolition.

4. **Dilapidated Housing:** A dwelling is considered dilapidated if it is unfit for human habitation due to conditions that are dangerous or injurious to the health, safety, or morals of the occupants or the community. This includes:

    - Structural issues such as damaged walls, floors, or foundations posing safety hazards.
    - Damage from fire, wind, or other causes rendering the structure unsafe or unsightly.
    - Missing or damaged windows, doors, stairs, porches, or railings.
    - Conditions that pose risks of sickness, disease, or injury to occupants or the public.

These classifications guide the city's efforts in maintaining housing standards, ensuring that resources are allocated effectively for maintenance, rehabilitation, or, when necessary, demolition to uphold the safety and well-being of Deerfield Beach's residents.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,954	34.3%	7,886	60.8%
With two selected Conditions	272	1.2%	448	3.5%
With three selected Conditions	14	0.1%	61	0.5%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	14,938	64.4%	4,565	35.2%
Total	**23,178**	**100%**	**12,960**	**100%**

Table 37 - Condition of Units

Data Source: 2019-2023 ACS

Housing Conditions

The table above highlights the number of owner and renter households in Deerfield Beach that face at least one housing condition issue. Renters are significantly more likely to experience housing problems, with approximately 64.8% of renters affected, compared to 35.6% of homeowners. Relatively few households face multiple housing issues, and based on the analysis of this report, the most common housing problem is cost burden. This indicates that many households are struggling to afford their housing costs, which remains a critical issue for the city.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,890	8.2%	1,952	15.1%
1980-1999	6,660	28.7%	5,363	41.4%
1950-1979	14,157	61.1%	5,227	40.3%
Before 1950	471	2.0%	418	3.2%
Total	**23,178**	**100%**	**12,960**	**100%**

Table 38 – Year Unit Built

Data Source: 2017-2021 CHAS

Year Unit Built

In Deerfield Beach, a majority of the housing stock was built before 1980, placing many units at risk for lead-based paint hazards due to its widespread use before the 1978 ban. Approximately 63.1% of owner-occupied units and 43.5% of renter-occupied units fall into this category, potentially exposing an estimated 20,273 households to lead hazards. This presents a significant public health concern, particularly for young children and other vulnerable populations, emphasizing the need for targeted mitigation efforts.

The Deerfield Beach Housing Authority (DBHA) conducts Housing Quality Standards (HQS) inspections to identify potential lead hazards in subsidized units. If risks are detected, landlords must take corrective actions before the unit is approved for occupancy. Failure to address lead hazards can result in the suspension of Housing Assistance Payments (HAP) until the unit meets safety requirements.

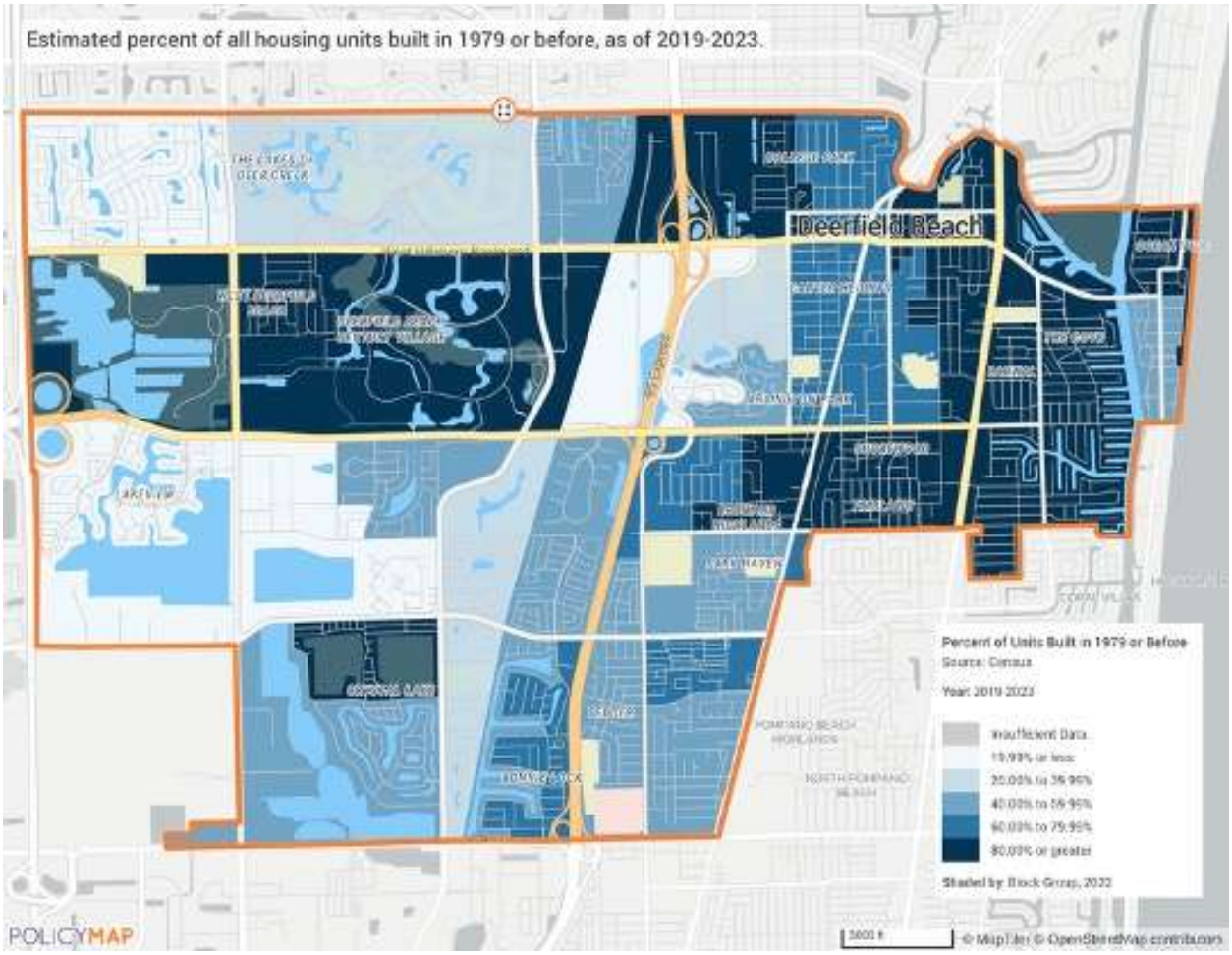
Beyond local efforts, the Environmental Protection Agency (EPA) oversees lead-based paint programs in Florida, enforcing compliance with federal abatement, risk assessment, and inspection standards. The HHA can require landlords to remediate hazards, and failure to comply may result in the suspension of Housing Assistance Payments (HAP) until safety standards are met. These combined efforts aim to reduce exposure risks for residents, particularly children and other vulnerable groups, by enforcing lead safety measures across Deerfield Beach's older housing stock.

Age of Housing

The following map illustrates the distribution of older housing units across Deerfield Beach, highlighting areas with a high prevalence of homes built before 1980. Older housing is particularly concentrated throughout the eastern half of the city as well as a couple of tracts in the northwestern region, where most census tracts show over 40% of the housing stock predating 1980, with some areas exceeding 80% .

This widespread presence of aging housing stock underscores the need for targeted efforts to address maintenance challenges, modernization, and potential health risks such as lead-based paint hazards. As

these homes continue to age, ensuring habitability, energy efficiency, and structural integrity will remain a critical focus for housing stability and public health initiatives in Deerfield Beach.



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	14,628	63.1%	5,645	43.5%
Housing units built before 1980 with children present	910	6.2%	860	15.2%

Table 39 – Risk of Lead-Based Paint

Data Source: 2019-2023 ACS (Total Units) 2017-2021 CHAS (Units with Children present)

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within the City there are approximately 20,273 total units built prior to 1980, according to 2019-2023 ACS Data. Based on the 2017-2021 CHAS data, approximately 8.7% of these older housing units (1,770 units) that are at risk of having Lead-Based Paint Hazards have children under the age of 6 present.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	10,171	-	10,171
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

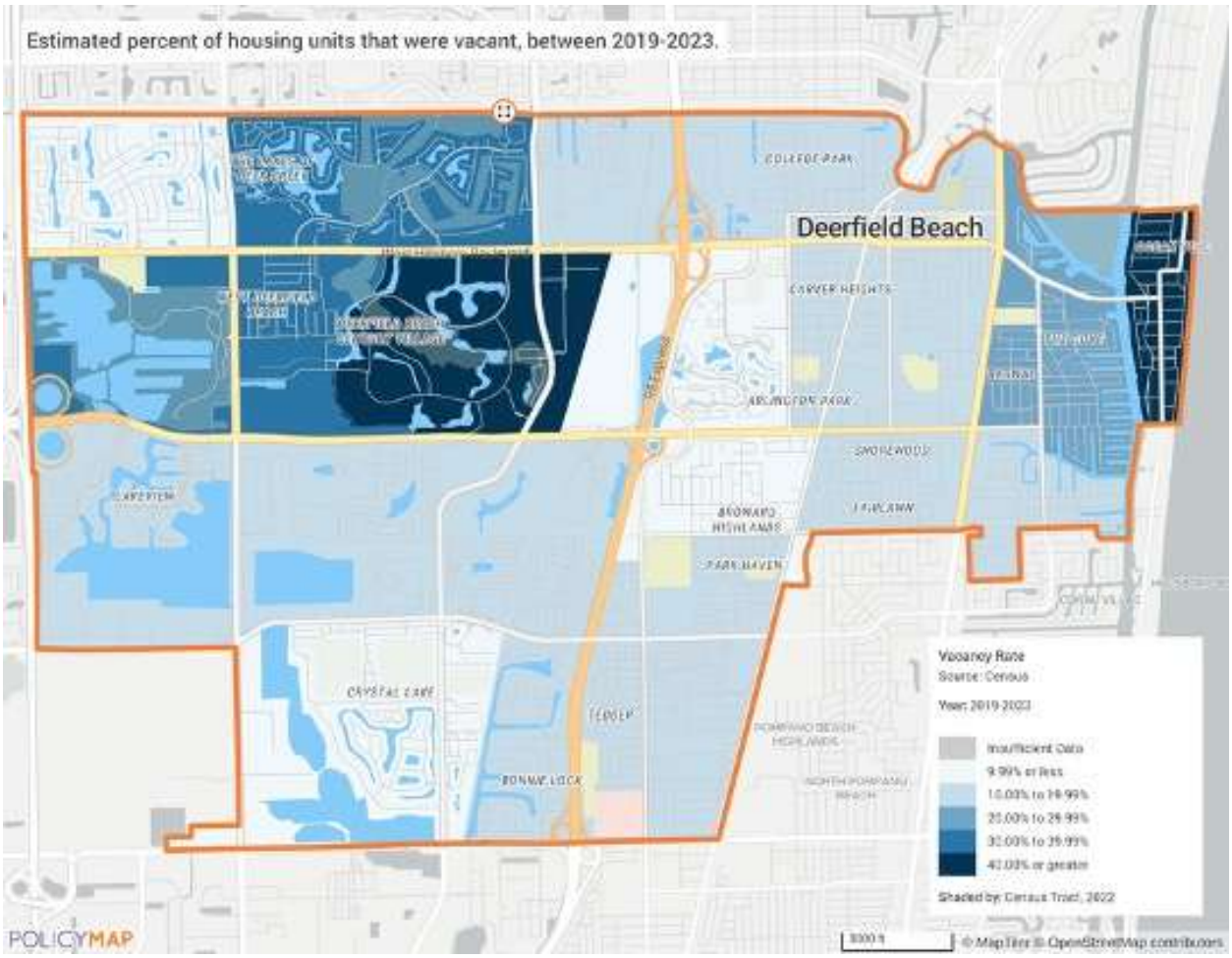
Table 40 - Vacant Units

Data Source: 2019-2023 ACS

Vacancy Rate

The following map illustrates housing vacancy rates across Deerfield Beach, with darker areas indicating higher vacancy rates and lighter areas representing lower vacancy levels. Vacancy rates are overall very low across the city with few areas scattered throughout the city having slightly higher vacancy rates.

Areas with the lowest vacancy rates fall below 10%, indicating a tight housing market with high occupancy levels, while the highest vacancy rates exceed 40%, suggesting potential housing turnover, disinvestment, or redevelopment opportunities. The distribution of vacancies highlights the dynamic nature of Deerfield Beach's housing market, influenced by local economic conditions, development trends, and neighborhood-specific factors.



Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The City of Deerfield Beach has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards:

Housing units built before 1980 in Deerfield Beach may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, 63.1% of owner-occupied and 53.5% of renter-occupied units in Deerfield Beach were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by low- and moderate-income (LMI) households, affecting approximately 20,273 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

Discussion:

In Deerfield Beach, the Deerfield Beach Housing Authority (DBHA) addresses lead-based paint hazards in housing built before 1978, recognizing the health risks associated with lead exposure, particularly for children and pregnant women. Property owners in the Housing Choice Voucher (HCV) program must disclose any known presence of lead-based paint and provide tenants with the "Protect Your Family from Lead in Your Home" pamphlet, as mandated by HUD. Additionally, DBHA conducts Housing Quality Standards (HQS) inspections to identify potential lead hazards in subsidized units. If risks are detected, landlords must take corrective actions before the unit is approved for occupancy. Failure to address lead hazards can result in the suspension of Housing Assistance Payments (HAP) until the unit meets safety requirements.

In Florida, the Environmental Protection Agency (EPA) oversees lead-based paint programs, enforcing compliance with federal standards for abatement, risk assessment, and inspections. Contractors performing renovation, repair, and painting projects in pre-1978 homes must be EPA-certified and follow lead-safe work practices. The Florida Department of Health provides resources to homeowners and contractors on lead hazard control. These combined efforts aim to reduce exposure risks for vulnerable residents by enforcing lead safety measures in older housing across Deerfield Beach.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Public housing was established to provide safe and affordable rental housing for eligible low- and moderate-income families, seniors, and individuals with disabilities. It includes federally subsidized housing that is owned and operated by public housing authorities to ensure access to stable living conditions for those in need.

Deerfield Beach is primarily served by the Deerfield Beach Housing Authority (DBHA), which manages the city's affordable housing developments and ensures compliance with federal regulations. The Housing Choice Voucher (HCV) Program in Deerfield Beach is also administered by DBHA, providing rental assistance to eligible low-income households, seniors, and persons with disabilities. Additionally, the Broward County Housing Authority (BCHA) oversees voucher distribution and rental assistance programs throughout Broward County, managing HCV, Moderate Rehabilitation, and Project-Based Assistance Programs. These programs play a crucial role in expanding housing options and ensuring long-term housing stability for Deerfield Beach residents.

Due to limited City-Level Data, the following table provides information regarding the HCV Program and traditional Public Housing at the County-Level for Broward County which does include Deerfield Beach. Though the county has Public Housing, there is no local traditional Public Housing in Deerfield Beach.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	229	609	6,559	0	5,578	589	1,838	1,275
# of accessible units	–	–	–	–	–	–	–	–	–

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Though Deerfield Beach has no traditional Public Housing, the city's affordable housing supply includes a mix of Low-Income Housing Tax Credit (LIHTC) properties, HUD-assisted multifamily housing, and developments under Section 8 contracts, providing essential housing options for low-income households. There are 543 LIHTC units, including 196 units under Section 8 Contracts, serving low-income residents. Additionally, 324 HUD-assisted multifamily housing units offer federally subsidized rental options for low-income families, seniors, and individuals with disabilities. The city also has 566 units under active Section 8 contracts, including 196 LIHTC units and 99 units under the Section 202 program, which specifically serves elderly and disabled residents. Demand for assistance remains high across all programs, with closed waiting lists for each type of subsidy, emphasizing the ongoing need for expanded affordable housing options and preservation efforts throughout Deerfield Beach.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Deerfield Beach's affordable housing inventory consists of a mix of LIHTC developments, HUD-assisted multifamily housing, and Section 8 contract properties are primarily overseen by Deerfield Beach Housing Authority.

- **Section 8 Project-Based Rental Assistance (PBRA) and HUD-Assisted Multifamily Housing:** There are 566 assisted units under Section 8 contracts, including 99 units under the Section 202 program, which specifically serves elderly and disabled residents and 196 units also considered LIHTC properties. Of the 566 assisted units under Section 8 contracts, there are 171 units expected to be lost in 2 properties due to their contracts expiring by 2029. Additionally, 324 HUD-assisted multifamily housing units provide subsidized rental opportunities for low-income families and individuals.
- **Low-Income Housing Tax Credit (LIHTC) Properties:** The city has 543 units developed under the LIHTC program (including the 196 units under Section 8 contract previously mentioned), which serves households earning up to 60% of the Area Median Income (AMI). These units play a critical role in expanding affordable housing options, with many developments offering mixed-income housing.
- **Housing Choice Voucher (HCV) Program:** A total of 6,413 vouchers are in use throughout Broward County, assisting families in securing affordable rental housing in the private market. These HCV vouchers include one Project-Based Voucher, 65 Veterans Affairs Supportive Housing Vouchers and 274 Special Purpose Vouchers for Family Unification Program (FUP). Overall, while many LIHTC and newer HUD-assisted properties remain in good condition, some older Section 8 developments and HUD-assisted multifamily units require significant rehabilitation.

The city's PHA Plan prioritizes the preservation and modernization of affordable housing stock, leveraging federal, state, and local resources to maintain safe and quality living conditions for low-income residents.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Deerfield Beach faces ongoing challenges in preserving and improving its affordable housing stock, particularly as aging properties require rehabilitation to remain safe and habitable for low-income residents. The Affordable Housing Advisory Committee (AHAC) has identified key areas needing attention, including preserving existing affordable units, expanding the supply of affordable housing, and implementing policies that encourage private investment in affordable housing development. Additionally, many Low-Income Housing Tax Credit (LIHTC) properties, HUD-assisted multifamily housing units, and Section 8 developments require modernization to meet current safety, accessibility, and efficiency standards. Addressing these needs is essential to ensuring long-term housing stability for Deerfield Beach residents.

To support housing restoration and revitalization, the city utilizes funding from programs such as the Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), and HOME Investment Partnerships Program (HOME). These funds support initiatives including homeowner rehabilitation, homebuyer assistance, and disaster recovery efforts. The Affordable Housing Advisory Committee (AHAC) also evaluates policies and regulations to facilitate affordable housing development and preservation.

Deerfield Beach has already taken significant steps to address these needs through targeted revitalization projects. Stanley Terrace, a 96-unit affordable housing development built in 1969, underwent a comprehensive rehabilitation through the Rental Assistance Demonstration (RAD) program. This transition from traditional public housing allowed for critical renovations that improved both structural integrity and quality of life for residents.

Similarly, The Palms of Deerfield Beach, a 100-unit senior housing community, received a $17 million renovation to modernize facilities, enhance safety features, and improve common areas. These projects reflect the city's commitment to preserving affordable housing and ensuring long-term livability for residents in need. Moving forward, additional investment and policy efforts will be required to sustain these improvements and address the continued demand for affordable housing in Deerfield Beach.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Deerfield Beach Housing Authority (DBHA) and the City of Deerfield Beach are committed to improving the living environment of low- and moderate-income families residing in affordable housing through targeted renovation, rehabilitation, and service enhancement efforts. The City prioritizes preserving and maintaining affordable housing stock by leveraging federal and state funding sources, including Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), and State Housing Initiatives Partnership (SHIP) funds. These resources are allocated toward home rehabilitation programs, infrastructure improvements, and public service enhancements to ensure that residents have access to safe and stable housing.

DBHA has implemented rehabilitation programs to modernize and maintain its affordable housing units, including the renovation of Stanley Terrace and The Palms of Deerfield Beach, which were updated to meet current safety and accessibility standards. Additionally, the City has emphasized infrastructure improvements in low- and moderate-income areas, such as sidewalk repairs and enhanced public transit access, to improve the overall quality of life for residents. Public services, including senior transportation, health and wellness programs, and housing counseling, are also prioritized to support residents in maintaining long-term housing stability. These combined strategies aim to foster a sustainable living environment for all low- and moderate-income families in Deerfield Beach.

Discussion:

N/A

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The City of Deerfield Beach is part of the Ft. Lauderdale/ Broward County Continuum of Care (CoC), also known as the Broward County Homeless Continuum of Care, and designated by HUD as FL-601. This CoC is a collaborative network of local agencies, nonprofit organizations, and public-sector partners working to prevent and end homelessness across the region.

The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the entirety of Broward County. Year-round there are 960 ES beds, 179 TH Beds, 1,301 PSH beds, and 266 Rapid Rehousing (RRH) beds dedicated to persons experiencing homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	340	0	144	327	-
Households with Only Adults	616	0	35	974	-
Chronically Homeless Households	0	0	0	741	-
Veterans	0	0	0	0	-
Unaccompanied Youth	4	0	0	0	-

Table 43 - Facilities Targeted to Homeless Persons

Data Source: FL-601 Broward County Homeless Continuum of Care 2024 HUD Housing Inventory Chart

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons:

In Deerfield Beach, a coordinated network of mainstream services—including health care, mental health support, housing, and employment services—works collaboratively to complement targeted programs for individuals experiencing homelessness. This integrated approach addresses the multifaceted needs of homeless populations, facilitating their transition to stable housing and self-sufficiency.

Health and Mental Health Services:

- **Broward Health North:** Provides comprehensive medical services, including emergency care, preventive services, and referrals to specialized care, ensuring that individuals experiencing homelessness receive necessary medical attention.
- **Henderson Behavioral Health:** Offers mental health services, including crisis intervention, counseling, and psychiatric care, tailored to individuals facing homelessness and mental health challenges.

Housing Services:

- **Broward Partnership for the Homeless:** Provides emergency shelter and supportive housing programs aimed at transitioning individuals and families from homelessness to stable housing.
- **HOPE South Florida:** Offers housing assistance and supportive services to homeless individuals and families, focusing on rapid rehousing and permanent supportive housing solutions.

Employment Services:

- **CareerSource Broward:** Provides employment assistance, job training, and placement services to economically disadvantaged individuals, including those experiencing homelessness, aiding in the transition to self-sufficiency.

By integrating these mainstream services with targeted homeless assistance programs, **Deerfield Beach** fosters a comprehensive support system that addresses immediate needs and facilitates long-term stability for individuals experiencing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Deerfield Beach and the surrounding Broward County area offer a variety of services and facilities to support individuals and families experiencing homelessness, including those who are chronically homeless, families with children, veterans, and unaccompanied youth. These organizations provide emergency shelter, transitional housing, supportive services, and long-term housing assistance tailored to the specific needs of these populations.

1. Emergency Shelters & Basic Needs Services

- **The Caring Place (formerly Miami Rescue Mission):** Serving Broward County, including Deerfield Beach, this organization offers emergency shelter services, meals, and comprehensive support to individuals experiencing homelessness, addressing immediate needs and facilitating pathways to stability.
- **Broward Partnership for the Homeless, Inc.:** Provides emergency housing with comprehensive rehabilitative services for men, women, and families. Admission is coordinated through the TaskForce Outreach Team.

2. Housing & Supportive Services for Specific Populations

- **Chronically Homeless Individuals:**
    - **Carrfour Supportive Housing:** As Florida's largest not-for-profit supportive housing provider, Carrfour develops, operates, and manages affordable housing communities for low-income individuals and families in Broward County. They focus on providing permanent housing solutions combined with supportive services to help formerly homeless individuals reintegrate into society.
- **Families with Children:**
    - **Hope South Florida:** Offers emergency and rapid-rehousing for homeless families and veterans, providing shelter and supportive services to facilitate a transition to stable housing. Admission is coordinated through the Homeless Helpline.
- **Veterans & Their Families:**
    - **Operation Sacred Trust:** Provides supportive services for veteran families, including homelessness prevention, rapid re-housing, and case management, aiming to promote housing stability among veterans and their families.
- **Unaccompanied Youth:**

- **Covenant House Florida:** Serves runaway, homeless, and at-risk youth under 21, offering crisis shelters, transitional housing projects, and aftercare, making it one of the largest private agencies serving runaway and homeless youth in the state of Florida.

3. Health Services

- **Broward HealthPoint Bernard P. Alicki Care Center:** The main location for the Health Care for the Homeless program, offering a wide range of healthcare services to the homeless population at various locations throughout Broward County.

4. Special Needs Facilities and Services

- **Women in Distress of Broward County, Inc.:** Provides victims of domestic violence with safe shelter, crisis intervention, and resources, raising community awareness through intervention, education, and advocacy. They operate a 24-hour crisis hotline and emergency shelter services.
- **Special Needs Shelters:** Broward County operates a Special Needs Shelter program with facilities designed to meet the needs of persons requiring assistance that exceeds services provided at general population shelters. These shelters offer basic medical assistance and monitoring, staffed by qualified medical personnel, and have back-up electricity for essential medical equipment.

These organizations and programs form a coordinated system that provides shelter, supportive services, and long-term housing solutions for Deerfield Beach's homeless population. By addressing immediate needs and offering pathways to stability, these services work together to combat homelessness and improve housing security across the city.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The city of Deerfield Beach serves four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group requires tailored support, such as age-friendly and accessible housing, medical care, rehabilitation services, and affordable living options. The jurisdiction is working to meet these needs through specialized housing and integrated services, though continued efforts are required to expand and enhance these support systems to better accommodate these vulnerable populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly:
In Deerfield Beach, housing options for elderly residents include independent living, assisted living, nursing homes, and adult day care centers. Key considerations for elderly housing include affordability, proximity to healthcare services, and ease of maintenance. As seniors face increased health challenges with age, access to healthcare, assistance with daily activities (such as meal preparation, shopping, and housekeeping), and transportation is essential to maintaining independence and quality of life. Safety is a significant concern, particularly for elderly individuals living alone, and housing modifications, like accessibility features, are often necessary to accommodate common aging-related disabilities.

Persons with Disabilities (Mental, Physical, Developmental):
Deerfield Beach's population includes individuals with a range of disabilities, each requiring varying levels of support to maintain a stable living environment. Many individuals with disabilities face limited incomes, narrowing their housing options to affordable or subsidized units. Independent individuals benefit from accessible, subsidized housing, while those needing more intensive care may reside in publicly funded community homes or private care facilities. Essential supportive needs include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and improve their quality of life.

Persons with Alcohol or Drug Addictions:
In Deerfield Beach, supportive housing options for individuals dealing with substance abuse include sober living environments, which provide structured, substance-free settings crucial for recovery. Stable housing is often paired with employment support services, as stable income significantly contributes to long-term sobriety. Additionally, proximity to healthcare facilities ensures access to essential medical and psychological support. Connections with family and social networks offer emotional support, helping to reduce relapse rates and promote sustained recovery.

Persons with HIV/AIDS and Their Families:
Deerfield Beach has an ongoing need for stable, affordable housing for individuals living with HIV/AIDS, as housing security directly impacts health outcomes. Supportive housing that combines affordable living options with access to healthcare is essential, particularly for residents who cannot afford market-rate housing. Accessible housing options are also necessary to address the healthcare needs of aging residents. Comprehensive community services, including culturally competent healthcare, mental health support, substance use services, and case management, are vital for effectively managing their condition and supporting high-risk groups.

Public/Affordable Housing Residents:
Deerfield Beach's affordable housing residents often require additional support beyond affordable housing, such as access to job readiness programs, childcare, healthcare, and transportation. Many residents face financial barriers that hinder housing stability or economic improvement. Support services offering job training, educational opportunities, health care access, and family resources are crucial to assisting residents in achieving self-sufficiency and maintaining their quality of life within affordable housing.

Unaccompanied Youth:
For unaccompanied youth, Deerfield Beach provides emergency shelters and transitional housing options linked to education, job training, and counseling services. Youth often need access to life skills training, such as financial literacy, employment readiness, and health education, to prepare for independent adulthood. Supportive housing integrated with these social and educational services is vital for helping unaccompanied youth achieve stability and avoid prolonged homelessness.

These supportive housing options across categories aim to provide stable, accessible, and affordable environments that meet the unique needs of Deerfield Beach's most vulnerable residents, enhancing their ability to lead independent and healthy lives.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing:

In Deerfield Beach, several programs and facilities are dedicated to ensuring that individuals transitioning from mental and physical health institutions receive appropriate supportive housing. These initiatives aim to facilitate successful community reintegration by providing stable housing combined with necessary support services.

1. Section 811 Supportive Housing for Persons with Disabilities Program:

- The Section 811 Program is a federal initiative that develops and subsidizes rental housing for very low-income adults with disabilities, including those with chronic mental illnesses. This program ensures that housing is paired with supportive services such as case management and employment assistance, enabling residents to live independently within the community.

2. Permanent Supportive Housing (PSH) Initiatives:

- Permanent Supportive Housing combines affordable housing assistance with voluntary support services to address the needs of individuals experiencing chronic homelessness, often due to mental health or substance use conditions. These services are designed to build independent living and tenancy skills, connecting individuals with community-based health care, treatment, and employment services.

3. Housing First Approach:

- The Housing First model offers permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness, without preconditions such as sobriety or participation in treatment programs. Once housed, individuals are provided with supportive services to promote housing stability and improve health outcomes.

4. Local Behavioral Health Agencies:

- Local behavioral health agencies, such as Henderson Behavioral Health, offer comprehensive programs and resources for individuals living with serious mental illnesses. They can connect individuals with supported housing programs, providing the necessary support to maintain stable housing and access to mental health services.

These programs collectively aim to provide comprehensive support, ensuring that individuals discharged from health institutions have access to stable housing and the necessary services to promote independence and prevent homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e):

The City of Deerfield Beach plans to implement several activities to address the housing and supportive service needs of non-homeless individuals with special needs, in line with 24 CFR 91.215(e). These initiatives aim to enhance the quality of life for low- and moderate-income residents, particularly seniors and persons with disabilities.

1. Senior Transportation Program

- **Objective:** To provide accessible transportation services for senior residents, facilitating their mobility to essential destinations such as medical appointments, grocery stores, and community centers.

- **Details:** The City has allocated $35,000 from the Community Development Block Grant (CDBG) funds to support this program. The goal is to assist approximately 50 seniors during the fiscal year.

- **One-Year Goal:** Enhance the independence and well-being of senior residents by ensuring reliable transportation options, thereby improving their access to essential services and social activities.

2. Water and Sewer Improvements

- **Objective:** To upgrade public infrastructure in areas predominantly occupied by low- and moderate-income households, including those with special needs, ensuring access to safe and reliable water and sewer services.
- **Details:** An allocation of $200,764 from CDBG funds is designated for these improvements. The project aims to benefit at least two low- and moderate-income households directly, with broader community advantages anticipated.
- **One-Year Goal:** Improve living conditions and public health outcomes by enhancing essential infrastructure, thereby supporting the well-being of residents with special needs.

3. Program Administration

- **Objective:** To effectively manage and oversee the implementation of housing and community development programs, ensuring compliance with federal regulations and efficient service delivery to special needs populations.
- **Details:** The City has set aside $144,205.60 for program administration, which includes planning, management, and monitoring of CDBG-funded activities.
- **One-Year Goal:** Ensure the successful execution of programs targeting special needs populations, thereby maximizing the impact of allocated resources.

4. Senior Health & Wellness Program

- **Objective:** To provide health and wellness services for senior residents.
- **Details:** The City has allocated $51,328 from the Community Development Block Grant (CDBG) funds to support this program. The goal is to assist approximately 50 seniors during the fiscal year.
- **One-Year Goal:** Enhance the health and independence and well-being of senior residents by improving their access to essential health and wellness services.

5. Housing Rehabilitation Program

- **Objective:** To provide housing rehabilitation services to LMI residents. The program will provide financial assistance to low- and moderate-income homeowners to correct health and safety hazards, improve accessibility, and preserve existing affordable housing stock..
- **Details:** The City has allocated $219,730.40 from the Community Development Block Grant (CDBG) funds to support this program. The goal is to assist approximately 10 LMI households during the fiscal year.

- **One-Year Goal:** Preserve existing affordable housing stock through rehabilitation of existing units for LMI households.

6. Housing Purchase Assistance Program

- **Objective:** To support income-eligible first-time homebuyers through down payment and closing cost assistance. This program helps reduce financial barriers to homeownership for LMI households.
- **Details:** The City has allocated $70,000 from the Community Development Block Grant (CDBG) funds to support this program. The goal is to assist approximately two households during the fiscal year.
- **One-Year Goal:** Enhance housing stability and wealth-building opportunities among underserved residents.

These planned activities demonstrate Deerfield Beach's commitment to addressing the unique challenges faced by non-homeless individuals with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See Previous Response

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Several specific public policies at the local, regional, and state levels have negatively impacted affordable housing and residential investment in Deerfield Beach, Florida:

Local Policies:

- **Community Development Districts (CDDs):** Established under Chapter 190 of the Florida Statutes, CDDs are special-purpose units of local government created to manage and finance infrastructure for community development. While they can provide necessary infrastructure, the additional assessments and fees imposed by CDDs can increase the overall cost of housing, making it less affordable for low- and moderate-income residents.

Regional Policies:

- **Adequate Public Facilities Ordinances (APFOs):** APFOs are regulations that tie the approval of new developments to the availability of adequate public infrastructure, such as roads, schools, and water supply. In regions like Broward County, these ordinances can delay or restrict residential projects if infrastructure is deemed insufficient, thereby limiting the supply of new housing and exacerbating affordability issues.

State Policies:

- **Anti-Homelessness Legislation (HB 1365):** Enacted in 2024, Florida's HB 1365 criminalizes sleeping in public spaces and mandates that municipalities with insufficient shelter capacity establish encampments for unhoused individuals. Critics argue that this law places financial and logistical burdens on local governments, potentially diverting resources from developing permanent affordable housing solutions.

These policies collectively contribute to challenges in developing and maintaining affordable housing in Deerfield Beach, affecting the City’s housing affordability.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Deerfield Beach has undergone a notable economic transformation, evolving from its agricultural roots into a commercial and industrial center. In the late 19th and early 20th centuries, the area was primarily an agricultural community, with early settlers cultivating crops such as pineapples, tomatoes, and green beans. The construction of Henry Flagler's Florida East Coast Railroad in the 1890s facilitated the shipment of these agricultural products, bolstering the local economy. Over time, particularly after World War II, the city's economy began to shift towards tourism, leveraging its oceanfront location. This transition marked the beginning of an expanded economy that now includes distribution, manufacturing, and office industries.

Today, Deerfield Beach hosts a variety of industries that drive its economy. Major employers include Broward Health North, J.M. Family Enterprises, Publix Distribution, Republic National Distributing, and SHL Pharma. The city's strategic location within Broward County, coupled with its robust infrastructure and access to major transportation routes, has made it an attractive destination for corporate headquarters, manufacturing, and distribution centers. This economic evolution has positioned Deerfield Beach as a key contributor to South Florida's economic landscape, offering residents and businesses a stable and growing environment.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	109	36	0%	0%	0
Arts, Entertainment, Accommodations	4,763	3,708	11%	8%	-3
Construction	4,884	4,693	12%	10%	-2
Education and Health Care Services	7,841	5,780	19%	12%	-7
Finance, Insurance, and Real Estate	2,438	3,981	6%	8%	2
Information	959	769	2%	2%	0
Manufacturing	1,747	3,053	4%	6%	2
Other Services	2,752	818	7%	2%	-5
Professional, Scientific, Management Services	6,467	13,524	16%	28%	12

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	1,413	403	3%	1%	-2
Retail Trade	5,277	4,686	13%	10%	-3
Transportation and Warehousing	2,120	4,220	5%	9%	4
Wholesale Trade	907	3,397	2%	7%	5
Total	41,677	49,068	-	-	--

Table 45 - Business Activity

Data Source: 2018-2022 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

As seen in the previous table, Deerfield Beach has a slight surplus of local jobs relative to its local workers, with 41,677 residents in the workforce and 49,068 local jobs. This slight imbalance suggests a fairly well-balanced worker to job ratio. It is likely that around 15% of the jobs in Deerfield would require commuters from other areas to travel into the city for work. This influx of commuters needing to travel into the city highlights the importance of expanding affordable housing availability to better align the local workforce with job opportunities. Increasing housing options within Deerfield Beach could help retain more workers locally, reduce commuter dependency, and support the city's economic sustainability while easing transportation demands.

Labor Force

Total Population in the Civilian Labor Force	43,792
Civilian Employed Population 16 years and over	41,290
Unemployment Rate	2.8%
Unemployment Rate for Ages 16-24	17.9%
Unemployment Rate for Ages 25-65	4.1%

Table 46 - Labor Force

Data Source: 2019-2023 ACS, 2023 BLS Local Area Unemployment Statistics

Data Comments: All data except Unemployment Rate from 2019-2023 ACS

Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

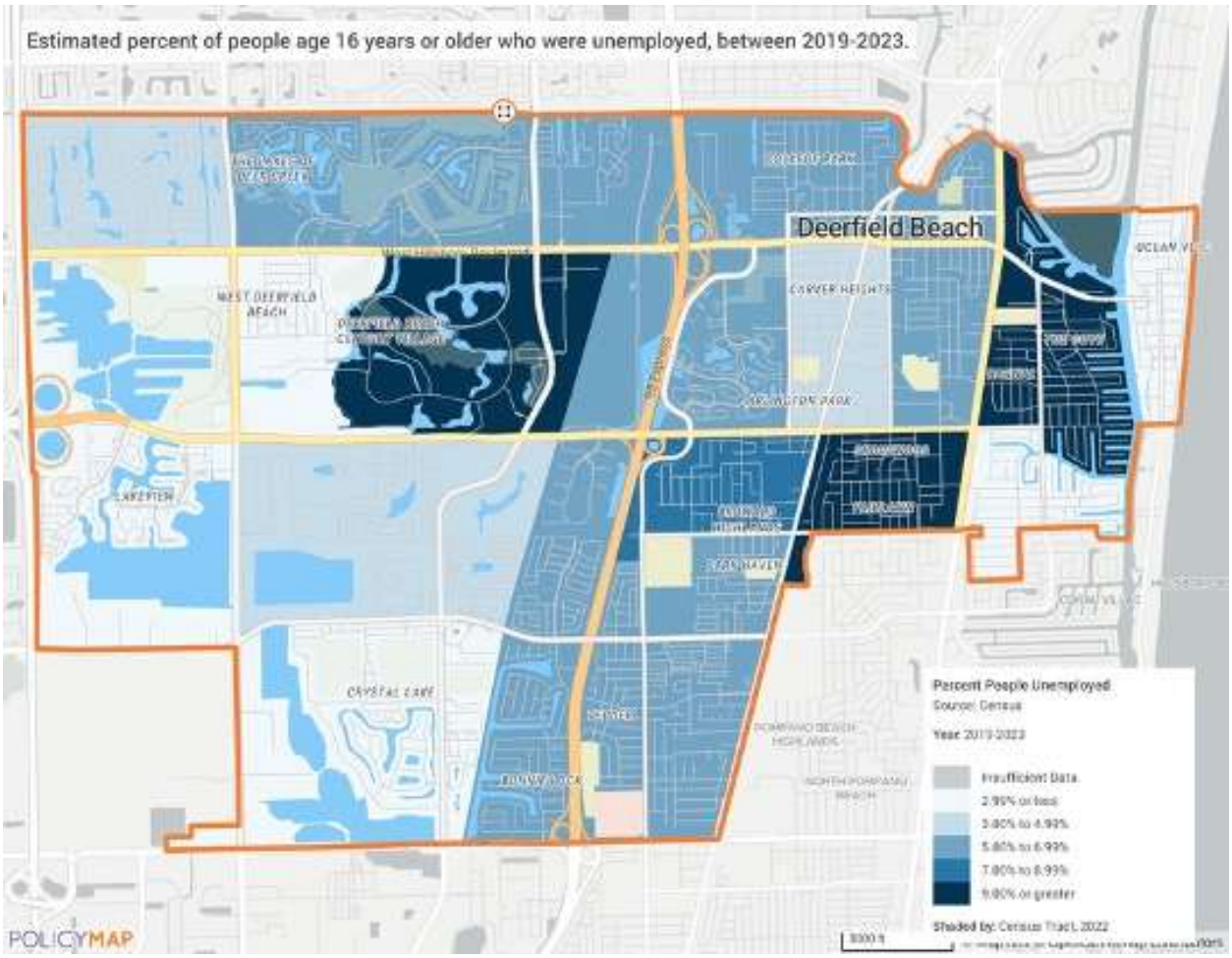
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2.8	2.6	2.6	2.3	2.6	3.0	2.9	3.2	3.1	3.0	2.9	2.8

Unemployment Rate in 2023, BLS – Deerfield Beach, FL

Deerfield Beach's unemployment rate remained consistently low throughout 2023, reflecting a stable and resilient employment sector. The year began with a 2.8% unemployment rate in January, reaching its lowest point of 2.3% in April, and ending at 2.8% in December. This represents a very slight improvement from 2022's average unemployment rate of 3.0%, signaling ongoing economic expansion and a well-balanced workforce. The city's ability to maintain such low unemployment rates demonstrates the strength of its local job market, driven by industries such as healthcare, retail, manufacturing, and logistics.

Unemployment Rate

The following map illustrates unemployment rates by census tract across Deerfield Beach, showing that most areas – particularly in the western regions – maintain rates below 7% with several tracts exhibiting below 3%, reflecting a generally strong job market. There are several tracts that exhibit higher unemployment levels, with the highest rates exceeding 9% in a few tracts.



Occupations by Sector	Number of People
Management, business and financial	14,087
Farming, fisheries and forestry occupations	46
Service	9,851
Sales and office	8,752
Construction, extraction, maintenance and repair	4,247
Production, transportation and material moving	4,307

Table 47 – Occupations by Sector

Data Source: 2019-2023 ACS

Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Deerfield Beach, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table but would be categorized by industry in the earlier table.

In Deerfield Beach, the largest occupational group is the Management, Business, and Financial sector, with over 14,087 jobs. The second-largest group is the Service sector, comprising 9,851 jobs. These sectors encompass vital roles such as managers, financial analysts, business professionals, and service industry and tourism workers, emphasizing the importance of professional and service occupations in the city's workforce.

Travel Time

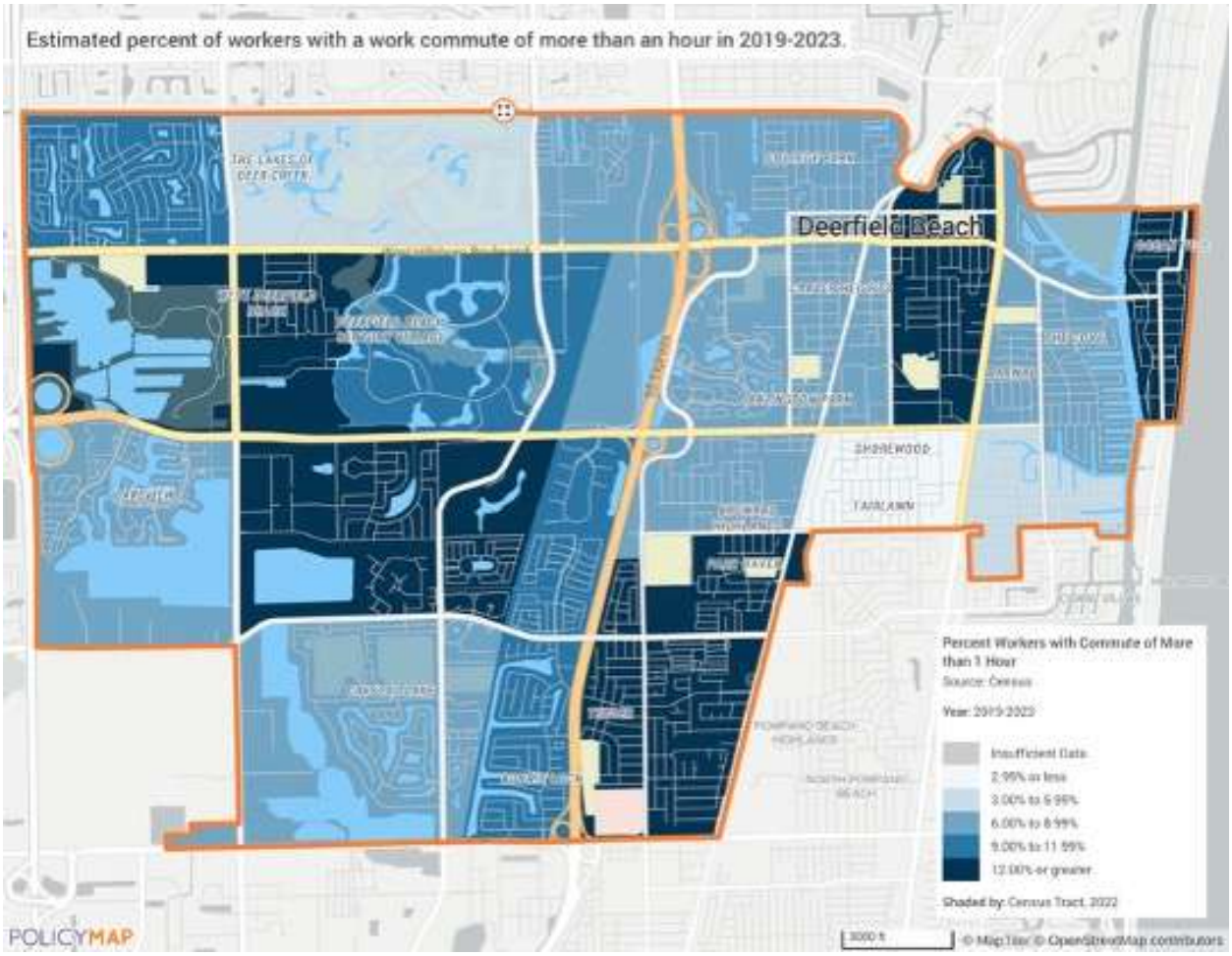
Travel Time	Number	Percentage
< 30 Minutes	20,812	57.6%
30-59 Minutes	12,068	33.4%
60 or More Minutes	3,252	9.0%
Total	**36,132**	**100%**

Table 48 - Travel Time

Data Source: 2019-2023 ACS

Commute Travel Time

In Deerfield Beach, most residents experience short to medium commutes, with 57.6% of commuters, or 20,812 individuals, traveling less than 30 minutes each way to work. An additional 33.4%, or 12,068 people, commute between 30 and 59 minutes. In contrast, only 9%, or 3,252 commuters, face longer commutes of 60 minutes or more. The following map illustrates the low prevalence of workers with commute times longer than one hour, emphasizing that the majority of Deerfield Beach's workforce benefits from relatively short travel times to their places of employment, contributing to an accessible and convenient work-life balance for many residents. Areas with the darker shades have a higher percentage of workers with longer travel times, while those with lighter shades indicate lower percentages.



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,192	387	1,194
High school graduate (includes equivalency)	8,429	801	3,725
Some college or Associate's degree	10,496	390	2,611
Bachelor's degree or higher	10,854	304	2,131

Table 49 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	140	677	736	1,473	1,318
9th to 12th grade, no diploma	789	360	1,328	1,114	1,918
High school graduate, GED, or alternative	1,997	2,828	3,380	6,506	6,305
Some college, no degree	2,066	2,410	1,572	4,567	4,868
Associate's degree	455	995	1,330	2,583	865
Bachelor's degree	400	3,127	1,892	3,971	2,943
Graduate or professional degree	0	1,339	1,164	1,744	1,973

Table 50 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment by Age

The previous table outlines educational attainment by age for individuals aged 18 and older in Deerfield

Beach. It highlights the varying levels of education achieved across different age groups, providing insights into the city's educational landscape and its potential impact on workforce development and economic opportunities.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$25,864
High school graduate (includes equivalency)	$36,256
Some college or Associate's degree	$39,956
Bachelor's degree	$47,528
Graduate or professional degree	$57,700

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Deerfield Beach, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns just below twice more in income than someone without a high school diploma, while those with a graduate or professional degree can also expect to earn just nearly 60% more than someone with a high school diploma or equivalent. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor’s degree working from age 23 to 62 can expect to earn around $1.9 million, compared to approximately $1.6 million for someone with a high school diploma working from age 18 to 62—an earnings difference of nearly $300,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In Deerfield Beach, the Education and Health Care Services sector plays a pivotal role in the city's economy, employing approximately 7,841 individuals, or around 19% of the local workforce. The Professional, Scientific, and Management Services sector represents the largest source of employment opportunities in the city, with 13,524 total positions and only around half of the positions currently filled. These industries are essential to Deerfield Beach's economic stability, providing a wide range of job opportunities and addressing critical community needs.

Describe the workforce and infrastructure needs of the business community:

The business community in Deerfield Beach identifies several key workforce and infrastructure needs essential for sustained economic growth and competitiveness.

Workforce Needs

- **Skilled Labor Development:** According to the City of Deerfield Beach, the Ready2Work Program was launched to address the need for skilled labor and industry-specific training. This initiative offers free access to certification courses in areas such as Lean Six Sigma, Project Management, Digital Marketing, Artificial Intelligence, and Cloud Computing, ensuring that the local workforce aligns with the evolving demands of businesses in the region.
- **Veteran Entrepreneur Support:** Based on information from the City of Deerfield Beach, the city actively supports veteran entrepreneurs through programs like Boots to Business and Patriot Boot Camp. These initiatives provide entrepreneurial education, mentorship, and business resources tailored to service members, veterans, and their spouses, facilitating their transition into business ownership and strengthening the local small business economy.

Infrastructure Needs

- **Enhanced Transportation Connectivity:** According to SCORE Broward, Deerfield Beach benefits from its strategic location in South Florida with access to three major expressways, making it a strong hub for manufacturing and distribution. However, to maintain and expand these advantages, continued transportation infrastructure improvements are necessary to facilitate efficient movement of goods, employees, and services throughout the region.
- **Sustainable Development Initiatives:** Based on the City of Deerfield Beach's Sustainability Roadmap, the city has prioritized energy efficiency, waste management improvements, and renewable energy adoption to enhance business sustainability and resilience. The municipal greenhouse gas inventories help monitor progress and guide policies toward sustainable infrastructure that benefits both residents and the business community.

By addressing these workforce and infrastructure needs, Deerfield Beach aims to strengthen its local economy, support businesses, and attract new investments, ensuring long-term economic sustainability.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Deerfield Beach, Florida, is poised for significant economic growth through various public and private sector initiatives planned through 2029. These developments are expected to influence job creation and business opportunities, necessitating strategic workforce development, business support, and infrastructure enhancements.

Major Initiatives and Their Economic Impacts:

1. **Downtown Redevelopment:**
    - *Urban Land Institute (ULI) Technical Assistance Panel Study:* In June 2024, Deerfield Beach collaborated with the ULI to assess and recommend optimal uses for 20.64 acres of city-owned property in the Central City Area and Pioneer Grove Local Activity Center. The study envisions transforming this area into a vibrant space that revitalizes Pioneer Park, streamlines government services, and stimulates redevelopment in the historic downtown.

2. **Comprehensive Retail Market Study:**
    - In September 2023, Colliers International presented a study to the City Commission focusing on the Central City Area. The insights from this study serve as a benchmark, guiding resource allocation to enhance community services and identify development opportunities, thereby attracting new businesses and supporting existing ones.

3. **City-Owned Property Development:**
    - *1045 SW 11th Way Project:* In March 2023, the City Commission approved a purchase and sale agreement with MBA Development Partners of Florida, LLC, for the development of city-owned property at this location. This project is anticipated to stimulate economic growth and create job opportunities in the area.

Needs Arising from These Changes:

1. **Workforce Development:**
    - To align with the evolving job market, there is a need for targeted training programs that equip residents with skills relevant to new business sectors. The Ready2Work Program, launched by the city, offers free access to industry-recognized certification courses in areas such as Lean Six Sigma, Project Management, Digital Marketing, Artificial Intelligence, and Cloud Computing. This initiative aims to upskill the local workforce, making them competitive for emerging job opportunities.

2. **Business Support:**
    - As new businesses emerge and existing ones expand, comprehensive support services are essential. The city's Business Programs provide technical assistance, educational sessions, and resources to foster business growth and creation. These programs are designed to address the challenges local employers face and connect them with resources to thrive in Deerfield Beach.

3. **Infrastructure Enhancement:**
    - The anticipated developments will increase demands on the city's infrastructure. The Capital Improvement Plan (CIP) outlines a five-year financial strategy to fund necessary acquisitions, expansions, and rehabilitations of the city's infrastructure. This plan ensures that the city's physical framework can support the projected economic growth and maintain a high quality of life for residents.

By proactively addressing these workforce, business support, and infrastructure needs, Deerfield Beach aims to create a sustainable and thriving economic environment that benefits both residents and businesses in the short and long term.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Deerfield Beach's workforce is concentrated in sectors such as education and healthcare services, retail trade, construction, and professional services. However, there are notable mismatches between the available jobs and the skill levels of the local workforce. The city has a significant share of workers with a high school diploma or less, which aligns with employment in industries that require minimal formal education, such as retail, warehousing, and construction. These sectors offer substantial employment opportunities but often consist of lower-wage positions, limiting long-term economic mobility for workers.

At the same time, industries requiring higher educational attainment or specialized skills, such as professional and scientific services, finance, and information technology, show a significant shortage of qualified workers in comparison to available jobs. For instance, professional, scientific, and management services account for 28% of all jobs but only 16% of the workforce, highlighting a labor gap that may impact business growth. Additionally, manufacturing and wholesale trade sectors also have more jobs than available workers, suggesting a need for specialized technical training.

Expanding access to higher education, vocational training, and industry-specific certifications could help bridge this workforce gap. Workforce development programs aimed at technical skills, trade certifications, and digital literacy would improve job readiness, ensuring that local residents can access higher-paying employment in emerging industries while supporting business growth in Deerfield Beach.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In Deerfield Beach and the broader Broward County, several workforce training initiatives are actively supporting the region's economic development goals through 2029 and beyond. These programs, facilitated by local governments, educational institutions, and workforce boards, aim to enhance the skills of residents, align training with industry needs, and promote sustainable economic growth.

City of Deerfield Beach Initiatives:

- **Ready2Work Program:** Launched by the City of Deerfield Beach, this free initiative equips residents with industry-recognized certifications in areas such as Lean Six Sigma, Project Management, Digital Marketing, Artificial Intelligence, and Cloud Computing. By upskilling the local workforce, the program enhances employability and supports the city's economic objectives.
- **Future Leaders Program:** Targeting youth aged 14 and 15, this 8-week summer program provides job experience and mentorship, focusing on soft skills development and educational enrichment. By preparing young residents for future employment, the program contributes to building a robust talent pipeline for the city's long-term economic sustainability.

Broward County Initiatives:

- **CareerSource Broward:** As the local workforce investment board, CareerSource Broward offers career development and training programs, including scholarships of up to $12,000 for eligible residents. These funds cover tuition, books, and supplies, facilitating access to education and skills aligned with current labor market demands.
- **Broward UP by Broward College:** This initiative expands access to post-secondary education by offering free workforce training and support services directly within local communities. By addressing educational attainment and workforce readiness, Broward UP aims to boost employment rates and support the county's economic growth.
- **Atlantic Technical College:** Located in Coconut Creek, this institution provides various occupational programs in fields such as Automotive Technology, Business Management, Health Sciences, Information Technology, and Manufacturing. By offering specialized training, the college supports the development of a skilled workforce tailored to industry needs.

Collaborative Efforts:

- **Greater Fort Lauderdale Alliance:** In partnership with CareerSource Broward, the Alliance facilitates workforce training programs, including Quick Response Training Grants and On-The-Job Training Programs. These initiatives are designed to meet the evolving demands of business and industry, thereby enhancing the region's economic competitiveness.

Collectively, these initiatives play a pivotal role in supporting Deerfield Beach's short-term and long-term economic goals by fostering a skilled workforce, attracting businesses, and promoting sustainable development.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The South Florida Regional Planning Council (SFRPC), one of ten (10) state-mandated regional planning councils, serves the tri-county region of Monroe, Miami-Dade, and Broward counties; 70 municipalities; and 4.8 million residents. As a local municipality of Broward County and part of the broader South Florida region, the City of Deerfield Beach is represented as part of the Comprehensive Economic Development Strategy (CEDS) for South Florida, prepared by the SFRPC for 2022-2027. Every five years, the SFRPC develops the CEDS for the region to present the regional economy and current conditions of the tri-county area, and its impact on residents and businesses. It also serves as a roadmap to expand and strengthen the area's economy as well as a guide for regional investment priorities and funding sources. The CEDS also serves as a guiding document for economic development activities that regional leaders have agreed are important to advance.

Among its regional development focus, intense data analysis and regional stakeholders' involvement, the 2022-2027 CEDS also supports the strategies for resilient economic growth put forth by the Florida Chamber of Commerce Foundation (Florida Chamber). The Florida Chamber's Six-Pillars Framework identified six key areas of focus (Six-Pillars) that will drive future economic development for the State, its regions and local communities. The six key factors include: **Talent Supply and Education**, **Innovation and Economic Development**, **Infrastructure and Growth**, **Business Climate and Competitiveness**, **Civic and Governance Systems**, and **Quality of Life and Quality of Place**. These Six Pillars are incorporated into the CEDS by reference and served as the backdrop for long-term comprehensive economic development strategy for the economic growth of the South Florida region over the five-year period and beyond.

From a regional perspective, the 2022-2027 CEDS highlights multiple key economic challenges and opportunities facing the three counties of Monroe, Miami Dade, and Broward; and its population of 4.8 million residents. Analysis in the CEDS identifies several economically vulnerable areas suitable for economic development investment, by considering indicators such as housing affordability, income disparity, workforce development and education, as well as infrastructure, business activity and economic competitiveness relative to other markets.

Among its goals and objectives, the CEDS focuses on regional trends, issues, systems, connections, and gaps that must be addressed to guide investments. It focuses on multiple areas to be addressed including, but not limited to:

Economic Diversification
Business Attraction / Workforce Development
Affordable Housing
Transportation congestion and Transit Oriented Development
Environment and Resilient Infrastructure

The 2022-2027 CEDS identifies several goals to promote the expansion of economic opportunity in the tri-county region of Monroe County, Miami-Dade County, and Broward County - of which Deerfield Beach is a part. The CEDS identifies the following key strategies:

1) **PRIORITY GOAL 1: CULTIVATE A COMPETITIVE ECONOMY AND FOSTER ECONOMIC MOBILITY**

1.1. Maintain a Competitive Edge

a. Support business incentives and programs to advance traditional and emerging industries, create local jobs, and increase competitiveness in a global marketplace.
b. Routinely review and update current and nascent cluster analyses to identify workforce needs.
c. Support high quality early childhood education (including family support services) and life skills trainings.
d. Recruit top-notch faculty to higher education institutions and market the region to relocating firms.
e. Enhance and support the regional airports and seaports.

1.2. Boost Entrepreneurial Development

a. Invest in small business and scalable startup training incubators and accelerators.
b. Integrate entrepreneurship into the K-12 curriculum at a young age to encourage entrepreneurship and development of an innovation mindset over time.
c. Support existing entrepreneurial programs offered by academic institutions and other partners.
d. Encourage new businesses, job creation, and investment within low-income communities to reverse negative trends, create opportunity, and a more positive future for residents.
e. Educate the community about the importance of attracting entrepreneurs and instilling an entrepreneurial mindset.
f. Engage with the entrepreneurial population directly to create business events to retain them in the region.
g. Market and prepare missing entrepreneurial resources including access to community-based funding, angel investment, venture capital, and
h. Ecosystems.
i. Collaborate and educate local municipalities to expedite new business permits

1.3. Invest in Workforce Development

a. Support and invest in apprenticeship, internships, youth employment, existing educational credentials, micro credentials, and on-the-job training programs to create high paying jobs and address future building trade labor shortages.
b. Connect the region's labor force with the necessary skills and trainings to create pathways for quality career opportunities in targeted industries of the region to fill in the workforce gap for high paying jobs.
c. Connect existing workforce needs with upskilling opportunities of underemployed workers.
d. Develop strategies to help close the gap between the region's employer needs and education.
e. Create and build upon strategies that lead to a more fair labor market that support the growth of quality jobs.

f. Strengthen resources and partnerships that support pathways to 21st century jobs.
g. Expand programs that build soft skills alongside certification or training.
h. Expand awareness of available workforce programs to local businesses and job seekers.
i. Increase access to convenient transportation and transit systems to enhance mobility; affordable housing; quality affordable child-care; quality educational opportunities; and other amenities.

2) PRIORITY GOAL 2: CREATE VIBRANT AND CONNECTED PLACES TO INCREASE THE OVERALL QUALITY OF LIFE

2.1. Promote transit planning, implementation, and utilization to move people throughout the Region

a. Expand economically beneficial and safety-focused bicycle and pedestrian projects and facilities and support first and last mile connections to communities to include all modes of transportation.
b. Assess current and future housing availability and its alignment with future growth and employment patterns.
c. Support implementation/investment of a "South Florida Mobility Plan" including possible rail, rapid bus, and new technology.
d. Support policies that incentivize transit and Transit Oriented Development (TOD) investments such as a mobility fees, tax increment finance districts, and increased density around transit hubs.

2.2. Mobility and Access

a. Support placemaking investments in communities throughout the region to meet the needs of residents.
b. Accelerate investments in livable-walkable neighborhoods to increase safety and strengthen connections to key community resources.
c. Provide access to affordable and safe transportation options.
d. Support and/or facilitate infrastructure to accelerate electric, connected, and autonomous vehicles adoption.
e. Leverage existing infrastructure through new technologies.

3) PRIORITY GOAL 3: DESIGN, CONSTRUCT, AND MAINTAIN RESILIENT INFRASTRUCTURE TO SUPPORT SUSTAINABLE BUSINESS AND POPULATION GROWTH

3.1. Water/Wastewater/ Stormwater/Solid Waste

a. Work proactively with local governments, state agencies, and other relevant groups to identify causes of water pollution and coordinated strategies to alleviate them.
b. Investigate opportunities for future water, wastewater, and stormwater system expansion, hardening, coordination, connection, and/or interconnections to achieve regional resilience, resource optimization, and environmental priorities.
c. Reduce barriers and increase accessibility to more alternative water sources through utilities (rainwater, greywater, stormwater, and recycled/reused water and the Floridan Aquifer).
d. Support financial models and funding strategies addressing regional stormwater management, including support to funding alternatives to advance projects identified

as part of the upcoming Central and Southern Florida Resilience Studies being initiated by the U.S. Army Corps of Engineers (ACE) and the South Florida Water Management District as the local sponsor.

e. Support innovative activities and collaborate with South Florida communities to manage and reduce Solid Waste.

3.2. Housing

a. Educate policy makers, staff, and additional stakeholders about the role quality affordable housing plays in support of a healthy economy.
b. Increase density housing along transportation corridors and around TOD mobility hubs through partnerships with the public and private sectors.
c. Encourage zoning changes of commercial areas to include multifamily residential development. Support new and current financial incentives for affordable and workforce housing.
d. Advocate for legislative changes and solutions to curb skyrocketing homeowner and flood insurance policy premiums.

3.3. Sustainable Land Development Patterns

a. Support programs and investments that match public and private land use and development
b. decisions with existing and planned infrastructure investments.
c. Educate governments, citizens, and developers on the importance of investing in green and climate resilient infrastructure.
d. Inventory available properties that need restoration and/or preservation, including
e. brownfields and historic districts and resources.

3.4. Proactively Plan for Natural Disasters / Economic Shocks

a. Align regional planning efforts with local Pre-Disaster Mitigation Plans, Local Emergency Planning Committee, South Florida Water Management District, Southeast Florida Regional Climate Change Compact, Florida Division of Emergency Management, and other partners to enhance local and regional preparedness, mitigation, and response due to sea level rise, tidal flooding, storm surge, and saltwater intrusion.
b. Develop a list of critical wetlands for protection using the Land Acquisition Trust Fund based on the critical ecological value of wetland and vulnerability to development.
c. Enhance and protect the environment and the region's natural resources.
d. Educate local governments on the importance of effective land use planning, zoning code updates, incentive programs, and the development of disaster-specific structure design to better prepare for likely shocks.
e. Create financing opportunities for resilient infrastructure and have a coordinated public private investment.
f. Create public private partnerships to pilot innovative resilience solutions including dedicated funding pools.
g. Collaborate with nonprofits and academic institutions to commercialize research on resiliency.

4) PRIORITY GOAL 4: PROMOTE REGIONAL COLLABORATION OF INTERGOVERNMENTAL, PUBLIC-PRIVATE, INTERAGENCY, AND NON-PROFITES TO ADDRESS SOUTH FLORIDA'S ECONOMIC CHALLENGES

4.1. Strengthen partnerships with existing regional organizations and explore opportunities for joint projects

a. Using the SFRPC as a liaison and communicator, enhance understanding of regional issues and areas of partners expertise among the region's public, private, non-profit, and philanthropic sectors.
b. Host and engage regional roundtables around topics of mutual interest and prioritization and growth of regional economic clusters.
c. Encourage widespread use of design charrettes and other venues for public input into project development.
d. Improve internal communications among all government agencies and stakeholders and support external communications processes through partners.
e. Engage the business community (including major employers), nonprofit sector, academic institutions, elected officials, and government staff (city managers, county administrators, ports/airports) to implement the CEDS.
f. Encourage coordination with the South Florida Regional Planning Council to increase focus on regional resilience and attract critical investment to the seven-county Southeast Florida Region.

Other local/regional plans or initiatives that might impact economic growth: Deerfield Beach is actively engaged in multiple economic development initiatives that align with both local and regional strategies to support business growth, job creation, and infrastructure enhancement. These initiatives are designed to foster long-term economic sustainability and resilience. Below is a breakdown of these initiatives and their alignment with Deerfield Beach's short-term and long-term goals.

Workforce Development & Training

Deerfield Beach is addressing workforce challenges through multiple programs aimed at improving skills and job placement opportunities, ensuring alignment with evolving industry needs.

- **CareerSource Broward Programs:** CareerSource Broward provides career counseling, skills assessments, and job placement assistance, focusing on upskilling the local workforce and connecting job seekers with in-demand occupations.

Infrastructure & Urban Development

A key priority for Deerfield Beach is improving infrastructure to accommodate economic growth, support new business investments, and enhance quality of life.

- **PREMO Light Rail Initiative:** Broward County's Premium Mobility Plan (PREMO) includes the development of a light rail system aimed at enhancing regional connectivity. The initial phase, expected to begin service in 2028, plans to connect key locations such as Fort Lauderdale International Airport and Port Everglades, potentially benefiting Deerfield Beach by improving transportation infrastructure.

- **Tri-Rail Coastal Link:** Plans to expand Tri-Rail service along the Florida East Coast Railway corridor aim to improve regional connectivity. This expansion could enhance access to Deerfield Beach, facilitating economic growth by attracting businesses and tourists.

Economic Diversification & Business Expansion

Efforts to attract new industries and support existing businesses are central to Deerfield Beach's economic development strategy.

- **City of Deerfield Beach Economic Development Initiatives:** The city's Economic Development Department seeks to enhance the quality of life for residents through the expansion of the local tax base. Staff act as a resource for local business owners to identify and resolve barriers that their businesses face, providing in-depth knowledge of Broward County and its assets to attract corporate headquarters.

Deerfield Beach's economic growth strategy is a combination of local planning efforts and regional coordination. These initiatives support short-term goals by improving job access, strengthening infrastructure, and attracting new businesses, while ensuring long-term sustainability by fostering economic resilience, expanding workforce development, and enhancing urban livability. Through continued investment and strategic partnerships, Deerfield Beach is positioning itself as a dynamic economic hub within South Florida.

Discussion

Deerfield Beach's location in the densely urbanized area of Southern Florida and flanked by a variety of business nodes and supporting modes including, but not limited to, multiple airports, airparks, seaports, passenger rails, and highway systems, makes the city a highly desirable location for a wide variety of businesses. In addition, the City has capacity and opportunities for ongoing infrastructure hardening of its aging infrastructure, focus on safety, small business enhancements, and development of a skilled workforce to ensure businesses have enough skilled workers in the workforce to compete in the global economy. This further makes it an ideal place for small and large companies to call home. Currently, the city is home to variety of large companies including, but not limited to: JM Family Enterprises Inc. (Motor Vehicles Headquarter), Publix Distribution Center (2nd largest in the State; supermarket chain), Amazon, and University of Miami, to name a few. Deerfield Beach's economic growth strategy is a combination of local planning efforts and regional coordination. These initiatives support short-term goals by improving job access, strengthening infrastructure, and attracting new businesses, while ensuring long-term sustainability by fostering economic resilience, expanding workforce development, and enhancing urban livability. Through continued investment and strategic partnerships, Deerfield Beach is positioning itself as a dynamic economic hub within South Florida.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Deerfield Beach, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 66.2%
- Cost Burden Homeowners: 36.1%
- Overcrowding: 4.1%
- Lack of Complete Plumbing Facilities: 0.1%
- Lack of Complete Kitchen Facilities: 0.4%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of “disproportionate.” This threshold in Deerfield Beach is set at 10 percentage points higher than the city average, equating to: a cost burdened renter above 76.2%, a cost burdened homeowner above 46.1%, overcrowding above 14.1%, lack of plumbing facilities above 10.1%, and lack of kitchen facilities above 10.4%.

In Deerfield Beach, there are no tracts that meet the criteria for having more than one concentrated housing problem.

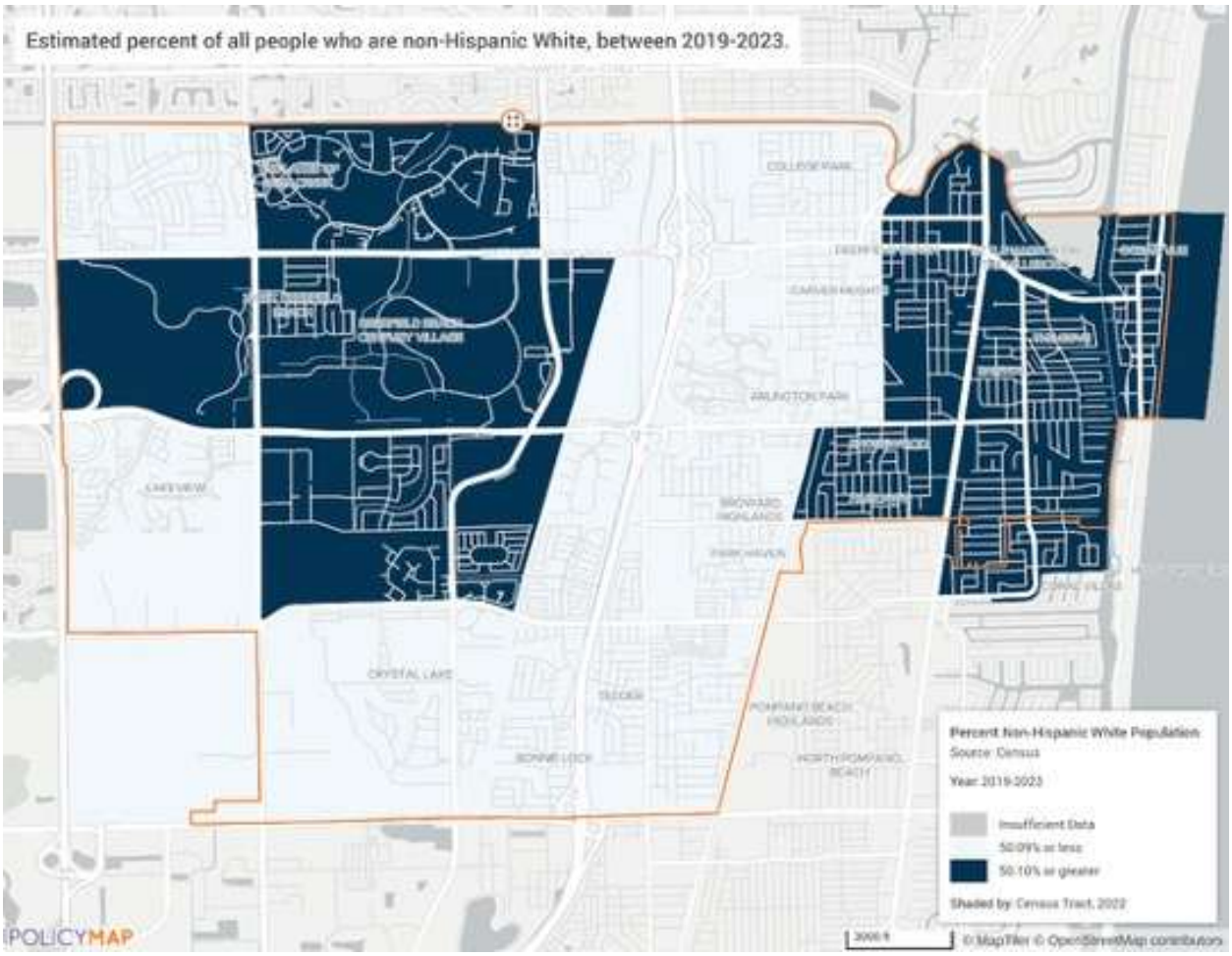
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Deerfield Beach’s population:

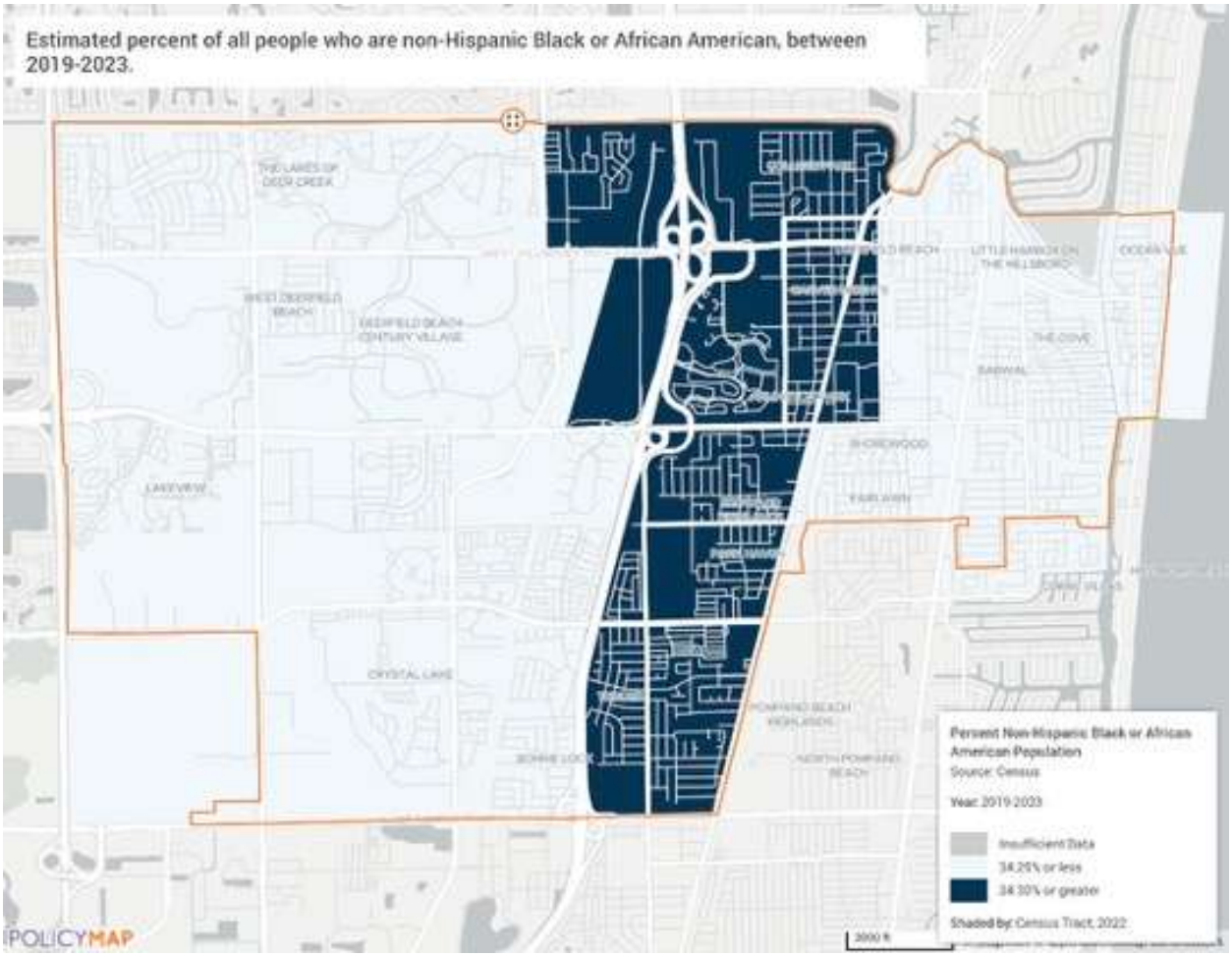
- Black, non-Hispanic: 24.3%
- White, non-Hispanic: 40.1%
- American Indian and Alaska Native, non-Hispanic: 0.1%
- Asian, non-Hispanic: 2.0%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.0%
- Other Race, non-Hispanic: 2.1%
- Two or More Races, non-Hispanic: 8.4%
- Hispanic or Latino: 23.0%

In Deerfield Beach, White households have a majority amongst demographic groups, with concentrations found in the western and north central regions as exhibited in the following map. Additional populations that exhibit concentrations in the city are Black / African American and Hispanic populations. The maps below illustrate these racial and ethnic distributions across Deerfield Beach, excluding populations without significant concentrations.

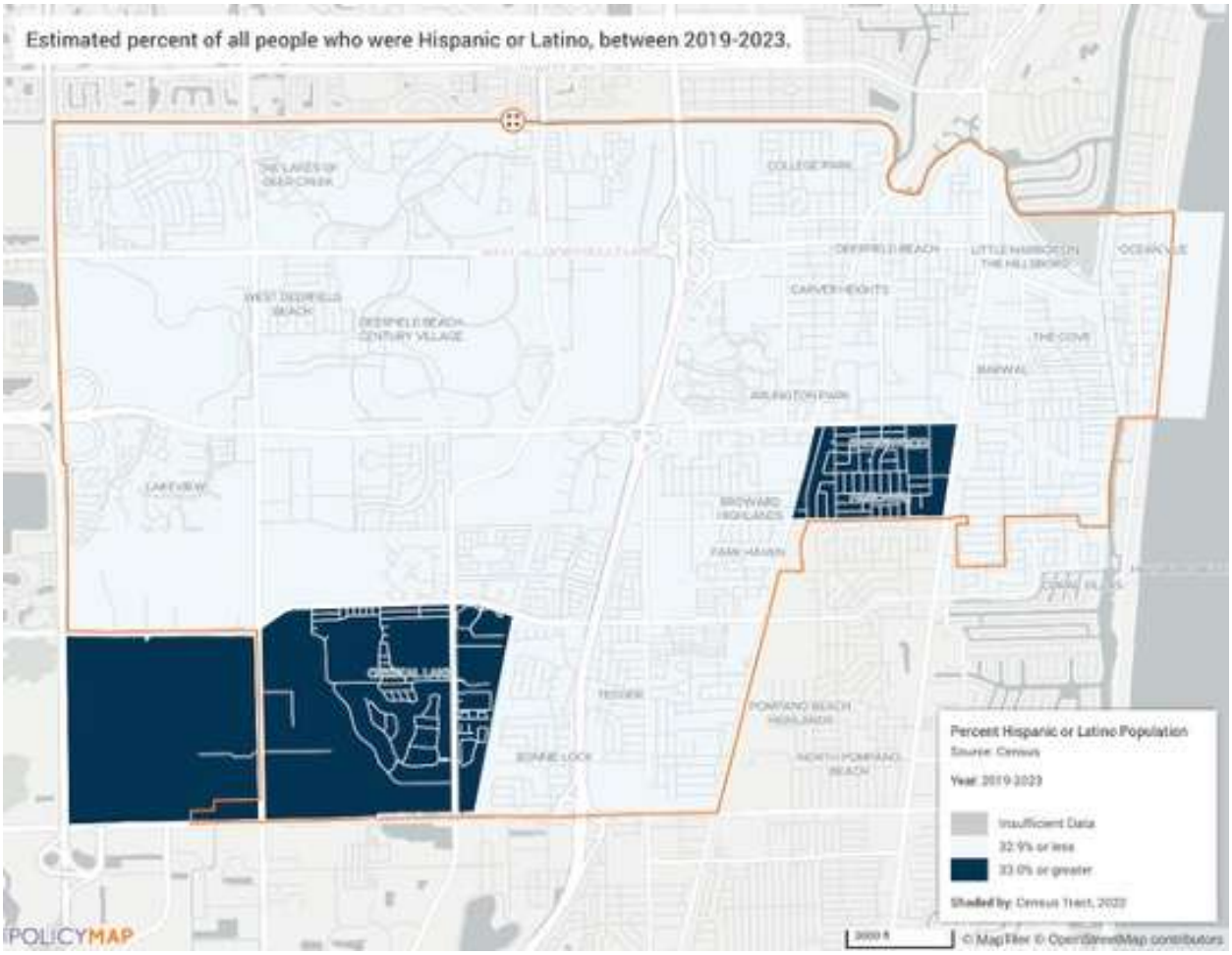
Concentration White (non-Hispanic) households over 50.1%



Concentration Black/African American (non-Hispanic) households over 34.3%



Concentration Hispanic/Latino households over 33.0%

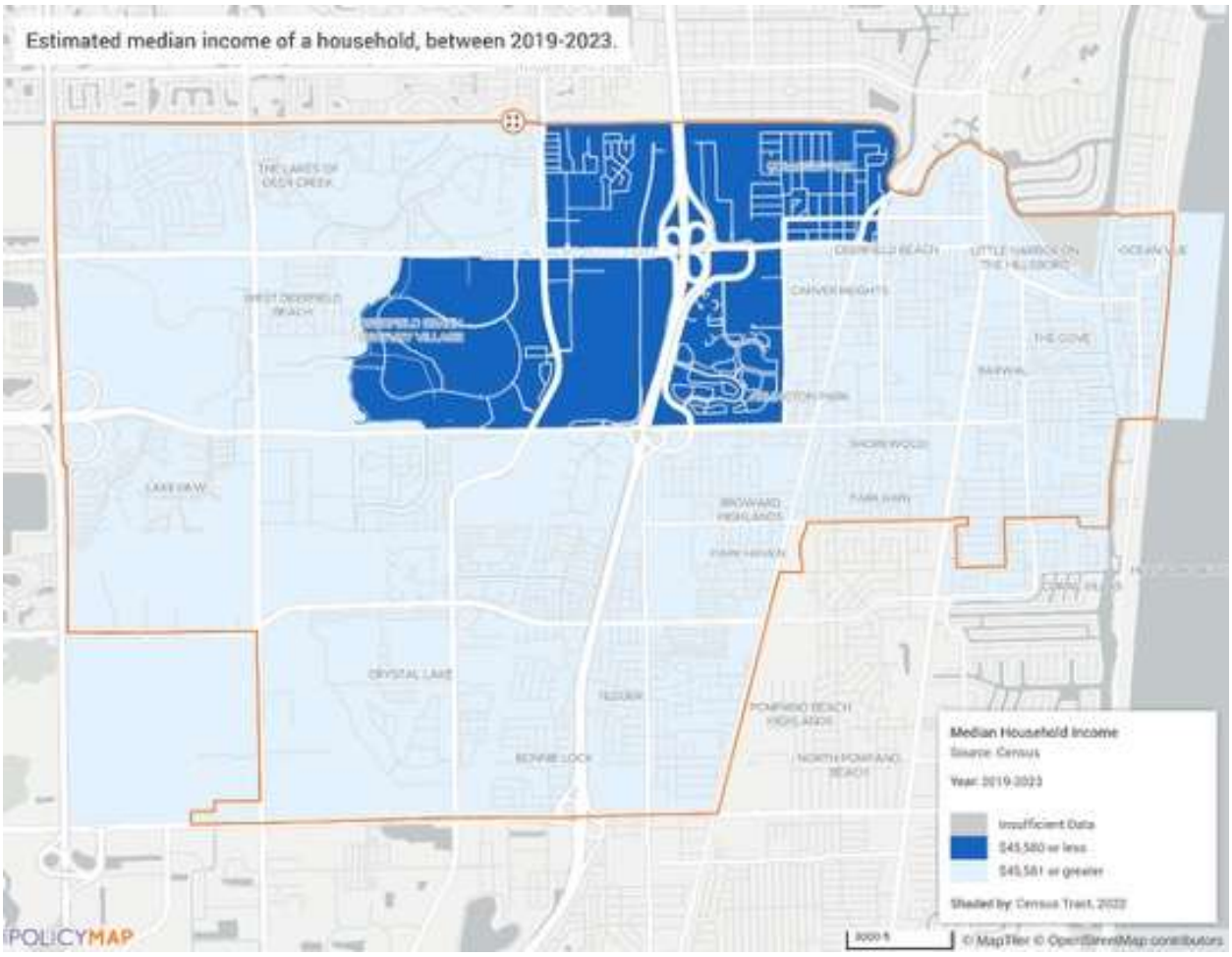


Low-Income Households

According to the 2018-2023 ACS data, the Median Household Income (MHI) in Deerfield Beach is $56,976. Any household making 80% or less ($45,581) is considered “low-income” concentration. The following map illustrates the three census tracts in the northern region of Deerfield Beach with a majority of households earning below 80% of the MHI.

Census Tract #12011010307 Census Tract #12011010403 Census Tract #12011010305

Low Income Households



What are the characteristics of the market in these areas/neighborhoods?

The low-income neighborhoods in Deerfield Beach exhibit distinct economic and housing characteristics, shaped by varying demographic compositions, aging housing stock, and employment challenges. The following demographic differences contribute to varying housing conditions, employment opportunities, and community development needs across different parts of the city.

- **Demographics:** Some census tracts in these neighborhoods are predominantly Black/African American, while others have higher concentrations of White residents. These differences influence economic opportunities, access to resources, and community development needs, requiring tailored approaches to housing, workforce training, and infrastructure improvements.
- **Housing Stock:** Many homes in these neighborhoods were built several decades ago, leading to aging infrastructure and the need for rehabilitation efforts. Some areas experience more severe housing deterioration than others, requiring targeted investments in modernization, safety improvements, and energy efficiency upgrades to maintain livability.
- **Economic Indicators:** Residents in these census tracts often work in industries that offer lower wages and limited career advancement, which impacts housing stability and long-term financial security. In some areas, higher rates of unemployment and underemployment contribute to economic challenges, underscoring the importance of job training programs, small business support, and workforce development initiatives to improve economic mobility within the community.

Are there any community assets in these areas/neighborhoods?

Despite economic challenges, these neighborhoods have valuable community assets that provide stability, resources, and opportunities for growth. Educational institutions, transportation networks, and social service programs serve as important pillars for local residents.

- **Educational Institutions:** Schools in these neighborhoods provide critical educational and workforce development resources. Local schools also serve as hubs for community engagement and youth programs, playing a key role in preparing residents for future employment opportunities.
- **Public Transportation & Accessibility:** The neighborhoods' proximity to major highways and public transit options offers an advantage by providing access to employment centers, medical services, and commercial areas. Expanding public transit options could further improve economic mobility for residents and support workforce participation.
- **Community Services & Nonprofits:** Several local organizations provide support services for housing stability, employment assistance, and youth development. Programs offered through organizations such as CareerSource Broward focus on job training, while other community nonprofits work to improve healthcare access and food security for low-income residents.

Are there other strategic opportunities in any of these areas?

Addressing the economic and housing challenges in these neighborhoods presents strategic opportunities to foster growth, stability, and improved quality of life. Targeted investments in housing, workforce development, and small business growth can help revitalize these areas while ensuring long-term sustainability.

- **Housing Rehabilitation & Affordable Housing Expansion:** The aging housing stock in these neighborhoods requires substantial investment in rehabilitation. The City of Deerfield Beach's Housing & Grants programs allocate resources to repair existing homes and develop new affordable housing. Expanding affordable housing options can reduce displacement, improve living conditions, and attract new investment.
- **Economic Development & Job Creation:** Enhancing small business growth and workforce training programs can provide residents with better employment opportunities and higher wages. The city's Development Opportunities initiative focuses on attracting business investment, improving commercial corridors, and expanding job opportunities in key industries.
- **Community Engagement & Social Services:** Strengthening local support networks and public service programs can foster greater community cohesion and resilience. Expanding public safety efforts, after-school programs, and family support services can directly improve economic mobility and neighborhood stability.

By leveraging community assets and strategic opportunities, Deerfield Beach can promote fair economic development, improve the quality of life for residents, and create a stronger foundation for long-term economic success. Targeted investments in housing rehabilitation, workforce development, and small business support will help revitalize these neighborhoods while preserving their identity and ensuring sustainable growth.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Deerfield Beach, Florida, enjoys comprehensive broadband coverage, with the vast majority of the city offering various internet service provider options, including in LMI areas. The average household has access to two (2) broadband-quality internet service options. According to ISPReports.org, Deerfield Beach benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Eighty-nine percent (89%) of Deerfield Beach households have an internet connection with the city offering 99.94% availability. Of those households, 73% have fiber, cable, or DSL, 5% have satellite, 0% are still on dial-up, and 3% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Deerfield Beach, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Deerfield Beach is served by twelve (12)

Internet providers offering residential service. Among these, Xfinity stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

Xfinity (Fiber and Cable)

EarthLink (Fiber, DSL, and Fixed Wireless)

AT&T (Fiber, DSL, and Fixed Wireless)

Hotwire Communications (Fiber)

Atlantic Broadband (Fiber and Cable)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

Dish (Satellite)

DirecTV (Satellite)

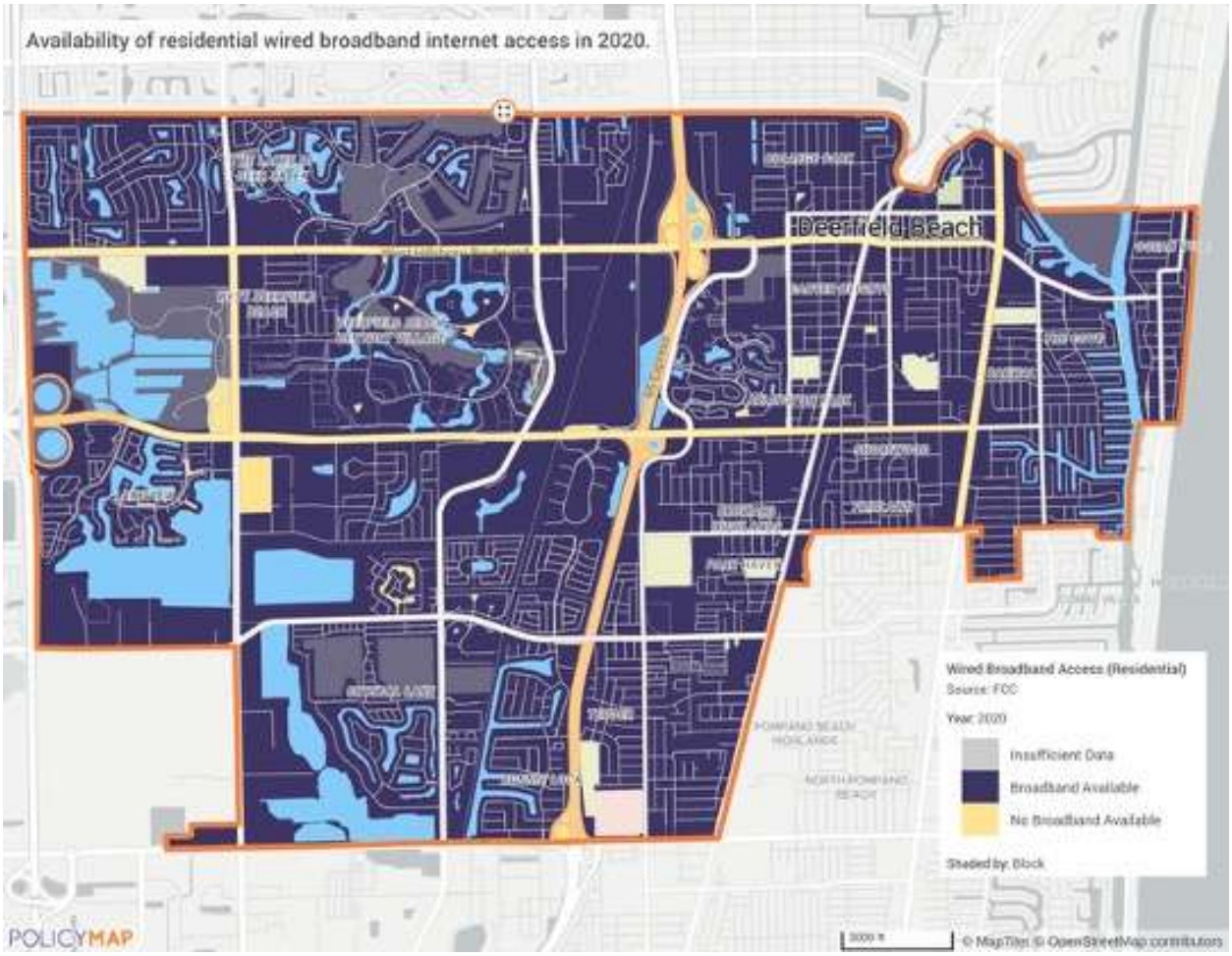
HughesNet (Satellite)

Viasat Internet (Satellite)

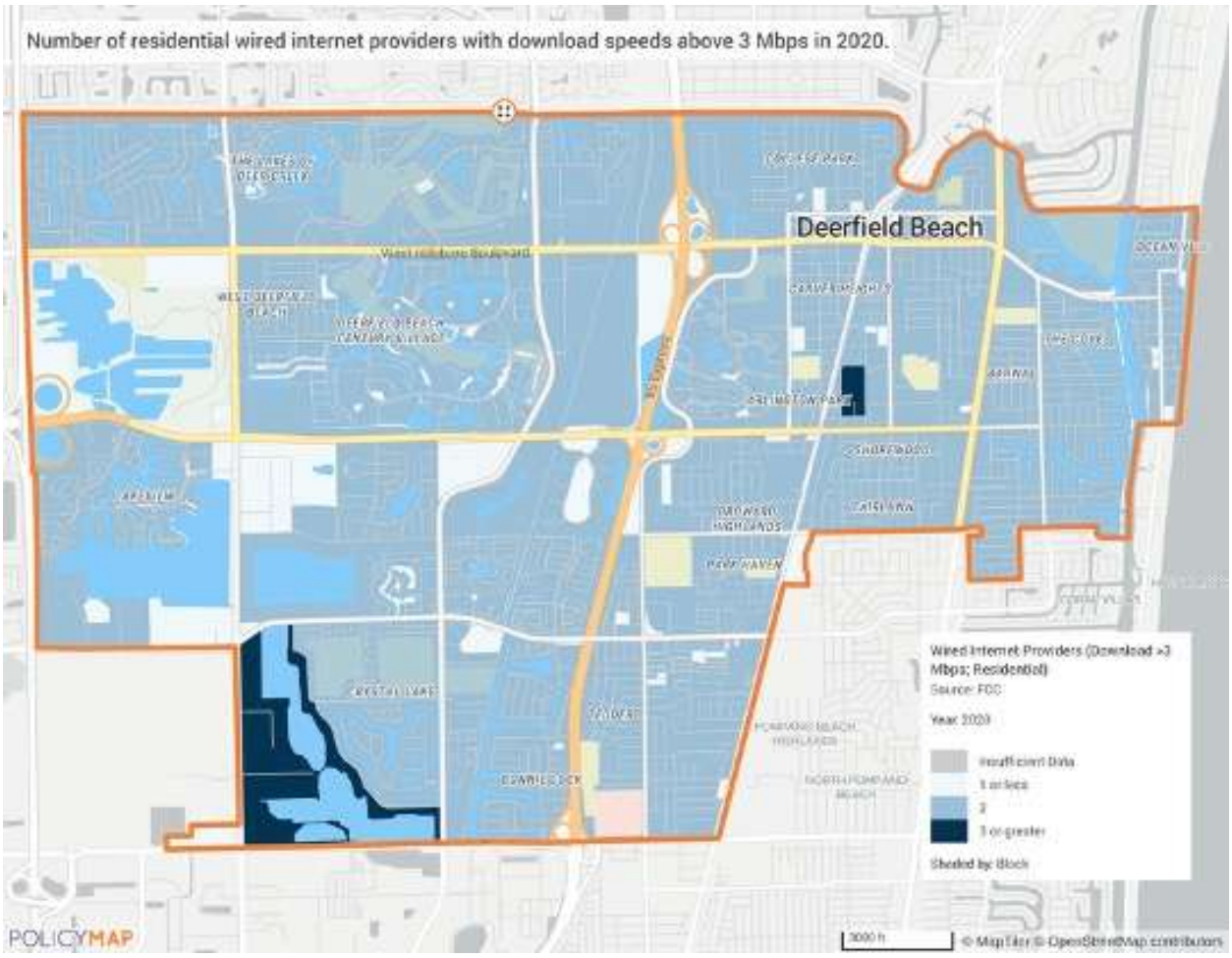
Starlink (Satellite)

The map below shows the number of broadband service providers by census tract. The average Deerfield Beach household has access to two (2) broadband-quality internet service options. While this provides a level of reliability and affordability, increasing the number of providers could further enhance competition, leading to more dependable and cost-effective service for residents.

See map: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Deerfield Beach, FL, has historically faced multiple natural hazard risks, including extreme heat, severe thunderstorms, tornadoes, tropical cyclones (hurricanes and tropical storms), coastal erosion, droughts, flooding, and wildfires. The 2022 Broward County Emergency Management Enhanced Local Mitigation Strategy (LMS) identifies climate change as a significant factor exacerbating these risks, primarily due to sea level rise, intensified storm events, and increasing temperatures. The probability of high tide flooding is considered "highly likely," with sea levels projected to rise by up to 40 inches by 2070 under the NOAA Intermediate-High scenario, leading to more frequent and severe coastal inundation and storm surges. Inland flooding is also expected to worsen due to reduced drainage capacity in stormwater systems caused by higher sea levels, increasing the risks associated with heavy rainfall and hurricanes. While climate change is expected to intensify hurricanes by increasing storm surge heights, rainfall, and wind speeds, a 2011 South Florida Water Management District (SFWMD) report suggests that rising wind shear over the Atlantic could lead to a 6-34% decrease in the overall number of tropical storms and hurricanes. Additionally, the county anticipates longer and more severe drought periods, which, when combined with higher temperatures, may heighten wildfire risks. Extreme heat events are also increasing, particularly in urban areas, like Deerfield Beach, posing significant health risks and placing stress on infrastructure.

Deerfield Beach is considered a coastal city, making it especially vulnerable to hazards such as hurricanes, storm surge, coastal erosion, and sea level rise. The south end of Deerfield Beach is identified as critically eroded. The LMS also highlights significant socioeconomic risks from climate change, particularly property loss, infrastructure damage, and economic vulnerabilities due to rising sea levels. Increased flooding threatens roads, utilities, and drainage systems, leading to costly adaptations. The tourism sector, a key economic driver, is at risk from beach erosion and storm damage. These escalating hazards underscore the necessity for adaptation and mitigation strategies to protect Deerfield Beach's residents, economy, and environment.

According to the FEMA National Risk Index, Broward County faces significant threats from hurricane, lightning, tornado, and wildfire, challenging the region's resilience and safety. To counter these challenges, proactive measures are essential for fostering resilience in an evolving climate landscape. The Center for Disease Control and Prevention (CDC) emphasizes that climate change, coupled with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones, further emphasizing the need for comprehensive preparedness.

The City of Deerfield Beach has implemented a comprehensive resilience strategy to mitigate flooding, improve stormwater management, and address sea-level rise, as detailed in its Local Mitigation Strategy (LMS) annual progress report. The city's Stormwater and Flood Resiliency Master Plan (2022) guides infrastructure improvements, including major projects such as the West Deerfield, Wildwood of Deer Creek, and SE 8th Street Flooding Improvement Projects, which incorporate pump stations, drainage inlets, and outfalls to reduce chronic flooding. Coastal resilience efforts include elevating critical facilities,

beach nourishment projects, and seawall compliance with Broward County's updated regulations. Deerfield Beach actively participates in FEMA's Community Rating System (CRS) to help lower flood insurance premiums and enforce building codes to regulate development in high-risk flood zones. The city also collaborates with the Broward County Environmental Protection & Growth Management to improve flood protection infrastructure. To fund ongoing mitigation efforts, the City has maintained a stormwater utility fee. Through these strategies, Deerfield Beach continues to enhance infrastructure, protect its coastline, and promote long-term sustainability in response to climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. Rural communities are especially disadvantaged, often lacking emergency support and resources for climate-related home repairs. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

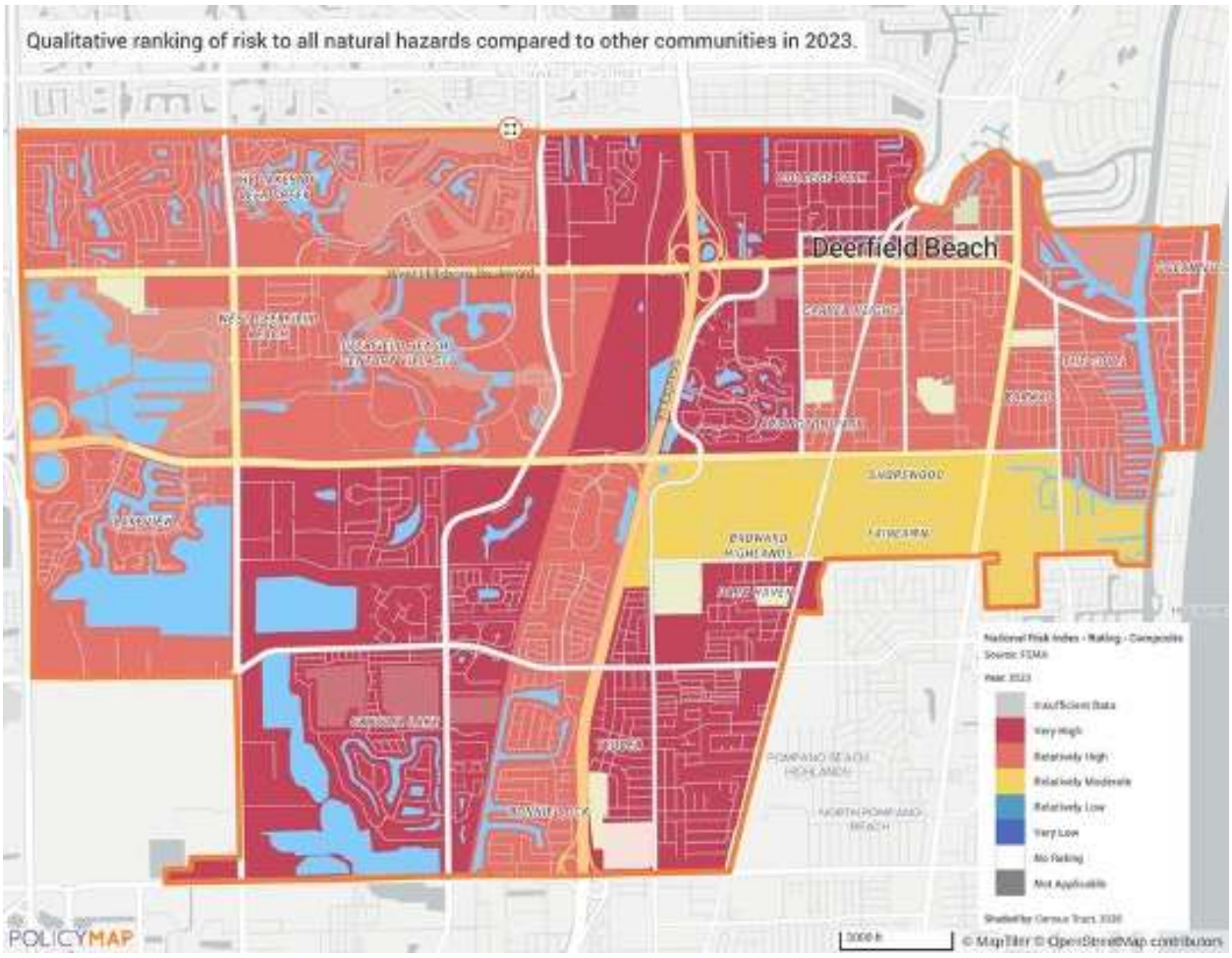
In Broward County, low- and moderate-income households are among the most vulnerable to natural hazards due to limited financial resources and increased exposure to risk. Access to less financial resources can make it difficult to invest in mitigation measures such as flood insurance or structural reinforcements . Additionally, communities with high social vulnerability often experience higher surface temperatures due to urban heat island effects, exacerbating risks associated with extreme heat. Deerfield Beach is identified as one of the highest risk areas for extreme heat exposure in Broward County due to its large population of vulnerable age groups, including residents under 14 and over 65 years old. These factors, combined with the increased frequency of severe weather events, highlight the urgent need for targeted resilience measures to protect vulnerable populations.

FEMA's National Risk Index identifies Broward County as having a relatively moderate level of community resilience, indicating that its residents have a relatively moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level within the city, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels across Deerfield Beach range from relatively moderate to very high. Targeted mitigation across the city could help lower the overall risk and create a more balanced risk profile across the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the county's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Deerfield Beach prioritizes community education and disaster preparedness through a comprehensive, multi-platform approach. The Emergency Management Department disseminates timely information on preparedness, response, and recovery via its website, social media channels, and the AlertDFB Emergency Notification System. Residents also have access to the Broward County Office of Emergency Management's resources, including its website, social media platforms, and the Alert!Broward notification system. The Fire Chiefs Association of Broward County leads the Community Emergency Response Team (CERT) program, training individuals in basic disaster response skills to assist their communities and workplaces when professional emergency services are delayed. Additionally, Florida Volunteer Organizations Active in Disaster (VOAD) helps coordinate response efforts, communicate urgent needs to the National VOAD network, and provides critical support to communities affected by disasters.

See map: Risk to All Natural Hazards



Risk to All Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Deerfield Beach's housing and community development strategy for the 2025-2029 Consolidated Plan. The plan describes how CDBG funds will be used to achieve HUD's goals of providing a suitable living environment and safe, decent, and affordable housing for low- to moderate-income (LMI) households and special need groups in the City. The City identified priority needs through data analysis and citizen participation involving local nonprofit stakeholder organizations. Addressing these priority needs forms the basis of the five-year Strategic Plan.

Deerfield Beach does not target CDBG funds based on geography, however certain activities in the CDBG program will target low/mod areas (LMA) in its five-year plan. Low/mod areas are defined by HUD as block group tracts where at least 51% of persons are low- to moderate-income. The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.

The following are the four (4) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Public Facilities & Infrastructure
1A Improve Public Facilities & Infrastructure

Priority Need: Public Services
2A Public Services for LMI & Special Need

Priority Need: Affordable Housing
3A Affordable Housing

Priority Need: Economic Development
4A Economic Development

Priority Need: Planning & Administration
5A Planning & Administration

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 4 - Geographic Priority Areas

1	**Area Name:**	Citywide Low/Mod Eligible
	Area Type:	Other
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Citywide Low/Mod Eligible areas are block group tracts where at least 51 percent of the residents are low- and moderate-income persons. See General Allocation Priorities on how the City determines these tracts. The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.
	Include specific housing and commercial characteristics of this target area.	The population of Deerfield Beach has steadily increased in the past decade (13.6%). While there has been some housing development, a vast majority of housing units are older and in need of repair or improvements. An estimated 63% of all owner-occupied units and 44% of renter-occupied were built before 1980 (Source: 2019-2023 ACS). The MA-20 reports that as these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Housing units built before 1978 also pose a greater risk of lead-based paint hazards.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	As part of the plan development process, the City held a public hearing and provided a public comment period to give citizens the chance to review and comment on the plan. The City also consulted with local community stakeholders to identify housing and community development needs. These needs were determined through meetings with nonprofits, other City departments, and citizens. Finally, a community survey was also made available online for public input.
	Identify the needs in this target area.	Affordable housing development and preservation are some of the highest needs in Deerfield Beach. Cost burden is the biggest housing issues in the City, and in particular for LMI renter households. The 2019-2023 ACS reports that 45% of homeowners with a mortgage and 66% of renters are cost burdened. Reported in the NA-10, elderly renters are more likely to experience financial strain from housing costs, both groups face persistent affordability challenges, underscoring the need for targeted housing support for Deerfield Beach's low-income elderly residents. Public facility and infrastrastructure improvements are a need. These activities are necessary for neighborhood revitalization efforts in low- to moderate-income areas. Improvements to facilities will also improve access for special needs groups such as the elderly, persons with a disability and those at-risk of homelessness. See the NA-50 for a summary of needs. There is a need for public services that help improve the quality of life for LMI and special needs persons and addresses homelessness in the City. Specific needs include support for the elderly, for services that target ex-offenders, such as employment and job training services, education support, housing assistance, and mental health services, as well as expanded support for childcare. See the NA-50 for a summary of public service needs.

	What are the opportunities for improvement in this target area?	There are several opportunities for improvement within the defined local target area including: - Affordable housing activities such as homebuyer assistance and housing rehab will increase and maintain the affordable housing stock for LMI households in the City. To address this, the Housing & Grants programs allocate resources to repair existing homes and develop new affordable housing. Expanding affordable housing options can reduce displacement, improve living conditions, and attract new investment. - Improvements to public facilities and infrastructure will revitalize neighborhoods, and invite other investments into the area. The City Capital Improvement Plan (CIP) outlines a five-year financial strategy to fund necessary acquisitions, expansions, and rehabilitations within the City infrastructure. Utilizing this plan to guide the goals of the Strategic Plan will help ensure that the physical framework of the City can support the projected economic growth and maintain a high quality of life for residents. - Public services will help improve the quality of life for LMI and special needs residents. Strengthening local support networks and public service programs can foster greater community cohesion and resilience. Expanding public safety efforts, after-school programs, and family support services can directly improve economic mobility and neighborhood stability. See the MA-50 for more details on strategic opportunities in this target area.
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in Deerfield Beach.

General Allocation Priorities

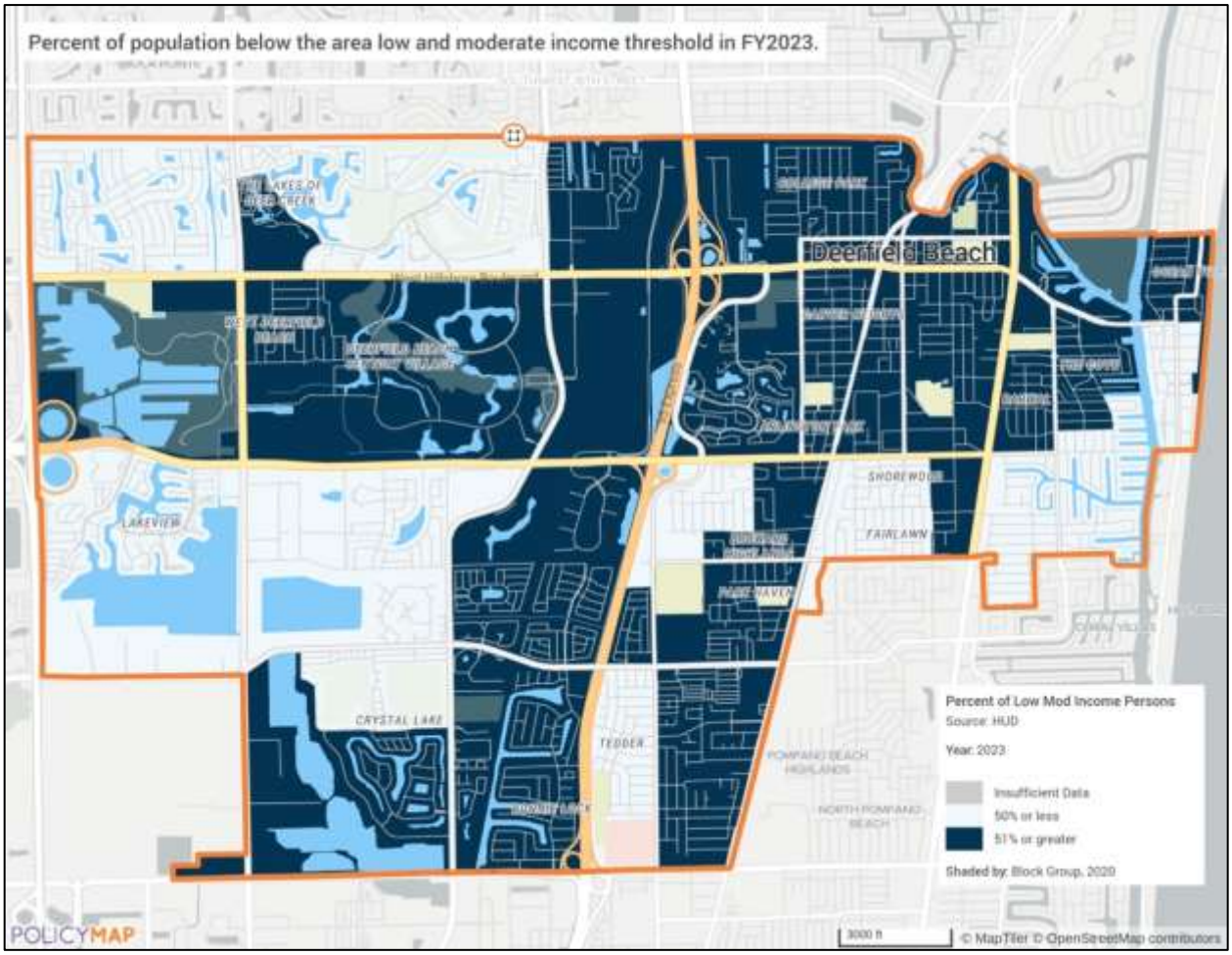
Describe the basis for allocating investments geographically within the jurisdiction

The City of Deerfield Beach does not necessarily target funds geographically; however funds must serve low- and moderate-income individuals and families, or be directed towards neighborhoods with a prominent low/mod income population.

Direct services such as public services and affordable housing rehab benefits are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for households as low/mod households (LMH). City staff and/or one of its subrecipient agencies will complete an application and determine eligibility of the applicant before the activity is initiated.

Public facility and infrastructure improvement activities will serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/.



FY 2023 HUD LMISD Low-Mod Block Group Tracts

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 5 – Priority Needs Summary

1	**Priority Need Name**	Public Facilities & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	1A Improve Public Facilities & Infrastructure
	Description	Public facilities may include citywide or neighborhood facilities, community centers, parks and recreation facilities. There is a need to improve public facilities and infrastructure in low/mod areas of Deerfield Beach. The NA-50 identified several areas for improvement, including improvements to the stormwater management system throughout the City. This includes capital improvement projects (CIPs) and regulatory strategies to increase flood resiliency and improve stormwater quality. Key public facilities such as community centers, areawide park improvements (i.e. park facilities city-wide), and public safety buildings require ongoing assessments to ensure they meet current standards and community needs and provide improved access. For instance, the City has identified the necessity for building automation, HVAC replacements, LED lighting retrofits, and water conservation measures across various public buildings. Additionally, the city is actively assessing its broadband infrastructure to better serve LMI residents and the business community.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need for public facilities & infrastructure Improvements was identified. Comprehensive assessments and strategic planning initiatives also helped to identify these needs. The basis is to improve accessibility for all residents and create a suitable living environment.
2	**Priority Need Name**	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	2A Public Services for LMI & Special Need
	Description	There is a need for supportive services to help assist and improve the lives of LMI households and special needs populations in the City. As reported in the NA-50, Deerfield Beach recognizes the need to enhance services for its senior population. These services are crucial in promoting the well-being and quality of life for the aging population in Deerfield Beach. The City has also identified a need for support services that target ex-offenders, such as employment and job training services, education support, housing assistance, and mental health services, as well as expanded support for childcare and youths in the City.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for public services for LMI and special needs persons was identified. Public services offered by the City and subrecipient non-profit organizations provide for vital and essential services for LMI households and families throughout Deerfield Beach. The basis for this need is to provide access to services and sustainability for LMI residents.
3	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	3A Affordable Housing
	Description	The development and preservation of affordable housing is a priority need for low- to-moderate income (LMI) households in Deerfield Beach. Housing cost burden is by far the largest housing problem in the City. According to the 2019-2023 ACS data, 45% of homeowners with a mortgage and 66% of renters are cost burdened (paying more than 30% of income towards housing costs). To compound this issue, housing is also very old and there is a need for owner occupied housing rehabilitation and repairs to maintain the affordable housing stock in the City. For affordable housing programs, the City will administer SHIP and HOME housing programs that offer grant assistance to homebuyers and current homeowners seeking funding for rehabilitation of owner-occupied housing units. As feasible, the City will also leverage these funds with CDBG funds. Whenever viable, staff will coordinate with various City Departments, as well as partner with local non-profit agencies and private entities to meet the goals set forth within the plan, by providing assisted housing services, health services and social and fair housing services
	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to preserve and develop affordable housing was identified. The basis is to create or maintain affordable housing for LMI residents in Deerfield Beach.
4	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	4A Economic Development
	Description	Provide financial and technical assistance to support small businesses, microenterprises, and workforce development initiatives. Activities may include business façade improvements, microenterprise grants, commercial rehabilitation, and job training programs that benefit low- and moderate-income residents.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to promote economic development was identified. The basis is to create and retain jobs for LMI residents in Deerfield Beach.
5	**Priority Need Name**	Planning & Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	5A Planning & Administration
	Description	Effective program management will include general administration and planning of the CDBG grant program, monitoring subrecipients, reporting and managing grant financials. Planning involves the development of AAPs, annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	There is a need to provide effective management of the CDBG grant program that will ensure compliance and regulation of the grant. Effective program administration ensures that the City meets the established objectives in the plan.

Narrative (Optional)

Priority needs refer to the essential requirements of the community that will be addressed through the goals set forth in the Strategic Plan. This section explains the reasoning behind the priority allocations established for each category of need, with a particular focus on extremely low-income, low-income, and moderate-income households, as mandated by 24 CFR 91.215(a)(2).

The priority needs the City has identified are:

- Public Facilities & Infrastructure
- Public Services
- Affordable Housing
- Economic Development
- Planning & Administration

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Deerfield Beach receives annual federal funding from the U.S. Department of Housing and Urban Development (HUD) as an entitlement community through the Community Development Block Grant (CDBG) Program. These grant funds support activities that preserve affordable housing, improve public facilities and infrastructure, and provide vital supportive services activities. PY 2025 is the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City anticipates it will receive $721,028 for its CDBG program.

The City also receives HUD HOME funding as a member of the Broward County HOME Consortium (HOME Consortium). The HOME Consortium is a legal entity created through an intergovernmental agreement between Broward County, the members cities of the Consortium which includes Deerfield Beach. Each HOME Consortium member receives an agreed share of funds and uses them to meet the needs of their community. The County's Five-Year Consolidated Plan and Annual Action Plans also include the housing needs and activities of Deerfield. These funds are not listed in the table below as the City is not a direct recipient of HOME funds from HUD. The City also receives other nonfederal funding resources, including funding from the State of Florida via the *State Housing Initiatives Partnership (SHIP) Program*. SHIP funds are allocated to housing in accordance with the adopted Local Housing Assistance Plan (LHAP) adopted by the City Commission.

However, in addition to CDBG funds, the City anticipates receiving $669,574 in State Housing Initiative Partnership (SHIP) funds and approximately $207,426 in indirect HOME Investment Partnership (HOME) funds through the Broward County Consortia for housing rehabilitation and purchase assistance programs. The City is also anticipating the transfer of Neighborhood Stabilization Program (NSP) funds in the amount of $443,264 for the first-year to be used for public improvements within the targeted areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	721,028	0	0	721,028	2,884,112	PY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.
Transfer of NSP 1 to CDBG	public – federal	Public Improvements	0	0	443,264	443,264	0	NSP 1 program income funds remaining in grant funds

Table 6 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage other resources available to extend the level of assistance the City can provide or scope of project that can be undertaken. CDBG funds do not require a match, however the City encourages subrecipient grantees to leverage Federal funds for additional resources for their programs. The City does not anticipate generating any program income, however prior year resources may become available upon fiscal year end. These funds will be re-allocated through the City's annual planning process.

The City of Deerfield Beach is a recipient of annual funding from the State of Florida through the State Housing Initiatives Partnership Program (SHIP) to develop and preserve affordable housing in the Deerfield Beach community. With both federal and state SHIP funds, the City will

implement affordable housing programs in Deerfield Beach. Federal funding is leveraged with state funding to increase the impact of activities benefitting residents in Deerfield Beach.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

All City-owned inventory has been mapped as part of the State's requirement that the City maintains a printed inventory of locally-owned land suitable for affordable housing. The parcels of land that the City owns are committed to public use, such as, parks, streets or landscape buffers, or lack the proper zoning. The City’s inventory is available for public review on the City’s website.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF DEERFIELD BEACH OFFICE OF ECONOMIC DEVELOPMENT CRA	Government	Economic Development Ownership Neighborhood improvements Public facilities Public services	Jurisdiction
CITY OF DEERFIELD BEACH PARKS & RECREATION DEPARTMENT	Government	Public facilities Neighborhood improvements Planning	Jurisdiction
CITY OF DEERFIELD BEACH ENVIRONMENTAL SERVICES DEPARTMENT	Government	Public facilities Neighborhood improvements Planning	Jurisdiction
DEERFIELD BEACH HOUSING AUTHORITY	PHA	Economic development Ownership Planning	Jurisdiction
DEERFIELD BEACH FAMILY EMPOWERMENT, INC.	Contractor	Economic development Ownership Planning	Jurisdiction
DEERFIELD BEACH AFFORDABLE HOUSING ADVISORY COMMITTEE	Government	Neighborhood improvements Planning	Jurisdiction
BROWARD COUNTY	Government	Ownership Rental Planning	Regional
BROWARD COUNTY HOMELESS INITIATIVE PARTNERSHIP	Continuum of Care	Homelessness Public services Planning	Regional

Table 7 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Community Services Department oversees the planning and administration of the Community Development Block Grant (CDBG) program, along with all related reporting. The staff in the Community Services Department will coordinate and manage activities among public and private organizations to achieve the prioritized goals outlined in the Consolidated Plan and Annual Action Plan.

One of the strengths of the institutional delivery system is that the Community Services staff and City partners will focus on implementing the strategies outlined in the Consolidated Plan and its subsequent one-year Action Plans, based on established priorities. Additionally, the City regularly monitors both programmatic and financial performance. The staff overseeing the program allows for immediate resolution of any issues that may arise. The City has developed a comprehensive approach for the institutional delivery system, ensuring that it remains thorough and effective.

The City of Deerfield Beach is a member of the Broward County HOME Consortium, which includes various cities and unincorporated areas within the County. Through a partnership with Broward County and other member cities, Deerfield Beach receives an annual allocation of HOME Investment Partnership funds. Broward County serves as the lead agency for the HOME Consortium and develops a county-wide strategy to address the needs of mentally ill individuals, persons living with HIV, the homeless, those at risk, and their families throughout the county. The City collaborates with the County in this process whenever possible. Since Deerfield Beach is part of the Consortium, it is not required to report on HOME activities independently but must coordinate with the County regarding the reporting of these activities.

The primary gap of the institutional structure is that staff resources are limited and must be prioritized when distributed among other programs and responsibilities.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Other			
Other			

Table 8 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City collaborates with the Broward County Homeless Continuum of Care (CoC) to address issues related to homelessness and those at risk of becoming homeless throughout the county. Monthly meetings are conducted alongside the Broward County HOME Consortium meetings to discuss and plan activities aimed at reducing homelessness and preventing at-risk individuals from losing their housing. A representative from the City attends these meetings regularly.

Members of the CoC play a crucial role in collecting data and approving reports that outline the needs of the homeless population in Broward County. The City is committed to actively participating in the discussions and initiatives proposed by the CoC to meet the needs of its homeless residents.

The CoC employs the Coordinated Entry Assessment System, which connects targeted homeless groups with appropriate housing and community resources. These groups include chronically homeless households, children and families, unaccompanied youth aged 18-24, veterans and their families, as well as at-risk individuals who are not chronically homeless. The Coordinated Entry Assessment System aims to prevent these groups from becoming homeless or falling back into homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Deerfield Beach benefits from the operation of CoC initiatives within Broward County, which includes those also within the City. The CoC members are represented by housing providers, mental health and drug and alcohol treatment providers, emergency shelters and outreach organizations, services, and other interested organizations.

The City's Health and Social Services Division oversees the Northeast Focal Point at the Braithwaite Center for Active Aging, which includes a Senior Center and an Alzheimer's Adult Day Care. The Senior Center offers supportive services and activities for individuals aged sixty-years and older, aimed at enhancing their quality of life and promoting independence. The Alzheimer's and Adult Day Care Center provides respite services for caregivers, as well as specialized activities and programs for individuals with cognitive disorders, such as Alzheimer's disease and dementia. The Division partners with health agencies and non-profit organizations to provide a variety of services and programming to increase the impact of the services offered.

Due to a lack of funding, the City is unable to dedicate significant funding to the support of organizations and/or programs that serve special needs populations, including homeless persons, within Deerfield beach.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Deerfield Beach will continue to work with the County, the Broward County Homeless Continuum of Care, the Deerfield Beach Housing Authority, and other area service providers to reach our most vulnerable population groups. The City will continue to strive to meet those needs through partnerships with the various organizations and agencies that work to meet the needs of underserved individuals and families in Deerfield Beach. This network made from years of service together will continue to strengthen through the five years of this plan.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: $1,003,820.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: $431,640.00	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
3	3A Affordable Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: $1,448,652.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	4A Economic Development	2026	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Economic Development	CDBG: $400,000.00	Jobs Created/Retained: 15 Jobs
5	5A Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Planning & Administration	CDBG: $721,028.00	Other: 5

Table 9 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Improve Public Facilities & Infrastructure
	Goal Description	Expand public facilities and infrastructure through development activities for low- to moderate-income individuals and households in low/mod areas. Activities can include adding ADA compliance for curb ramps and sidewalks, roadway expansion projects, neighborhood facilities and community centers, and park improvements.
2	**Goal Name**	2A Public Services for LMI & Special Need
	Goal Description	Provide supportive services for LMI persons and special needs populations such as youth services, senior services, services for persons with a disability, and homeless services.
3	**Goal Name**	3A Affordable Housing
	Goal Description	Provide for homebuyer opportunities to increase availability of affordable housing, and owner occupied housing rehabilitation in the City to preserve existing affordable housing stock. These activities will benefit eligible low- to moderate-income households.
4	**Goal Name**	4A Economic Development
	Goal Description	Provide financial and technical assistance to support small businesses, microenterprises, and workforce development initiatives. Activities may include business façade improvements, microenterprise grants, commercial rehabilitation, and job training programs that benefit low- and moderate-income residents.
5	**Goal Name**	5A Planning & Administration
	Goal Description	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports and citizen participation requirements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

With CDBG funds, Deerfield Beach estimates that over the next five years of the Consolidated Plan the City will assist LMI households with affordable housing activities:

Homeowner Housing Rehabilitated: 10 Household Housing Unit
Direct Financial Assistance to Homebuyers: 5 Households Assisted

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to ensure that all housing programs and projects comply with lead paint regulations. As part of any City-administered housing program, the Community Services Department will ensure that all necessary lead hazard disclosures, brochures, and testing are conducted in accordance with federal regulations for homes built before 1978. If lead abatement is required, specifications from a certified lead contractor will be developed and included in the rehabilitation specifications, which will be implemented by the City using CDBG funding. These actions aim to prevent lead poisoning and hazards within the community.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to 2019-2023 American Community Survey (ACS) five-year estimates data, an estimated 14,628 owner-occupied housing units and 5,645 renter-occupied units were built before 1980. That amounts to an estimated 63% of homeowner housing and 44% of renter housing units built before 1980, which represents a significant number of homes with the potential of LBP hazards.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City will refer the family immediately to the local health department.

How are the actions listed above integrated into housing policies and procedures?

The actions mentioned above involve testing homes and educating residents about the dangers of lead-based paint. The City's efforts aim to prevent lead poisoning and related hazards. Each homeowner receives a pamphlet about lead-based paint and is required to sign an acknowledgment of understanding its contents. These actions are outlined in the housing policies of Deerfield Beach.

Three different approaches will be reviewed when determining lead hazard reduction activities.

1. Do No Harm - Perform the rehabilitation work in a way that does not create lead hazards
2. Identify & Control Lead Hazards - Identify lead-based paint hazards and use a range of methods to reduce or eliminate the hazards that may be created with rehabilitation work.
3. Identify & Abate Lead Hazards - Identify lead-based paint hazards and remove them permanently before rehabilitation work begins.

Additional details are described in the Department of Housing and Urban Development Regulations 24 CFR Part 35 Subpart J – Rehabilitation.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As reported in the 2019-2023 ACS, the poverty level in Deerfield Beach is 16.0%, which is higher than the rest of the county at 12.2%. Reducing the number of people living in poverty is the overarching goal for plan.

The strategies outlined in Deerfield Beach's 2025-2029 Consolidated Plan's Strategic Plan are intended to serve as the City's anti-poverty strategy by planning for increased housing opportunities, improvements to public facilities and infrastructure, and vital public services for low- to moderate-income households. The City collaborates across departments and with non-profits to reduce poverty and help individuals become self-sufficient, thereby reducing the likelihood of returning to poverty over time. The City will also implement its Section 3 Policy, as appropriate, which will provide economic opportunities for the residents of the area receiving funding.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

During the five-year Consolidated Plan period, Deerfield Beach will select projects for funding that are designed to reduce the number of persons in poverty. The City will collaborate with other departments, nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in Deerfield Beach. Actions that the City will implement over the 2025-2029 Consolidated Plan include:

- Targeting federal resources to low/mod block group tracts which are likely have high poverty rates;
- Expand and improve public facilities and infrastructure in low/mod areas to help revitalize and invite investments into these communities;
- Provide public services for LMI and special needs such as the elderly and persons at-risk or experiencing homelessness, which will reduce housing instability and promote self-sufficiency;
- Fund housing rehab activities for LMI households; and
- Fund housing opportunities for eligible LMI homebuyers.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Deerfield Beach follows HUD's Community Planning and Development (CPD) Office monitoring handbook as a guideline for overseeing the implementation of its programs and activities. This handbook includes exhibits used by HUD reviewers to evaluate grantee compliance with program regulations, applicable federal statutes, grant requirements, and the terms and conditions of grant awards for HUD CPD programs. Additionally, staff in the Community Services Department participate in annual training and workshops to stay updated on regulations, policies, and procedures related to federal and state funding.

Plan Procedures

The City of Deerfield Beach Community Services Department monitors the City's housing and community development programs to ensure statutory and regulatory requirements are met, level of service achieved, and the information submitted to HUD's Integrated Disbursement and Information System (IDIS) is accurate and complete. Monitoring takes place at the following intervals:

- Quarterly;
- Annually; and,
- As requested by HUD.

Quarterly, City staff:

- completes and submits HUD required financial reporting;
- audits Sub-recipient requests for payment and/or reimbursement to ensure proper documentation was provided and expenditures are for eligible activities; and
- ensures compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

Annually, City staff:

- evaluates each funded program and activity against the goals and objectives in the corresponding Consolidated Plan and Annual Action plan and confirms projects are on schedule to ensure timeliness;
- prepares a Consolidated Annual Performance and Evaluation Report (CAPER) detailing Action Plan, goals, objective and accomplishments; and
- reviews the Citizen Participation Plan to begin creating a timeline for development of the Action

Plan, Consolidated Plan, and/or any required Public Notices and amendments.

Further, staff conducts a self-monitoring to ensure compliance with the action plan submitted to HUD and adheres to the federal guidelines governing each program. This includes all report compliance, federal draw down and commitment requirements, the number and types of units and services created by the program, occupancy data and income targeting requirements.

Timeliness

The timely expenditure of funding on eligible programs is an important element of the Consolidated Plan. Projects and activities are monitored to ensure they are implemented in a timely manner.

Annual Action Plan

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Deerfield Beach receives annual federal funding from the U.S. Department of Housing and Urban Development (HUD) as an entitlement community through the Community Development Block Grant (CDBG) Program. These grant funds support activities that preserve affordable housing, improve public facilities and infrastructure, and provide vital supportive services activities. PY 2025 is the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City anticipates it will receive $721,028 for its CDBG program.

The City also receives HUD HOME funding as a member of the Broward County HOME Consortium (HOME Consortium). The HOME Consortium is a legal entity created through an intergovernmental agreement between Broward County and the members cities of the Consortium which includes Deerfield Beach. Each HOME Consortium member receives an agreed share of funds and uses them to meet the needs of their community. The County's Five-Year Consolidated Plan and Annual Action Plans also include the housing needs and activities of Deerfield. These funds are not listed in the table below as the City is not a direct recipient of HOME funds from HUD. The City also receives other nonfederal funding resources, including funding from the State of Florida via the *State Housing Initiatives Partnership (SHIP) Program*. SHIP funds are allocated to housing in accordance with the adopted Local Housing Assistance Plan (LHAP) adopted by the City Commission.

However, in addition to CDBG funds, the City anticipates receiving $669,574 in State Housing Initiative Partnership (SHIP) funds and approximately $207,426 in indirect HOME Investment Partnership (HOME) funds through the Broward County Consortia for housing rehabilitation and purchase assistance programs. The City is also anticipating the transfer of Neighborhood Stabilization Program (NSP) funds in the amount of $443,264 for the first-year to be used for public improvements within the targeted areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	721,028	0	0	721,028	2,884,112	PY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

Table 10 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds do not require a match, however the City encourages subrecipient grantees to leverage Federal funds for additional resources for their programs. The City does not anticipate generating any program income, however prior year resources may become available upon fiscal year end. These funds will be re-allocated through the City's annual planning process. NSP Transfer funds will be used to address items under the Public Improvements Strategy.

The City of Deerfield Beach is a recipient of annual funding from the State of Florida through the State Housing Initiatives Partnership Program (SHIP) to develop and preserve affordable housing in the Deerfield Beach community. With both federal and state SHIP funds, the City will implement affordable housing programs in Deerfield Beach. Federal funding is leveraged with state funding to increase the impact of activities

benefitting residents in Deerfield Beach.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

All City-owned inventory has been mapped as part of the State's requirement that the City maintains a printed inventory of locally-owned land suitable for affordable housing. The parcels of land that the City owns are committed to public use, such as, parks, streets or landscape buffers, or lack the proper zoning. The City’s inventory is available for public review on the City’s website.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: $200,764.00 NSP: $443,264.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: $86,328.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	3A Affordable Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: $289,730.40	Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
5	5A Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Planning & Administration	CDBG: $144,205.60	Other: 1

Table 11 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Improve Public Facilities & Infrastructure
	Goal Description	Expand public facilities and infrastructure through development activities for low- to moderate-income individuals and households in low/mod areas. Activities can include adding ADA compliance for curb ramps and sidewalks, roadway expansion projects, neighborhood facilities and community centers, and park improvements.
2	**Goal Name**	2A Public Services for LMI & Special Need
	Goal Description	Provide supportive services for LMI persons and special needs populations such as youth services, senior services, services for persons with a disability, and homeless services.
3	**Goal Name**	3A Affordable Housing
	Goal Description	Provide for homebuyer opportunities and owner occupied housing rehabilitation in the City. These activities will benefit eligible low- to moderate-income households. Provide for homebuyer opportunities to increase availability of affordable housing, and owner occupied housing rehabilitation in the City to preserve existing affordable housing stock. These activities will benefit eligible low- to moderate-income households.
4	**Goal Name**	5A Planning & Administration
	Goal Description	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports and citizen participation requirements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The PY 2025 AAP is the first year of the 2025-2029 Consolidated Plan, and the projects will address the housing and community development needs and goals as identified in the Strategic Plan. These include public services, public facilities and infrastructure improvements, affordable housing development and preservation, and administration of the program. CDBG funds have a max 20% cap for admin costs and a 15% cap for public service activities.

#	Project Name
1	CDBG: Planning and Administration
2	CDBG: Public Services
3	CDBG: Public Facilities & Infrastructure
4	CDBG: Housing Programs

Table 12 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Deerfield Beach has identified five (5) priority needs that will be funded in the Consolidated Plan. Four of these priorities will be funded in PY 2025 and are highlighted below:

The development and preservation of affordable housing was identified as one the highest needs in the City. This need will be addressed through homeowner housing rehabilitation and homebuyer opportunity activities.

Public services are a priority, however there is a grant cap of 15% allowed for funding public service activities. Eligible persons must be LMI, and activities will focus on providing services for youth, the elderly, and individuals and families at-risk of homelessness.

Public Infrastructure & Facilities Improvements are a priority. Eligible project proposals that benefit Low/Mod income areas in the City such as streets, sidewalks, parks and community centers will be considered for funding.

The City plans to fund Economic Development activities in future years of the ConPlan period. The major obstacle that Deerfield beach faces is the general lack of funds to address all priority needs in each annual plan, and due to funding limitations not all needs can be addressed in each year of the five-year plan. The City will continue to explore additional funding opportunities through leveraging the resources it currently has.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG: Planning and Administration
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	5A Planning & Administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: $144,205.60
	Description	Administration of the CDBG program throughout the City in PY 2025.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Administration of the CDBG program (HUD Matrix Code: 21A).
2	**Project Name**	CDBG: Public Services
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Public Services for LMI & Special Need
	Needs Addressed	Public Services
	Funding	CDBG: $86,328.00
	Description	The City will fund public services for LMI and special need groups in the City. These may include transportation, health and adult day care services for the elderly
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted
	Location Description	Citywide, eligible.

	Planned Activities	Planned activities include: Senior Transportation Program (05A), 80 LMI seniors Senior Health and Wellness Program (05A), 60 LMI seniors Adult Day Care Program (05A), 20 LMI seniors
3	**Project Name**	CDBG: Public Facilities & Infrastructure
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Improve Public Facilities & Infrastructure
	Needs Addressed	Improve Public Facilities & Infrastructure
	Funding	CDBG: $200,764.00, NSP $443.264.00
	Description	The City will fund activities that improve public facilities and infrastructure in Deerfield Beach. These public improvements will benefit LMI households in Low/Mod areas and increase accessibility for special need groups.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: Water and Sewer Improvements (03J), LMA
4	**Project Name**	CDBG: Housing Programs
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $289,730.40
	Description	The City will fund housing assistance programs to eligible LMI residents in Deerfield Beach. These include homeowner housing rehab and the purchase assistance program.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: Homeowner Housing Rehabilitation Program (14A), 2 LMI households Homebuyer Purchase Assistance Program (13B), 1 LMI household

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Deerfield Beach is located in northeastern Broward County, Florida. According to the 2019-2023 ACS, the City's population is 86,742. The median household income in the City is $56,976 and the percent of persons in poverty is 16.0%. Areas with a concentration of low-income households and minorities are detailed in the "Discussion".

The Citywide Low/Mod Eligible areas are block group tracts where at least 51 percent of the residents are low- and moderate-income persons. The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Eligible	100

Table 13 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Deerfield does not necessarily target funds geographically; however funds must serve low- and moderate-income individuals and families, or be directed towards neighborhoods with a prominent low/mod income population.

Direct services such as public services and affordable housing rehab benefits are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for households as low/mod households (LMH). Community Service Department staff and/or one of its subrecipient agencies will complete an application and determine eligibility of the applicant before the activity is initiated.

Public facility and infrastructure improvement activities will serve a community or neighborhood. These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/.

Discussion

Low-Income Households Concentration

A "low-income concentration" is any census tract where the median household income (MHI) is 80% or less than the MHI for Deerfield Beach. According to the 2019-2023 ACS 5-Year Estimates, the MHI in the City is $56,976. A tract is considered to have a low-income concentration if the MHI is $45,581 or less. There are three tracts with a concentration: 103.05, 103.07 & 104.03.

Race/Ethnic Minority Concentration

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2019-2023 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups making up at least 1% of the City's population were analyzed.

Black or African American, non-Hispanic: This group makes up 24.3% of the citywide population, and a census tract is considered a concentration if 34.3% of the population is part of this racial group. Based on this criteria, there are five tracts running north and south of the 95 Express with a concentration: 103.04, 103.05, 103.06, 103.07 & 107.02.

Asian, non-Hispanic: The ACS reports that 2.0% of the City's population identifies as Asian. A census tract is considered a concentration if 12.0% of the population is part of this racial group. There are no tracts with a concentration of this minority race group.

Hispanic: Hispanics comprise 23.0% of the City's population, and a census tract is considered a concentration if 33.0% of the population is part of this ethnic group. Based on this criteria, there are two tracts with a concentration: 102.01 in the Shorewood and Fairlawn neighborhood, and 104.05 in the southwest corner of the City.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section outlines the City of Deerfield Beach's planned actions to promote and maintain quality affordable housing. It aims to continue addressing lead-based paint hazards in homes occupied by low- and moderate-income individuals, while also working to reduce the number of households living in poverty through various services, programs, and coordination with service providers. The City will persist in its educational campaign on fair housing to ensure that residents of Deerfield Beach have access to a wide range of housing options.

Actions planned to address obstacles to meeting underserved needs

The City of Deerfield Beach is dedicated to identifying and creating opportunities for affordable housing, improving housing conditions, and expanding economic opportunities for low- and moderate-income residents. The City will stay informed about federal, state, and local housing subsidy programs that it may be eligible to participate in. The City will explore additional funding sources to leverage its federal, state, and local resources. This is the main obstacle in meeting underserved needs.

Additionally, the City plans to enhance marketing efforts through targeted promotions and creative campaigns to raise public awareness of affordable housing programs aimed at supporting low- and moderate-income individuals.

Actions planned to foster and maintain affordable housing

The City aims to promote and maintain affordable housing through the use of federal and state resources, as well as coordinated efforts with both public and private agencies and organizations. These efforts will involve collaboration with private developers, particularly those who focus on low- and moderate-income housing, as well as various organizations, including the Community Housing Development Organization, the Deerfield Beach Housing Authority, the Broward County Housing Authority, the Broward County Housing and Community Development Division, and the Broward Housing Partnership.

Additionally, the City has established an Affordable Housing Advisory Committee. This committee reviews the City’s existing policies, ordinances, land development regulations, and comprehensive plan, providing recommendations for specific actions or initiatives to encourage and facilitate affordable housing in Deerfield Beach. As such, the City will continue to promote affordable housing with continued implementation of approved incentives and strategies outlined in its Local Housing Assistance Plan.

Actions planned to reduce lead-based paint hazards

The City will continue to ensure that its affordable housing programs and projects comply with lead paint regulations. All necessary lead hazard disclosures, brochures, and testing will be communicated, distributed, and conducted in accordance with federal regulations for homes built before 1978. If lead abatement is required, specifications from a certified lead contractor will be included in the work plan for the housing project. These measures aim to prevent lead poisoning and hazards within the community.

Actions planned to reduce the number of poverty-level families

The poverty rate in Deerfield Beach is 16%, according to the 2019-2023 ACS. The city will continue to prioritize federal and state funding for affordable housing programs, activities, and economic development opportunities. The City's economic development/antipoverty strategy is to foster growth and job creation for the City's low- and moderate-income households. The goal is to increase job training, employment readiness skills and education opportunities for low- and moderate-income households and match employment openings with the local workforce. One of the ways this can be accomplished is though established collaboration between the City and the Greater Fort Lauderdale Chamber of Commerce. Grants management is centralized within the Community Services Department of Deerfield Beach. This department will also continue to collaborate closely with the City's Economic Development Department to identify, provide, and fund initiatives that promote job readiness and career opportunities for low- and moderate-income individuals, as well as foster economic expansion in Deerfield Beach.

Additionally, the city works in partnership with the Broward County Continuum of Care, the Deerfield Beach Housing Authority, and other Broward County agencies to support projects and programs aimed at reducing poverty in the area. The City will also implement its Section 3 Policy, as appropriate, which will provide economic opportunities for the residents of the area receiving funding.

Actions planned to develop institutional structure

The Community Services Department of Deerfield Beach manages both entitlement and competitive grants throughout the city, both before and after the award process. This centralized approach allows the City to enhance collaboration with various departments, as well as engage with residents, public and private agencies, organizations, and grant funders. The goal is to identify housing and community development needs while leveraging federal, state, and local resources. This effort aims to provide decent housing, create suitable living environments, and expand economic opportunities for low- and moderate-income residents in the City.

The City will continue to participate in the Broward County HOME Consortium and manage its current State Housing Initiatives Partnership (SHIP) Program. The City will also attempt to partner with local for-profit and non-profit organizations, lending institutions, public housing authorities, educational institutions, and other governmental agencies to implement federal and state funded programs as well as to continue preserving, providing and expanding affordable housing opportunities for very low- and low-income persons. The Community Services Department will serve as the lead department responsible for implementing the City of Deerfield Beach's Program Year 2025 Action Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The housing stock in Deerfield Beach has traditionally been developed by the private sector. Therefore, the City is dedicated to strengthening partnerships with both public and private housing and social service agencies. The City collaborates closely with the Deerfield Beach Public Housing Authority and leverages its network of social service agencies to enhance the effectiveness of the City's affordable housing and

public service programs, projects, and activities. Also, the City will enhance its relationship with area housing counseling agencies and community service agencies to assist in providing services to underserved neighborhoods and those in need.

Additionally, the City participates in interagency committees formed to coordinate efforts among public, private, and community-based organizations aimed at expanding affordable housing and economic development initiatives. Staff members in the Community Services Department will continue to attend affordable housing workshops to stay informed about new initiatives and regulations, identify best practices for implementation in Deerfield Beach, and build upon existing public and private collaborations to better serve the community.

The City of Deerfield Beach will continue to participate in County/City Committees created to coordinated public-private and community-based efforts to expand affordable housing and economic development initiatives through research and program development activities that support community development joint ventures between the private and public sectors.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The following outlines the use of program income and estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. The City does not anticipate generating any program income in the CDBG program and plans to use 100% of CDBG funds to benefit low- to moderate-income persons.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-288

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Federal Emergency Management Agency for Staffing for Adequate Fire and Emergency Response (SAFER) grant funding in the amount of $15,822,828 over the three-year grant period to be utilized for staffing of the City's Fire Department; authorizing use of city required matching funds in the amount of $9,835,812 over a three-year period and execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
The Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program was established by Congress in 2003 to address firefighter staffing shortages and enhance the nation's fire and emergency response capabilities. Administered by the Federal Emergency Management Agency (FEMA), the program provides financial assistance to career, volunteer, and combination fire departments to increase or maintain frontline firefighting personnel and improve compliance with industry-recognized staffing standards.

Since its inception, the SAFER Program has awarded billions of dollars in funding to local fire departments nationwide to strengthen staffing levels, improve firefighter safety, and enhance emergency response capabilities. The program supports fire departments in meeting community service demands by increasing the number of trained personnel available to respond to fires, medical emergencies, rescues, hazardous materials incidents, and other all-hazards events.

The SAFER Program consists of two primary funding activities: (1) the Hiring of Firefighters Activity, which provides funding to hire new, additional firefighters or convert part-time or paid-on-call firefighters to full-time positions; and (2) the Recruitment and Retention Activity, which assists volunteer and combination fire departments in recruiting and retaining volunteer firefighters.

The City of Deerfield Beach Fire Rescue Department is seeking funding under the Hiring of Firefighters Activity to support the addition of firefighter positions that will enhance emergency response capabilities, improve firefighter safety, strengthen staffing levels, and support the continued delivery of high-quality fire rescue and emergency medical services to the Deerfield Beach community.

Current Activity

In collaboration with the City of Deerfield Beach Fire, Public Safety, and Community Services Grants Division, staff reviewed the funding opportunity to assess eligibility requirements and alignment with the City's strategic priorities. The proposed application seeks funding under the SAFER Hiring Activity to support staffing enhancements that will strengthen the City of Deerfield Beach Fire Rescue Department's ability to provide fire suppression, emergency medical services, rescue operations, disaster response, and other critical public safety functions. Through a coordinated effort among departmental staff, the City evaluated program requirements, identified anticipated outcomes, and developed the supporting documentation necessary to submit a competitive application. Staff has reviewed the grant requirements, including the required local cost-share commitment associated with the SAFER Hiring Activity, and determined that submission of an application is in the best interest of the City.

The proposed application requests funding to support the hiring of 45 firefighter positions to enhance emergency response capabilities, improve firefighter safety, and strengthen the City's ability to provide effective fire suppression, emergency medical, rescue, and all-hazards response services to the Deerfield Beach community.

The estimated annual project cost is $8,552,880, with a total three-year project cost of $25,658,640. Based on the SAFER Grant Program cost-share requirements, FEMA would provide funding for 75% of eligible costs during Years 1 and 2, with the City responsible for a 25% local match. During Year 3, FEMA would provide funding for 35% of eligible costs, with the City responsible for a 65% local match.

Accordingly, the estimated federal share is $6,414,660 (75%) in Year 1, $6,414,660 (75%) in Year 2, and $2,993,508 (35%) in Year 3, for a total federal request of $15,822,828 over the three-year grant period.

The estimated City match is $2,138,220 (25%) in Year 1, $2,138,220 (25%) in Year 2, and $5,559,372 (65%) in Year 3, for a total local commitment of $9,835,812 over the three-year grant period.

Approval of this item authorizes City staff to submit the SAFER Grant application and, if awarded, commits the City to providing the required local cost share in accordance with FEMA SAFER Program requirements. Submission of the application does not obligate the City to accept funding if awarded; however, it positions the City to pursue resources that support operational effectiveness, community resilience, and the continued delivery of critical emergency services to residents, businesses, and visitors.

Recommendation

Staff recommends that the City Commission approve and authorize the submission of an application for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program and authorize the City Manager to execute all application documents, certifications, and related documents.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT FUNDING IN THE AMOUNT OF $15,822,828 OVER THE THREE YEAR GRANT PERIOD TO BE UTILIZED FOR STAFFING OF THE CITY'S FIRE DEPARTMENT; AUTHORIZING USE OF CITY REQUIRED MATCHING FUNDS IN THE AMOUNT OF $9,835,812 OVER A THREE YEAR PERIOD AND EXECUTION OF A GRANT AGREEMENT AND OTHER APPLICABLE DOCUMENTS, IF THE GRANT IS AWARDED TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Staffing for Adequate Fire and Emergency Response ("SAFER") Grants Program was created to provide funding directly to fire departments to help organizations increase or maintain the number of trained, "front line" firefighters available in their communities; and

WHEREAS, SAFER is administered by the Federal Emergency Management Agency ("FEMA"); and

WHEREAS, the goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the National Fire Protection Association's codes and standards; and

WHEREAS, the SAFER Program consists of two primary funding categories: (1) Hiring of Firefighters Activity; and (2) Recruitment and Retention Activity; and

WHEREAS, for SAFER Hiring Activity Grants, if awarded FEMA would provide 75% of the eligible costs grant funding during Years 1 and 2, and 35% during Year 3, with the City being required to contribute 25% of the actual costs incurred in each of the first and second years of the grant, and 65% of the actual costs incurred in the third year of the grant; and

WHEREAS, the estimated three-year project cost is $25,658,640, with the SAFER Grant contributing approximately $15,822,828, and the City's matching share contribution of approximately $9,835,812 (the "Matching Funds") over the three-year period; and

WHEREAS, if the SAFER grant is awarded, the estimated FEMA funding share on an annual basis is as follows: Year 1- $6,414,660.; Year 2- 6,414,660; and Year 3 - $2,993,508, for a total federal funding of $15,822,828 over the three-year grant period; and

WHEREAS, the City's estimated cost sharing contributory funding under the SAFER Grant on an annual basis is as follows: Year 1 - $2,138,220; Year 2 - $2,138,220; and Year 3 - $5,559,372, for a total commitment of $9,835,812; and

WHEREAS, the Department of Public Safety and the Community Services Grants Division are requesting City Commission authorization to apply for SAFER grant funding from FEMA under the Hiring Activity category to support the hiring of 45 firefighter positions to enhance emergency response capabilities, improve firefighter safety, and strengthen the City's ability to provide effective fire suppression, emergency medical, rescue, and all-hazards response services to the Deerfield Beach community; and

WHEREAS, City staff recommends that the City Commission approve the submission of a SAFER grant application to FEMA for Hiring Activity grant funding to assist with the costs of hiring of 45 firefighter positions in connection with the City establishing its Fire Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the submission of a SAFER Grant Application to FEMA for Hiring Activity Grant funding to support the hiring of 45 firefighter positions within the City's Fire Department. The City Manager is authorized to sign and submit the SAFER Grant Application.

Section 3. If the Grant is awarded to the City, the City Commission hereby authorizes the allocation of the required City Matching Funds and the appropriate City officials to execute a Grant Agreement and other applicable documents with FEMA for the SAFER Grant, subject to the terms of the Grant agreement being acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____

HEATHER MONTEMAYOR, CITY CLERK

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-313

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Federal Emergency Management Agency for assistance to firefighters grant funding in the amount of $1,000,000.00 to be utilized for the purchase of fire rescue equipment, a fire engine and other fire safety initiatives for the City's Fire Department; authorizing use of city required cost sharing funds in the amount of $100,000.00 and execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date. *(Funds from Account #100-200-210-2200-000-52200-503513 - Fire Rescue/Minor Equipment, Tools & Hardware)*

Recommended Action

Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Fiscal Impact
Costs: 10% cost share ($100,000.00)
Account Name: Fire Rescue/Minor Equipment, Tools & Hardware
Account Number: 100-200-210-2200-000-52200-503513

Background/History

The City of Deerfield Beach remains committed to maintaining a high level of public safety services for residents, businesses, and visitors. As the community continues to grow and service demands evolve, the Fire Department will regularly evaluate opportunities to enhance operational readiness, improve firefighter safety, strengthen emergency response capabilities, and ensure compliance with recognized industry standards. The City's continued investment in public safety reflects its commitment to protecting life and property while ensuring the delivery of effective, reliable, and resilient emergency services throughout the community.

To support these efforts, the Federal Emergency Management Agency (FEMA) offers the Assistance to Firefighters Grant (AFG) Program, which provides competitive funding to help fire departments address critical operational needs and enhance emergency response capabilities. The City has identified the AFG Program’s Operations and Safety activity as a funding opportunity that aligns with the City Fire Department’s priorities and strategic objectives. Authorization to submit an application will allow the City to pursue federal funding for eligible equipment, training, wellness and fitness initiatives, and other operational enhancements that improve firefighter safety, strengthen service delivery, and support the City’s ongoing commitment to providing high-quality public safety services while leveraging available external funding resources. The purpose of this funding request is to

support the purchase of fire rescue equipment and a fire engine to enhance the Department's emergency response capabilities and ensure continued service reliability.

Current Activity

Staff has identified a funding opportunity through the Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant (AFG) Program that may provide financial assistance to support critical Fire Rescue operational needs, including the acquisition of firefighting equipment and a fire engine. The proposed application will be submitted under the Operations and Safety activity, which provides funding for eligible projects that enhance firefighter safety, operational readiness, training, equipment, wellness and fitness initiatives, and other activities that support effective emergency response services.

In collaboration with the Department of Public Safety and Community Services Grants Division, staff conducted a comprehensive review of the funding opportunity to evaluate eligibility requirements, program priorities, operational needs, and alignment with the City's strategic objectives. Through a coordinated interdepartmental effort, the City assessed project needs, identified anticipated outcomes, and prepared the supporting documentation required to submit a competitive application.

Staff has reviewed the grant requirements, including the applicable local cost-share obligation, and determined that submission of an application is in the best interest of the City. Authorization to submit the application will allow the City to compete for available federal funding to enhance firefighter safety, strengthen operational capabilities through the acquisition of essential equipment and apparatus, and support the continued delivery of high-quality public safety services to the Deerfield Beach community.

The City of Deerfield Beach, Florida, has an estimated population of approximately 92,373 residents, and is eligible to apply for the AFG Program funding under a 90% federal/10% local cost-share structure. For AFG, the City has adjusted the request amount due to programmatic funding limits and population-based eligibility considerations. The total project cost for fire department equipment and training needs is $5,756,349. The City is submitting a grant application requesting a total federal grant award of $1,000,000. If the City is awarded the full requested grant amount, FEMA would provide $900,000.00 (90% federal share of the approved award amount under the capped request structure), and the City would be responsible for a required 10% cost sharing local match in the amount of $100,000.00.

Recommendation

Staff recommends that the City Commission authorize the submission of a grant application to FEMA for funding under the Assistance to Firefighters Grant (AFG) Program.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ASSISTANCE TO FIREFIGHTERS GRANT FUNDING IN THE AMOUNT OF $1,000,000.00 TO BE UTILIZED FOR THE PURCHASE OF FIRE RESCUE EQUIPMENT, A FIRE ENGINE AND OTHER FIRE SAFETY INITIATIVES FOR THE CITY'S FIRE DEPARTMENT; AUTHORIZING USE OF CITY REQUIRED COST SHARING FUNDS IN THE AMOUNT OF $100,000.00 AND EXECUTION OF A GRANT AGREEMENT AND OTHER APPLICABLE DOCUMENTS, IF THE GRANT IS AWARDED TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, since 2001, the Assistance to Firefighters Grant ("AFG") administered through the Federal Emergency Management Agency ("FEMA") has assisted firefighters and other first responders in obtaining critically needed resources necessary for protecting the public and emergency personnel from fire and related hazards; and

WHEREAS, the AFG Program provides funding to outfit responders with compliant personal protective equipment to enhance their safety during incident response, retrofit or modify facilities to address known health hazards, and acquire emergency response vehicles; and

WHEREAS, pursuant to 15 U.S.C. Section 2229(k)(1), recipient cost sharing in the amount of 10% is required for jurisdictions serving a population from 20,000 up to 1 million residents, which cost share may be in the form of a cash match or trade-in allowance/credit; and

WHEREAS, City staff has identified AFG as a funding opportunity to provide financial assistance to support critical fire rescue operational needs, including the acquisition of firefighting equipment, the acquisition of a fire engine and other fire safety initiatives (the "Grant Project"); and

WHEREAS, the Department of Public Safety and the Community Services Grants Division are requesting City Commission authorization to submit a grant application to FEMA for AFG grant funding under the Operations and Safety Activity in the amount of $1,000,000.00 to support the Grant Project and the City's municipal Fire Department; and

WHEREAS, if the City is awarded the full AFG grant funding amount requested, such the City's required cost sharing match will be in the amount of $100,000.00; and

WHEREAS, City staff recommends that the City Commission approve the submission of the AFG grant application to FEMA for Operations and Safety Activity grant funding in the amount of $1,000,000.00 to support the City's Grant Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the submission of a AFG Grant Application to FEMA for Operations and Safey Activity Grant funding in the amount of $1,000,000.00 to support the Grant Project, including the acquisition of Fire Safety equipment. The City Manager is authorized to sign and submit the Grant Application.

Section 3. If the Grant is awarded to the City, the City Commission hereby authorizes the allocation of cost sharing funding in the amount of $100,000.00 and the appropriate City officials to execute a Grant Agreement and other applicable documents with FEMA, subject to the terms of the Grant agreement being acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-314

Agenda Date: 6/16/2026

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the submission of a grant application to the Federal Emergency Management Agency for fire prevention and safety grant funding in the amount of $1,500,000.00 for fire safety initiatives; authorizing use of city required cost sharing funds in the amount of $75,000.00 and execution of a grant agreement and other applicable documents, if the grant is awarded to the City; providing for an effective date. *(Funds from Account #100-200-210-2200-000-52200-501001 - Fire Rescue/Personnel)*

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Fiscal Impact
Costs: 5% cost share
Account Name: Fire Rescue/Personnel
Account Number: 100-200-210-2200-000-52200-501001

Background/History
The Fire Prevention and Safety (FP&S) Grant Program is administered by the Federal Emergency Management Agency (FEMA) and serves as a component of the Assistance to Firefighters Grant Program. The FP&S program provides competitive federal funding to fire departments, and national, regional, state, local, tribal, and nonprofit organizations for projects that enhance the safety of the public and firefighters from fire and related hazards. Eligible activities include public education and awareness campaigns, community risk reduction initiatives, smoke alarm installation programs, wildfire risk mitigation, firefighter health and wellness efforts, and research activities that support the reduction of firefighter injuries and fatalities.

The FP&S Grant Program presents an opportunity for the City of Deerfield Beach to secure federal funding to implement critical fire prevention and life-safety initiatives that align with the organization's strategic goals and community risk reduction priorities. Participation in this grant program would enable the organization to expand services, improve public safety outcomes, and enhance firefighter protection while minimizing the financial impact on local resources. Authorization to pursue this funding opportunity will position the City of Deerfield Beach to compete for available federal funds and advance programs designed to reduce fire-related deaths, injuries, and property loss throughout the community.

Current Activity
Staff has identified a funding opportunity through the Fire Prevention and Safety (FP&S) Grant

Program that may provide financial assistance to support community fire prevention, public education, and firefighter safety initiatives. The program supports projects that reduce fire-related risks, promote fire and life safety awareness, enhance community preparedness, and improve outcomes for populations most vulnerable to fire-related incidents.

In collaboration with the Department of Public Safety and the Community Services Grants Division, staff conducted a comprehensive review of the funding opportunity to evaluate eligibility requirements, program priorities, community needs, and alignment with the City's strategic objectives. Through a coordinated effort among departmental staff, the City assessed potential project opportunities, identified anticipated outcomes, and developed the supporting documentation necessary to submit a competitive application. Staff has reviewed the grant requirements, including the required 5% non-federal cost-share commitment associated with the FP&S Program, and determined that submission of an application is in the best interest of the City. Approval of the Resolution will authorize the City to submit the grant application and compete for available federal funding. If awarded, the FP&S Grant provides up to 95% federal funding with a required 5% local match. The total grant request is $1,500,000, with a projected City match of $75,000, which will be identified through existing or future Fire Department budget allocations, if the grant is awarded.

Authorization to submit the application will position the City to pursue funding opportunities that may strengthen community risk reduction efforts, expand public safety education, and support initiatives that enhance the safety and well-being of Deerfield Beach residents.

Recommendation
Staff recommends approval of the Resolution authorizing submission of an application for funding under FEMA's Fire Prevention and Safety (FP&S) Grant Program.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FIRE PREVENTION AND SAFETY GRANT FUNDING IN THE AMOUNT OF $1,500,000.00 FOR FIRE SAFETY INITIATIVES; AUTHORIZING USE OF CITY REQUIRED COST SHARING FUNDS IN THE AMOUNT OF $75,000.00 AND EXECUTION OF A GRANT AGREEMENT AND OTHER APPLICABLE DOCUMENTS, IF THE GRANT IS AWARDED TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Fire Prevention and Safety Grant Program ("FP&S") is a component of the Assistance to Firefighters Grants Program administered through the Federal Emergency Management Agency ("FEMA") to support projects that enhance the safety of the public and firefighters from fire and related hazards; and

WHEREAS, the primary goal of the FP&S is to reduce injury and prevent deaths amongst high-risk populations, and in 2005 Congress reauthorized funding for FP&S and expanded the eligible use of funds to include Firefighter Safety Research and; and

WHEREAS, the FP&S is available to eligible applicants including fire departments, any federally recognized Indian Tribe or tribal organization, national, regional, state, local, tribal, and nonprofit organizations that are recognized for their experience and expertise in fire prevention and safety program activities; and

WHEREAS, FP&S requires recipients to provide cost sharing in the amount of 5% of the grant awarded required for jurisdictions serving a population of 20,000 up to 1 million residents, which cost share may be in the form of a cash match or in-kind cost share contributions in accordance with 2 C.F.R. Section 200.306 in the form of: complementary activities (such as providing additional smoke alarms for installation or educational materials for public education) or the provision of staff, facilities, services, materials or equipment; and

WHEREAS, City staff has identified the FP&S Program as a funding opportunity to provide financial assistance to support community fire prevention, public education, and firefighter safety initiatives (the "Grant Project"); and

WHEREAS, the Department of Public Safety and the Community Services Grants Division are requesting City Commission authorization to submit a grant application to FEMA for FP&S Grant Funding in the amount of $1,500,000.00 to support the Grant Project; and

WHEREAS, the required cost sharing funding in the amount of $75,000.00 will be identified through existing or future Fire Department budget allocations, if the grant is awarded; and

WHEREAS, staff recommends the City Commission approve the submission of a FP&S grant application to FEMA for Fire Prevention and Safety Activity grant funding in the amount of $1,500,000.00 to support the City's Grant Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the submission of a FP&S Grant Application to FEMA for Fire Prevention and Safety Activity Grant funding in the amount of $1,500,000.00 to support the Fire Safety Initiatives. The City Manager is authorized to sign and submit the Grant Application.

Section 3. If the Grant is awarded to the City, the City Commission hereby authorizes the allocation of cost sharing funding in the amount of $75,000.00 and the appropriate City officials to execute a Grant Agreement and other applicable documents with the FEMA for the FP&S Grant, subject to the terms of the Grant agreement being acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-280

Agenda Date: 6/16/2026 **Status:** DEPARTMENTAL BUSINESS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting and adopting the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025; providing for an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
Section 218.32, Florida Statutes, requires each local governmental entity that is determined to be a reporting entity, as defined by generally accepted accounting principles (“GAAP”), to submit a copy of its annual financial report for the previous fiscal year to the Florida Department of Financial Services (the “Department”) within nine months after the end of the fiscal year. The City of Deerfield Beach's deadline for submission of the financial report for the fiscal year ending September 30, 2025 (“FY2025”) to the Department is June 30, 2026.

Current Activity
CBIZ CPAs P.C., the City’s independent auditors, performed the annual audit of the City’s financial records for FY2025. The City's Chief Financial Officer, Oleg Gorokhovsky, CPA, has prepared the City's Annual Comprehensive Financial Report for FY2025, attached as Exhibit “A”, which includes the reports of independent certified public accountants and other reports on compliance prepared by CBIZ CPAs P.C.

Recommendation
Staff recommends adoption of the Resolution.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ACCEPTING AND ADOPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 218.32, Florida Statutes requires the City of Deerfield Beach (the "City") to submit a copy of its annual financial report for the previous fiscal year to the Florida Department of Financial Services within nine months after the end of the fiscal year; and

WHEREAS, CBIZ CPAS, P.C., the City's independent auditor, ("CBIZ") audited the City's fiscal year 2025 financial statements and the City's internal controls and compliance with legal requirements; and

WHEREAS, the City's Chief Financial Officer ("CFO") has prepared the City of Deerfield Beach Annual Comprehensive Financial Report for Fiscal Year 2025, attached as Exhibit "A" (the "ACFR"), which includes the reports of independent certified public accountants and other reports on compliance prepared by CBIZ; and

WHEREAS, the City's CFO recommends acceptance and adoption of the ACFR for Fiscal Year 2025, attached as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby accepts and adopts the ACFR for Fiscal Year 2025, attached as Exhibit "A," including the report of the independent certified public accountants and other compliance reports submitted by CBIZ.

Section 3. The appropriate City officials are authorized to submit the ACFR to the Florida Department of Financial Services and to do all things necessary to carry out the aims of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____

HEATHER MONTEMAYOR, CITY CLERK

ANNUAL COMPREHENSIVE FINANCIAL REPORT

CITY OF DEERFIELD BEACH, FLORIDA

FISCAL YEAR ENDED SEPTEMBER 30, 2025

1898 — Originally named Hillsborough
But due to its abundance of deer, the area
Was later renamed to Deerfield

1920 — The Old School House
Was completed & housed students for six years

1925

DEERFIELD BEACH IS BORN
The Town of Deerfield was established on June 11, 1925. George Emory Butler, Jr. became its first mayor. In 1939, "Beach" was added to reflect the beach and attract tourists.

1926 — Seaboard Air Line Railway Station

1928 — Hurricane Devastation
Two major hurricanes in 1926 & 1928

1929

BRAITHWAITE SCHOOL
Rosenwald School, initially for African American students, later became Braithwaite School, named after William Stanley Beaumont Braithwaite, an ex-slave, poet, and writer.

1940 — Beach Business
Commerce began to appear on A1A

1942 — Nazi Subs off Coast of Deerfield

1947 — Deerfield's Big Festival
Pioneer Days began

1952

PIER
Deerfield Beach's iconic pier, built of wood in 1951-52, has long been a beloved destination for locals and visitors.

1953 — Chamber of Commerce

1955 — Deerfield Island Park

1962 — The Observer
Popular newspaper was founded

1973 — Historical Society
Founded in 1973, incorporated in 1991

2015

UNDERWATER CAMERA
Spinner the Underwater Sea Camera goes live from a depth of 15 feet beneath the ocean's surface at the end of the International Fishing Pier.

Sullivan Park
Located north of the Hillsboro Bridge, Sullivan Park is developed.

2017

2017

PIONEER GROVE DISTRICT
Pioneer Grove District is adopted. This business district is identified as the future downtown area of Deerfield Beach.

2018 — Branhilda Richardson-Knowles
Memorial Park and Cemetery developed

2023

TIGNER CENTER
City breaks ground and begins developing the new state-of-the-art Tigner Center at Oveta McKeithen Park.

2025

CENTENNIAL CELEBRATION
Deerfield Beach celebrates 100 years of community!

CELEBRATING 100 YEARS
DEERFIELD BEACH
EST. 1925

CITY OF DEERFIELD BEACH, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

CITY OF DEERFIELD BEACH, FLORIDA

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CITY OF DEERFIELD BEACH, FLORIDA

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CITY OF DEERFIELD BEACH, FLORIDA

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INTRODUCTORY SECTION

Deerfield Beach
Florida

June 5th, 2026

Citizens of Deerfield Beach
Honorable Mayor and Members of the City Commission

We are pleased to present the Annual Comprehensive Financial Report (ACFR) of the City of Deerfield Beach, Florida (City) for the fiscal year ended September 30, 2025, with a clean audit opinion with no audit findings.

The ACFR is designed to provide our Residents, Commission, City Staff, Bondholders, and other interested parties insight into how the City is managing public finances and assess accountability by:

- Assessing financial condition and results of operations;
- Comparing actual financial results with legally adopted budget, where appropriate;
- Assisting in determining compliance with finance related laws, rules, and regulations; and
- Assisting in evaluating the efficiency and effectiveness of City operations.

Florida Statute 218.32 and local ordinances require that the City issue a report on the financial position and activity within nine months of the close of each fiscal year. Additionally, the financial statements must be presented in conformity with generally accepted accounting principles (GAAP) and this report must be audited in accordance with generally accepted auditing standards and government auditing standards by an independent firm of certified public accountants.

We believe this report complies with these requirements and continues to present full financial accountability, disclosure, and transparency.

This philosophy is reflected through the informative financial analysis provided by the City's Financial Services Department and the exhibits and statistical tables included within the ACFR. Responsibility for the accuracy, completeness, and fairness of the presentation, including disclosures, rests with City management. Furthermore, we believe the data as presented is accurate in all material respects; presented in a manner designed to fairly represent the financial position and results of operations of the City; and includes all disclosures necessary to enable the reader to gain an understanding of the City's financial activity.

Independent Audit and Single Audit Requirements

CBIZ CPAs P.C., a firm of licensed certified public accountants, audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the City's financial statements for the fiscal year ended September 30, 2025, are free of material misstatement. The independent audit involved examining evidence supporting the amounts and disclosures contained in the financial statements on a test basis; assessing the accounting principles used and representations made by management; and evaluating the overall financial statement presentation.

The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering unmodified or "clean" opinion that the City's financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditors' report is included in the financial section of this report.

In addition to meeting the requirements set forth above, the independent audit was also designed to meet the special needs of federal and state grantor agencies as provided for in the Federal Single Audit Act, Office of Management and Budget (0MB) Uniform Guidance, Florida Single Audit Act in accordance with Chapter 10.550, and Rules of the Auditor General. These standards require the independent auditor to report not only on the fair presentation of the basic financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal and state awards. These Compliance Reports are included under the Reporting Section of the ACFR.

This letter of transmittal is designed to complement Management's Discussion & Analysis (MD&A) and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors' report on the basic financial statements.

The City of Deerfield Beach

Profile

The City was incorporated in 1925 as the Town of Deerfield. In 1951, the Town of Deerfield was renamed to the City of Deerfield Beach. The City operates under the commission/manager form of government. The City Commission is comprised of the Mayor, Vice-Mayor, and three Commissioners who adopt legislation and policies, approves the City's annual budget, levies taxes, and sets fees. The Commission appoints a professional City Manager who serves as the Chief Administrative and Executive Officer and is responsible for implementing policies adopted by the City Commission and directing city operations through appointment of Department Directors. The Commission also appoints the City Attorney and members of various boards and committees. The Mayor, elected at-large to a four-year term, acts as the formal representative of the City and presides over Commission meetings. The public also elects four City Commissioners by district who serve four-year terms. The Vice Mayor serves for a period of one year and is designated by the Commission as outlined in the City Charter.

Local Economy

Home to over 87,700 residents, the City is a medium-size coastal city located on the east coast of Florida in Broward County. The City is a diverse residential community with a complimentary mix of commercial development such as shopping and retail facilities, office buildings, restaurants, tourist lodgings, distribution, warehousing, manufacturing, and light industry. The major economic influences in this area are predominantly the housing market, travel and tourism, the regional job market, the changing business environment, severe weather events, global inflation and interest rates, and economic uncertainty. Considering these economic indicators play an important role in directing and prioritizing the use of City resources now and in the future.

According to the Broward County Property Appraiser's Office, the final taxable value of the City for the year ended September 30, 2025 reflected an increase of 7.26% over the prior year. In October 2025, the overall residential median real estate sales for the County were up 2.17%, with the City being the 11th highest in the County. The City's total assessed property values have sustained growth for the past several years. The growth in the tax base is attributed to its redevelopment efforts, commercial and residential development projects. The Florida Economic Estimating Conference published statistics in September of 2025 indicating Florida has seen an increased demand for real estate in the past several years, nurtured by interest rates and the cost of borrowing which have climbed to historically high levels in the past year that have begun cooling in 2025. The housing market has continued to slow down, with the report predicting an 0.7% growth rate decline in FY25-26 and leveling off in Fiscal Year 2026-27.

Financial and strategic planning are of paramount importance to the City of Deerfield Beach. For fiscal year 2025, the City focused efforts on implementing its core values and key priorities and further embracing the revised Strategic Plan. This plan covers the 2025 to 2030 period and emphasized key priorities of customer care; improved quality of life; sustainability; financial accountability; and modernization of city processes and infrastructure.

Services

The City provides a broad range of municipal services which include:

- Public Safety (Police, Fire-Rescue Services, Ocean Rescue Services, etc.)
- Code Compliance Services
- Solid Waste Collection and Disposal Services
- Water Production, Distribution, Maintenance, and Construction
- Wastewater Collection System Maintenance and Construction
- Stormwater Management
- Parks and Recreation Facility Management, Recreational, Cultural Programs Aquatic and Special Event Programs and Activities
- Cemetery Management and Services
- Coastal and Environmental Protection and Management
- Public Land/Open Space Management
- Grounds Maintenance and Beautification
- Road and Bridge Maintenance and Construction
- Planning, Zoning, and Building Services
- Community and Social Services and Grants Administration
- General Administrative Services

Reporting Entity

The City government does not provide primary or secondary education or health care, as these are the responsibility of other taxing authorities. Both entities are independent special districts that are not part of the City. As such, financial data for them or for any other government has not been included in the financial statements in this report.

Blended component units, although legally separate entities are, in substance, part of the primary government's operations and are included as part of the primary government. Accordingly, the Community Redevelopment Agency (CRA) is reported as a special revenue fund of the primary government.

Accounting and Internal Controls

This report consists of management's representations concerning the finances of the City. Consequently, the responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with management. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed to safeguard City assets from loss, theft or misappropriation and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. The cost of an internal control should not exceed the benefits to be derived; therefore, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. The valuation of costs and benefits requires estimates and judgments by management.

Budgetary Controls

The annual operating budget and Five-Year Capital Improvement Plan (CIP) serves as the foundation for the City's financial planning and control. All departments are required to submit expenditure requests and revenue projections, as applicable, for appropriation to the City Manager. The City Manager uses these requests and projections as the starting point for developing a proposed balanced budget. The City Manager then presents the proposed budget to the City Commission on or before the 15th of August of each year. The City Commission is required to hold public hearings on the proposed budget and to adopt a final budget by the 30th of September of each year. The annual operating budget is prepared

and adopted in accordance with Florida Statute Chapter 166.241. The legally adopted budget is prepared by fund (i.e. General Fund), by function (i.e. Public Safety), and department (i.e. Office of Public Safety), for current expenditures with separate appropriations established for the annual capital projects, debt service, interfund transfers, intergovernmental expenditures, and other various Enterprise and Special Revenue Funds. Continuous improvement to the budget revenue and expenditure allocations has provided for further alignment with functional areas to improve transparency and to better track full costs for the various functional services the City provides.

Budgetary control is administered in conformity with state statute, the City's Charter, and adopted ordinances. Generally, amendments to the budget that increase or decrease the overall appropriation, or amend the budget across fund or department require City Commission approval. Budget control is further administered by management at the divisional or budget unit level (i.e. Parking Authority). Budget-to-actual comparisons and analysis of all the City's Governmental and Proprietary Funds are provided to the Commission and management on a monthly basis. For the General Fund and the CRA Fund, a final annual comparison is presented in the Required Supplementary Information (RSI) section of the ACFR.

Major Initiatives

The City was awarded approximately $16.3 million in financial relief through the American Rescue Plan Act (ARPA), with the initial allocation of $8.15 million in FY2021 and the remaining balance disbursed in FY2022. Following the approval of the ARPA Spending Plan by the City Commission in November 2021, the city transitioned from planning to full-scale implementation. This initiative represents a strategic investment in infrastructure, economic recovery, and community resilience. City staff continue to oversee the execution of several priority projects and programs, which remain ongoing and are expected to continue through the federal expenditure deadline of December 31, 2026.
These include:

- West Deerfield Beach Stormwater Improvements
- SE 8th Avenue Stormwater Improvements
- Park Improvements and Aquatic Center Upgrades
- Community Grants for Non-Profit Organizations
- Advanced Meter Reading Infrastructure Improvements
- Regional Beach Re-Nourishment Project

All ARPA-funded activities are being managed in compliance with federal regulations, with an emphasis on transparency, accountability and measurable outcomes.

In addition to the progress made on the ARPA-funded initiatives above, the City continues to move forward on a number of other multi-year capital projects and business and community programs that reflect these priorities.

- **Johnny Tigner Center.** The original Johnny Tigner Center was demolished, making way for a newly constructed community center to meet the needs of our growing community. The new two-story community center totals 23,000 square feet and is located in the same vicinity of the demolished building, adjacent to the Leo Robb Gymnasium. It incorporates a canopy structure to bridge the two buildings. This is a multi-year project. The design-build contract was initiated in FY2022, and the center opened to the public in September of 2024.

- **Construction of Playgrounds.** Playground improvements in FY2025 included the following locations: Crystal Heights North (permitted in November 2024) and Villages of Hillsboro (construction began in November 2024 and was completed February 2025).

- **West Deerfield Beach Stormwater Improvements.** This project will provide additional underground storage and infiltration to Deer Run to reduce the severity and duration of flooding until the area is able to drain to the existing trunk line. Design was initiated in FY2023 for completion in FY2026.

- **SE 8th Avenue Stormwater Improvements.** The goal of this effort is to develop a cost effective and feasible engineering solution to address flooding in the SE 8th Avenue neighborhood. Construction began in May 2024 and is anticipated to be completed in FY2026.

- **Pioneer Park Dock, Rail, and Piling Replacements.** This project will obtain structural evaluation, assessment of dock system and development of construction plans to remediate or reconstruct the dock and Pier 5. (The remainder of the piles and decking for Piers 1, 2, 3 & 4 were reconstructed in FY2022). Design was initiated in FY2023, construction began in March 2026 with anticipated completion in FY2026.

- **Advanced Metering Infrastructure (AMI) Improvements.** This technology will allow remote access to collect consumption information and troubleshoot meters. It will save the City the expense of monthly trips to each physical location to read a meter. In addition, billing will be more accurate and customers will have real-time access to their water consumption. The construction contract was awarded in FY2023 and with anticipated completion in FY 2026.

- **Regional Beach Renourishment Project.** In compliance with a settlement agreement between the City of Deerfield Beach and Town of Hillsboro Beach, the City designed, permitted, and completed a joint renourishment project. The significance of this project is (1) the construction methodology used in which a pipeline pumped sand from the Boca ebb shoal to the renourishment areas, (2) the participation of three cities (Boca Raton, Deerfield Beach, and Hillsboro Beach), and (3) the estimated savings of $3 million compared to truck hauling. Sand placement commenced on April 7, 2023 and was completed on April 24, 2023. The project was completed in May 2023.The City and Town have begun preliminary work to design and permit the second beach nourishment project to be conducted as per the settlement agreement. This project is anticipated to be completed in the Spring of 2028.

- **Community Participation Grants (General Fund).** The City is committed to supporting organizations that contribute to the public welfare of the community. The Community Participation Grant program was established to provide financial resources to local non-profit organizations that assist the City in serving a valid public purpose. In FY2025, grants were awarded to 14 non-profit entities.

Long Range Financial Planning

The City's current General Obligation and Covenant-to-Budget and Appropriate bond ratings are AA+ and AA from Fitch Ratings and Standard & Poor's Global Ratings respectively. The City's Fitch ratings were upgraded to the current level in August 2024 and reaffirmed in January 2026. The methodology that the rating agencies uses combine both qualitative and quantitative measures. Though each vary slightly, the major categories consist of the Economy, Institutional Framework, Financial performance, Liquidity, and Leverage. Some of the comments by the rating agencies indicate a stable outlook with strong management, budget flexibility, and performance. Maintaining a good credit rating helps keep the cost of borrowing low which can be significant factor in the amount of debt which can be used to finance major capital projects.

At the close of fiscal year 2025, the City's General Fund unassigned fund balance was $32.6 million, which is approximately $1.9 million above the closing balance for fiscal year 2024 of $30.7 million. Excess unassigned fund balance above the policy limits can be used to fund capital projects or other one-time needs approved by Commission such as various infrastructure improvement projects, or unanticipated revenue shortfalls stemming from major natural disasters. The City also maintains an Emergency Reserve fund balance of $7.5 million. The emergency reserve fund sets aside funds for the immediate response to events such as hurricanes. The City also maintains a self-insurance reserve fund balance of approximately $7.6 million for any possible future claims. These measures are intended to buffer unforeseen emergent and/or economic challenges.

The City's Capital Improvement Plan (CIP) document is updated and adopted on an annual basis. The CIP prioritizes major capital projects and identifies revenue sources available to finance the improvements. For Fiscal Years 2026-2030, the City Commission adopted a CIP budget of

approximately $298 million. The CIP includes anticipated funding from various available fund balances and debt financing instruments in FY2026 and forward.

As part of the Fiscal Year 2026 Budget development, the City continued its strategy of preparing estimates of its future budgetary needs to support capital investments, operational costs, and fund balance reserves for its major enterprise funds. Master Plans and rate sufficiency studies for the Utility, Stormwater, and Solid Waste Funds were completed in Fiscal Year 2022. The City Commission approved the funding strategies and long-term rate adjustments. The increases have been staggered over the next four Years 2024 to 2027 to minimize the financial impact on residents. Rate adjustments for Fiscal 2025 equaled 5.25% for water and 9.25 % for wastewater.

The Utility Fund rate adjustments will allow the City to address capital improvements necessary to improve aging infrastructure and meet future water quality regulations and standards. The Stormwater Fund rate adjustments will provide the needed funding to address our flood-prone areas. The Solid Fund rate adjustments were to help address the negative net position of the Fund that was also an audit observation in the Fiscal 2021 ACFR and an Auditor General operational audit finding.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Deerfield Beach for its comprehensive annual financial report for the fiscal year ending September 30, 2024. This was the 45th consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized annual financial report. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of only one year. We believe that our current report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for award.

Additionally, the City of Deerfield Beach also received the GFOA's Distinguished Budget Presentation Award for the FY2026 annual, the 30th consecutive year. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

Thank you for your continued interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner. This report could not have been prepared without the dedicated service of all of the employees of the Department of Financial Services as well as other departments that provided assistance throughout the preparation of this ACFR. In addition, we appreciate the thoroughness with which our auditors, CBIZ CPAs P.C., performed their audit function.

Finally, we would like to thank the City Commission for their continued guidance and support in our efforts towards fiscal stewardship.

Respectfully submitted,

Rodney Brimlow
City Manager

Oleg Gorokhovsky, CPA
Chief Financial Officer

CITY OF DEERFIELD BEACH, FLORIDA

LIST OF PRINCIPAL OFFICIALS

SEPTEMBER 30, 2025

Elected Officials

Mayor	Todd Drosky
Vice Mayor	Michael Hudak
Commissioner – District 2	Ben Preston
Commissioner – District 3	Daniel Shanetzky
Commissioner – District 4	Tom Plaut

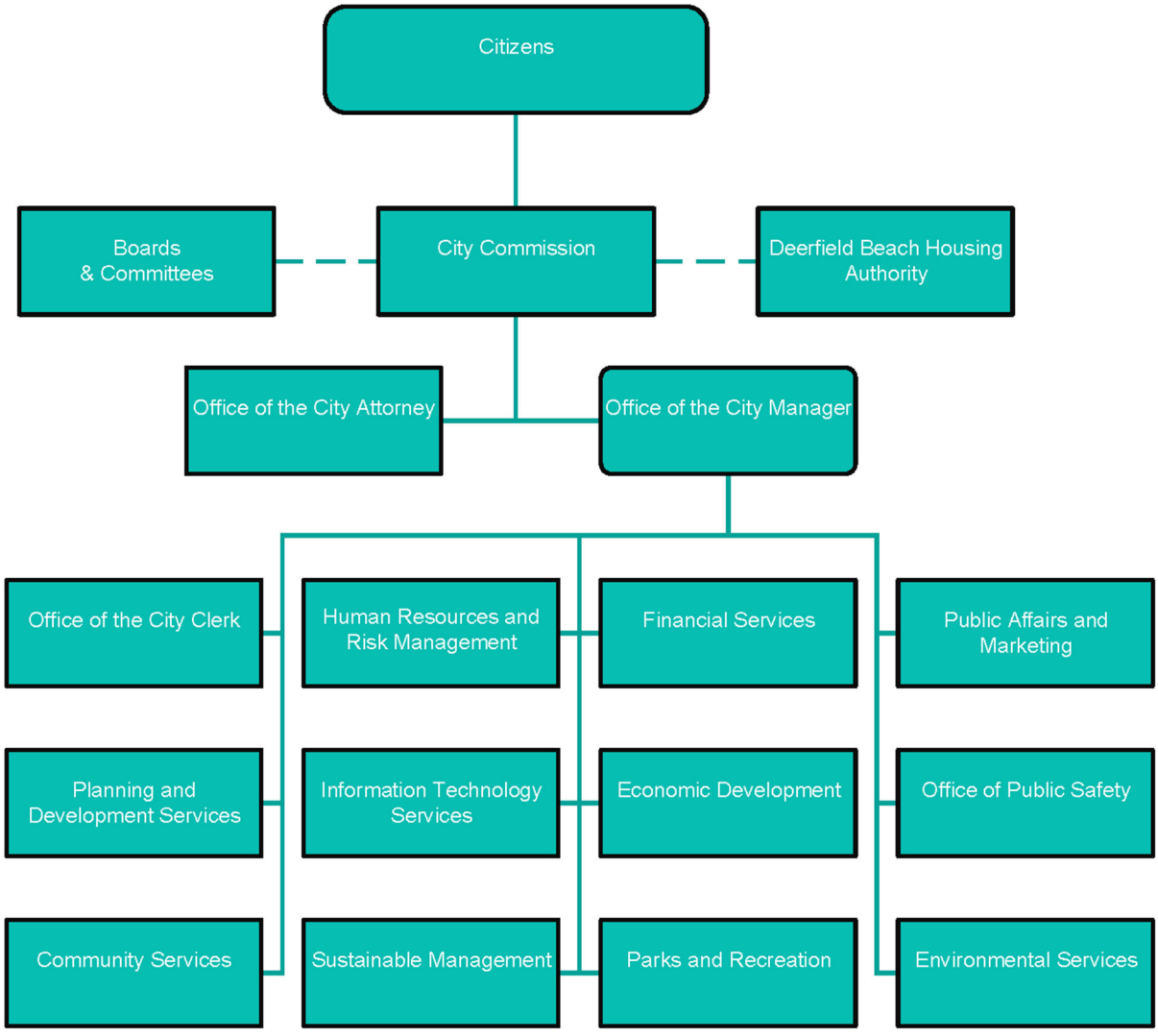
Appointed Officials

City Manager	Rodney Brimlow
City Attorney	Weiss Serota Helfman Cole & Berman Anthony Soroka
Deputy City Manager	Eric Power
City Clerk	Heather Montemayor
Director of Community Development	Jonathan Salas
Chief Financial Officer	Oleg Gorokhovsky, CPA
Director of Human Resources and Risk Management	Jacqui Lindsay
Chief Information Officer	Christophe St. Luce
Director of Parks & Recreation	Greg Warner
Director of Environmental Services	Yaroslav Concepcion
Director of Planning & Development Services	Ramsay Bulkeley
Director of Municipal Services	Chad Grecsek
Director of Public Affairs & Marketing	Dave Hunt
Director Economic Development	Michelle Caba
Director of Public Safety	Sean Gladieux
Transitional Fire Chief	Chantal Botting
Transitional Police Chief	Daniel Morgalo
Fire Chief	Bradley Masters
Police Chief	Adam Hofstein

CITY OF DEERFIELD BEACH, FLORIDA

ORGANIZATION CHART

SEPTEMBER 30, 2025



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Deerfield Beach
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT

CBIZ CPAs P.C.

201 East Las Olas Boulevard
21st Floor
Fort Lauderdale, FL 33301

P: 954.320.8000

Independent Auditors' Report

To the Honorable Mayor, City Commission and City Manager
City of Deerfield Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Deerfield Beach, Florida (the "City"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the City's Pension Trust Funds (the "Plans"), component units of the City, which represent 90%, 91% and 71%, respectively, of the assets, net position/fund balance and revenues/additions of the aggregate remaining fund information as of September 30, 2025. Those statements were audited by other auditors, whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Plans are based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards"*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design,

implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 17, and the schedules of changes in the City's net pension liability and related ratios, the schedules of City contributions, schedule of City's proportionate share of net pension liability, schedule of changes in the City's total OPEB liability and related ratios, and budgetary comparison schedules for the general fund and major special revenue funds on pages 104 through 115, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an

appropriate operational, economic, or historical context. We and the other auditors have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules, as listed in the table of contents**,** are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory section and the statistical section but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

CBIZ CPAs P.C.

Fort Lauderdale, Florida
June 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the report is intended to give readers a narrative overview to facilitate both a short and long-term analysis of the financial activities of the City for the fiscal year ended September 30, 2025. This Management's Discussion and Analysis is based on currently known facts, decisions and conditions that existed as of the date of the independent auditors' report. The information presented is in accordance with Governmental Accounting Standards Board Statement No. 34 (GASB 34) as amended. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i - vii of this report.

FINANCIAL HIGHLIGHTS

- The total assets on the Government-wide basis of the City at September 30, 2025 increased $37.6 million, or 9.01% from the prior year.
- The City's total liabilities on a Government-wide basis decreased by $31.9 million, or 14.5% from the prior year.
- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $269.8 million (net position). Of this amount, $148.6 million was from governmental activities and $121.2 million was from business-type activities.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $107.6 million, an increase of $5.3 million, in comparison with the amount reported for the prior fiscal year. Of this amount, $3.8 million was non-spendable, $38.5 million was restricted, $38.5 million was assigned, and $26.8 million was unassigned and therefore available for spending at the City's discretion.
- At the end of the fiscal year, unassigned fund balance in the General Fund was $32.6 million, or 23.4% of total General Fund expenditures and transfers. The City has a reserve policy of maintaining an amount in reserves that is at least 10% and 5% of total General Fund expenditures and transfers for unassigned and assigned emergency reserves respectively.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serve as an introduction to the City's basic financial statements. The basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business and include both long-term and short-term information about the City's financial status.

The statement of net position presents information on all the City's assets and liabilities, deferred outflows and inflows of resources, with the difference between the assets (and deferred outflows of resources) and liabilities (and deferred inflows of resources) reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in a future fiscal period. Examples of such items include earned but uncollected grant funds and earned, but unused compensated absences.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, economic environment, public safety, human services, physical environment, transportation, and culture and recreation. The business-type activities of the City include water and sewer, stormwater utility, and solid waste services.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate Community Redevelopment Agency (CRA) for which the City is financially accountable. Although legally separate, the CRA's governing body is identical to the City Commission, and because the services of the CRA are exclusively for the benefit of the City and its residents, it is included as an integral part of the primary government.

The government-wide financial statements can be found on pages 16 - 17 of this report.

Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. Governmental funds are used to account for activities where the emphasis is placed on available financial resources, rather than upon net income determination. Therefore, unlike the government-wide financial statements, governmental fund financial statements focus on the acquisition and use of current spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains governmental funds for various sources of revenues. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for those funds that are considered significant (major) to the City as a whole. These financial statements report five major funds: General Fund, American Rescue Plan Fund, Community Redevelopment Agency Fund, General Obligation Debt Service Fund and the General Construction Fund. Data from the nonmajor governmental funds are combined into a single, aggregated presentation. Individual fund information for each of these nonmajor governmental funds is provided in the form of combining statements that are found on pages 116-123 of this report.

The City adopts an annual appropriated budget for its governmental and proprietary funds. A budgetary comparison statement has been provided for the General and CRA Funds to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 18-21 of this report.

Proprietary Funds. Proprietary funds are used to account for activities where the emphasis is placed on net income determination. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements with greater detail. The City uses enterprise funds to account for its water and sewer, stormwater utility as well as its solid waste activities. The enterprise funds, which are considered to be major funds of the City, are reported separately as proprietary fund financial statements in the basic financial statements.

The basic proprietary fund financial statements can be found on pages 22 – 24 of this report.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds (Pension Trust Funds) are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's programs. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 27 - 28 of this report.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 29 - 103 of this report and should be read in conjunction with the City's financial statements.

Other Information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information (RSI) concerning the City's progress in funding its obligation to provide pension and other post-employment benefits to its employees, and budgetary comparisons for the General Fund and the CRA (special revenue) Fund. RSI can be found on pages 104 - 115 of this report.

The combining and individual fund statement and schedules referred to earlier in connection with nonmajor funds are presented immediately following the RSI. Combining and individual fund statements and schedules can be found on pages 116 - 125 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. In the case of the City, assets plus deferred outflows exceeded liabilities plus deferred inflows by $269.8 million at the close of fiscal year 2025.

The largest portion of the City's net position of $158.6 million, or 58.8% of total net position, reflects its investment in capital assets (e.g., land, buildings, equipment, improvements, utility plants and infrastructure), less any related debt and deferred inflows/outflows used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following analysis summarizes the net position as September 30, 2025 and 2024:

Summary of Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current and other assets	$ 124,539,872	$ 116,542,899	$ 71,808,991	$ 64,007,130	$ 196,348,863	$ 180,550,029
Capital assets, net	165,608,031	150,466,612	92,655,445	86,035,964	258,263,476	236,502,576
Total Assets	290,147,903	267,009,511	164,464,436	150,043,094	454,612,339	417,052,605
Deferred Outflows of Resources	18,413,119	24,322,322	960,503	1,939,188	19,373,622	26,261,510
Other liabilities	14,202,951	12,734,931	4,696,581	5,771,423	18,899,532	18,506,354
Noncurrent liabilities	134,130,036	162,702,194	34,490,507	38,214,832	168,620,543	200,917,026
Total Liabilities	148,332,987	175,437,125	39,187,088	43,986,255	187,520,075	219,423,380
Deferred Inflows of Resources	11,668,329	3,449,866	5,009,454	1,931,146	16,677,783	5,381,012
Net Position						
Net investment in capital assets	91,410,770	87,250,558	67,209,038	59,924,710	158,619,808	147,175,268
Restricted	43,052,891	42,740,604	3,116,952	1,139,000	46,169,843	43,879,604
Unrestricted	14,096,045	(17,546,320)	50,902,407	45,001,171	64,998,452	27,454,851
Total Net Position	$ 148,559,706	$ 112,444,842	$ 121,228,397	$ 106,064,881	$ 269,788,103	$ 218,509,723

An additional portion of the City's net position, $46.2 million or approximately 17.1%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, approximately $65 million, continues to be impacted by the implementation of GASB Statement No. 75 which had a significant negative impact on the City's unrestricted net position for the governmental activities but is recovering.

The net position of business-type activities increased by $15.2 million to $121.2 million in 2025. This increase was primarily due to an increase in sale revenue in the Water and Sewer Utility and Solid Waste Funds. Rate increases were implemented for the Water and Sewer Utility Fund. The Solid Waste Fund had increased sales in their commercial operations.

The City's current and other assets increased by $15.8 million from $180.6 million to $196.3 million. The increase was primarily due to the issuance of new debt during FY 2025 for projects that will begin in FY 2026.

Current liabilities remained consistent with prior year.

Noncurrent liabilities decreased by $32.3 million from $200.9 million to $168.6 million in FY2025. A significant portion of this decrease is due to the change in net pension liability due to market changes.

The following analysis summarizes the changes in net position for the years ended September 30, 2025 and 2024:

Summary of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues						
Charges for services	$ 45,891,585	$ 45,842,291	$ 61,667,049	$ 59,053,542	$ 107,558,634	$ 104,895,833
Operating grants and contributions	4,137,465	2,806,663	--	--	4,137,465	2,806,663
Capital grants and contributions	1,724,118	2,534,936	--	--	1,724,118	2,534,936
General Revenues						
Taxes	104,222,109	99,012,288	--	--	104,222,109	99,012,288
Miscellaneous revenues	1,867,287	1,050,835	--	--	1,867,287	1,050,835
Intergovernmental	4,349,590	4,421,596	--	--	4,349,590	4,421,596
Unrestricted investment earnings	5,280,681	6,919,580	1,910,818	1,860,590	7,191,499	8,780,170
Total Revenues	167,472,835	162,588,189	63,577,867	60,914,132	231,050,702	223,502,321
Expenses						
General government	17,382,333	14,279,905	--	--	17,382,333	14,279,905
Economic environment	3,724,707	3,499,853	--	--	3,724,707	3,499,853
Public safety	71,479,599	82,235,652	--	--	71,479,599	82,235,652
Human services	3,826,683	3,645,343	--	--	3,826,683	3,645,343
Physical environment	13,341,730	12,104,286	--	--	13,341,730	12,104,286
Transportation	4,176,332	5,868,777	--	--	4,176,332	5,868,777
Culture and recreation	9,897,418	10,398,437	--	--	9,897,418	10,398,437
Interest on long-term debt	4,951,337	3,266,545	--	--	4,951,337	3,266,545
Water and sewer	--	--	28,731,147	28,335,929	28,731,147	28,335,929
Solid waste	--	--	21,069,097	22,163,924	21,069,097	22,163,924
Stormwater utility	--	--	1,191,939	384,017	1,191,939	384,017
Total Expenses	128,780,139	135,298,798	50,992,183	50,883,870	179,772,322	186,182,668
Increase (Decrease) in Net Position Before Transfers	38,692,696	27,289,391	12,585,684	10,030,262	51,278,380	37,319,653
Transfers	(2,577,832)	(6,125,168)	2,577,832	6,125,168	--	--
Change in Net Position	36,114,864	21,164,223	15,163,516	16,155,430	51,278,380	37,319,653
Net Position - Beginning of Year	112,444,842	91,280,619	106,064,881	89,909,451	218,509,723	181,190,070
Net Position - Ending of Year	$ 148,559,706	$ 112,444,842	$ 121,228,397	$ 106,064,881	$ 269,788,103	$ 218,509,723

Governmental Activities: Governmental activities increased the City's net position by $36.1 million. This increase is a result of the following.

Taxes increased by $5.2 million from $99.0 million to $104.2 million. The revenue category Taxes is made up of Property, Utility, Sales and Use, Franchise, Alcoholic beverages and Mobile home taxes.

Charges for Services increased by $.1 Millions from $45.8 million in FY2024 to $45.9 million due to increase in the total receipts for occupational business taxes and building permits.

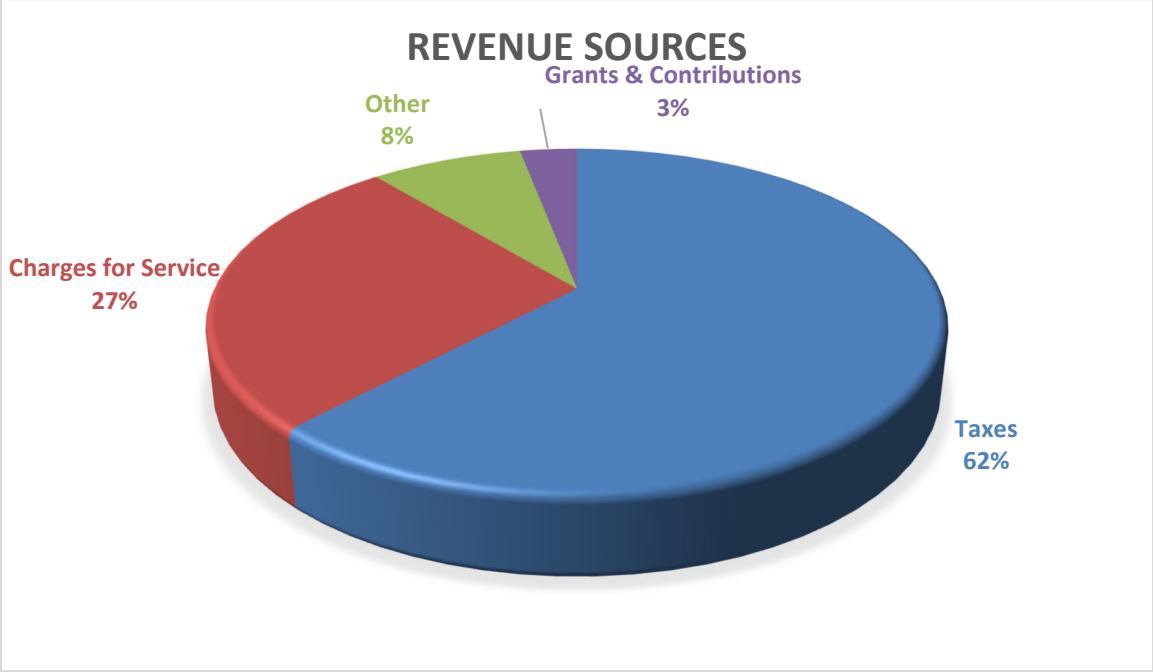
Investment earnings decreased by $1.6 million from $6.9 million to $5.3 million in FY2025 due to the overall market activity.

There was a $11 million decrease in public safety expenses from FY2024 to FY2025. A significant portion of this decrease is from the net pension liability in FY2025 due to overall market conditions.

Additionally, there was a decrease in transfers out in the amount of $3.5 millions.

When analyzed by source, revenues for FY2025 were as follows: 62% is generated from taxes, 27% is from charges for services, operating and capital grants/contributions comprise 3%, intergovernmental, investment earnings and miscellaneous revenues make up the remaining 8%.

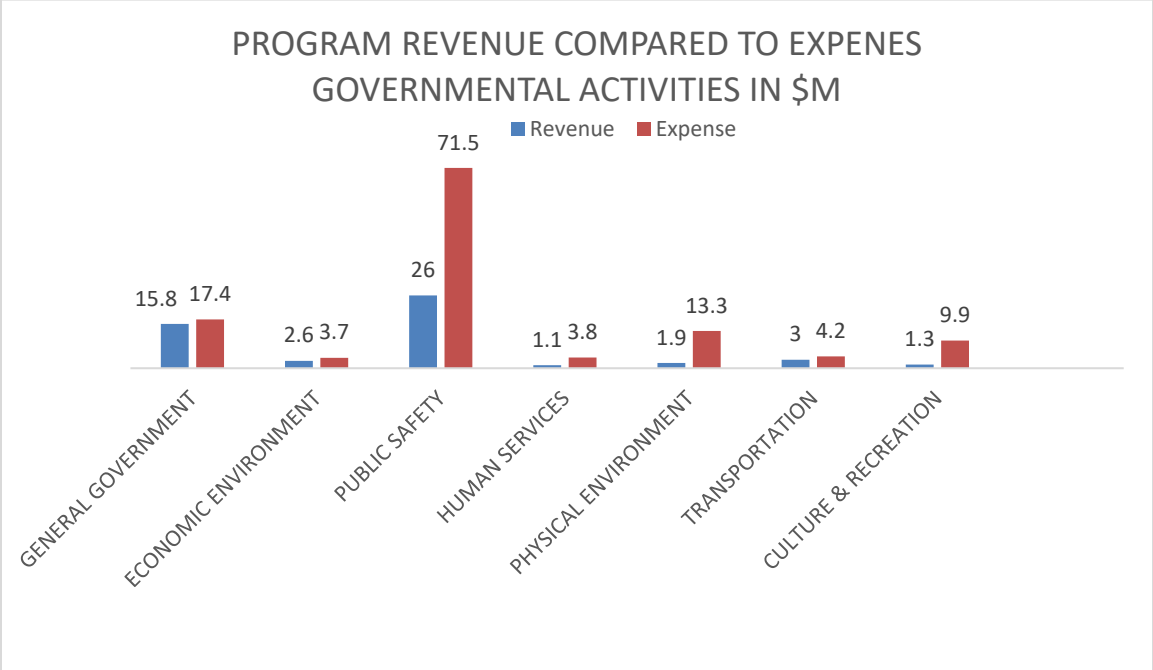
Program and General Revenues by Source – Governmental Activities



The City's expenses cover a broad range of services, with approximately 56% of governmental activity expenses related to public safety (fire/rescue and police protection). Public safety expenses constitute the largest component of total expenses due to the service level requirements. The public safety function consists of the Office of Public Safety which in FY 2025 oversaw the Broward Sheriff Office (BSO) contracts related to Law Enforcement, Fire and Rescue Services, Emergency Management Services, Parking Authority, School Crossing Guards, and Ocean Rescue Services.

When compared with the previous year, expenses increased in governmental funds for FY2025. A significant portion of these increases were as a direct result of the change in the net pension liabilities and related deferred outflows/inflows for the year. The City also had increases in physical environment, transportation and culture and recreation expenses. These increases were affected by higher prices of operational supplies as well as a return to hosting outdoor activities by the Parks and Recreation Department.

The chart below compares program revenues and expenses for the individual governmental activities for the fiscal year.



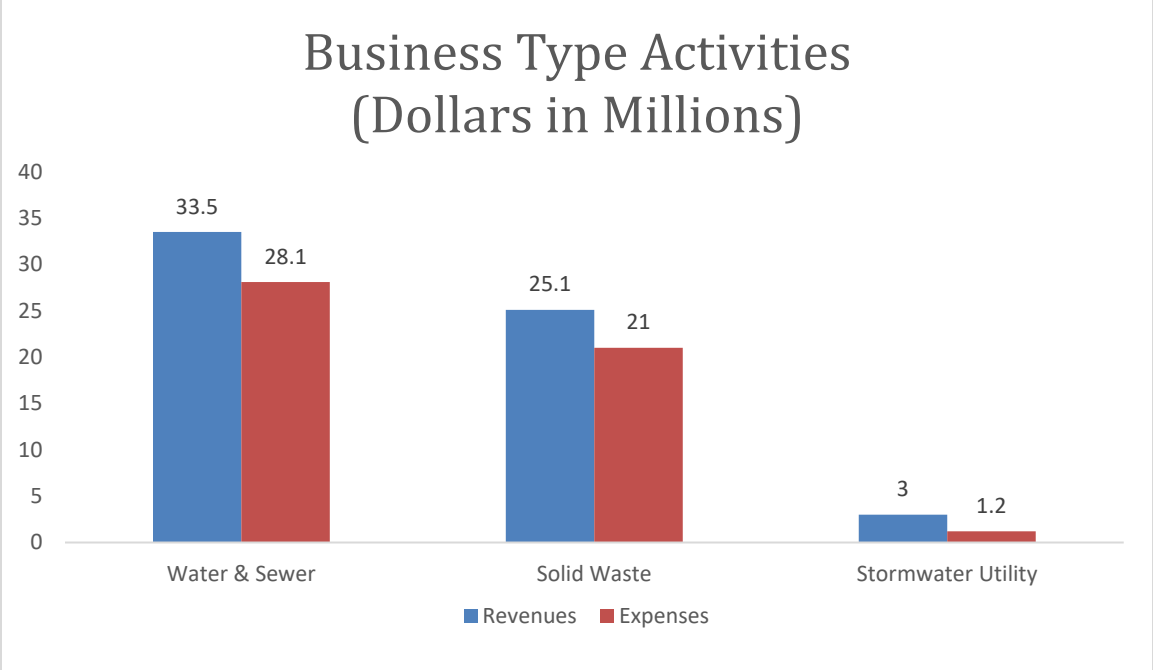
Business-type Activities: Business-type activities are presented in detail in the proprietary fund statements. These funds represent the Water and Sewer Utility, Solid Waste, and Storm Water Utility Funds. Together these funds show an overall increase in revenues of $2.7 million when compared to fiscal year 2024.

The Water and Sewer Utility Fund net position increased by $7.3 million. This was a result of the integrated utility master plan and a financial analysis of the master plan implemented in June of 2022, as well as increased residential and commercial development and redevelopment.

The Solid Waste Fund had an increase of $4.2 million. Most of the increase came from additional revenues from bulk and commercial debris removal cost as well as a transfer in from governmental funds.

The Stormwater Fund had an increase of $3.6 million. There were no major changes to this fund during the fiscal period.

The following chart compares program revenues to expenses by individual business-type activity for the current year. These business-type activities recover more costs through program revenues than governmental activities, generating sufficient revenues to cover current expenses.



Financial Analysis of the City's Funds

The City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

As of the end of the fiscal year, the City's governmental funds reported combined ending fund balances of $107.6 million, an increase of $5.2 million from the prior year's ending balances of $102.4 million. Approximately 25%, $26.8 million of the combined fund balances constitute *unassigned fund balance* that is available to meet the City's current and future needs. The remainder of fund balance is *nonspendable, restricted, committed and assigned* to indicate that it is not available for new spending.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance was $32.6 million, while total fund balance was $72.4 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 23.4% of total General Fund expenditures and transfers.

The total fund balance of the City's General Fund increased by $10.6 million during the fiscal year. Key factors in this increase were an overall increase in most revenue sources for this year over fiscal year 2024. The biggest increase was in property taxes of $4.3 million.

The Community Redevelopment Agency Fund accounts for revenues collected from and expenditures incurred within the community redevelopment area which borders Federal Highway to the west and State Road A1A to the east. At the end of the fiscal year, the restricted and total fund balance in this fund amounted to $5.1 million.

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide business-type activities financial statements, but in more detail.

Unrestricted net position of the Water and Sewer Utility Fund at the end of the fiscal year amounted to $36.8 million. The Solid Waste Fund had an unrestricted net position of $9.3 million at the end of the fiscal year. The Stormwater Utility Fund had an unrestricted net position of $4.8 million at the end of the fiscal year.

Capital Assets and Debt Administration

Capital Assets. The City's capital assets for its governmental and business-type activities as of September 30, 2025, amounted to $258.3 million (net of accumulated depreciation). These capital assets include land, buildings, improvements other than building (such as improvements to parks), equipment, utility plants in service and infrastructure (roads, highways, bridges, etc.). The total increase in the City's capital assets for the current fiscal year was 9.2%, due to increases in construction in process. The following table summarizes the City's capital assets.

Schedule of Capital Assets
(Net of Depreciation)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 19,276,026	$ 19,276,026	$ 50,531	$ 50,531	$ 19,326,557	$ 19,326,557
Buildings	60,150,580	49,013,839	372,629	387,151	60,523,209	49,400,990
Improvements other than buildings	23,397,087	24,292,126	136,846	144,834	23,533,933	24,436,960
Equipment	6,272,368	6,565,356	9,355,032	8,451,535	15,627,400	15,016,891
Software subscriptions	2,526,553	546,699	41,326	127,649	2,567,879	674,348
Utility plants in service	--	--	--	--	--	--
Infrastructure	26,386,258	26,068,578	54,254,617	55,999,547	80,640,875	82,068,125
Construction in progress	27,599,159	24,703,988	28,444,464	20,874,717	56,043,623	45,578,705
Total	$ 165,608,031	$ 150,466,612	$ 92,655,445	$ 86,035,964	$ 258,263,476	$ 236,502,576

Major capital asset events during the fiscal year included the following:

- International Fishing Pier Repairs and Renovation at $3,370,162
- ERP Implementation - $1,334,501
- SE 8th Ave Stormwater Drainage - $1,960,341
- AMI Advance Metering Project - $1,037,674

Additional information on the City of Deerfield Beach's capital assets can be found in Note 3 on pages 62 - 64 of this report.

Long-term Debt. At year-end, the City had $21.5 million in general obligation bonds outstanding. The City also had $41.4 million in outstanding covenant bonds (for which the City must "covenant" and appropriate funds necessary to pay the annual debt service), but which are primarily backed by revenue sources other than voted-debt ad valorem taxes. The business-type activities had $19.0 million outstanding in revenue bonds and $1 million in loans payable. The City had $7.7 million in financing leases outstanding at the end of the fiscal year.

The City's current General Obligation and Covenant-to-Budget and Appropriate bond ratings are AA+ and AA from Fitch Ratings and Standard & Poor's Global Ratings respectively. The City's Fitch ratings were upgraded to the current level in August 2024, and reaffirmed in January 2026.

Outstanding Debt
(Bonds, Loans, Notes and Leases Payable)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
General obligation bonds (backed by the City)	$ 21,501,897	$ 23,055,182	$ --	$ --	$ 21,501,897	$ 23,055,182
Revenue bonds	--	--	19,007,275	20,701,518	19,007,275	20,701,518
Covenant bonds	41,415,000	43,030,000	--	--	41,415,000	43,030,000
Add/(subtract) premium/ (discount)	5,822,475	5,845,769	--	--	5,822,475	5,845,769
Notes payable	3,912,268	--	1,837,732	--	5,750,000	--
Leases	4,158,669	4,438,626	3,506,338	3,742,374	7,665,007	8,181,000
Obligations under SBITA's	1,624,057	524,978	77,653	150,654	1,701,710	675,632
Loan payable	--	--	932,815	1,432,114	932,815	1,432,114
Total	$ 78,434,366	$ 76,894,555	$ 25,361,813	$ 26,026,660	$ 103,796,179	$ 102,921,215

The City's general obligation debt per capita, excluding enterprise fund debt, was $290 at the end of fiscal year 2025. The City's outstanding net general obligation debt was 0.20% of the City's assessed property value. The City's debt policy requires that its net general obligation bonded debt not exceed two (2) percent of the assessed valuation of taxable property within the City, unless otherwise directed by the City Commission. Net reduction is due to the pay down of principal debt service obligations.

Additional information on the City's long-term debt can be found in Note 3 on pages 70 - 75 of this report.

Economic Factors and Next Fiscal Year's Budget and Rates

Some of the economic factors affecting the City of Deerfield Beach are similar to those being experienced nationally, such as low unemployment rate, inflation, and housing shortages.

Despite rising cost, the City of Deerfield Beach kept its millage rate at 6.0018 for the new budget year. The FY2026 budget anticipates increases in interest on investments due to the trending market conditions. Enterprise fund revenues continues to increase primarily due to rates increases approved by the City Commission. The Water Services rate was increased 5.25% and 9.25 % for Sewer.

Expenditures towards housing assistance in fiscal 2025 amounted to $1.2 million. The FY 2025 budget allocates $2,490,991 for housing assistance (Home Grant, Ship Grant & Community Development Block Grant). The City is using this mechanism to assist families with home ownership within Deerfield Beach. However due to high interest rates and low inventory the City anticipates housing to be a continuing challenge.

Requests for Information

This financial report is designed to provide a general overview of the City of Deerfield Beach's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Chief Financial Officer, City of Deerfield Beach, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441.

BASIC FINANCIAL STATEMENTS

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 14,803,941	$ 19,801,709	$ 34,605,650
Investments	62,708,683	41,876,384	104,585,067
Receivables, net of allowances	5,573,424	4,860,771	10,434,195
Lease receivable	5,775	--	5,775
Internal balances	(1,027,211)	1,027,211	--
Due from other governments	3,478,400	--	3,478,400
Inventories	190,687	288,779	479,466
Prepaid items	1,118,803	44,193	1,162,996
Restricted assets:			
Cash and cash equivalents	1,514,815	2,029,705	3,544,520
Investments	34,111,511	--	34,111,511
Net pension asset	2,061,044	1,880,239	3,941,283
Capital assets:			
Non-depreciable	46,875,185	28,494,995	75,370,180
Capital assets, net of accumulated depreciation/amortization	118,732,846	64,160,450	182,893,296
Total Assets	290,147,903	164,464,436	454,612,339
Deferred Outflows of Resources			
Pensions	17,488,592	374,608	17,863,200
OPEB	924,527	585,895	1,510,422
Total Deferred Outflows of Resources	18,413,119	960,503	19,373,622
Liabilities			
Accounts payable	9,984,035	3,139,712	13,123,747
Accrued payroll	1,198,651	324,139	1,522,790
Accrued interest payable	1,575,826	327,079	1,902,905
Due to other funds	--	--	--
Due to other governments	44,240	--	44,240
Unearned revenue	1,365,034	--	1,365,034
Customer deposits	35,165	905,651	940,816
Non-current liabilities:			
Due within one year:			
Compensated absences payable	1,384,076	926,140	2,310,216
Insurance claims payable	829,127	--	829,127
Bonds, notes, loans and leases payable	4,716,566	2,817,597	7,534,163
Obligations under SBITAs	732,411	77,653	810,064
Due in more than one year:			
Compensated absences payable	--	236,094	236,094
Insurance claims payable	5,914,022	--	5,914,022
Bonds, notes, loans and leases payable	72,093,743	22,466,563	94,560,306
Obligations under SBITAs	891,646	--	891,646
Total OPEB liability	12,570,868	7,966,460	20,537,328
Net pension liability	34,997,577	--	34,997,577
Total Liabilities	148,332,987	39,187,088	187,520,075
Deferred Inflows of Resources			
Pensions	6,335,411	1,737,953	8,073,364
OPEB	5,162,343	3,271,501	8,433,844
Lease	7,896	--	7,896
Deferred amount on bond resources	162,679	--	162,679
Total Deferred Inflows of Resources	11,668,329	5,009,454	16,677,783
Net Position			
Net investment in capital assets	91,410,770	67,209,038	158,619,808
Restricted net position:			
Debt service	19,918,582	1,236,713	21,155,295
Perpetual care	2,502,946	--	2,502,946
Economic environment	5,145,763	--	5,145,763
Public safety	4,617,736	--	4,617,736
Human services	1,276,201	--	1,276,201
Physical environment	1,579,171	--	1,579,171
Transportation	2,967,397	--	2,967,397
Parks and recreation	2,984,051	--	2,984,051
Net pension asset	2,061,044	1,880,239	3,941,283
Unrestricted	14,096,045	50,902,407	64,998,452
Total Net Position	$ 148,559,706	$ 121,228,397	$ 269,788,103

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental Activities							
General government	$ 17,382,333	$ 14,442,261	$ 1,405,104	$ --	$ (1,534,968)	$ --	$ (1,534,968)
Economic environment	3,724,707	1,500,061	1,111,955	--	(1,112,691)	--	(1,112,691)
Public safety	71,479,599	25,670,817	347,273	--	(45,461,509)	--	(45,461,509)
Human services	3,826,683	--	1,123,464	--	(2,703,219)	--	(2,703,219)
Physical environment	13,341,730	143,580	25,000	1,724,118	(11,449,032)	--	(11,449,032)
Transportation	4,176,332	3,002,013	--	--	(1,174,319)	--	(1,174,319)
Culture and recreation	9,897,418	1,132,853	124,669	--	(8,639,896)	--	(8,639,896)
Interest on long-term debt	4,951,337	--	--	--	(4,951,337)	--	(4,951,337)
Total Governmental Activities	128,780,139	45,891,585	4,137,465	1,724,118	(77,026,971)	--	(77,026,971)
Business-type Activities							
Water and sewer	28,731,147	33,511,463	--	--	--	4,780,316	4,780,316
Solid waste	21,069,097	25,148,926	--	--	--	4,079,829	4,079,829
Stormwater utility	1,191,939	3,006,660	--	--	--	1,814,721	1,814,721
Total Business-type Activities	50,992,183	61,667,049	--	--	--	10,674,866	10,674,866
Total	$ 179,772,322	$ 107,558,634	$ 4,137,465	$ 1,724,118	(77,026,971)	10,674,866	(66,352,105)
General Revenues							
General property taxes					64,598,002	--	64,598,002
Incremental property taxes					6,156,964	--	6,156,964
Utility taxes					11,745,148	--	11,745,148
Sales and use taxes					11,111,333	--	11,111,333
Franchise taxes					10,494,795	--	10,494,795
Alcoholic beverage/mobile home license taxes					94,879	--	94,879
Impact fees					20,988	--	20,988
Intergovernmental					4,349,590	--	4,349,590
Unrestricted investment earnings					5,280,681	1,910,818	7,191,499
Miscellaneous revenues					1,867,287	--	1,867,287
Transfers					(2,577,832)	2,577,832	--
Total General Revenues and Transfers					113,141,835	4,488,650	117,630,485
Change in Net Position					36,114,864	15,163,516	51,278,380
Net Position - Beginning					112,444,842	106,064,881	218,509,723
Net Position - Ending					$ 148,559,706	$ 121,228,397	$ 269,788,103

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

BALANCE SHEET
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	General Fund	American Rescue Plan Fund	Community Redevelopment Agency	General Obligation Debt Service Fund	General Construction Fund	Nonmajor Governmental Funds	Total
Assets							
Cash and cash equivalents	$ 550,641	$ --	$ 2,572,515	$ 45,397	$ 51,808	$ 11,583,580	$ 14,803,941
Investments	59,404,975	--	3,018,110	--	--	285,598	62,708,683
Restricted cash and cash equivalents	--	603,641	--	--	--	911,174	1,514,815
Restricted investments	--	6,004,420	--	21,263,362	5,425,147	1,418,582	34,111,511
Receivables, net:							
Accounts	4,921,733	--	--	--	--	458,131	5,379,864
Assessments	842	--	--	--	--	--	842
Interest	148,019	--	9,772	9,823	17,911	7,193	192,718
Lease	5,775	--	--	--	--	--	5,775
Due from other funds	11,975,000	--	--	--	--	1,590,000	13,565,000
Due from other governments	1,815,830	--	--	--	--	1,662,570	3,478,400
Inventories	190,687	--	--	--	--	--	190,687
Prepaid items	1,118,803	--	--	--	--	--	1,118,803
Total Assets	$ 80,132,305	$ 6,608,061	$ 5,600,397	$ 21,318,582	$ 5,494,866	$ 17,916,828	$ 137,071,039
Liabilities							
Accounts payable	$ 4,491,394	$ 14,775	$ 483,227	$ --	$ 4,631,591	$ 1,192,175	$ 10,813,162
Accrued payroll	1,141,789	--	44,091	--	--	12,771	1,198,651
Due to other funds	1,027,211	6,175,000	--	1,400,000	4,900,000	1,090,000	14,592,211
Unearned revenue	312,712	345,602	--	--	--	706,720	1,365,034
Due to other governments	17,522	--	--	--	--	26,718	44,240
Customer deposits	35,165	--	--	--	--	--	35,165
Total Liabilities	7,025,793	6,535,377	527,318	1,400,000	9,531,591	3,028,384	28,048,463
Deferred Inflows of Resources							
Lease	7,896	--	--	--	--	--	7,896
Unavailable revenues	683,399	--	--	--	--	728,060	1,411,459
Total Deferred Inflows of Resources	691,295	--	--	--	--	728,060	1,419,355
Fund Balances							
Nonspendable	1,309,490	--	--	--	--	2,502,946	3,812,436
Restricted	--	72,684	5,073,079	19,918,582	--	13,424,556	38,488,901
Assigned	38,459,059	--	--	--	--	--	38,459,059
Unassigned	32,646,668	--	--	--	(4,036,725)	(1,767,118)	26,842,825
Total Fund Balances	72,415,217	72,684	5,073,079	19,918,582	(4,036,725)	14,160,384	107,603,221
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 80,132,305	$ 6,608,061	$ 5,600,397	$ 21,318,582	$ 5,494,866	$ 17,916,828	$ 137,071,039

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

Fund Balances, Total Governmental Funds		$ 107,603,221
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Governmental capital assets	$ 275,822,984	
Accumulated depreciation/amortization	(110,214,953)	165,608,031
Long-term liabilities are not due and payable in the current period and are not reported in the funds.		
Interest payable	(1,575,826)	
Bonds, loans and leases payable	(76,810,309)	
Insurance claims payable	(5,914,022)	
Obligations under SBITAs	(1,624,057)	
Compensated absences payable	(1,384,076)	
Total OPEB liabilities	(12,570,868)	
Net pension liabilities	(34,997,577)	(134,876,735)
Deferred outflows and inflows of resources related to pensions and OPEB are recorded in the statement of net position.		
Deferred outflows related to pensions	17,488,592	
Deferred inflows related to pensions	(6,335,411)	11,153,181
Deferred outflows from OPEB	924,527	
Deferred inflows related to OPEB	(5,162,343)	(4,237,816)
Revenues are unavailable in the governmental funds because they are not available to pay current period expenditures. They are, however, recognized in the governmental activities.		1,411,459
Bond premiums and discounts, gains, and losses related to the issuance of long-term debt are charged to "Other Financing Sources and Uses" when debt is issued in the governmental funds. These items, however, are capitalized and amortized over the life of the bonds in the government-wide financial statements.		(162,679)
Net Position of Governmental Activities		$ 148,559,706

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	General Fund	American Rescue Plan Fund	Community Development Agency Fund	General Obligation Debt Service Funds	General Construction Fund	Nonmajor Governmental Funds	Total
Revenues							
Property taxes	$ 64,598,002	$ --	$ 6,156,964	$ --	$ --	$ --	$ 70,754,966
Sales and use taxes	9,554,074	--	--	--	--	--	9,554,074
Fire assessment fees	18,031,970	--	--	--	--	--	18,031,970
Franchise taxes	10,494,795	--	--	--	--	--	10,494,795
Utility taxes	11,745,148	--	--	--	--	--	11,745,148
Local option gas tax	--	--	--	--	--	1,557,259	1,557,259
Alcoholic beverage/mobile home license taxes	94,879	--	--	--	--	--	94,879
Local business taxes/permits	812,701	--	--	--	--	4,920,197	5,732,898
Intergovernmental	4,409,457	1,305,615	--	--	--	3,634,113	9,349,185
Charges for services	11,727,336	--	--	--	--	33,648	11,760,984
Fines and forfeitures	1,532,490	--	--	--	--	753,581	2,286,071
Impact fees	--	--	--	--	--	20,988	20,988
Investment earnings	3,320,113	262,425	128,085	818,137	680,254	71,667	5,280,681
Miscellaneous:							
Cemetery plot sales	--	--	--	--	--	210,029	210,029
Donations/contributions	376,956	--	--	--	150,000	156,269	683,225
Administrative fees	8,079,662	--	--	--	--	437,720	8,517,382
Other	1,029,223	--	324,614	--	--	268,503	1,622,340
Total Revenues	145,806,806	1,568,040	6,609,663	818,137	830,254	12,063,974	167,696,874
Expenditures							
Current:							
General government	17,918,518	--	--	--	--	--	17,918,518
Economic environment	745,122	24,610	1,263,162	--	--	1,223,752	3,256,646
Public safety	82,369,753	--	83,688	--	--	4,984,598	87,438,039
Human services	3,781,448	--	--	--	--	45,235	3,826,683
Physical environment	12,188,070	--	--	--	--	32,949	12,221,019
Transportation	1,504,562	--	--	--	--	2,588,114	4,092,676
Culture and recreation	8,468,565	--	195,725	--	--	70,772	8,735,062
Capital outlay	2,569,936	66,106	5,019,281	--	12,241,035	530,774	20,427,132
Debt service:							
Principal retirement	--	--	980,000	2,468,248	--	--	3,448,248
Interest and fiscal charges	--	--	169,159	4,138,080	--	--	4,307,239
Total Expenditures	129,545,974	90,716	7,711,015	6,606,328	12,241,035	9,476,194	165,671,262
Excess (Deficiency) of Revenues Over Expenditures	16,260,832	1,477,324	(1,101,352)	(5,788,191)	(11,410,781)	2,587,780	2,025,612
Other Financing Sources (Uses)							
Issuance of debt	--	--	--	--	3,912,268	--	3,912,268
Transfers in	2,264,268	--	--	6,509,287	3,284,930	78,357	12,136,842
Transfers out	(9,766,498)	(2,081,936)	(2,045,262)	--	--	(820,978)	(14,714,674)
Initiation of SBITAs	1,890,851	--	--	--	--	--	1,890,851
Total Other Financing Sources (Uses)	(5,611,379)	(2,081,936)	(2,045,262)	6,509,287	7,197,198	(742,621)	3,225,287
Net Change in Fund Balances	10,649,453	(604,612)	(3,146,614)	721,096	(4,213,583)	1,845,159	5,250,899
Fund Balances - Beginning	61,765,764	677,296	8,219,693	19,197,486	176,858	12,315,225	102,352,322
Fund Balances - Ending	$ 72,415,217	$ 72,684	$ 5,073,079	$ 19,918,582	$ (4,036,725)	$ 14,160,384	$ 107,603,221

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net Change in Fund Balances - Total Governmental Funds		$ 5,250,899
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported in depreciation/amortization expense. This is the amount by which capital outlays exceeded depreciation/amortization in the current period.		
Capital outlay, including SBITAs	$ 20,376,256	
Governmental depreciation	(5,090,057)	15,286,199
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(89,740)
Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore are not reported in the funds.		
Insurance claims and benefits expense	(98,098)	
Other postemployment benefit expense	787,840	
Loss on disposal of capital assets	(144,788)	
Pension expense	17,428,035	17,972,989
In the statement of activities, certain operating expenses - compensated absences (sick and vacation pay) are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amounts actually used (paid).		
Compensated absences		(98,286)
The issuance of long-term debt (e.g., bonds, leases, SBITAs) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Long-term debt principal repayments	4,240,020	
Issuance of debt	(3,912,268)	
Initiation of SBITAs	(1,890,851)	
Bond premium	20,335	(1,542,764)
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus, requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due. The interest expense reported in the statement of activities is the result of accrued interest on bonds, leases and loans payable.		(664,433)
Change in Net Position of Governmental Activities		$ 36,114,864

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

SEPTEMBER 30, 2025

	Water and Sewer Utility Fund	Solid Waste Fund	Non-Major Stormwater Utility Fund	Total Proprietary Funds
Assets				
Current Assets				
Cash and cash equivalents	$ --	$ 14,386,617	$ 5,415,092	$ 19,801,709
Investments	40,408,405	1,467,979	--	41,876,384
Restricted cash and cash equivalents:				
Customer deposits	789,721	3,271	--	792,992
Revolving loan covenant accounts	1,236,713	--	--	1,236,713
Receivables, net of allowances:				
Accounts	3,132,666	1,188,470	77,771	4,398,907
Delinquent assessments	105,656	--	--	105,656
Interest	356,208	--	--	356,208
Due from other funds	1,027,211	--	--	1,027,211
Due from other governments	--	--	--	--
Inventories	288,779	--	--	288,779
Prepaid items	44,193	--	--	44,193
Total Current Assets	47,389,552	17,046,337	5,492,863	69,928,752
Noncurrent Assets				
Net pension asset	1,337,863	542,376	--	1,880,239
Capital assets:				
Land	50,531	--	--	50,531
Construction in progress	19,719,200	3,184,554	5,540,710	28,444,464
Buildings	2,266,147	--	--	2,266,147
Infrastructure	143,570,506	90,514	1,615,278	145,276,298
Improvements other than buildings	30,592	112,788	15,634	159,014
Equipment	7,060,216	14,122,430	709,460	21,892,106
Intangibles (SBITAs)	142,964	102,384	20,290	265,638
Less: accumulated depreciation/amortization	(96,966,474)	(8,235,566)	(496,713)	(105,698,753)
Total Noncurrent Assets	77,211,545	9,919,480	7,404,659	94,535,684
Total Assets	124,601,097	26,965,817	12,897,522	164,464,436
Deferred Outflows of Resources				
Pension	266,548	108,060	--	374,608
OPEB	296,834	275,428	13,633	585,895
Total Deferred Outflows of Resources	563,382	383,488	13,633	960,503

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS (CONTINUED)

SEPTEMBER 30, 2025

	Water and Sewer Utility Fund	Solid Waste Fund	Non-Major Stormwater Utility Fund	Total Proprietary Funds
Liabilities				
Current Liabilities				
Accounts payable	$ 1,125,473	$ 1,593,666	$ 420,573	$ 3,139,712
Accrued payroll	159,156	154,356	10,627	324,139
Customer deposits	902,380	3,271	--	905,651
Compensated absences payable	489,566	403,485	33,089	926,140
Accrued interest payable	321,280	5,799	--	327,079
Leases payable	47,937	188,106	--	236,043
Obligations under SBITAs	41,283	31,457	4,913	77,653
Bonds payable	1,729,124	--	--	1,729,124
Notes payable	9,744	332,234	--	341,978
Loans payable	510,452	--	--	510,452
Total Current Liabilities	5,336,395	2,712,374	469,202	8,517,971
Noncurrent Liabilities				
Compensation absences payable	--	231,516	4,578	236,094
Total OPEB liability	4,036,078	3,745,017	185,365	7,966,460
Leases payable	664,156	2,606,139	--	3,270,295
Bonds payable	17,278,151	--	--	17,278,151
Notes payable	42,619	1,453,135	--	1,495,754
Loans payable	422,363	--	--	422,363
Total Noncurrent Liabilities	22,443,367	8,035,807	189,943	30,669,117
Total Liabilities	27,779,762	10,748,181	659,145	39,187,088
Deferred Inflows of Resources				
OPEB	1,657,453	1,537,926	76,122	3,271,501
Pensions	1,236,621	501,332	--	1,737,953
Total Deferred Inflows of Resources	2,894,074	2,039,258	76,122	5,009,454
Net Position				
Net investment in capital assets	55,085,374	4,766,033	7,357,631	67,209,038
Restricted for net pension asset	1,337,863	542,376	--	1,880,239
Restricted for debt service	1,236,713	--	--	1,236,713
Unrestricted	36,830,693	9,253,457	4,818,257	50,902,407
Total Net Position	$ 94,490,643	$ 14,561,866	$ 12,175,888	$ 121,228,397

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Water and Sewer Utility Fund	Solid Waste Fund	Non-Major Stormwater Utility Fund	Total Proprietary Funds
Operating Revenues				
Charges for sales and services:				
Water sales pledged as security for revolving loans	$ 20,096,579	$ --	$ --	$ 20,096,579
Sewer charges pledged as security for revolving loans	12,681,056	--	--	12,681,056
Solid waste charges	--	25,037,185	--	25,037,185
Stormwater fees	--	--	3,006,660	3,006,660
Engineering fees	357,607	--	--	357,607
Miscellaneous	376,221	111,741	--	487,962
Total Operating Revenues	33,511,463	25,148,926	3,006,660	61,667,049
Operating Expenses				
Personal services	6,426,442	5,970,663	420,873	12,817,978
Contractual services	1,712,192	830,146	58,746	2,601,084
Electricity	902,106	--	--	902,106
Insurance	2,364,278	1,869,163	115,972	4,349,413
Fixed charges	80,829	20,839	58,483	160,151
County wastewater charge	6,842,009	--	--	6,842,009
County raw water charge	64,815	--	--	64,815
Disposal fees	--	6,292,151	--	6,292,151
General administrative charge	4,745,979	3,240,912	282,067	8,268,958
Commodities	2,464,361	1,773,398	140,442	4,378,201
Depreciation and amortization	2,475,859	974,283	115,356	3,565,498
Total Operating Expenses	28,078,870	20,971,555	1,191,939	50,242,364
Operating Income	5,432,593	4,177,371	1,814,721	11,424,685
Nonoperating Revenues (Expenses)				
Investment earnings	1,753,511	157,307	--	1,910,818
Interest charges	(652,277)	(97,542)	--	(749,819)
Gain from sale of assets	--	--	--	--
Total Nonoperating Revenues (Expenses)	1,101,234	59,765	--	1,160,999
Income Before Transfers	6,533,827	4,237,136	1,814,721	12,585,684
Transfers in	1,295,640	214,284	2,859,675	4,369,599
Transfers out	(520,929)	(162,140)	(1,108,698)	(1,791,767)
Change in Net Position	7,308,538	4,289,280	3,565,698	15,163,516
Net Position - Beginning	87,182,105	10,272,586	8,610,190	106,064,881
Net Position - Ending	$ 94,490,643	$ 14,561,866	$ 12,175,888	$ 121,228,397

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Water and Sewer Utility Fund	Solid Waste Fund	Non-Major Stormwater Utility Fund	Total Proprietary Funds
Cash Flows from Operating Activities				
Receipts from customers and users	$ 34,004,669	$ 25,053,116	$ 3,155,797	$ 62,213,582
Payments from (to) other funds	--	--	3,950,000	3,950,000
Payments to suppliers	(21,300,445)	(13,912,100)	(938,244)	(36,150,789)
Payments to employees	(6,901,364)	(6,282,523)	(478,176)	(13,662,063)
Net Cash Provided by Operating Activities	5,802,860	4,858,493	5,689,377	16,350,730
Cash Flows from Noncapital Financing Activity				
Transfers from other funds	1,295,640	214,284	2,859,675	4,369,599
Transfers to other funds	(520,929)	(162,140)	(1,108,698)	(1,791,767)
Net Cash Provided by Noncapital Financing Activity	774,711	52,144	1,750,977	2,577,832
Cash Flows from Capital and Related Financing Activities				
Purchase of capital assets	(4,188,888)	(2,269,313)	(3,726,778)	(10,184,979)
Proceeds from issuance of debt	--	1,785,369	--	1,785,369
Repayment of lease	--	(188,100)	--	(188,100)
Repayment of loans	(2,189,115)	--	--	(2,189,115)
Repayment of subscriptions	(38,881)	(29,360)	(4,760)	(73,001)
Interest expense	(818,033)	(91,743)	--	(909,776)
Net Cash Used in Capital and Related Financing Activities	(7,234,917)	(793,147)	(3,731,538)	(11,759,602)
Cash Flows from Investing Activity				
Investment income	1,753,511	157,307	--	1,910,818
Purchase of investments	(1,126,573)	(64,158)	--	(1,190,731)
Net Cash Provided by Investing Activities	626,938	93,149	--	720,087
Net Increase/(Decrease) in Cash and Cash Equivalents	(30,408)	4,210,639	3,708,816	7,889,047
Cash, Restricted Cash and Cash Equivalents - Beginning	2,056,842	10,179,249	1,706,276	13,942,367
Cash, Restricted Cash and Cash Equivalents - Ending	$ 2,026,434	$ 14,389,888	$ 5,415,092	$ 21,831,414

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Water and Sewer Utility Fund	Solid Waste Fund	Non-Major Stormwater Utility Fund	Total Proprietary Funds
Cash and Cash Equivalents	$ --	$ 14,386,617	$ 5,415,092	$ 19,801,709
Cash and Cash Equivalents - Restricted	2,026,434	3,271	--	2,029,705
Cash and Cash Equivalents - End of Year	$ 2,026,434	$ 14,389,888	$ 5,415,092	$ 21,831,414
Reconciliation Data of Changes in Net Position to Operating Activities Operating Income	$ 5,432,593	$ 4,177,371	$ 1,814,721	$ 11,424,685
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities				
Depreciation and amortization expense	2,475,859	974,283	115,356	3,565,498
Changes in assets, liabilities and deferred inflows/outflows:				
(Increase) decrease in:				
Accounts receivable, net of allowance	416,420	(95,810)	149,137	469,747
Inventories	(1,591)	--	--	(1,591)
Due from other funds	--	--	3,950,000	3,950,000
Deferred outflows pension	523,788	212,346	--	736,134
Net pension asset/liability	(1,337,863)	(542,376)	--	(1,880,239)
Deferred outflows OPEB	122,885	114,023	5,643	242,551
Increase (Decrease) in:				
Accounts payable	(862,285)	114,509	(282,534)	(1,030,310)
Deposits payable	76,786	--	--	76,786
Salaries and benefits available	2,048	34,663	1,928	38,639
Compensated absences payable	39,954	(4,799)	(47,613)	(12,458)
Due to other funds	(1,260,000)	--	--	(1,260,000)
Net pension liability	(686,522)	(278,319)	--	(964,841)
Deferred inflows pension	1,236,621	501,332	--	1,737,953
Total OPEB liability	(1,054,902)	(978,828)	(48,449)	(2,082,179)
Deferred inflows OPEB	679,069	630,098	31,188	1,340,355
Total Adjustments	370,267	681,122	3,874,656	4,926,045
Net Cash Provided by Operating Activities	$ 5,802,860	$ 4,858,493	$ 5,689,377	$ 16,350,730

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUNDS

SEPTEMBER 30, 2025

	Pension Trust Funds
Assets	
Investments:	
Money market funds	$ 8,452,317
Fixed income mutual funds	29,372,862
U.S. government and agency securities	14,378,897
Equity securities	171,281,397
Corporate bonds	9,613,164
Real estate funds	25,273,730
Self directed DROP accounts	565,867
Private equity funds	6,212,224
Private credit funds	6,191,370
Hedge funds	2,715,814
Total investments	274,057,642
Receivables:	
Interest and dividends	248,329
Due from participants	16,548
Contributions receivable (State)	395,431
Pending trades	542,450
Total receivables	1,202,758
Total Assets	275,260,400
Liabilities	
Accounts payable	294,531
Accounts payable - purchase of investments	43,687
Total Liabilities	338,218
Deferred Inflow	683,512
Net Position Restricted for Pension Benefits	
Total Net Position Restricted for Pension Benefits	$ 274,238,670

The accompanying notes are an integral part of these financial statements.

CITY OF DEERFIELD BEACH, FLORIDA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION TRUST FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Pension Trust Funds
Additions	
Contributions:	
Employer	$ 9,950,719
Plan members	445,054
Chapter	2,375,565
Total contributions	12,771,338
Investment Earnings	
Interest and dividend revenue	6,442,942
Net appreciation in the fair value of investments	18,957,637
Total investment gains	25,400,579
Less: investment expense	(1,603,908)
Net investment earnings	23,796,671
Total Additions	36,568,009
Deductions	
Benefit payments	20,884,623
DROP distributions	2,239,044
Share account distributions	1,800,650
Administrative expenses	578,408
Total Deductions	25,502,725
Change in Net Position	11,065,284
Net Position Restricted for Pension Benefits -	
Beginning of Year	263,173,386
End of Year	$ 274,238,670

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of the City of Deerfield Beach, Florida's (the "City") significant accounting policies is presented to assist the reader in interpreting the financial statements and other information in this report. The policies are considered essential and should be read in conjunction with the accompanying financial statements.

The basic financial statements include both government-wide and fund financial statements. The government-wide focus is on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories.

The City's fiduciary funds are presented in the basic financial statements by type (i.e., pension). Since, by definition, these assets are being held for the benefit of a third party and cannot be used to address activities or obligations of the City, these funds are not incorporated into the government-wide statements.

A. FINANCIAL REPORTING ENTITY

The City of Deerfield Beach is a political subdivision of the State of Florida, located in Broward County along the lower southeast coast of the state. Originally incorporated in June 1925, the Town of Deerfield was formed under the provisions of Chapter 10462, Special Acts of the 1925 Legislature. In June 1951, Chapter 27503, laws of the State of Florida, created a new charter abolishing the Town and changing its name to City of Deerfield Beach. Today, the City is approximately 16.3 square miles in area. In addition to the public safety, general government, recreation, and public works services provided to its over 87,500, residents, the City operates water, sewer, stormwater, and solid waste enterprises. The City does not provide educational or hospital facilities. Those services are provided by the School Board of Broward County and the Broward Health North District, respectively.

The financial reporting entity covered by this report includes the City and its component unit. The reporting entity has been defined by Governmental Accounting Standards Board ("GASB") Statement No. 14 (as amended by GASB Statements No. 39, 61 and 80) as the primary government and those component units for which the primary government is financially accountable. Financial accountability exists when a primary government appoints a voting majority of an organization's governing board and may either impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific burdens on, the primary government. Blended component units, although legally separate entities, are, in substance, part of the City's operations, and so information for these entities is combined with information of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. FINANCIAL REPORTING ENTITY (CONTINUED)

The Deerfield Beach Community Redevelopment Agency (the "CRA"), a separate legal entity, which is largely responsible for redevelopment of the area that encompasses most of the beach district and the area along Hillsboro Boulevard from Federal Highway to the intracoastal waterway, was established in November 1999. The CRA is governed by a board which is comprised of the City's elected officials, and management of the City has operational responsibility of the CRA. The CRA is also fiscally dependent upon the City. Accordingly, the CRA is a blended component unit and is presented as a special revenue fund. The CRA has a September 30 year-end. Separate financial statements for the CRA are available.

The Deerfield Beach Housing Authority (the "Housing Authority") is a related organization because the Mayor, with the concurrence of the City Commission, has the responsibility of appointing the members of the Housing Authority Board. Its operations are conducted within City boundaries. However, it is not included as a part of the financial reporting entity because it is fiscally independent and it has no financial accountability to the City. The Housing Authority's autonomy prohibits it from providing any financial benefit or imposing a financial burden upon the City. The Housing Authority is not exclusively for the benefit of City residents and the City Commission cannot impose its will over operations, cannot hire, reassign or dismiss management, and cannot remove Housing Authority board members without cause. The Housing Authority is responsible for ensuring that a complete and full financial accounting and an audit is completed biennially by a certified public accountant.

The Northeast Focal Point Children, Alzheimer's, Senior, Adult Services, Inc. (hereinafter referred to as "CASA"), is a nonprofit entity organized under the laws of the State of Florida in September 1986. This organization raises funds and makes yearly pledges to the City to subsidize the costs of operating the City's children's, Alzheimer's, senior and adult day care facilities. GASB requires that a legally separate, tax-exempt organization should be reported as a component unit of the City, if the primary government is the sole corporate member of the nonprofit or if all of the following are met: (1) the economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the City; (2) the City is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization and (3) the economic resources received or held by the separate organization are significant to the City. The City believes that conditions (1) and (2) apply to CASA. However, the City does not believe that the economic resources held/received by that entity is "significant" to the City's operations and the City is not the sole corporate member of CASA. As such, it is not included as a part of the financial reporting entity.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City and its component unit. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collected within three months of the end of the current fiscal period, with the exception of property tax revenue, which is deferred unless taxes are received within sixty days subsequent to year-end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, pensions, other post-employment benefits and claims and judgments, are recorded only when payment is due.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

Property taxes (when levied), franchise taxes, intergovernmental revenue (when the eligibility requirements are met), licenses, special assessments, charges for services for ambulance fees, as well as interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period, if available. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The ***General Fund*** is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The ***American Rescue Plan Fund*** accounts for the receipt and expenditure related to federal funding provided to assist with Covid 19/post pandemic related issues and lost revenue recovery.

The ***Community Redevelopment Agency ("CRA") Fund*** accounts for the proceeds of tax increment revenues and the related expenditures for redevelopment of the area that hovers along Hillsboro Boulevard and that encompasses most of the beach district from Federal Highway to the Intracoastal Waterway. This fund has been deemed a major fund, since management believes it is particularly important to financial statement users for public interest. The CRA also issues a set of standalone financial statements that can be found on the City's website.

The ***General Construction Fund*** accounts for all the City's capital projects.

The ***General Obligation Debt Service Fund*** accounts for the monies for payment of 2012 Florida Municipal Loan Council Revenue bonds, Series 2018 Construction Revenue Bonds and the Series 2024 Special Obligation Non-Ad Valorem Revenue Bond.

The City reports the following major proprietary funds:

The ***Water and Sewer Utility Fund*** accounts for the provision of water and sewer services to the City's residents.

The ***Solid Waste Fund*** accounts for the provision of solid waste services to the City's residents.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

Additionally, the City's pension trust funds, namely, Fire, Police and Non-uniformed pension funds, account for the activities of the retirement systems for these relevant classes of employees and accumulate resources for pension benefit payments to qualified retirees.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes and other charges between the City's water and sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods and services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing goods and services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water and Sewer Utility Fund are charges to customers for the provision of water and sewer services. This fund also recognizes as revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Further, the Solid Waste Fund recognizes as revenue charges to customers for the provision of solid waste services. Operating expenses for both enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. NEW ACCOUNTING PRONOUNCEMENTS ADOPTED

The implementation of GASB Statement No. 101, *Compensated Absences,* and GASB Statement No. 102*, Certain Risk Disclosures*, did not have a significant impact on the City's financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short term investments with original maturities of three months or less from the date of acquisition. The City has established an investment policy in accordance with Section 218.415, Florida Statutes that allows the City to invest in relatively low-risk securities, such as the State Treasurer's Investment Pool, and U.S. government and agencies securities. In accordance with the requirements of the GASB, all investments of the City have been reported at fair value except money market funds and the State Treasurer's Investment Pool which its reported value is the same as the value of the pool shares and is recorded at amortized cost. Resources of all funds, with the exception of the pension trust funds, have been combined into investment pools for the purpose of maximizing investment yields. Investment revenue is comprised of interest and dividends and realized gains and losses on investments. Net appreciation (depreciation) in the fair value of investments is comprised of unrealized gains and losses on investments. Investment earnings on pooled investments are allocated monthly based upon equity balances of the respective funds. Accrued interest on pooled investments is grouped with investments on the balance sheet at year-end. In addition, the pension trust funds are authorized to invest in corporate bonds, stocks, money market funds, mortgages and notes.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Receivables are shown net of allowance for uncollectibles. Management determines the allowance for uncollectible accounts, based upon a review of the accounts and its knowledge of the debtor's ability to pay. Property taxes are levied as of October 1 on property values assessed as of January 1 of the same year. The tax levy is divided into two billings: the first billing (mailed during September) is an estimate of the current year's levy based on the prior year's taxes; the second billing (mailed on November 1) reflects adjustments to the current year's actual levy. The billings are considered past due on April 1 of the subsequent year, at which time the applicable property is subject to lien, and penalties and interest are assessed.

Amounts reflected as "due from other governments" in the government-wide and the fund financial statements represent amounts that are owed to the City by other governmental entities for services.

The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term. A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

3. Inventories and Prepaid Items

Inventories consisting principally of expendable items held for consumption, are stated at average cost. The consumption method is used for all inventories and prepaid items, that is, items of inventory/prepaids are expended when they are consumed rather than when they are purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

4. Restricted Assets

Certain resources of the City's Water and Sewer Fund (Enterprise Fund) are classified as restricted assets on the statement of net position because they are maintained in separate accounts and their uses are limited by applicable bond covenants and loan agreements. The state revolving loan sinking fund account is used to segregate resources that are accumulated for the payment of principal and interest on the City's revolving loans with the Florida Department of Environmental Protection.

The "general obligation bond construction account" is used to report those proceeds of general obligation bonds that are restricted for use in the construction of specified projects, as outlined in the bond covenants.

5. Capital Assets

Capital assets, which include property, plant, equipment, intangibles, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide and the proprietary fund financial statements. Capital assets are defined by the City as assets with an initial individual cost of $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost, if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

5. Capital Assets (continued)

The City's property, plant and equipment are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Buildings	40
Improvements other than buildings	20
Roads	40
Bridges	50
Other infrastructure	20 – 50
Intangibles	5 – 45
Equipment	5 – 10

In the governmental fund financial statements, capital assets are reported as expenditures and no depreciation expense is recorded.

6. Subscription-Based Information Technology Arrangements

The City has recorded subscription-based information technology arrangement ("SBITA") assets and liabilities as a result of implementing GASB Statement No. 96. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, plus any ancillary charges necessary to place the SBITA into service. The SBITA assets are amortized on a straight-line basis over the life of the related contract.

The City monitors changes in circumstances that would require a remeasurement of its SBITAs and will do so if certain changes occur that would be expected to significantly affect the amount of the SBITA liability.

SBITA assets are reported with other capital assets and SBITA liabilities are reported with long-term debt on the statement of net position (see Note 3).

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

7. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the government-wide and Enterprise Fund Statements of Net Position and the governmental funds Balance Sheet report a separate section for deferred outflows or deferred inflows of resources. The separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City's deferred outflows of resources are related to its pension and other post-employment benefits liabilities.

The separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The City's deferred inflows are related to its leases, pension obligations, OPEB liabilities and a deferred amount on debt refunding, which are reported as deferred inflows of resources on the government-wide Statement of Net Position. The deferred amount on debt refunding was a gain resulting from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition, the City has another item, unavailable revenues, which arises only under the modified accrual basis of accounting and is reported as a deferred inflow of resources on the governmental funds Balance Sheet. The unavailable revenues result from business taxes received by the City in advance of the year for which they were levied. These amounts are deferred and recognized as an inflow of resources in the year that the amounts become available.

8. Compensated Absences

It is the City's policy to permit employees to accumulate earned, unused vacation and sick pay benefits. A portion of accumulated sick pay benefits are paid upon separation based on the number of years of service. All vacation pay and applicable portions of sick pay balances are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

9. Long-term Obligations

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the government-wide and proprietary fund type statements of net position. Bonds payable are reported net of the applicable bond premium or discounts. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Deferred amounts (the difference between the reacquisition price and the net carrying amount) on refunding are amortized over the shorter of the remaining life of the old debt or the life of the new debt using the straight line method, which does not result in a material difference from the effective interest method. Debt issuance costs, except for the portion which relates to prepaid insurance costs, are recognized as an expense in the period incurred. Prepaid insurance costs are reported as an asset and are recognized as expense on a straight line basis over the duration of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts are reported as other financing uses. Debt principal payments and issuance costs, whether or not withheld from actual debt proceeds, are reported as debt service expenditures.

10. Fund Balance/Net Position

In accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, governmental funds report separate classifications of fund balance. The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The restricted fund balance is defined as having restrictions (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. Committed fund balance is defined as amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (i.e. resolution) performed prior to year-end, of the City Commission. Assigned fund balance represents amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

10. Fund Balance/Net Position (continued)

The City, through resolution establishing its fund balance policy, has given the City Manager the authority to assign fund balance. Assignment of fund balance may be a) made for a specific purpose that is narrower than the general purposes of the fund itself; and/or b) used to reflect the appropriation of a portion of existing unassigned fund balance to eliminate a projected deficit in the subsequent year's budget in an amount no greater than the projected excess of expenditures over expected revenues. Assigned fund balance shall reflect management's intended use of resources as set forth each year by the City Manager. Assigned fund balance may or may not be appropriated for expenditure in the subsequent year depending on the timing of the project/reserve for which it was assigned. Unassigned fund balance is the residual classification for the General Fund, plus any deficits of any other governmental funds. The City considers restricted or unrestricted amounts to have been spent when expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available. The City considers committed, assigned, or unassigned amounts to have been spent when expenditures incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used. The City's policy is to expend resources in the following order: restricted, committed, assigned and unassigned.

It is the City's policy to obtain and maintain a minimum level of General Fund unassigned fund balance of at least 10% of General Fund operating expenditures and transfers. The disaster/emergency reserve fund balance is assigned by the City Commission as set forth in the annual budget (and any amendments thereto) to ensure the maintenance of services to the public during hurricanes and other natural disasters, as well as economic changes that might severely impact the City's ability to provide necessary public services.

The government-wide and proprietary fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

10. Fund Balance/Net Position (continued)

The following table shows the City's fund balance classification for the governmental funds as of September 30, 2025.

	Governmental Funds						
	General Fund	American Rescue Plan Fund	Community Redevelopment Agency Fund	General Obligation Debt Service Fund	General Construction Fund	Nonmajor Governmental Funds	Total Governmental Funds
Nonspendable							
Inventory	$ 190,687	$ --	$ --	$ --	$ --	$ --	$ 190,687
Prepaids	1,118,803	--	--	--	--	--	1,118,803
Perpetual care and cemetery operation	--	--	--	--	--	2,502,946	2,502,946
Restricted							
Community Redevelopment programs	--	--	5,073,079	--	--	--	5,073,079
Debt service	--	--	--	19,918,582	--	--	19,918,582
General construction projects	--	72,684	--	--	--	--	72,684
Road improvement projects	--	--	--	--	--	2,967,397	2,967,397
Grants and special programs	--	--	--	--	--	1,909,911	1,909,911
Beautification and landscape projects	--	--	--	--	--	1,030,257	1,030,257
Public safety programs	--	--	--	--	--	4,617,736	4,617,736
Recreational programs	--	--	--	--	--	1,320,084	1,320,084
Restricted for building permits	--	--	--	--	--	1,579,171	1,579,171
Assigned to							
Assigned emergency reserve	7,500,000	--	--	--	--	--	7,500,000
Assigned for self insurance	7,624,799						7,624,799
Subsequent year's budget	23,100,000	--	--	--	--	--	23,100,000
Tom O-Shanter project	234,260						234,260
Unassigned							
General fund operations	32,646,668	--	--	--	--	--	32,646,668
Non-major special revenue funds	--	--	--	--	(4,036,725)	(1,767,118)	(5,803,843)
	$ 72,415,217	$ 72,684	$ 5,073,079	$ 19,918,582	$ (4,036,725)	$ 14,160,384	$ 107,603,221

Net Investment in Capital Assets – is intended to reflect the portion of net position which is associated with capital assets (net of accumulated depreciation/amortization), less outstanding capital asset related debt, net of unspent bond proceeds and deferred inflow/outflow of resources that are attributed to the acquisition of those assets or related debt which are included in this component of net position.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (CONTINUED)

10. Fund Balance/Net Position (continued)

Restricted Net Position – has third-party (statutory bond covenant or granting agency) limitations on use or limitations which have been imposed through enabling legislation.

The government-wide statement of net position reports $46,169,843 of restricted net position.

Unrestricted Net Position – has no third-party limitations as to its use, and consists of all net position that does not meet the definition of the other two components, and any net deficits that exist.

11. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America ("GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred outflows and inflows of resources at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from management's estimates.

12. Property Taxes

Property taxes attach as an enforceable lien on real property and are levied as of October 1st. The tax levy is divided into two billings: the first billing (mailed mid-August) is an estimate of the current year's levy based on the proposed tax rates, which serves to inform taxpayers of their proposed taxes prior to the final approval of the millage rate in September. The second billing (mailed in November) reflects the current year's actual levy. The billings are considered past due after March 31st of the following year after the respective tax billing date, at which time the applicable property is subject to lien, and penalties and interest are assessed.

NOTE 3 – DETAILED NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

Deposits

The City maintains a common cash and cash equivalents pool for use by all non-fiduciary funds. Deposits of the City, including time deposit accounts, demand deposit accounts and certificates of deposit, are defined as public deposits. Pursuant to the City's policies, all of the City's deposits are held in qualified public depositories pursuant to Chapter 280.03 of the Florida Statutes, "Florida Security for Public Deposits Act." Under the Act, all qualified public depositories are required to pledge eligible collateral having fair value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledging level. The pledging level may range from 50% to 125% depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in fault. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss.

Investments

Authorized Investments

The City's investments are categorized as investments for the City as a whole (hereinafter referred to as "general City investments") and those of its various defined benefit pension plans. The City is authorized by statute and policy to invest public funds (general City investments) in interest-bearing savings accounts, money market accounts and checking accounts, obligations of the United States government, its agencies and instrumentalities; certificates of deposit that are fully insured and collateralized; high-grade commercial paper, repurchase agreements having a defined termination date and collateralized by U.S. Treasury obligations; and Local Government Surplus Trust Funds, as administered by the Florida State Board of Administration ("SBA"). The City invested funds throughout the year in the Florida PRIME, which is not Securities and Exchange Commission ("SEC") registered, but which qualifies as a fluctuating net asset value ("NAV") pool. The City's investment in the SBA at September 30, 2025 represented less than 1% of the total investment assets of the SBA. The City of Deerfield Beach invests in the pool, the value of the City's position is the same as the value of the pool shares and is recorded at amortized cost. At September 30, 2025, the City's investment in the SBA was $68,316,249.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Authorized Investments (continued)

In accordance with GASB Statement No. 79, C*ertain External Investment Pools and Pool Participants*, the City's investments in the Florida PRIME meets the definition of a qualifying investment pool that measures, for financial reporting purposes, all of its investments at amortized cost and should disclose the presence of any limitations or restrictions on withdrawals. As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.

The Florida Municipal Investment Trust (the "Trust") (as administered by the Florida League of Cities) is an authorized investment under Section 218.415(115), Florida Statutes, for units of local government in Florida. The operation and administration of the Trust is the responsibility of a Board of Trustees, who are selected from the ranks of elected officials of governmental entities participating in the Trust. The fair value of the City's position in the Trust at September 30, 2025 is the same as the value of the pool share, $2,873,783.

The overriding objectives of the City's investment policy are preservation of its principal investment, while providing for liquidity and maximization of investment income.

Each of the City's three individual pension plans is governed by a Board of Trustees, which is responsible for determining the investment policies for the respective plan, namely the City's Fire, Police Officers, and Non-uniformed retirement pension plans. The investment policies for the various plans typically are devised to earn an average rate of return over the long term that will equal or exceed the return of a target index. The trustees are authorized to invest in a wide range of instruments, including but not limited to, federally-guaranteed obligations, bonds, stocks, or other evidences of indebtedness issued or guaranteed by a corporation organized under the laws of the United States or any state or organized territory of the United States, provided that the corporation is listed on any one or more of the recognized national stock exchanges or the National Market System of the NASDAQ Stock Market.

In acquiring these investments on behalf of the various plans, the trustees are required to exercise a level of care, which persons of prudence, discretion and intelligence would exercise when acquiring these same investments for their own (personal) accounts.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Authorized Investments (continued)

As of September 30, 2025, the City and the City's pension plans had the following investments:

	Pension Trust Funds	All Other Funds	Total
Investment in Florida PRIME	$ --	$ 68,316,249	$ 68,316,249
Investment in Florida Municipal Investment Trust	--	2,873,783	2,873,783
Money market funds	8,452,317	34,744,205	43,196,522
Fixed income mutual funds	29,372,862	--	29,372,862
U.S. government and agency securities	14,378,897	32,762,341	47,141,238
Equity securities	171,281,397	--	171,281,397
Corporate bonds	9,613,164	--	9,613,164
Real estate funds	25,273,730	--	25,273,730
Self directed DROP accounts	565,867	--	565,867
Private equity funds	6,212,224	--	6,212,224
Private credit funds	6,191,370	--	6,191,370
Hedge funds	2,715,814	--	2,715,814
Total	$ 274,057,642	$ 138,696,578	$ 412,754,220

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. In accordance with the City's investment policy, the City minimizes the interest rate risk of investments in the portfolio by placing limitations on the duration of such investments. With the exception of funds reserved for capital projects, all of the City's general investments shall be limited to instruments maturing within two years of purchase. This ensures that securities mature to meet cash requirements for operations, thereby avoiding the need to sell securities in the open market prior to maturity.

The Police Officers' Retirement Plan limits its exposure to interest rate risk by varying the durations of the maturities of its investment holdings.

Neither the Municipal Firefighter's Pension Trust Plan nor the Non-Uniform Employees' Retirement Plan has investment policies that use limits on investment maturities as a means of managing its exposure to fair value losses arising from interest rates.

Information about the sensitivity of the fair values of the City's and the City's pension plans' investments to market interest rate fluctuations is provided by the following tables that shows the distribution by maturity:

		Maturities (in Years)		
Investment Type	Value	Less Than 1 Year	1-5 Years	6-10 Years
City General Investments				
FL PRIME	$ 68,316,249	$ 68,316,249	$ --	$ --
FL Municipal Investment Trust	2,873,783	--	2,873,783	--
Money market funds	34,744,205	34,744,205	--	--
U.S. government and agency securities	32,762,341	3,139,920	29,622,421	--
Total	$ 138,696,578	$ 106,200,374	$ 32,496,204	$ --

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Interest Rate Risk (continued)

		Maturities (in Years)			
Investment Type	Value	Less Than 1 Year	1-5 Years	6-10 Years	More Than 10 years
Pension Trust Funds					
Mutual funds	$ 29,372,862	$ 600,163	$ 17,866,691	$ 6,470,399	$ 4,435,609
U.S. treasuries	7,865,332	676,519	5,012,942	626,644	1,549,227
U.S. agencies	5,695,403	7,162	741,793	1,128,279	3,818,169
Corporate bonds	10,431,326	693,557	5,661,130	2,413,308	1,663,331
Total	$ 53,364,923	$ 1,977,401	$ 29,282,556	$ 10,638,630	$ 11,466,336

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization ("NRSRO"). State law limits investments in commercial paper and corporate bonds to the top 3 ratings issued by NRSRO's. All Treasury obligations are guaranteed by the good faith and credit of the United States and are therefore not subject to credit risk. The amounts held in the Florida PRIME are rated by Standard and Poor's. The current rating is AAAm. Florida Municipal Investment Trust is not rated by any nationally recognized statistical rating agency.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Credit Risk (continued)

The following table discloses credit ratings by investment type, at September 30, 2025, as applicable:

Quality Credit Rating Moody's		Fair Value
Aaa	$	35,976,091
Aa	$	4,821,845
Aa1		2,802,095
Aa2		219,143
A		4,598,065
A+		990,503
A-		1,558,455
A1		168,211
A2		545,254
A3		582,466
AAA		8,834,760
AA		498,634
AA+		3,143,283
AA-		207,553
Baa1		818,063
Baa2		724,665
BBB+		1,588,275
BBB		2,577,907
BB		2,148,642
B		1,552,863
Below B		441,410
Not rated		84,500,977
Total Credit Risk Securities		159,299,160
U.S. treasuries and agency securities explicitly guaranteed		32,762,341
Total Fixed Income/Credit Risk Securities	$	192,061,501
Total Fixed Income/Credit Risk Securities - City	$	138,696,578
Total Fixed Income Securities - Pension Trust Funds		53,364,923
	$	192,061,501

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Concentration of Credit Risk

The City limits its investments in any one issuer to no more than 5% of total investments, except for investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments, which are excluded from this requirement. There were no individual investments that represented 5% or more of the City's total investments at September 30, 2025. The three pension plans limit their exposure by limiting their investments in any one issuer to no more than 5% of plan net position other than those issued by the U.S. government or its agencies. None of the plans had holdings that exceeded the 5% limit.

Custodial Credit Risk

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, the City will not be able to recover the value of its investment or collateral securities that are in the possession of another party. These investments are held by the various pension plans' custodial banks and are registered in the name of the pertinent pension plan. With the exception of the investments with the SBA Florida PRIME, all of the City's general investments were held by the City's custodial bank and were registered in the City's name as of year-end.

Fair Value Hierarchy

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The City categorizes its fair value measurements with the fair value hierarchy established by GAAP. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market. Investments measured and reported at fair value are classified and disclosed in one of the following categories:

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Level 1 - Investments traded in an active market with available quoted prices for identical assets as of the reporting date.

Level 2 - Inputs to the valuation methodology are based upon observable inputs for the assets either directly or indirectly, other than those considered Level 1 inputs, which may include quoted prices for identical assets in markets that are not considered to be active, and quoted prices of similar assets in active or inactive markets.

Level 3 - Inputs to the valuation methodology are based upon unobservable inputs.

Deerfield Beach Municipal Firefighters' Pension Trust Fund ("Fire Plan")

The following is a description of the valuation methodologies used for assets measured at fair value and Net Asset Value ("NAV") for the Fire plan:

Common stock: Valued at the closing price reported on the New York Stock Exchange.

Government securities: Valued using pricing models maximizing the use of observable inputs for similar securities.

Private credit funds & Private equity funds: Value based on the NAV. The most significant input into the NAV is the fair value of its investment holdings. These holdings are valued by the general partners on a quarterly basis, in conjunction with management and investment advisors. The Fire Plan has holds in limited partnerships.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Firefighters' Pension Trust Fund (continued)

Corporate bonds: Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing the value on yields currently available on comparable securities of issuers with similar credit ratings. When quoted prices are not available for identical or similar bonds, the bond is valued under a discounted cash flows approach that maximizes observable inputs, such as current yield of similar instruments, but includes adjustments for certain risks that may not be observable, such as credit and liquidity risks or a broker quote, if available.

Hedge funds: Value based on the net asset value per share, without further adjustment. Net asset value is based upon the fair value of the underlying investments.

Real estate: Valued at the net asset value of shares held by the Fire Plan at year end. The Fire Plan has investments in private market real estate investments for which no liquid public market exists.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Firefighters' Pension Trust Fund (continued)

		*Fair Value Measurements Using		
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level				
Equity securities:				
Common stocks	$ 61,099,452	$ 61,099,452	$ --	$ --
Mutual funds	45,863,848	45,863,848	--	--
Total equity securities	106,963,300	106,963,300	--	--
Debt securities:				
Corporate bonds	3,312,385	--	3,312,385	--
U.S. treasury securities	2,802,095	2,802,095	--	--
U.S. agency securities	2,732,084	--	2,732,084	--
Fixed income mutual funds	18,766,700	18,766,700	--	--
Total debt securities	27,613,264	21,568,795	--	--
Self directed DROP accounts	565,867	--	565,867	--
Total Investments by Fair Value Level	135,142,431	$ 128,532,095	$ 6,610,336	$ --
Investments Measured at Net Asset Value (NAV)				
Real estate funds	16,733,197			
Private credit funds	6,191,370			
Private equity funds	6,212,224			
Hedge fund	305,655			
Total investments measured at NAV	29,442,446			
Money market funds (exempt)	4,616,062			
Total Investments	$ 169,200,939			

* Investment type descriptions mirror audited fire plan financial statements.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Firefighters' Pension Trust Fund (continued)

The following table summarizes investments for which fair value is measured using the net asset value per share practical expedient, including their related unfunded commitments and redemption restrictions:

	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Real Estate Fund [1]	$ 6,516,845	$ --	Quarterly	90 Days
Real Estate Fund [2]	1,220,413	--	Quarterly	10 Days
Real Estate Fund [3]	8,995,939	--	N/A	N/A
Hedge Fund [4]	305,655	--	Quarterly	90 Days
Private credit Fund [5]	1,235,066	965,883	N/A	N/A
Private credit Fund [5]	4,956,304	--	N/A	N/A
Private equity Fund [6]	2,854,614	--	N/A	N/A
Private equity Fund [6]	3,357,610	2,525,000	N/A	N/A
Total Investments Measured at NAV	$ 29,442,446	$ 3,490,883		

1. Real estate fund: The fund is an open-ended real estate investment fund investing primarily in core institutional office, retail, industrial, and multi-family properties located throughout the United States. The investment is valued at NAV and its redemptions must be received by the fund 90 days prior to quarter end.
2. Real estate fund: The fund is an open-end diversified core real estate commingled fund that invests primarily in core institutional office, retail, industrial, and multi-family properties located throughout the United States. The investment is valued at NAV and its redemptions must be received by the fund 10 days prior to quarter end.
3. Real estate fund: This fund is an open-end, comingled real estate fund with a diversified portfolio of income producing properties located throughout the United States. The investment is valued at NAV and has no redemption frequency or notice period.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Firefighters' Pension Trust Fund (continued)

4. Hedge fund: The fund is a multi-strategy fund of hedge funds that aims to pursue varying strategies in order to diversify risk and reduce volatility. The fund is a diversified portfolio offering investment solutions through activist long/short equity hedge funds, event driven hedge funds and multi-strategy hedge funds. The investment is valued at NAV and holder of capital, upon at least 90 days prior written notice, may request to redeem a minimum of $100,000 of their capital shares, as of the close of business on the last business day of each calendar year, by giving irrevocable written notice.
5. Private credit funds: These funds seek to provide a consistent stream of income and capital protection. These funds invest in securitized bonds and real estate collateralized loan obligations. These investments are valued at NAV.
6. Private equity funds: These funds are invested in primarily an actively managed portfolio of private equity and other private assets including secondary, co-investment and primary investments. The investments are valued at NAV.

Deerfield Beach Municipal Police Officers' Retirement Trust Fund

The following is a description of the valuation methodologies used for assets measured at fair value for the police plan:

Debt securities: Debt securities consist primarily of negotiable obligations of the U.S. government and U.S. government-sponsored agencies, corporations, securitized offerings backed by residential and commercial mortgages, TIPS, and foreign debt securities. These securities can be typically be valued using the close or last traded price on a specific date (quoted prices in active markets). When quoted prices are not available, fair value is determined based on valuation models that use inputs that include market observable inputs. These inputs included recent trades, yields, price quotes, cash flows, maturity, credit ratings, and other assumptions based upon the specifics of the investment type.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Police Officers' Retirement Trust Fund (continued)

Equity securities: These include domestic and international equities. Domestic securities traded on a national securities exchange are valued at the last reported sales price on the last business day of the fiscal year. Securities traded in the over-the-counter market and listed securities for which no sale was reported on that date are valued at the last reported bid price. International equities are valued based upon quoted foreign market prices and translated into U.S. dollars at the exchange rate in effect at year end. Securities which are not traded on a national security exchange are valued by the respective fund manager or other third parties based on yields currently available on comparable securities of issuers with similar credit ratings.

		*Fair Value Measurements Using		
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level				
Equity securities:				
Equity mutual funds	$ 35,770,196	$ 35,770,196	$ --	$ --
Debt securities:				
Fixed income mutual funds	10,606,162	10,606,162	--	--
Total debt securities	10,606,162	10,606,162	--	--
Total Investments by Fair Value Level	46,376,358	$ 46,376,358	$ --	$ --
Investments Measured at Net Asset Value (NAV)				
Real estate funds	4,504,770			
Total Investments Measured at NAV	4,504,770			
Money market funds (exempt)	2,858,654			
Total Investments	$ 53,739,782			

* Investment type descriptions mirror audited police plan financial statements.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Police Officers' Retirement Trust Fund (continued)

	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Real Estate Fund [1]	$ 1,366,289	$ --	Quarterly	10 Days
Real Estate Fund [2]	3,138,481	--	Quarterly	90 Days
Total Investments Measured at NAV	$ 4,504,770	$ --		

1. Real estate fund: The fund is an open-end diversified core real estate commingled fund that invests primarily in core institutional office, retail, industrial, and multi-family properties located throughout the United States. The investment is valued at NAV and its redemptions must be received by the fund 10 days prior to quarter end.
2. Real estate fund: This fund is an open-end comingled real estate fund that invests in a pool of real estate assets that are diversified by geography and property type, with a focus of yield-driven investments and, to a lesser extent, on value-added investments. The investment is valued at NAV and redemption requests must be received by the fund 90 days prior to quarter end.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Nonuniformed Employees' Retirement Plan

The following is a description of the valuation methodologies used for assets measured at fair value for the Nonuniformed Plan:

Common stocks: Valued at the closing price reported on the New York Stock Exchange.

Government securities: Valued using pricing models maximizing the use of observable inputs for similar securities.

Hedge fund: Valued based on the net asset value per share, without further adjustment. Net asset value is based upon the fair value of the underlying investment.

Corporate bonds: Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing the value on yields currently available on comparable securities of issuers with similar credit ratings. When quoted prices are not available for identical or similar bonds, the bond is valued under a discounted cash flows approach that maximizes observable inputs, such as current yield of similar instruments, but includes adjustments for certain risks that may not be observable, such as credit and liquidity risks or a broker quote, if available.

Real estate fund: Valued at the net asset value of shares held by the Nonuniformed Plan at year end. The Nonuniformed Plan has an investment in a private market real estate investment for which no liquid public market exists.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Nonuniformed Employees' Retirement Plan (continued)

		*Fair Value Measurements Using		
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level				
Equity securities:				
Common stocks	$ 28,547,901	$ 28,547,901	$ --	$ --
Debt securities:				
U.S. treasury securities	5,063,237	4,245,542	817,695	--
U.S. agency securities	2,963,319	--	2,963,319	--
Municipal bonds	818,162	--	818,162	--
Corporate bonds	6,300,779	--	6,300,779	--
Total debt securities	15,145,497	4,245,542	10,899,955	--
Total Investments by Fair Value Level	43,693,398	$ 32,793,443	$ 10,899,955	$ --
Investments Measured at Net Asset Value (NAV)				
Real estate funds	4,035,763			
Hedge fund	2,410,159			
Total Investments Measured at NAV	6,445,922			
Money market funds (exempt)	977,601			
Total Investments	$ 51,116,921			

* Investment type descriptions mirror audited Nonuniformed plan financial statements.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Hierarchy (continued)

Deerfield Beach Municipal Nonuniformed Employees' Retirement Plan

	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Real Estate Fund [1]	$ 4,035,763	$ --	Quarterly	45 Days
Hedge Fund [2]	2,410,159	--	Daily	1-2 Days
Total Investments Measured at NAV	$ 6,445,922	$ --		

1. Real estate fund: This fund is an open-end core real estate fund with a diversified portfolio of multifamily, office, industrial and retail properties. The fund seeks to provide for the preservation of capital, stable income and modest appreciation over the mid- to long-term. The investment is valued at NAV and redemption requests must be received by the fund 45 days prior to quarter end.
2. Hedge fund: This fund aims to pursue varying strategies in order to diversify risks and reduce volatility. The fund invests with hedge funds and other portfolio managers or otherwise utilizes the services of investment advisors or other investment managers employing a variety of trading styles or strategies, including, but not limited to, direct lending, convertible arbitrage, merger or risk arbitrage and other event-driven investing, distressed and long/short credit, long/short equity, multi-strategy and other relative value strategies. The investment is valued at NAV and redemption requests must be received by the fund 1 or 2 days prior to redemption date of June 30 or December 31.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

RECEIVABLES AND PAYABLES

The City reports the General, Community Redevelopment Agency ("CRA"), General Construction, Water and Sewer, Stormwater Utility and Solid Waste Funds as major funds. Receivables at September 30, 2025 were as follows:

Governmental Activities	General Fund	CRA Fund	General Obligation Debt Service	General Construction	Nonmajor Governmental Funds	Total
Receivables						
Accounts receivable	$ 4,921,733	$ --	$ --	$ --	$ 458,131	$ 5,379,864
Assessments	842	--	--	--	--	842
Interest	148,019	9,772	9,823	17,911	7,193	192,718
Lease	5,775	--	--	--	--	5,775
Total	$ 5,076,369	$ 9,772	$ 9,823	$ 17,911	$ 465,324	$ 5,579,199

Business-type Activities	Water and Sewer Utility	Solid Waste	Stormwater Utility	Total
Receivables				
Accounts	$ 3,972,822	$ 1,415,863	$ 107,577	$ 5,496,262
Delinquent assessments	105,656	--	--	105,656
Interest	356,208	--	--	356,208
Gross Receivables	4,434,686	1,415,863	107,577	5,958,126
Less: allowance for uncollectibles	(840,156)	(227,393)	(29,806)	(1,097,355)
Total	$ 3,594,530	$ 1,188,470	$ 77,771	$ 4,860,771

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

RECEIVABLES AND PAYABLES (CONTINUED)

Accounts payable at September 30, 2025 were as follows:

	Vendors	Retainage	Total Payables
Governmental Activities			
General Fund	$ 4,491,394	$ --	$ 4,491,394
Community Redevelopment Agency Fund	463,025	20,202	483,227
American Rescue Plan Fund	14,775	--	14,775
General Construction Fund	3,626,430	1,005,161	4,631,591
Nonmajor Governmental Funds	1,192,175	--	1,192,175
Total Governmental Activities	$ 9,787,799	$ 1,025,363	$ 10,813,162
Business-type Activities			
Water and Sewer Utility Fund	$ 1,082,994	$ 42,479	$ 1,125,473
Solid Waste Fund	1,593,666	--	1,593,666
Stormwater Utility Fund	378,458	42,115	420,573
Total Business-type Activities	$ 3,055,118	$ 84,594	$ 3,139,712

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

CAPITAL ASSETS

The following is a summary of capital asset activity for the year ended September 30, 2025:

	Beginning Balances	Increase	Decrease	Ending Balances
Governmental Activities				
Capital Assets Not Being Depreciated				
Land	$ 19,276,026	$ --	$ --	$ 19,276,026
Construction in progress	24,703,988	15,493,049	12,597,878	27,599,159
Total Capital Assets Not Being Depreciated	43,980,014	15,493,049	12,597,878	46,875,185
Capital Assets Being Depreciated/Amortized				
Buildings	74,558,091	12,436,656	--	86,994,747
Improvements other than buildings	52,083,204	105,232	--	52,188,436
Software subscriptions	1,084,765	3,002,665	--	4,087,430
Equipment	19,675,148	1,183,061	619,136	20,239,073
Infrastructure	64,684,642	753,471	--	65,438,113
Total Capital Assets Being Depreciated/Amortized	212,085,850	17,481,085	619,136	228,947,799
Less: Accumulated Depreciation/Amortization for				
Buildings	25,544,252	1,299,915	--	26,844,167
Improvements other than buildings	27,791,078	1,000,271	--	28,791,349
Software subscriptions	538,066	1,022,811	--	1,560,877
Equipment	13,109,792	1,331,269	474,356	13,966,705
Infrastructure	38,616,064	435,791	--	39,051,855
Total Accumulated Depreciation/Amortization	105,599,252	5,090,057	474,356	110,214,953
Total Capital Assets Being Depreciated/Amortized, Net	106,486,598	12,391,028	144,780	118,732,846
Governmental Activities Capital Assets, Net	$ 150,466,612	$ 27,884,077	$ 12,742,658	$ 165,608,031

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

CAPITAL ASSETS (CONTINUED)

	Beginning Balances	Increase	Decrease	Ending Balances
Business-type Activities				
Capital Assets Not Being Depreciated				
Land	$ 50,531	$ --	$ --	$ 50,531
Construction in progress	20,874,717	7,569,747	--	28,444,464
Total Capital Assets Not Being Depreciated	20,925,248	7,569,747	--	28,494,995
Capital Assets Being Depreciated/Amortized				
Buildings	2,266,146	--	--	2,266,146
Infrastructure	145,112,121	164,177	--	145,276,298
Improvements other than buildings	159,014	--	--	159,014
Software subscriptions	265,637	--	--	265,637
Equipment	20,390,291	2,451,055	949,236	21,892,110
Total Capital Assets Being Depreciated/Amortized	168,193,209	2,615,232	949,236	169,859,205
Less: Accumulated Depreciation/Amortization for				
Buildings	1,878,995	14,522	--	1,893,517
Infrastructure	89,112,574	1,909,107	--	91,021,681
Improvements other than buildings	14,180	7,988	--	22,168
Software subscriptions	137,988	86,323	--	224,311
Equipment	11,938,756	1,547,558	949,236	12,537,078
Total Accumulated Depreciation/Amortization	103,082,493	3,565,498	949,236	105,698,755
Total Capital Assets Being Depreciated/Amortized, Net	65,110,716	(950,266)	--	64,160,450
Business-type Activities Capital Assets, Net	$ 86,035,964	$ 6,619,481	$ --	$ 92,655,445

Depreciation does not begin until one year after acquisition. The utility plant in service adjustment reflects cost reimbursement.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs as follows:

Governmental Activities	
General government	$ 1,283,886
Public safety	971,386
Physical environment	1,120,711
Transportation	83,656
Culture and recreation	1,162,356
Economic environment	468,062
Total Depreciation/Amortization Expense - Governmental Activities	$ 5,090,057
Business-type Activities	
Water and sewer	$ 2,475,859
Solid waste	974,283
Stormwater	115,356
Total Depreciation/Amortization Expense - Business-type Activities	$ 3,565,498

SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The City holds several multi-year subscription-based information technology arrangements ("SBITAs"). The City has discounted the future minimum payments using its incremental borrowing rate. The SBITAs are amortized on a straight-line basis over the shorter of the life of the assets or the related agreement and with a value of $25,000.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS (CONTINUED)

The classes and amounts of SBITAs as of September 30, 2025 were as follows:

Governmental Activities:

	Asset Balances	Accumulated Amortization
Software	$ 4,087,430	$ (1,560,877)

Business-Type Activities:

	Asset Balances	Accumulated Amortization
Software	$ 265,636	$ (224,310)

Future minimum payments and present value of payments as of September 30, 2025:

	Governmental Activities Debt		
	Principal	Interest	Total
Fiscal Year Ending September 30,			
2026	$ 732,411	$ 40,887	$ 773,298
2027	455,044	21,283	476,327
2028	436,602	10,290	446,892
Total	$ 1,624,057	$ 72,460	$ 1,696,517

	Business-Type Activities Debt		
	Principal	Interest	Total
Fiscal Year Ending September 30,			
2026	$ 77,653	$ 2,685	$ 80,338
Total	$ 77,653	$ 2,685	$ 80,338

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

ENCUMBRANCES

Purchase orders are issued throughout the fiscal year to encumber budgets in the governmental funds. Significant encumbrances as of September 30, 2025, were as follows:

Major Funds	
General Fund	$ 1,625,118
ARPA	109,287
Community Redevelopment Agency	5,196,909
General Construction Fund	9,735,263
Total Major Funds	16,666,577
Nonmajor Governmental Funds	1,587,576
Enterprise Funds	15,093,825
Total Encumbrances	$ 33,347,978

CONSTRUCTION COMMITMENTS

The City has outstanding commitments for construction and acquisition of property, plant and equipment. The following is a summary of the most significant of these commitments at September 30, 2025:

Project	Amounts Outstanding
Citywide Street Resurfacing	$ 1,217,761
Pioneer Park Dock, Rail & Piling	1,100,331
International Fishing Pier	427,419
Total Commitments	$ 2,745,511

UNAVAILABLE REVENUES

Unavailable revenue in the General Fund includes $683,399 related to funds received that had not been spent for their specified purpose.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

UNAVAILABLE REVENUES (CONTINUED)

The Miscellaneous Grants, SHIP and CDBG nonmajor special revenue funds had unavailable revenue of $728,060 related to funds received that had not been spent for their specified purpose.

INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The interfund balances below represent short-term loans to cover temporary negative balances in each fund's equity in pooled cash at year-end. The composition of interfund balances at September 30, 2025 was as follows:

Due To/Due From

	Due to					
	General Fund	American Rescue Fund	General Obligation Debt Service Fund	General Construction Fund	Nonmajor Governmental Funds	Total
Due From						
General Fund	$ --	$6,175,000	$ --	$ 4,900,000	$ 900,000	$ 11,975,000
Community Redevelopment Agency	--	--	--	--	--	--
General Construction Fund	--	--	--	--	--	--
Nonmajor Government Funds	--	--	1,400,000	--	190,000	1,590,000
Stormwater Utility Fund	--	--	--	--	--	--
Water and Sewer Fund	1,027,211	--	--	--	--	1,027,211
Total	$ 1,027,211	$6,175,000	$ 1,400,000	$ 4,900,000	$ 1,090,000	$ 14,592,211

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Interfund Transfers

	Transfers In							
	General Fund	General Obligation Debt Service Fund	General Construction Fund	Nonmajor Governmental	Water and Sewer Fund	Solid Waste Fund	Stormwater Utility Fund	Total
Transfers Out								
General Fund	$ --	$ 6,509,287	$ 2,524,263	$ 78,357	$ 445,691	$ --	$ 208,900	$ 9,766,498
American Rescue Plan Fund	--	--	--	--	349,819	--	1,732,117	2,081,936
General Construction Fund	--	--	--	--	--	--	--	--
Community Redevelopment Agency	2,045,262	--	--	--	--	--	--	2,045,262
General Obligation Debt Service Fund	--	--	--	--	--	--	--	--
Nonmajor Governmental Funds	177,406	--	570,628	--	--	72,944	--	820,978
Water and Sewer Utility Fund	20,800	--	--	--	500,129	--	--	520,929
Solid Waste Fund	20,800	--	--	--	--	141,340	--	162,140
Stormwater Fund	--	--	190,039	--	1	--	918,658	1,108,698
Total	$ 2,264,268	$ 6,509,287	$ 3,284,930	$ 78,357	$ 1,295,640	$ 214,284	$ 2,859,675	$ 16,506,441

Transfers to the General Fund by the nonmajor governmental funds represent amounts paid by the nonmajor governmental funds for matching grant requirements for expenditures which were accounted for in the General Fund. Transfers to nonmajor governmental funds represent payments for the City's match in connection with grants that the City participates in cost sharing for the funded project. Transfers from the General Fund by enterprise funds represents amounts paid by the General Fund on behalf of enterprise funds.

FINANCING LEASES

The City has entered into master lease purchase agreements and other lease arrangements as lessee for financing the acquisition of equipment for public safety, public works and for parks and recreational facilities.

The City has also financed the acquisition of sanitation vehicles in its Solid Waste Fund. These lease agreements qualify as financing leases for accounting purposes and, therefore, have been recorded at the present value of their future minimum lease payments as of the date of inception.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LEASES (CONTINUED)

The City has entered into a lease purchase agreement as lessee for the acquisition and finance of its Energy Performance Projects. This lease agreement qualifies as financing leases for accounting purposes and, therefore, have been recorded at the present value of their future minimum lease payments as of the date of inception.

The future minimum lease obligations and the net present value of the minimum lease payments as of September 30, 2025, were as follows:

	Governmental Activities	Business-type Activities	Total
Fiscal Year Ending September 30			
2026	$ 427,971	$ 360,838	$ 788,809
2027	464,724	391,827	856,551
2028	476,114	401,429	877,543
2029	488,040	411,485	899,525
2030	489,028	432,378	921,406
2031-2035	2,367,974	1,996,528	4,364,502
Total minimum lease payments	4,713,851	3,994,485	8,708,336
Less: amount representing interest	(555,182)	(488,147)	(1,043,329)
Present Value of Future Minimum Lease Payments	$ 4,158,669	$ 3,506,338	$ 7,665,007

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LONG-TERM DEBT

Governmental Activities Debt

General Obligation Bonds, Series 2000 – The original amount of this issue was divided into two series: Series "A," for which $9,978,847 in bonds were issued, and Series "B," for which $2,820,183 in bonds were issued. The proceeds of these bonds were used to finance the construction of a public safety complex, a public works facility, parks improvements, right-of-way improvements and expansion of the senior services facilities. The combined outstanding bonds of the issue, $1,010,184, have interest rates that range from 4.25% to 6.08%. For Series A, principal is due annually on April 1st and interest is payable semi-annually on April 1st and October 1st with the final maturity date being October 1, 2026.

General Obligation Bonds, Series 2012B-2 – The original amount of this issue was $14,770,000. The proceeds of these bonds were used to refund previously issued debt, namely Florida Municipal Loan Council Revenue Bonds, Series 2000B; Series 2003A and Series 2003B. The interest rates on these bonds range from 2% to 5%. The principal is due annually on April 1st and interest is payable semi-annually on April 1st and October 1st with the final maturity date being October 1, 2028. The principal and interest of this issue will be payable from and secured by the City's ad valorem taxes. For the current year, principal and interest of $929,700 was paid. Ad valorem taxes amounted to $70,754,966. The outstanding balance for this issue at year end amounted to $6,860,000.

The General Obligation Bonds are limited liabilities of the City, payable from ad-valorem taxes, secured by the full faith and credit of the City. In the event of default, bondholders may sue to enforce their rights.

Covenant Bonds, Series 2012B-1 – The original amount of this issue was $20,090,000. The proceeds of this bond issue were to repay previously issued debt as well as to finance the construction of parks and right of way improvements, in addition to citywide street improvements. The interest rates on these bonds range from 2.00% to 4.00%. Principal is due annually on October 1st and interest is payable semi-annually on April 1st and October 1st, with the final maturity date being October 1, 2032. The remaining outstanding bonds of this issue total $9,210,000 with total interest payable of $1,106,866 over the remainder of the term of the bonds. For the current year, principal and interest of $1,565,844 was paid.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LONG-TERM DEBT (CONTINUED)

Governmental Activities Debt (continued)

Covenant Bonds, Series 2018 – The original amount of this issue was $36,155,000. The proceeds of this bond issue were to repay previously issued debt, Series 2006 Covenant Bonds, as well as to finance the renovation and construction of City facilities, parks and citywide street improvements. The interest rates on these bonds range from 2.44% to 5.25%. Principal is due annually on December 1st and interest is payable semi-annually on June 1st and December 1st, with the final maturity date being December 1, 2042. The outstanding balance for this issue at year end amounted to $34,845,000. For the current year, principal and interest of $3,612,700 was paid.

Special Obligation Non-Ad Valorem Bonds, Series 2024 – The original amount of this issue was $14,500,000. The proceeds of these bonds were used to finance municipal capital improvements. The interest rates on these bonds range from 4.37% to 5.53%. Principal is due annually on March 1st and interest is payable semi-annually on March 1st and September 1st, with the final maturity date being March 1, 2044. The outstanding balance for this issue at year end amounted to $14,035,000.

Special Obligation Non-Ad Valorem Revenue Note, Series 2025 – The original amount of this issue was $5,750,000. The proceeds of these bonds were used to finance equipment and vehicles. The interest rates on this note is fixed at 3.50%. Principal is due annually on March 1st and interest is payable semi-annually on March 1st and September 1st, with the final maturity date being March 1, 2030. The outstanding balance for this issue at year end amounted to $5,750,000.

Covenant bonds and Special Obligation bonds are limited obligations of the City, payable solely from non-ad valorem revenues, set aside by the City in its annual budget. In the event of default, the payment of principal or interest, owners of the bonds shall have remedies as specified by the federal bankruptcy code, the bond indenture of and any bond policy insurance.

Business-type Activities Debt

Loans Payable – The City has entered into two loan agreements with the State of Florida Department of Environmental Protection. The primary purpose of these loans is to construct water and wastewater facilities. As of September 30, 2009, the City borrowed $8,662,208, with interest rates ranging from 2.27% to 3.57%. Principal and interest payments on the two Florida Water Pollution Control Construction loans are due on April 15 and October 15 of each year. At September 30, 2025, the unpaid principal balances of Water Pollution Control Loan No. WW69302L and Loan No. WW693030 were $97,270, and $835,546, respectively. Revenues of the Water and Sewer Utility Fund have been pledged as security for repayment of these loans. Total principal and interest paid during the current year totaled $528,306.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LONG-TERM DEBT (CONTINUED)

Business-type Activities Debt (continued)

These loans are payable from gross revenues derived yearly from the operation of the water and sewer systems after operation and maintenance expense. Upon any event of default the lender may take action by mandamus or other proceeding at law to enforce the rights of the lender.

Bank of America Revenue and Refunding Note, Series 2018 – On June 13, 2018, the City entered into a loan agreement with Bank of America in the amount of $11,397,243. The proceeds of this bond issue were used to refund the Florida Municipal Loan Council Revenue Bonds, Series 2008A. The reacquisition price exceeded the net carrying amount of the old debt by $85,603. This amount is being netted against the new debt and amortized over the remaining life of the refunded debt, which is shorter than the life of the new debt issued. This refunding was undertaken to reduce the total debt service payments over the next 10 years by $1,068,336 and resulted in an economic gain of $914,540. The interest rate on the new debt is 3.07%. Principal is due annually on October 1st and interest is payable semiannually on April 1st and October 1st, with the final maturity date being October 1, 2028. As of September 30, 2025, the principal balance outstanding was $4,640,274. The principal and interest paid during the current year totaled $1,230,143.

Water & Sewer Revenue Note, Series 2024 – The original amount of this issue was $14,990,000. The proceeds of these bonds were used to finance municipal capital improvements to the City's water and sewer system. The interest rates on this bond range from 3.92% to 5.24%. Principal is due annually on November 1st and interest is payable semi-annually on May 1st and November 1st, with the final maturity date being November 1, 2044. The outstanding balance for this issue at year end amounted to $14,367,000.

Remedies on default allows the lenders of these loans to take whatever action at law or in equity which may appear necessary or desirable to collect amounts then due and thereafter to become due.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LONG-TERM DEBT (CONTINUED)

Changes in Long-Term Debt

The following is a summary of changes in long-term liabilities for the year ended September 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Bonds payable:					
General obligation bonds	$ 8,555,182	$ --	$ 1,088,285	$ 7,466,897	$ 1,510,182
Covenant bonds	43,030,000	--	1,615,000	41,415,000	1,670,000
Special obligation bonds	14,500,000	--	465,000	14,035,000	485,000
Plus: Deferred amounts for premiums/discounts	5,845,769	--	23,294	5,822,475	--
Total bonds payable	71,930,951	--	3,191,579	68,739,372	3,665,182
Notes payable	--	3,912,268	--	3,912,268	728,022
Financing Leases	4,438,626	--	279,957	4,158,669	323,362
Obligations under SBITA's	524,978	1,890,851	791,772	1,624,057	732,411
Compensated absences	1,285,790	1,907,982	1,809,696	1,384,076	1,384,076
Claims and judgments	6,617,764	6,103,604	5,978,219	6,743,149	829,127
Total Governmental Activities Long-Term Liability	$ 84,798,109	$ 13,814,705	$ 12,051,223	$ 86,561,591	$ 7,662,180
Business-type Activities					
Bonds payable	$ 20,701,518	$ --	$ 1,694,243	$ 19,007,275	$ 1,729,124
Notes payable	--	1,837,732	--	1,837,732	341,978
Loans payable	1,432,114	--	499,299	932,815	510,452
Financing Leases	3,742,374	--	236,036	3,506,338	236,043
Obligations under SBITAs	150,654	--	73,001	77,653	77,653
Compensated absences	1,174,692	1,055,696	1,068,154	1,162,234	926,140
Total Business-type Activities	$ 27,201,352	$ 2,893,428	$ 3,570,733	$ 26,524,047	$ 3,821,390

The governmental activities claims and judgments as well as compensated absences are generally liquidated by the General Fund. The General Fund has been the governmental fund typically used to liquidate the net pension liabilities and total OPEB liabilities.

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LONG-TERM DEBT (CONTINUED)

Summary of Annual Debt Service Requirements

The annual debt service requirements to maturity for debt outstanding as of September 30, 2025 are as follows:

	Governmental Activities Debt								
	General Obligation Bonds			Special Obligation Bond			Covenant Bonds		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
Fiscal Year Ending September 30,									
2026	$ 1,510,182	$ 989,318	$ 2,494,700	$ 485,000	$ 602,732	$ 1,087,732	$ 1,670,000	$ 1,945,169	$ 3,615,169
2027	1,106,715	1,390,033	2,499,500	505,000	581,101	1,086,101	1,725,000	1,888,394	3,613,394
2028	2,390,000	109,650	2,496,751	530,000	558,486	1,088,486	1,785,000	1,828,628	3,613,628
2029	2,460,000	36,900	2,499,650	550,000	534,888	1,084,888	1,855,000	1,756,097	3,611,097
2030	--	--	--	575,000	510,307	1,085,307	1,945,000	1,669,550	3,614,550
2031-2035	--	--	--	3,290,000	2,141,300	5,431,300	11,215,000	6,851,991	18,066,991
2036-2040	--	--	--	4,105,000	1,337,111	5,442,111	14,360,000	3,703,663	18,063,663
2041-2044	--	--	--	3,995,000	358,667	4,353,667	6,860,000	364,875	7,224,875
Total	$ 7,466,897	$ 2,525,901	$ 9,990,601	$ 14,035,000	$ 6,624,592	$ 20,659,592	$ 41,415,000	$ 20,008,367	$ 61,423,367

	Business-Type Activities Debt								
	Revolving Loans			Note Payable			Revenue Bonds		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
Fiscal Year Ending September 30,									
2026	$ 510,453	$ 17,854	$ 528,307	$ 341,978	$ 58,872	$ 400,850	$ 1,729,124	$ 707,375	$ 2,436,499
2027	422,362	7,014	429,376	354,442	46,149	400,591	1,764,347	647,084	2,411,431
2028	--	--	--	367,227	33,519	400,746	1,800,714	585,694	2,386,408
2029	--	--	--	380,331	20,437	400,768	1,838,090	523,173	2,361,263
2030	--	--	--	393,754	6,891	400,645	2,185,000	446,396	2,631,396
2031-2034	--	--	--	--	--	--	9,690,000	823,032	10,513,032
Total	$ 932,815	$ 24,868	$ 957,683	$ 1,837,732	$ 165,868	$ 2,003,600	$ 19,007,275	$ 3,732,754	$ 22,740,029

NOTE 3 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

LONG-TERM DEBT (CONTINUED)

Pollution Remediation

The City accepted approximately 44.65 acres of donated land in October 2011 from a private donor. The City plans to redevelop the land (Tam O'Shanter project) and eventually use it for community facilities and recreation, as well as open space. The land has been found to contain contamination from toxic substances. According to studies conducted to determine the extent of the pollution and the expected costs of remediation estimated costs may range between $150,000 and $4,000,000 depending on the prospective use of the land. The donor has contributed $250,000 towards the future costs of clean-up. No remediation efforts had begun as of September 30, 2025. The remediation outlays are considered necessary to prepare the asset for its intended use, and will be capitalized as part of the newly developed asset as expenditures are incurred, and therefore no expenditure and liability have been accrued at this time.

NOTE 4 – OTHER INFORMATION

RESTRICTED ASSETS

The amounts shown below are those assets restricted by sources external to the City. Ordinances and bond covenants pertaining to long-term debt and other agreements require segregation and restriction of certain assets represented by the following amounts as of September 30, 2025:

Governmental Activities	
Debt service	$ 19,918,582
Perpetual care	2,502,946
Economic environment	5,145,763
Public safety	4,617,736
Human services	1,276,201
Physical environment	1,579,171
Transportation	2,967,397
Parks and recreation	2,984,051
Net Pension Asset	2,061,044
Total Governmental Activities Restricted Assets	$ 43,052,891

NOTE 4 – OTHER INFORMATION (CONTINUED)

RESTRICTED ASSETS (CONTINUED)

	Sewer Fund	Fund	Total
Business-type Activities			
Customer deposits	$ 789,721	$ 3,271	$ 792,992
Net pension asset	1,337,863	542,376	1,880,239
Revolving loan covenant accounts	1,236,713	--	1,236,713
Total Business-type Activities Restricted Assets	$ 3,364,297	$ 545,647	$ 3,909,944

RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; employee health; and natural disasters. Liability claims in the State of Florida are limited to some extent by Chapter 768.28 of the Florida Statutes, under the Doctrine of Sovereign Immunity. The General Fund provides coverage of up to $175,000 per participant for employee health claims. The General Fund also provides coverage for workers compensation claims. The City retains the risk of loss up to $200,000 for general liability claims. For property damage, the City has a deductible of $500,000 for flood damage and $5,000 for all other perils. For all other risks of loss, the City has purchased an excess coverage insurance policy covering individual claims in excess of these specified amounts. Settled claims did not exceed the commercial coverage in any of the past three fiscal years.

Various funds of the City participate in its risk management program and make payments to the General Fund based on estimates of the amounts needed to cover costs of current year's claims. Claim expenditures and liabilities are reported when it is probable and a loss can be reasonably estimated. These losses include an estimate of claims that have been incurred but not reported ("IBNR"). Claim liabilities are based upon the estimated ultimate cost of settling the claims including specific, incremental claim adjustment expenses, salvage, and subrogation and considering the effects of inflation and recent claim settlement trends including frequency and amount of payouts and other economic and social factors.

NOTE 4 – OTHER INFORMATION (CONTINUED)

RISK MANAGEMENT (CONTINUED)

At September 30, 2025, the amount of these liabilities was $6,743,149. Changes in the reported liability since October 1, 2024 resulted from the following:

	Claims Payable October 1	Current Year's Claims and Changes in Estimates	Claims Payments	Liability September 30
Fiscal Year Ended September 30,				
2024	$ 7,192,595	$ 3,757,910	$ (4,332,741)	$ 6,617,764
2025	$ 6,617,764	$ 6,103,604	$ (5,978,219)	$ 6,743,149

CONTINGENT LIABILITIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally, the federal and state agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds.

The City is currently the defendant in a number of litigation issues and claims that arose in the normal course of operations. City management has indicated that they intend to vigorously defend such matters, the ultimate outcome of which, in the opinion of management, will not have a significant adverse effect on the financial condition of the City.

DEFINED BENEFIT PENSION PLANS

Plan Description

The City of Deerfield Beach, as a single-employer, maintains three defined benefit pension plans covering full-time firefighters employed by the City prior to October 1, 2011, police officers employed by the City prior to January 13, 1990, and non-uniformed employees hired before April 17, 1990. The Deerfield Beach Municipal Firefighters' Pension Trust Fund (the "Fire Pension Plan"), the City of Deerfield Beach Police Officers' Retirement Plan (the "Police Pension Plan") and the City of Deerfield Beach Non-Uniformed Employees' Retirement Fund (the "Non-uniformed Pension Plan") are individual plans administered for each of three employee categories: fire, police and non-uniformed personnel. Each plan is governed by its own board of trustees, which is responsible for establishing employee benefit provisions within the framework of Chapters 175 and 185 of the Florida Statutes and local ordinances. Retirement, disability and death benefits and annual cost-of-living adjustments are provided by all three plans to members and beneficiaries. New members are no longer admitted to any of the three defined benefit plans.

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFIT PENSION PLANS (CONTINUED)

Plan Description (continued)

The financial statements for the City's pension plans are prepared using the accrual basis of accounting. Contributions from plan members are recognized in the period in which the contributions are due. The City's contributions are recognized when due and when a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with the terms of each individual plan. All plan investments are reported at fair value with the exception of money market funds which are reported at amortized cost. Securities traded on a national exchange are valued at the last reported sales price on the plan's fiscal year end. Securities without an established market price are reported at estimated fair value.

The Fire Pension Plan, as well as the Police Officers' Retirement Plan, issue publicly available financial reports that include financial statements and required supplementary information. The reports for the Police Officers' Retirement Plan may be obtained by writing or calling the following: Pension Resource Center, 4360 Northlake Blvd., Suite 206, Palm Beach Gardens, FL 33410; (561) 624-3277. The reports for the Fire Pension Plan may also be obtained by contacting the following: Freiman Little Actuaries, LLC; 4105 Savannahs Trail; Merritt Island, FL 32953; (321) 453-6542.

The Non-uniformed Employees' Retirement Plan also issues publicly available financial reports. These reports may be obtained via written request to the following: Benefits USA, Inc., 3810 Inverrary Blvd, Suite 302, Lauderhill, Florida 33319; or by calling (800) 425-2454.

On January 13, 1990 the police officers of the City of Deerfield Beach merged with the Broward County Sheriff's Office. State law provides that these officers, who are now employees of the Broward County Sheriff's Office, could make an irrevocable election to remain in the City's pension plan. On October 1, 2012, the firefighters of the City of Deerfield Beach also merged with the Broward Sheriff's Office. Like the police officers, they were also allowed to make an irrevocable election to remain in the City's pension plan or join the Florida Retirement System.

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFIT PENSION PLANS (CONTINUED)

Funding Policy

The Board of Trustees of each plan establishes and may amend the contribution requirements of plan members and of the City.

The Fire Pension Fund, as well as the Police Pension Fund, is partially funded by contributions from the State of Florida. The state's contribution to the pension funds consists of excise taxes collected on fire and casualty insurance premiums on policies written within the City limits. For fiscal year 2025, the state contributed $1,183,578 and $1,191,987 to the Fire Pension and Police Pension Funds, respectively. On-behalf payments of fringe benefits and salaries for the City's employees were recognized as revenues and expenditures during the period.

Information regarding fiscal year 2025 participant data for the three pension plans is as follows:

	Fire	Police	Non-Uniformed	Total
Plan membership as of actuarial valuation date	10/1/2024	10/1/2023	10/1/2023	
Inactive plan members and beneficiaries currently receiving benefits	158	68	108	334
Inactive plan members entitled but not yet receiving benefits	--	--	--	--
Active plan members	36	--	1	37
Total Members	194	68	109	371

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFIT PENSION PLANS (CONTINUED)

Funding Policy (continued)

Covered employees in the fire and non-uniformed defined benefit plans are required to contribute 9% of their gross salary. Beginning on January 13, 1990, participants in the police pension plan were no longer required to contribute to the plan. The member's contribution rate is fixed by the authorizing ordinance and the City's contribution rate is actuarially determined. The actuarial assumptions and three to five-year smoothed market methods were selected to fund the plans with the intent of producing future required employer contributions which remain fairly level as a percentage of covered payroll. The contribution rate for normal cost is determined using the entry age or the aggregate cost method, depending on the plan, over a 15 to 30 year period.

Net Pension Liability

The component as of the net pension liability as of September 30, 2024 (measurement date) were as follows:

	Fire	Police	Non-Uniformed	Total
Total pension liability	$ 183,393,803	$ 62,129,913	$ 48,148,206	$ 293,671,922
Less plan fiduciary net position	(160,991,677)	(50,092,220)	(52,089,489)	(263,173,386)
City's Net Pension Liability(Asset)	$ 22,402,126	$ 12,037,693	$ (3,941,283)	$ 30,498,536
Plan fiduciary net position as a percentage of the total pension liability(asset)	87.78%	80.62%	108.19%	

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFIT PENSION PLANS (CONTINUED)

Net Pension Liability

	Fire	Police	Non-Uniformed
Total pension liability - beginning	$ 182,394,211	$ 62,901,686	$ 49,597,221
Changes for the year:			
Service cost	2,879,971	--	36,391
Interest	12,854,685	3,906,937	2,831,491
Difference between expected and actual experience	323,078	(2,068,324)	567,288
Change in benefit terms	588,527	2,064,513	--
Share plan allocation	--	915,041	--
Benefit payments	(15,646,669)	(5,589,940)	(4,884,185)
Net change in total pension liability	999,592	(771,773)	(1,449,015)
Total pension liability - ending (a)	183,393,803	62,129,913	48,148,206
Plan fiduciary net position - beginning	142,010,096	42,989,619	47,574,757
Contributions - employer	6,719,637	2,329,050	857,552
Contributions - State of Florida	1,206,995	1,120,492	--
Contributions - employee	607,571	--	8,441
Net investment loss	26,411,943	9,388,423	8,639,820
Benefit payments	(15,646,669)	(5,589,940)	(4,884,185)
Administrative expenses	(317,896)	(145,424)	(106,896)
Net change in plan fiduciary position - ending (b)	18,981,581	7,102,601	4,514,732
Plan fiduciary net position - ending (b)	160,991,677	50,092,220	52,089,489
Net Pension Liability(Asset) (a-b)	$ 22,402,126	$ 12,037,693	$ (3,941,283)
Plan fiduciary net position as a percentage of total pension liability(asset)	87.78%	80.62%	108.19%

NOTE 4 – OTHER INFORMATION (CONTINUED)

SIGNIFICANT ACTUARIAL ASSUMPTIONS

The total pension liability was determined by an actuarial valuation as of October 1, 2023.

	Fire Pension	Police Pension	Non-Uniformed
Inflation	2.50%	2.50%	2.00%
Salary increases	5.2% to 11%	N/A	6.00% per year
Investment rate of return	7.25%	6.50%	6.00%
Mortality	PUB-2010 headcount weighted mortality tables, generational mortality using gender specific MP-2018	PUB-2010 headcount weighted mortality tables, generational mortality using gender specific MP-2021	PUB-2010 headcount weighted mortality tables, generational mortality using gender specific MP-2018
Retirement Age	N/A	N/A	Age 64 with 10 years of service or age 55 with 25 years of service

PENSION DISCOUNT RATE

The discount rate used to measure the total pension liability was 7.25%, 6.50%, and 6.00% for the Fire, Police, and Non-Uniformed Pension plans respectively. This is a single rate that reflects the long- term expected rate of return on Pension plan investments expected to be used to finance the payment of benefits, including inflation. The projection of cash flows used to determine the discount rate assumed member contributions are made at 9% of pay and City contributions will be made in an amount equal to the difference between the actuarially determined contributions and member contributions. Fiduciary net position is projected to be sufficient to make projected benefit payments, for purposes of this determination.

NOTE 4 – OTHER INFORMATION (CONTINUED)

PENSION DISCOUNT RATE

Sensitivity of the net pension liability to changes in the discount rate follows for each plan:

	Fire Pension Plan		
Net Pension Liability	1% Decrease	Current Discount Rate	1% Increase
Percent	6.25%	7.25%	8.25%
Net pension liability	$ 41,207,534	$ 22,402,126	$ 6,729,794

	Police Pension Plan		
Net Pension Liability	1% Decrease	Current Discount Rate	1% Increase
Percent	5.50%	6.50%	7.50%
Net pension liability	$ 18,641,891	$ 12,037,693	$ 6,474,585

	Non-Uniformed Pension Plan		
Net Pension Liability (Asset)	1% Decrease	Current Discount Rate	1% Increase
Percent	5.00%	6.00%	7.00%
Net pension liability (Asset)	$ (110,923)	$ (3,941,283)	$ (7,274,132)

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFITS PENSION PLANS

Investments – Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined by using a building-block method. Best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. The long-term expected rate of return on investments is the best-estimate ranges weighted by the asset allocation plus expected inflation. Best estimates of arithmetic real rates of return for each major asset class as provided by the investment monitor for the Fire, Police and non-uniformed pension plans, respectively, are shown below.

Asset Class	Long-Term Expected Real Rate of Return
Fire	
Domestic equity	7.20%
International equity	2.90%
Bonds	1.70%
Convertibles	5.90%
Private real estate	5.90%
Private credit	2.00%
Infrastructure	5.10%
Cash	-0.10%

Asset Class	Long-Term Expected Real Rate of Return
Police	
Domestic equity	7.50%
International equity	8.50%
Domestic bonds	2.50%
International bonds	3.50%
Real estate	4.50%
Alternative assets	6.24%

Asset Class	Long-Term Expected Real Rate of Return
Non-Uniformed	
Large cap value equity	6.80%
Large cap growth equity	7.00%
Small cap core equity	7.00%
International equity	5.90%
Hedge fund	3.90%
Private real estate	6.20%
Core fixed income	1.50%
Short term fixed income	1.10%

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFITS PENSION PLANS

Asset Allocation

The tables below indicate the fund investment policy targets, and actual asset allocations as of September 30, 2025:

Asset Class	Investment Policy
Fire	
Fixed income	12-60%
International equity	0-6%
Large-cap core equity	8-24%
Large-cap core value	5-11%
Large-cap growth	5-11%
Mid cap core	5-11%
Small cap value	3-7%
Convertibles	2-10%
Private credit funds	2-10%
Infrastructure	2-6%
Real estate	0-22%
Cash and cash equivalents	0-5%

Asset Class	Actual Allocation
Fire	
Fixed income	14.90%
International equity	6.70%
Large-cap core equity	23.30%
Large-cap core value	8.20%
Large-cap growth	8.20%
Mid cap core	9.60%
Small cap value	6.10%
Convertibles	3.00%
Private credit funds	3.60%
Infrastructure	0.00%
Real estate	13.80%
Cash and cash equivalents	2.60%

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFITS PENSION PLANS (CONTINUED)

Asset Allocation (continued)

Asset Class	Investment Policy
Police	
Domestic equity	40-55%
International equity	10-20%
Fixed income	15-35%
Real estate fund	5-17%
Cash and cash equivalents	0-5%

Asset Class	Actual Allocation
Police	
Domestic equity	51.00%
International equity	17.00%
Fixed income	15.00%
Real estate fund	10.00%
Cash and cash equivalents	7.00%

Asset Class	Investment Policy
Non-Uniformed	
Domestic equity	30-65%
International equity	5-15%
Fixed income	20-40%
Hedge funds	0-10%
Real estate fund	0-10%
Cash and cash equivalents	Minimal

Asset Class	Actual Allocation
Non-Uniformed	
Domestic equity	46.20%
International equity	10.70%
Fixed income	29.90%
Hedge funds	3.10%
Real estate fund	8.00%
Cash and cash equivalents	2.10%

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED BENEFITS PENSION PLANS (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Pension expense and deferred outflows and deferred inflows of resources related to pensions: The net pension liability was measured as of September 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of October 1, 2023. The City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows (Inflows)		
Description	Police	Fire	Non-Uniformed
Contributions subsequent to the measurement date	$ 4,071,908	$ 7,469,136	$ 785,240
Difference between expected and actual earnings on investments	(4,244,384)	5,394,698	(3,643,029)
Total Deferred Outflows (Inflows)	$ (172,476)	$ 12,863,834	$ (2,857,789)

The deferred outflows of resources resulting from City contributions to the pension plans subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent year. The amount reported as a deferred inflow/outflow of resources related to the pension will be recognized in pension expense over the four remaining years as follows:

Fiscal Year Ending September 30,	Police	Fire	Non-Uniformed
2026	$ (1,450,205)	$ 1,555,834	$ (1,051,770)
2027	182,969	(2,849,123)	195,842
2028	(1,643,471)	3,397,524	(1,605,282)
2029	(1,333,677)	3,290,463	(1,181,819)
Total	$ (4,244,384)	$ 5,394,698	$ (3,643,029)

NOTE 4 – OTHER INFORMATION (CONTINUED)

DEFINED CONTRIBUTION PLAN

The City has a defined contribution plan that was established on April 17, 1990 via Ordinance No. 1990-025. This plan covers all full-time employees who are not members of the City's defined benefit pension plans, previously described. This plan was established under the provisions of Section 401(a) of the Internal Revenue Code. The City has authorized the City Commission to establish and amend all plan provisions. The assets of the plan are self-directed, and investment results are reported to participants/employees on a quarterly basis. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment returns thereon. The City does not have fiduciary accountability for the plan and, accordingly, the plan is not reported in the accompanying financial statements.

The City contributed 8% of salaries to the plan on a bi-weekly basis, for a contribution for the year ended September 30, 2025 of $2,444,533. The plan requires a 4% match of all participants. Plan participants become fully vested in the plan after five years of service. Total member contributions for the fiscal year totaled $1,222,268.

DEFERRED COMPENSATION PLAN

The City offers certain employees the opportunity to participate in a deferred compensation plan that was created on December 1, 1987, via resolution C1987/114. This plan was established in accordance with Section 457 of the Internal Revenue Code. The plan permits employees to defer a portion of their salaries until future years. At the employee's election, such amounts may be invested in mutual funds with varying degrees of risk and return. Loans may be taken against an employee's account for specified purposes. All amounts of compensation deferred under a "Section-457" plan, all property and rights purchased with those amounts, and all investment earnings, are held in trust for the exclusive benefit of the plan's participants and their beneficiaries. Since the City has no control over these assets, they are not reflected in the City's financial statements.

The International City Management Association Retirement Corporation acts as agent for the employees in administering both the defined contribution as well as the deferred compensation plans described above.

NOTE 4 – OTHER INFORMATION (CONTINUED)

COMMUNITY REDEVELOPMENT AGENCY

Pursuant to Florida Statute 163.387, listed below is a summary of the sources and amounts of deposits to, and the purpose and amounts of withdrawals from, the Community Redevelopment Agency Funds for the fiscal year ended September 30, 2025:

	Deposits	Withdrawals
Source of Deposits		
Tax incremental revenues	$ 6,156,964	$ --
Investment income	128,085	--
Intergovernmental	324,614	--
Purpose of Withdrawals		
Debt service - principal and interest	--	1,149,159
Other contractual	--	103,249
Administrative and overhead	--	1,243,601
Economic development	--	7,260,268
Total	$ 6,609,663	$ 9,756,277

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS

Effective November 6, 2001, the City of Deerfield Beach commenced participation in the Florida Retirement System ("FRS"), a cost-sharing multiple employer Public Employee Retirement System ("PERS"). There are two defined benefit plans as part of the Florida Retirement System. The FRS is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program ("DROP") for eligible employees. The Health Insurance Subsidy Program ("HIS") is a cost-sharing, multiple-employer defined benefit pension plan. The FRS and HIS were created by the Florida Legislature and are administered by the State of Florida.

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

Only Elected members of the City Commission are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature.

The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. A annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' website:

(http://www.dms.myflorida.com/workforce_operations/retirement/publications).

PLAN DESCRIPTION

FRS Pension Plan

The FRS Pension Plan ("FRS Plan") is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program ("DROP") for eligible employees. Only Elected Officials participate in this plan.

Employees enrolled in the Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service (except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service). All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service (except for members classified as special risk who are eligible for normal retirement benefits at age 60 or at any age after 30 years of service). Members of the Plan may include up to 4 years of credit for military service toward creditable service.

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

PLAN DESCRIPTION (CONTINUED)

FRS Pension Plan (continued)

The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

HIS Plan

The Retiree Health Insurance Subsidy Program ("HIS Plan") is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of the State administered retirement systems in paying their health insurance costs and is administered by the Division of Retirement within the Florida Department of Management Services.

BENEFITS PROVIDED

FRS Pension Plan

Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service,

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

PLAN DESCRIPTION (CONTINUED)

FRS Pension Plan (continued)

which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits. The following chart shows the percentage value for each year of service credit earned:

Elected Officers' Class: 3.00%

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3 percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3 percent determined by dividing the sum of the pre-October 2011 service credit by the total service credit at retirement multiplied by 3 percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

HIS Plan

For the fiscal year ended September 30, 2025 eligible retirees and beneficiaries received a monthly HIS payment of $5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $30 and a maximum HIS payment of $150 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

CONTRIBUTIONS

FRS Pension Plan

The Florida Legislature establishes contribution rates for participating employers and employees. Employees are required to contribute 3% of gross salary. Employer contribution is based on class. For the fiscal year ended September 30, 2023, the contribution rate for Elected Officers' Class was 16.94%.

The City's contributions for FRS totaled $96,937 for the fiscal year ended September 30, 2025.

HIS Plan

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2025, the HIS contribution was 1.66 percent. The City contributed 100 percent of its statutorily required contributions for the current year and preceding three years. The HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED OUTFLOWS/INFLOWS OF RESOURCES RELATED TO PENSIONS

At September 30, 2025, the City reported liabilities of $503,870 for its proportionate share of the FRS net pension liability and $53,888 for the HIS net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The City's proportionate share of the net pension liability was based on the City's fiscal year 2025 contributions relative to the fiscal year 2025 contributions of all participating members.

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED OUTFLOWS/INFLOWS OF RESOURCES RELATED TO PENSIONS (CONTINUED)

For the fiscal year ended September 30, 2025, the City recognized a reduction in pension expense of $136,031. In addition, the City reported, in the government-wide financial statements, deferred outflows of resources and deferred inflows of resources related to both plans from the following sources:

	Deferred Outflows of Resources		
Description	FRS	HIS	Total
Differences between expected and actual experience	$ 53,819	$ 322	$ 54,141
Change of assumptions	58,512	477	58,989
Changes in proportion and differences between City contributions and proportionate share of contributions	--	643	643
City contributions subsequent to measurement date	27,281	1,164	28,445
Total Deferred Outflows of Resources	$ 139,612	$ 2,606	$ 142,218

	Deferred Inflows of Resources		
Description	FRS	HIS	Total
Differences between expected and actual experience	$ --	$ 85	$ 85
Change of assumptions	--	13,034	13,034
Net difference between projected and actual earnings on plan investments	84,126	45	84,171
Changes in proportion and differences between City contributions and proportionate share of contributions	80,972	7,689	88,661
Total Deferred Inflows of Resources	$ 165,098	$ 20,853	$ 185,951

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED OUTFLOWS/INFLOWS OF RESOURCES RELATED TO PENSIONS (CONTINUED)

The deferred outflows of resources related to pensions, totaling $28,445, resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Employer Share of Deferred Outflows/Deferred Inflows		
	FRS	HIS	Total
Fiscal Year Ending September 30			
2026	$ 48,759	$ (4,695)	$ 44,064
2027	(37,672)	(4,967)	(42,639)
2028	(41,107)	(4,526)	(45,633)
2029	(22,747)	(3,466)	(26,213)
2030	--	(1,757)	(1,757)
Total	$ (52,767)	$ (19,411)	$ (72,178)

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

ACTUARIAL ASSUMPTIONS

Actuarial assumptions for both cost-sharing defined benefit plans are reviewed annually by the Florida Retirement System Actuarial Assumptions Conference. The FRS plan has a valuation performed annually. The HIS Program has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	Generational RP-2010 with Projection Scale MP-2021	
Mortality Table Experience Study	7/1/18 - 6/30/23	
Actuarial Cost Method	Individual Entry Age Normal	
	FRS	HIS
Investment rate of return	6.70%	5.20%
Projected salary increases	3.50%	3.50%
Inflation	2.40%	2.40%

LONG-TERM EXPECTED RATE OF RETURN

FRS Pension Plan

The long-term expected rate of return on the plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed income	29.0%	5.5%	5.4%	4.0%
Global equity	45.0%	8.5%	6.9%	18.3%
Real estate (property)	12.0%	8.4%	7.1%	16.8%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investments	2.0%	6.5%	6.1%	8.7%
Total	100.0%			
Assumed Inflation-Mean			2.4%	1.5%

Note: As outlined in the Plan's investment policy

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

DISCOUNT RATE OF RETURN

The discount rate used to measure the total pension liability was 6.70% for the FRS plan. The fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

The HIS program uses a pay as you go funding structure, so therefore, the depletion date is considered to be immediate and the single equivalent discount rate is equal to the municipal bond rate. The municipal bond rate of 5.20% was used to determine the total pension liability for the program. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

SENSITIVITY OF THE CITY'S PROPORTIONATE SHARE OF THE NET POSITION LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following table presents the sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the City's proportionate share of the net pension liability if the discount rate was 1.00% lower or 1.00% higher than the current discount rate at June 30, 2025.

	City's Proportionate Share of the Net Pension Liability		
Pension Plan	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
FRS	$ 988,838	$ 503,870	$ 97,281

Pension Plan	1% Decrease 4.20%	Current Discount Rate 5.20%	1% Increase 6.20%
HIS	$ 60,766	$ 53,888	$ 48,118

PENSION PLAN FIDUCIARY NET POSITION

Detailed information about the fiduciary net position of both benefit plans is available in the separately issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report.

NOTE 5 – COST SHARING DEFINED BENEFIT PLANS (CONTINUED)

SUMMARY OF PENSION EXPENSE, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES RELATED TO ALL PENSIONS OF THE CITY

For the year ended September 30, 2025, the City recognized a reduction in pension expense of $5,544,211 as a result of GASB Statement No. 68. Deferred outflows and inflows of resources and net pension liability related to pensions are as follows:

	Non-- Uniformed Pension	Police Pension	Fire Pension	FRS/HIS Pension	Total
Deferred outflows	$ 785,240	$ 4,071,908	$ 12,863,834	$ 142,218	$ 17,863,200
Deferred inflows	3,643,029	4,244,384	--	185,951	8,073,364
Net pension liability	--	12,037,693	22,402,126	557,758	34,997,577
Net pension asset	3,941,283	--	--	--	3,941,283
Pension expense (income)	7,577	1,021,310	4,379,293	136,031	5,544,211

NOTE 6 – OTHER POST-EMPLOYMENT BENEFITS

PLAN DESCRIPTION

The City of Deerfield Beach's Retiree Health Care Plan (the "Plan") is a single employer defined benefit postemployment health care plan that covers eligible retired employees of the City. The Plan, which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue health and life insurance coverage as a participant in the City's plan. For purposes of applying Paragraph 4 under Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, the Plan does not meet the requirements for an OPEB plan administered through a trust.

NOTE 6 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

PLAN DESCRIPTION (CONTINUED)

Benefit Description and Funding Policy

The City provides a single employer defined benefit post-employment health insurance benefit to its general employees, firefighters and police officers who are members of the Deerfield Beach Municipal Police Officers' Retirement Trust Fund. The City offers three fully-insured PPO plans to retirees. The City pays the premiums for the retiree only until the age of 65. The retiree pays the premium for an optional Medicare Supplementary coverage offered to post-65 retirees. Spouses of retired participants are eligible to participate in the retiree health care plan. Coverage continues to surviving spouses of deceased retirees for firefighters only. Coverage is terminated for spouses of all other retirees upon the death of the retiree.

Pursuant to Section 112.0801, Florida Statutes, general employees, firefighters and police officers who retire from the City may continue their participation in a City-sponsored health and/or dental insurance plan at the same premiums applicable to active employees. Since retiree claims are expected to result in higher costs to the plan, on average, than those for active employees on an actuarial basis, there is an implicit subsidy included in the premiums for the retirees.

Investments. The OPEB plan does not have a formal investment policy. The City uses the Pay-As-You-Go-Approach of funding to provide benefits to participants of the plan.

Benefits. Benefit provisions and City contribution requirements are established and may be amended by the City Commission. The City currently provides direct subsidies for certain retirees by paying a portion of the retiree's premium for individual coverage.

E*mployees Covered by benefit terms*. As of September 30, 2025, the following employees were covered by the benefit terms:

Inactive plan members, or beneficiaries currently receiving benefits	168
Inactive plan members entitle to but not yet receiving benefits	--
Active plan members	399
Total	567

NOTE 6 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY

The City's Total OPEB Liability ("TOL") was measured as of September 30, 2024, and was determined by an actuarial valuation as of September 30, 2024. As of September 30, 2025, the reported TOL of $20,537,328, represents 78.76% of the covered payroll. The components of TOL are as follows:

Balance at September 30, 2024	$ 25,905,131
Changes for the Year	
Service cost	1,542,453
Interest	1,306,196
Differences between expected and actual experience	(1,068,790)
Changes in assumptions or other inputs	(5,879,999)
Benefit payments	(1,267,663)
Net Changes	(5,367,803)
Balance at September 30, 2025	$ 20,537,328
Covered Employee Payroll	$ 26,076,282
City's Total OPEB liability as a % of Covered Payroll	78.76%

DISCOUNT RATE AND SENSITIVITY DISCLOSURES

Discount Rate

The City's OPEB plan does not have a GASB compliant trust; therefore, the discount rate equals the tax exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date.

A discount rate of 4.06% was used to measure the September 30, 2025 Total OPEB Liability. A discount rate of 4.06% was used for the beginning of the measurement period. These rates are based on the Fidelity 20-Year Municipal GO AA Index - daily rate closest or equal to but not later than the respective measurement dates.

NOTE 6 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

DISCOUNT RATE AND SENSITIVITY DISCLOSURES (CONTINUED)

Discount Rate (continued)

Sensitivity of the Total OPEB Liability to the Discount Rate Assumption

The chart below represents the total OPEB liability of the City, calculated using the 4.06%, discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.06%) or 1-percentage point higher (5.06%) than the current rate.

	Measurement Date: September 30, 2024		
Pension Plan	1% Decrease	Current Discount Rate	1% Increase
Discount rate	3.06%	4.06%	5.06%
Total OPEB Liability	$ 23,579,608	$ 20,537,328	$ 18,089,508

Sensitivity of the Total OPEB Liability to the Healthcare Cost Trend Rate Assumption

The chart below represents the total OPEB liability of the City, calculated using the 4.0% to 6.75%, as well as what the total OPEB liability would be if it were calculated using a healthcare trend rate that is 1-percentage point lower (3.0% to 5.75%) or 1-percentage point higher (5.0% to 7.75%) than the current rate.

Pension Plan	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
Discount rate	3.0% to 5.75%	4.0% to 6.75%	5.0% to 7.75%
Total OPEB Liability	$ 18,500,316	$ 20,537,328	$ 23,069,840

NOTE 6 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

ACTUARIAL ASSUMPTIONS AND OTHER INPUTS

The Total OPEB Liability was determined based on several actuarial assumptions using the Actuarial Cost Method. Total OPEB liability was calculated by an actuarial valuation as of September 30, 2024, with a measurement date of September 30, 2024, using the following assumptions, applied to all prior periods included in the measurement:

Measurement date	September 30, 2024
Actuarial valuation date	September 30, 2024
Inflation	2.50%
Salary increases	6.00%
Discount rate	4.06%
Projected salary increases	6.00%
Healthcare cost trend rates	4.00% - 6.75% based on the Getzen Model
Retirees' share of benefit-related costs	Retirees pay various portions of full blended premium for individual coverage

Discount rate – based on the Fidelity 20-Year Municipal GO AA Index

Mortality rates – All mortality rates were based on the PubG-2010 mortality tables with fully generational improvement using Scale MP-2021. Rates are based on those outlined in Milliman's July 1, 2024 Florida Retirement System valuation report with appropriate adjustments made based on plan demographics.

STATEMENT OF OPEB EXPENSES AND DEFERRED OUTFLOWS/INFLOWS OF RESOURCES RELATED TO OPEB

Summary of Outstanding Deferred Inflows and Outflows of Resources Related to OPEB.

For the fiscal year ended September 30, 2025, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between actual and expected experience	$ --	$ 2,988,851
Changes of assumptions	607,328	5,444,993
Employer contributions subsequent to measurement date	903,094	--
Total	$ 1,510,422	$ 8,433,844

NOTE 6 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

STATEMENT OF OPEB EXPENSES AND DEFERRED OUTFLOWS/INFLOWS OF RESOURCES RELATED TO OPEB (CONTINUED)

Summary of Outstanding Deferred Inflows and Outflows of Resources Related to OPEB (continued)

A summary of deferred outflows and (inflows) of resources related to OPEB that will be recognized in OPEB expense is as follows:

Fiscal Year Ending September 30	Amount
2026	$ (2,029,937)
2027	(1,711,801)
2028	(1,711,801)
2029	(1,214,848)
2030	(1,158,129)
Total	$ (7,826,516)

For the year ended September 30, 2025, the City recognized a reduction in OPEB expense of $384,019 as a result of GASB Statement No. 75.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE
GENERAL FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		(Budgetary Basis) Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Property taxes	$ 64,733,073	$ 64,733,073	$ 64,598,002	$ (135,071)
Sales taxes & LOGT	9,489,486	9,489,486	9,554,074	64,588
Fire assessment fees	17,474,512	17,474,512	18,031,970	557,458
Franchise fees	10,499,663	10,499,663	10,494,795	(4,868)
Utility tax	10,949,530	10,949,530	11,745,148	795,618
Licenses and permits	884,145	884,145	907,580	23,435
Intergovernmental	4,375,797	4,375,797	4,409,457	33,660
Charges for services	10,634,100	10,634,100	11,727,336	1,093,236
Fines and forfeitures	4,405,100	4,405,100	1,532,490	(2,872,610)
Investment earnings	2,384,612	2,384,612	3,320,113	935,501
Miscellaneous:				
Donations/contributions	306,500	306,500	376,956	70,456
Administrative fees	8,079,662	8,079,662	8,079,662	--
Other	987,350	987,350	2,920,074	1,932,724
Total Revenues	145,203,530	145,203,530	147,697,657	2,494,127
Expenditures				
Departmental:				
City commission	608,894	608,894	582,762	26,132
City manager	985,162	985,162	839,293	145,869
City clerk	866,174	866,174	863,631	2,543
City attorney	639,961	639,961	555,873	84,088
Parks and recreation	21,561,529	21,561,529	19,246,709	2,314,820
Office of Public Safety	85,804,983	85,804,983	84,258,459	1,546,524
Human resources	1,477,902	1,477,902	241,631	1,236,271
Environmental services	4,221,292	4,221,292	3,575,406	645,886
Financial services	4,468,927	4,468,927	3,932,227	536,700
Planning and development services	2,114,449	2,114,449	1,547,215	567,234
Information technology services	4,962,306	4,244,086	4,962,306	(718,220)
Municipal services	3,554,761	3,554,761	2,744,969	809,792
Community services	5,827,766	5,827,766	4,604,035	1,223,731
Economic development	878,089	878,089	746,572	131,517
Public affairs and marketing	959,869	959,869	844,886	114,983
Total Expenditures	138,932,064	138,213,844	129,545,974	8,667,870
Other Financing Sources (Uses)				
Transfers in	2,264,268	2,264,268	2,264,268	--
Transfers out	(31,280,959)	(31,280,959)	(9,766,498)	21,514,461
Total Other Financing Sources (Uses)	(29,016,691)	(29,016,691)	(7,502,230)	21,514,461
Net Change in Budgetary Fund Balances	$ (22,745,225)	$ (22,027,005)	$ 10,649,453	$ 15,340,718

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE
(NON-GAAP BUDGETARY BASIS - UNAUDITED)
COMMUNITY REDEVELOPMENT AGENCY FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		(Budgetary Basis)	Variance with Final Budget
	Original	Final	Actual Amounts	Positive (Negative)
Revenues				
Property taxes	$ 6,168,117	$ 6,168,117	$ 6,156,964	$ (11,153)
Investment earnings	--	--	128,085	128,085
Intergovernmental	3,360,804	3,360,804	324,614	(3,036,190)
Total Revenues	9,528,921	9,528,921	6,609,663	(2,919,258)
Expenditures				
Current:				
Economic environment	1,866,193	1,866,193	1,263,162	603,031
Public safety	110,000	110,000	83,688	26,312
Culture and recreation	290,000	290,000	195,725	94,275
Capital outlay	10,463,353	10,463,353	5,019,281	5,444,072
Debt Service:				
Principal retirement	980,000	980,000	980,000	--
Interest and fiscal charges	117,933	117,933	169,159	(51,226)
Total Expenditures	13,827,479	13,827,479	7,711,015	6,116,464
Excess (Deficiency) of Revenues Over Expenditures	(4,298,558)	(4,298,558)	(1,101,352)	(3,197,206)
Other Financing Sources				
Loan proceeds	2,000,000	2,000,000	--	(2,000,000)
Transfers out	(2,045,262)	(2,045,262)	(2,045,262)	--
Appropriation of prior year's fund balance	4,343,820	4,343,820	--	(4,343,820)
Total Other Financing Sources	4,298,558	4,298,558	(2,045,262)	(4,343,820)
Change in Fund Balance	$ --	$ --	(3,146,614)	$ 1,146,614
Fund Balance - Beginning			8,219,693	
Fund Balance - Ending			$ 5,073,079	

CITY OF DEERFIELD BEACH, FLORIDA

NOTES TO BUDGETARY COMPARISON SCHEDULE

FOR THE YEAR ENDED SEPTEMBER 30, 2025

NOTE 1 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

The City adopts annual operating budgets on a non-GAAP basis for the General Fund and the enterprise funds, as well as the following special revenue funds: Road and Bridge Tax Fund, Community Development Block Grant Fund, and the Community Redevelopment Agency Fund. The remaining special revenue funds are governed by grants with different fiscal periods and are funded at levels which the City has little control over or measurable knowledge of at the time it adopts the other budgets.

For budgetary control purposes, encumbrance accounting is utilized, whereas purchase orders, contracts and other financial commitments for expenditures are recorded in order to reserve that portion of the applicable appropriation. Encumbrances outstanding at year-end are reported as appropriations of fund balance, since they do not constitute expenditures or liabilities. Unless encumbered by a purchase order, the budget appropriations lapse at the end of each year.

At any time during the fiscal year, the City Manager may authorize a budget adjustment among the various line items within a department, as long as the total budget for the department does not change. Furthermore, if the City Manager certifies that there are revenues available for appropriation in excess of those estimated in the original budget, the City Commission may, by ordinance, make supplemental appropriations for the year up to the amount of such excess.

NOTE 2 – RECONCILIATION OF BUDGET TO ACTUAL

The City adopts annual budgets on a non-GAAP basis which includes encumbrances. Actual data, accounted for on a basis consistent with GAAP, is presented in the "Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds." Actual data, accounted for on a non-GAAP basis, is presented in the "Budgetary Comparison Schedule – General Fund." Reconciliation of the actual data as presented in the aforementioned statements is shown below:

	Total Revenues
Total Revenues per Budget	$ 147,697,657
Initiation of SBITAs	(1,890,851)
Total Revenues per GAAP	$ 145,806,806

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CITY CONTRIBUTIONS - FIRE PENSION PLAN
LAST TEN FISCAL YEARS

Year Ended September 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Actual Contribution as a % of Covered Payroll
2016	5,727,617	5,727,617	--	9,412,235	60.85%
2017	5,662,208	5,662,208	--	9,659,471	58.62%
2018	5,911,574	5,926,407	(14,833)	10,020,449	59.14%
2019	6,606,969	6,606,969	--	9,485,800	69.65%
2020	6,720,388	6,720,388	--	8,806,379	76.31%
2021	6,856,235	6,856,235	--	8,417,851	81.45%
2022	7,433,097	7,441,445	(8,348)	8,116,062	91.69%
2023	8,030,206	8,030,206	--	7,513,064	106.88%
2024	7,926,643	7,926,643	--	6,753,438	117.37%
2025	7,469,136	7,469,136	--	4,848,478	154.05%

Methods and assumptions used to determine rates:

Actuarial valuation date	10/1/2024
Notes	Actuarially determined contribution are calculated as of October 1, one year prior to the end of the fiscal year in which contributions are reported.
Actuarial cost method	Entry age
Amortization method	Level dollar, closed
Remaining amortization period	15 years
Asset valuation method	5-year smoothed fair value
Inflation	2.00%
Salary increases	5.2% to 11%, including inflation
Investment rate of return	7.25%
Mortality	Sex distinct Scale MP-2018 (FRS)

This schedule is presented as required by accounting principles generally accepted in the United States of America.

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
POLICE PENSION PLAN
LAST TEN FISCAL YEARS

Measurement Date, September 30,	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Interest	$ 3,906,937	$ 3,981,593	$ 4,101,990	$ 4,082,775	$ 4,019,827	$ 4,043,732	$ 3,836,745	$ 3,410,810	$ 3,359,275	$ 3,459,881
Changes of benefit terms	2,064,513	1,734,941	2,483,835	581,998	1,146,116	3,072,186	--	--	--	2,326,603
Share plan allocation	915,041	751,715	589,327	532,827	537,969	539,589	469,049	451,648	421,602	359,314
Differences between expected and actual experience	(2,068,324)	(2,133,051)	(1,228,809)	(1,623,147)	(667,007)	(1,730,593)	58,615	332,132	223,166	(515,319)
Changes in assumption	--	--	--	--	1,608,577	726,498	712,839	7,201,737	3,535,687	--
Benefit payments, including refunds of employee contributions	(5,589,940)	(5,377,587)	(5,251,950)	(5,109,400)	(5,116,472)	(5,069,748)	(4,860,289)	(4,826,660)	(4,838,890)	(4,749,759)
Net Change in Total Pension Liability	(771,773)	(1,042,389)	694,393	(1,534,947)	1,529,010	1,581,664	216,959	6,569,667	2,700,840	880,720
Total Pension Liability, Beginning	62,901,686	63,944,075	63,249,682	64,784,629	63,255,619	61,673,955	61,456,996	54,887,329	52,186,489	51,305,769
Total Pension Liability, Ending (a)	$ 62,129,913	$ 62,901,686	$ 63,944,075	$ 63,249,682	$ 64,784,629	$ 63,255,619	$ 61,673,955	$ 61,456,996	$ 54,887,329	$ 52,186,489
Plan Fiduciary Net Position										
Contributions										
Employer	$ 2,329,050	$ 2,319,805	$ 2,309,274	$ 2,335,897	$ 2,218,557	$ 2,160,331	$ 2,149,466	$ 2,166,053	$ 1,908,777	$ 1,944,572
State	1,120,492	957,166	794,778	738,278	743,420	745,040	674,500	657,100	627,053	564,765
Net investment income (loss)	9,388,423	4,144,900	(6,002,203)	10,739,019	1,478,014	455,951	3,950,827	4,742,331	3,436,195	952,079
Benefit payments, including refunds of employee contributions	(5,589,940)	(5,377,587)	(5,251,950)	(5,109,400)	(5,116,472)	(5,069,748)	(4,860,289)	(4,826,660)	(4,838,890)	(4,749,759)
Administrative expense	(145,424)	(84,729)	(95,117)	(66,071)	(74,855)	(85,121)	(85,887)	(92,815)	(96,419)	(97,436)
Net Change in Plan Fiduciary Net Position	7,102,601	1,959,555	(8,245,218)	8,637,723	(751,336)	(1,793,547)	1,828,617	2,646,009	1,036,716	(1,385,779)
Plan Fiduciary Net Position, Beginning	42,989,619	41,030,064	49,275,282	40,637,559	41,388,895	43,182,442	41,353,825	38,707,816	37,671,100	39,056,879
Plan Fiduciary Net Position, Ending (b)	$ 50,092,220	$ 42,989,619	$ 41,030,064	$ 49,275,282	$ 40,637,559	$ 41,388,895	$ 43,182,442	$ 41,353,825	$ 38,707,816	$ 37,671,100
City's Net Pension Liability - Ending [(a)-(b)]	$ 12,037,693	$ 19,912,067	$ 22,914,011	$ 13,974,400	$ 24,147,070	$ 21,866,724	$ 18,491,513	$ 20,103,171	$ 16,179,513	$ 14,515,389
Net Position as a Percentage of the Total Pension Liability	80.62%	68.34%	64.17%	77.90%	62.70%	65.40%	70.00%	67.30%	70.50%	72.20%
Covered Payroll	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*

(*) - Not applicable as this is a frozen plan with no active members

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CITY CONTRIBUTIONS - POLICE PENSION PLAN
LAST TEN FISCAL YEARS

Year Ended September 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll*	Actual Actual Contribution as a % of Covered Payroll
2016	2,114,228	2,114,229	(1)	N/A	N/A
2017	2,371,504	2,371,505	(1)	N/A	N/A
2018	2,354,917	2,354,917	--	N/A	N/A
2019	2,365,782	2,365,782	--	N/A	N/A
2020	2,424,008	2,424,008	--	N/A	N/A
2021	2,541,348	2,541,348	--	N/A	N/A
2022	2,514,725	2,514,725	--	N/A	N/A
2023	2,525,254	2,525,256	(2)	N/A	N/A
2024	2,534,501	2,534,501	--	N/A	N/A
2025	2,560,372	2,560,372	--	N/A	N/A

(*) - Not applicable as this is a frozen plan with no active members

Methods and assumptions used to determine rates:

Actuarial valuation date	10/1/2024
Notes	Actuarially determined contribution are calculated as of October 1, one year prior to the end of the fiscal year in which contributions are reported.
Actuarial cost method	Entry age normal
Amortization method	Level dollar, closed
Remaining amortization period	The lesser of 20 years and the average future lifetime of the inactive participants
Asset valuation method	Restricted to 80% - 120% of fair value, obtained by smoothing three years' past differences between actual investment earnings and assumed investment return, then adding this number on the current fair value.
Inflation	2.50%
Salary increases	N/A
Investment rate of return	6.50%
Retirement age	N/A
Mortality	Healthy Lives: Female: PubS.H-2010 (Above Median) for Healthy Retirees, set forward one year. Male: PubS.H-2010 (Above Median) for Healthy Retirees, set forward one year. Disabled Lives: 80% PubG.H-2010 for Disabled Retirees / 20% PubS.H- 2010 for Disabled Retirees. All rates are projected generationally with Mortality Improvement Scale MP-202

This schedule is presented as required by accounting principles generally accepted in the United States of America.

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CHANGES IN CITY'S NET PENSION LIABILITY AND RELATED RATIOS NON-UNIFORMED PENSION PLAN LAST TEN FISCAL YEARS

Measurement Date, September 30,	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service cost	$ 36,391	$ 32,124	$ 26,230	$ 23,650	$ 27,504	$ 70,591	$ 75,770	$ 70,710	$ 66,123	$ 77,233
Interest	2,831,491	2,991,001	3,105,737	3,613,220	3,753,624	4,047,412	4,144,079	4,221,714	4,325,572	4,161,337
Differences between expected and actual experience	567,288	(733,979)	36,806	(1,927,274)	(385,909)	(2,011,107)	26,603	348,056	612,743	528,068
Changes in assumption	--	--	--	2,167,297	--	882,797	--	2,822	3,377,835	1,187,719
Benefit payments, including refunds of employee contributions	(4,884,185)	(5,019,647)	(5,154,204)	(5,351,359)	(5,560,896)	(5,571,956)	(5,672,502)	(5,842,352)	(5,917,598)	(5,826,053)
Net Change in Total Pension Liability	(1,449,015)	(2,730,501)	(1,985,431)	(1,474,466)	(2,165,677)	(2,582,263)	(1,426,050)	(1,199,050)	2,464,675	128,304
Total Pension Liability, Beginning	49,597,221	52,327,722	54,313,153	55,787,619	57,953,296	60,535,559	61,961,609	63,160,659	60,695,984	60,567,680
Total Pension Liability, Ending (a)	$ 48,148,206	$ 49,597,221	$ 52,327,722	$ 54,313,153	$ 55,787,619	$ 57,953,296	$ 60,535,559	$ 61,961,609	$ 63,160,659	$ 60,695,984
Plan Fiduciary Net Position										
Contributions										
Employer and state	$ 857,552	$ 856,776	$ 1,161,341	$ 1,372,990	$ 1,412,726	$ 1,546,408	$ 1,645,642	$ 1,595,214	$ 1,543,620	$ 1,713,421
Member	8,441	9,950	8,500	7,277	7,415	20,200	27,199	28,361	27,643	26,457
Net investment income (loss)	8,639,820	4,810,747	(5,718,971)	9,216,496	2,224,559	2,195,349	3,924,126	5,041,747	4,169,121	(330,924)
Benefit payments, including refunds of employee contributions	(4,884,185)	(5,019,647)	(5,154,204)	(5,351,359)	(5,560,896)	(5,571,956)	(5,672,502)	(5,842,352)	(5,917,598)	(5,826,053)
Administrative expense	(106,896)	(99,658)	(99,666)	(103,662)	(95,014)	(103,212)	(96,927)	(96,331)	(102,723)	(101,412)
Net Change in Plan Fiduciary Net Position	4,514,732	558,168	(9,803,000)	5,141,742	(2,011,210)	(1,913,211)	(172,462)	726,639	(279,937)	(4,518,511)
Plan Fiduciary Net Position, Beginning	47,574,757	47,016,589	56,819,589	51,677,847	53,689,057	55,602,268	55,774,730	55,048,091	55,328,028	59,846,539
Plan Fiduciary Net Position, Ending (b)	$ 52,089,489	$ 47,574,757	$ 47,016,589	$ 56,819,589	$ 51,677,847	$ 53,689,057	$ 55,602,268	$ 55,774,730	$ 55,048,091	$ 55,328,028
City's Net Pension Liability (Asset) - Ending [(a)-(b)]	$ (3,941,283)	$ 2,022,464	$ 5,311,133	$ (2,506,436)	$ 4,109,772	$ 4,264,239	$ 4,933,291	$ 6,186,879	$ 8,112,568	$ 5,367,956
Net Position as a Percentage of the Total Pension Liability (Asset)	108.19%	95.92%	89.85%	104.60%	92.60%	92.60%	91.90%	90.00%	87.20%	91.20%
Covered Payroll	$ 93,788	$ 110,555	$ 94,443	$ 80,855	$ 82,388	$ 321,771	$ 302,211	$ 315,122	$ 307,142	$ 412,795
Net Pension Liability (Asset) as a Percentage of Covered Payroll	-4202.30%	1829.40%	5623.60%	-3099.90%	4988.30%	1325.20%	1632.40%	1963.30%	2641.30%	1300.40%

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CITY CONTRIBUTIONS - NON-UNIFORMED PENSION PLAN
LAST TEN FISCAL YEARS

Year Ended September 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll*	Actual Actual Contribution as a % of Covered Payroll
2016	1,543,620	1,543,620	--	307,142	502.58%
2017	1,595,214	1,595,214	--	315,122	506.22%
2018	1,645,642	1,645,642	--	302,211	544.53%
2019	1,546,408	1,546,408	--	321,771	480.59%
2020	1,412,726	1,412,726	--	82,388	1714.72%
2021	1,372,990	1,372,990	--	80,855	1698.09%
2022	1,161,341	1,161,341	--	94,443	1229.67%
2023	856,776	856,776	--	110,555	774.98%
2024	857,552	857,552	--	93,788	914.35%
2025	785,240	785,240	--	96,112	817.01%

Methods and assumptions used to determine rates:

Actuarial valuation date	10/1/2024
Notes	Actuarially determined contribution are calculated as of October 1, one year prior to the end of the fiscal year in which contributions are reported.
Actuarial cost method	Entry age normal
Amortization method	Level dollar, closed
Remaining amortization period	6 years
Asset valuation method	4-year smoothed fair value
Inflation	2.00%
Salary increases	6.00%
Investment rate of return	6.00%
Retirement age	Age 64 with 10 years of service or age 55 with 25 years of service
Mortality	Healthy pre-retirement mortality rates: PUB-2010 Headcount Weighted General Below Median Employee tables, generationally projected from year 2010 using Scale MP-2018, set back 1 year for males.

This schedule is presented as required by accounting principles generally accepted in the United States of America.

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - FLORIDA RETIREMENT SYSTEM (FRS) PENSION PLAN LAST NINE YEARS

	Measurement Date June 30,								
	2025	2024	2023	2022	2021	2020	2019	2018	2017
City's proportion of the net pension liability	0.00162%	0.00163%	0.00192%	0.00201%	0.00202%	0.00227%	0.00237%	0.00228%	0.00223%
City's proportionate share of the net pension liability	$ 503,870	$ 630,288	$ 765,151	$ 749,728	$ 152,858	$ 984,503	$ 815,338	$ 688,321	$ 660,640
City's covered payroll	$ 222,131	$ 167,028	$ 170,551	$ 169,551	$ 167,455	$ 171,904	$ 172,607	$ 167,347	$ 163,001
City's proportionate share of the net pension liability as a percentage of City's covered payroll	226.83%	377.35%	448.63%	442.18%	91.28%	572.71%	472.37%	411.31%	405.30%
Plan fiduciary net position as a percentage of the total pension liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	82.48%	83.89%

SCHEDULE OF THE CITY'S CONTRIBUTIONS FLORIDA RETIREMENT SYSTEM (FRS) PENSION PLAN LAST NINE YEARS

	Measurement Date September 30,								
	2025	2024	2023	2022	2021	2020	2019	2018	2017
Contractually required FRS contribution	$ 96,937	$ 95,507	$ 92,375	$ 88,059	$ 77,089	$ 75,472	$ 73,410	$ 73,052	$ 70,230
FRS contribution in relation to the contractually required contribution	96,937	95,507	92,375	88,059	77,089	75,472	73,410	73,052	70,230
Contribution deficiency (excess)	$ --	$ --	$ --	$ --	$ --	$ --	$ --	$ --	$ --
City's covered payroll	$ 222,131	$ 168,425	$ 169,889	$ 168,589	$ 167,028	$ 171,689	$ 173,754	$ 167,347	$ 162,463
FRS contribution as a percentage of covered payroll	43.64%	56.71%	54.37%	52.23%	46.15%	43.96%	42.25%	43.65%	43.23%

This schedule is presented as required by accounting principles generally accepted in the United States of America. However, until a full 10-year trend is compiled, information is presented for those years available.

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY - HEALTH INSURANCE SUBSIDY (HIS) PENSION PLAN LAST NINE YEARS

	Measurement Date June 30,								
	2025	2024	2023	2022	2021	2020	2019	2018	2017
City's proportion of the net pension liability	0.000420%	0.000423%	0.000458%	0.000507%	0.000492%	0.000495%	0.000516%	0.000512%	0.002233%
City's proportionate share of the net pension liability	$ 53,887	$ 63,500	$ 72,736	$ 53,713	$ 60,391	$ 60,478	$ 57,747	$ 54,214	$ 54,680
City's covered payroll	$ 222,131	$ 167,028	$ 170,551	$ 169,551	$ 167,455	$ 171,904	$ 172,607	$ 167,347	$ 163,001
City's proportionate share of the net pension liability as a percentage of City's covered payroll	24.26%	38.02%	42.65%	31.68%	36.06%	35.18%	33.46%	32.40%	33.55%
Plan fiduciary net position as a percentage of the total pension liability	6.36%	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	1.63%	1.64%

SCHEDULE OF THE CITY'S CONTRIBUTIONS HEALTH INSURANCE SUBSIDY (HIS) PENSION PLAN LAST NINE YEARS

	Measurement Date September 30,								
	2025	2024	2023	2022	2021	2020	2019	2018	2017
Contractually required HIS contribution	$ 3,758	$ 3,584	$ 12,632	$ 5,314	$ 2,894	$ 2,854	$ 2,866	$ 1,491	$ 1,186
HIS contribution in relation to the contractually required contribution	3,758	3,584	12,632	5,314	2,894	2,854	2,866	1,491	1,186
Contribution deficiency (excess)	$ --	$ --	$ --	$ --	$ --	$ --	$ --	$ --	$ --
City's covered payroll*	$ 222,131	$ 168,425	$ 169,889	$ 168,589	$ 167,028	$ 171,639	$ 173,754	$ 167,347	$ 162,463
HIS contribution as a percentage of covered payroll	1.69%	2.13%	7.44%	3.15%	1.73%	1.66%	1.65%	0.89%	0.73%

* Amounts are the same for both periods because no change in employees or salary for past two years

This schedule is presented as required by accounting principles generally accepted in the United States of America. However, until a full 10-year trend is compiled, information is presented for those years available.

CITY OF DEERFIELD BEACH, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST SEVEN YEARS

	Measurement Date, September 30							
	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability								
Service cost	$ 1,542,453	$ 1,486,574	$ 1,378,401	$ 1,431,099	$ 1,605,611	$ 1,487,838	$ 3,203,104	$ 3,021,796
Interest	1,306,196	1,222,129	668,297	599,577	1,178,082	1,138,573	2,753,484	2,490,545
Changes of benefit terms	--	--	--	--	--	--	(26,256,835)	--
Differences between expected and actual experience	(1,068,790)	--	(4,196,384)	--	(3,348,371)	--	(24,830,544)	--
Changes in assumptions	(5,879,999)	(340,286)	1,214,654	(1,590,684)	(2,956,680)	333,616	1,419,623	(5,077,191)
Benefit payments, including refunds of employee contributions	(1,267,663)	(1,181,970)	(934,007)	(872,904)	(1,506,155)	(1,394,588)	(2,526,195)	(2,051,208)
Net Change in Total OPEB Liability	(5,367,803)	1,186,447	(1,869,039)	(432,912)	(5,027,513)	1,565,439	(46,237,363)	(1,616,058)
Total OPEB Liability, Beginning	25,905,131	24,718,684	26,587,723	27,020,635	32,048,148	30,482,709	76,720,072	78,336,130
Total OPEB Liability, Ending	$ 20,537,328	$ 25,905,131	$ 24,718,684	$ 26,587,723	$ 27,020,635	$ 32,048,148	$ 30,482,709	$ 76,720,072
Covered Employee Payroll	$ 26,076,282	$ 25,146,947	$ 23,723,535	$ 22,029,556	$ 20,782,600	$ 22,571,016	$ 21,293,411	$ 23,857,562
Total OPEB Liability as a Percentage of City Covered Employee Payroll	78.80%	103.00%	104.20%	120.70%	130.00%	142.00%	143.20%	321.60%

Notes to the Schedule:

The plan is funded on a pay-as-you-go basis and is not administered as a formal qualifying trust. There were no plan assets as of the date of the most recent valuation. Since there are currently no invested plan assets held in trust to finance the OPEB obligation, the discount rate is the long-term expected rate of return on tax-exempt, high quality municipal bonds based on the Bond Buyer 20-Bond GO Index.

This schedule is presented as required by accounting principles generally accepted in the United States of America. However, until a full 10-year trend is compiled, information is presented for those years available.

COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Building Permits Fund – to account for funds received from building permits, which have been restricted as to expenditures for specified purposes.

Road and Bridge Tax Fund – to account for the proceeds from motor fuel tax revenues that are restricted to the maintenance and acquisition of roads and bridges.

Community Development Block Grant ("CDBG") Fund – to account for federal proceeds which are restricted as to the objectives of community development and revitalization.

State Housing Initiative Partnership ("SHIP") Grant Fund – to account for State funds received for providing assistance to very low, low and moderate-income households in becoming first time homebuyers or in rehabilitating their existing homes.

Miscellaneous Grants Fund – to account for federal, state and county monies restricted to expenditures for projects and programs which are outlined in the individual grant agreements.

Parking Deviation Fund – to account for impact fees collected from property owners, which fees are earmarked for construction of parking facilities within those areas from which the fees were collected.

General Trust Fund – to account for funds received as donations, which have been restricted as to expenditures for specified purposes.

Impact Fees Fund – to account for impact fees collected on new residential and commercial construction within the City.

Target Area Trust Fund – to account for monies collected from code violation fines and which have been designated for the rehabilitation of the Target Area within the City.

Beautification and Landscape Trust Fund – to account for tree removal fees, fines and private contributions designated for the preservation of trees within the City.

Crime Prevention Trust Fund – to account for penalties assessed on the violation of local ordinances, which funds are used to increase public awareness and acquire crime prevention tools such as informational brochures, audio visual aids and training of police officers and civilians involved in crime awareness and prevention.

Law Enforcement Trust Fund – a revolving fund established to account for a portion of the proceeds from the sale of property seized from illegal drug-related activities. Funds may be expended to defray certain qualified law enforcement costs.

Nuisance Abatement Assessment Fund – to account for fees collected for abating the nuisance condition of certain properties.

NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)

DEBT SERVICE FUNDS

Debt Service Funds – are used to account for resources accumulated and payments made for principal and interest on long-term debt of governmental funds.

CAPITAL GRANTS PROJECTS FUNDS

Capital Grants Capital Projects Fund - used to account for the acquisition and construction of major capital improvements that are financed by grants from federal, state and local agencies.

PERMANENT FUNDS

Permanent Funds – are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the reporting government's programs.

Perpetual Care Permanent Fund – to account for money received for the purpose of providing perpetual care for the City's cemeteries.

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	Special Revenue Funds	Permanent Funds	Total Nonmajor Governmental Funds
Assets			
Cash and cash equivalents	$ 10,638,155	$ 945,425	$ 11,583,580
Investments	153,310	132,288	285,598
Restricted cash and cash equivalents	911,174	--	911,174
Restricted investments	--	1,418,582	1,418,582
Receivables, net of allowances:			
Accounts	458,131	--	458,131
Interest	542	6,651	7,193
Due from other funds	1,590,000	--	1,590,000
Due from other governments	1,662,570	--	1,662,570
Total Assets	$ 15,413,882	$ 2,502,946	$ 17,916,828
Liabilities			
Accounts payable	$ 1,192,175	$ --	$ 1,192,175
Accrued payroll	12,771	--	12,771
Due to other funds	1,090,000	--	1,090,000
Due to other governments	26,718	--	26,718
Unearned revenue	706,720	--	706,720
Total Liabilities	3,028,384	--	3,028,384
Deferred Inflows of Resources			
Unavailable revenues	728,060	--	728,060
Fund Balances			
Nonspendable	--	2,502,946	2,502,946
Restricted	13,424,556	--	13,424,556
Unassigned	(1,767,118)	--	(1,767,118)
Total Fund Balances (Deficit)	11,657,438	2,502,946	14,160,384
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 15,413,882	$ 2,502,946	$ 17,916,828

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds	Permanent Funds	Total Nonmajor Governmental Funds
Revenues			
Local option gas tax	$ 1,557,259	$ --	$ 1,557,259
Local business taxes/permits	4,920,197	--	4,920,197
Intergovernmental	3,634,113	--	3,634,113
Charges for services	33,648	--	33,648
Fines and forfeitures	753,581	--	753,581
Impact fees	20,988	--	20,988
Investment earnings	6,488	65,179	71,667
Miscellaneous:			
Cemetery plot sales	--	210,029	210,029
Donations/contributions	156,269	--	156,269
Administrative fees	437,720	--	437,720
Other	268,503	--	268,503
Total Revenues	11,788,766	275,208	12,063,974
Expenditures			
Current:			
Economic environment	1,223,544	208	1,223,752
Public safety	4,984,598	--	4,984,598
Human services	45,235	--	45,235
Physical environment	32,949	--	32,949
Transportation	2,588,114	--	2,588,114
Culture and recreation	70,772	--	70,772
Capital outlay	530,774	--	530,774
Total Expenditures	9,475,986	208	9,476,194
Excess (Deficiency) of Revenues Over Expenditures	2,312,780	275,000	2,587,780
Other Financing Uses			
Issuance of debt	--	--	--
Transfers in	78,357	--	78,357
Transfers out	(820,978)	--	(820,978)
Total Other Financing Sources (Uses)	(742,621)	--	(742,621)
Net Change in Fund Balances	1,570,159	275,000	1,845,159
Fund Balances - Beginning	10,087,279	2,227,946	12,315,225
Fund Balance - Ending	$ 11,657,438	$ 2,502,946	$ 14,160,384

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS

SEPTEMBER 30, 2025

	Building Permits Fund	Road and Bridge Tax Fund	CDGB Fund	SHIP Grant Fund	Miscellaneous Grants Fund
Assets					
Cash and cash equivalents	$ 2,058,200	$ 927,613	$ 4,673	$ 1,563,182	$ 301
Investments	--	153,310	--	--	--
Restricted cash and cash equivalents	--	--	--	--	--
Receivables, net of allowances:					
Accounts	180,669	277,462	--	--	--
Interest	--	542	--	--	--
Due from other funds	--	1,590,000	--	--	--
Due from other governments	--	293,036	605,533	--	764,001
Total Assets	$ 2,238,869	$ 3,241,963	$ 610,206	$ 1,563,182	$ 764,302
Liabilities					
Accounts payable	$ 632,980	$ 261,795	$ 34,078	$ 17,946	$ 218,093
Accrued payroll	--	12,771	--	--	--
Due to other funds	--	--	190,000	--	900,000
Due to other governments	26,718	--	--	--	--
Unearned revenue	--	--	--	--	706,720
Total Liabilities	659,698	274,566	224,078	17,946	1,824,813
Deferred Inflows of Resources					
Unavailable revenues	--	--	290,024	269,035	169,001
Fund Balances					
Restricted	1,579,171	2,967,397	576,128	1,276,201	57,582
Unassigned	--	--	(480,024)	--	(1,287,094)
Total Fund Balances	1,579,171	2,967,397	96,104	1,276,201	(1,229,512)
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 2,238,869	$ 3,241,963	$ 610,206	$ 1,563,182	$ 764,302

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

SEPTEMBER 30, 2025

General Trust Fund	Impact Fees Fund	Target Area Trust Fund	Beautification and Landscape Trust Fund	Crime Prevention Trust Fund	Law Enforcement Trust Fund	Nuisances Abatement Assessment Fund	Total Nonmajor Special Revenue Funds
$ 1,330,840	$ 472,327	$ 3,124,891	$ 1,031,607	$ 54,404	$ --	$ 70,117	$ 10,638,155
--	--	--	--	--	--	--	153,310
--	--	--	--	--	911,174	--	911,174
--	--	--	--	--	--	--	458,131
--	--	--	--	--	--	--	542
--	--	--	--	--	--	--	1,590,000
--	--	--	--	--	--	--	1,662,570
$ 1,330,840	$ 472,327	$ 3,124,891	$ 1,031,607	$ 54,404	$ 911,174	$ 70,117	$ 15,413,882
$ 10,756	$ --	$ 15,177	$ 1,350	$ --	$ --	$ -	$ 1,192,175
--	--	--	--	--	--	--	12,771
--	--	--	--	--	--	--	1,090,000
--	--	--	--	--	--	--	26,718
--	--	--	--	--	--	--	706,720
10,756	--	15,177	1,350	--	--	--	3,028,384
--	--	--	--	--	--	--	728,060
1,320,084	472,327	3,109,714	1,030,257	54,404	911,174	70,117	13,424,556
--	--	--	--	--	--	--	(1,767,118)
1,320,084	472,327	3,109,714	1,030,257	54,404	911,174	70,117	11,657,438
$ 1,330,840	$ 472,327	$ 3,124,891	$ 1,031,607	$ 54,404	$ 911,174	$ 70,117	$ 15,413,882

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Building Permits Fund	Road and Bridge Tax Fund	CDGB Fund	SHIP Grant Fund	Miscellaneous Grants Fund
Revenues					
Local option gas tax	$ --	$ 1,557,259	$ --	$ --	$ --
Local business taxes/permits	4,920,197	--	--	--	--
Intergovernmental	--	1,013,266	1,111,955	400,744	1,108,148
Charges for services	1,100	--	--	--	--
Fines and forfeitures	--	--	--	--	--
Impact fees	--	--	--	--	--
Investment earnings	--	6,488	--	--	--
Miscellaneous:					
Donations/contributions	--	--	--	--	--
Administrative fees	--	437,720	--	--	--
Other	--	268,503	--	--	--
Total Revenues	4,921,297	3,283,236	1,111,955	400,744	1,108,148
Expenditures					
Current:					
Economic environment	--	--	516,129	345,834	288,092
Public safety	4,892,809	--	--	--	--
Human services	--	--	45,235	--	--
Physical environment	--	--	--	--	--
Transportation	--	2,588,114	--	--	--
Culture and recreation	--	--	--	--	--
Capital outlay	199	34,601	259,597	--	62,906
Total Expenditures	4,893,008	2,622,715	820,961	345,834	350,998
Excess (Deficiency) of Revenues Over Expenditures	28,289	660,521	290,994	54,910	757,150
Other Financing Uses					
Transfers in	--	78,357	--	--	--
Transfers out	--	--	(122,495)	(54,911)	(643,572)
Total Other Financing Sources (Uses)	--	78,357	(122,495)	(54,911)	(643,572)
Net Change in Fund Balances	28,289	738,878	168,499	(1)	113,578
Fund Balances - Beginning	1,550,882	2,228,519	(72,395)	1,276,202	(1,343,090)
Fund Balance - Ending	$ 1,579,171	$ 2,967,397	$ 96,104	$ 1,276,201	$ (1,229,512)

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

General Trust Fund	Impact Fees Fund	Target Area Trust Fund	Beautification and Landscape Trust Fund	Crime Prevention Trust Fund	Law Enforcement Trust Fund	Nuisances Abatement Assessment Fund	Total Nonmajor Special Revenue Funds
$ --	$ --	$ --	$ --	$ --	$ --	$ --	$ 1,557,259
--	--	--	--	--	--	--	4,920,197
--	--	--	--	--	--	--	3,634,113
7,036	--	--	25,512	--	--	--	33,648
--	--	671,333	--	--	66,221	16,027	753,581
--	20,988	--	--	--	--	--	20,988
--	--	--	--	--	--	--	6,488
124,669	--	--	25,000	6,600	--	--	156,269
--	--	--	--	--	--	--	437,720
--	--	--	--	--	--	--	268,503
131,705	20,988	671,333	50,512	6,600	66,221	16,027	11,788,766
--	--	73,489	--	--	--	--	1,223,544
68,265	--	--	--	15,579	--	7,945	4,984,598
--	--	--	--	--	--	--	45,235
--	--	--	32,949	--	--	--	32,949
--	--	--	--	--	--	--	2,588,114
70,772	--	--	--	--	--	--	70,772
--	173,471	--	--	--	--	--	530,774
139,037	173,471	73,489	32,949	15,579	--	7,945	9,475,986
(7,332)	(152,483)	597,844	17,563	(8,979)	66,221	8,082	2,312,780
--	--	--	0	--	--	--	78,357
--	--	--	--	--	--	--	(820,978)
--	--	--	--	--	--	--	(742,621)
(7,332)	(152,483)	597,844	17,563	(8,979)	66,221	8,082	1,570,159
1,327,416	624,810	2,511,870	1,012,694	63,383	844,953	62,035	10,087,279
$ 1,320,084	$ 472,327	$ 3,109,714	$ 1,030,257	$ 54,404	$ 911,174	$ 70,117	$ 11,657,438

CITY OF DEERFIELD BEACH, FLORIDA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGET (NON-GAAP BASIS) AND ACTUAL ROAD AND BRIDGE TAX FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		(Budgetary Basis) Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Local option sales and fuel tax	$ 7,959,299	$ 7,959,299	$ 1,557,259	$ (6,402,040)
Transit surtax	--	--	--	--
Charges for services	268,503	268,503	--	(268,503)
Intergovernmental	950,874	950,874	1,013,266	62,392
Investment earnings	--	--	6,488	6,488
Miscellaneous	--	--	268,503	268,503
Administrative fees	437,720	437,720	437,720	--
Total Revenues	9,616,396	9,616,396	3,283,236	(6,333,160)
Expenditures				
Current:				
Transportation	5,896,396	5,896,396	2,588,114	3,308,282
Capital outlay	187,660	187,660	34,601	153,059
Total Expenditures	6,084,056	6,084,056	2,622,715	3,461,341
Excess (Deficiency) of Revenues Over Expenditures	3,532,340	3,532,340	660,521	2,871,819
Other Financing Sources				
Debt proceeds	187,660	187,660	--	187,660
Transfers out	(3,720,000)	(3,720,000)	--	(3,720,000)
Transfers in	--	--	78,357	78,357
Total Other Financing Sources	(3,532,340)	(3,532,340)	78,357	266,017
Net Change in Fund Balances	$ --	$ --	$ 738,878	$ 738,878

CITY OF DEERFIELD BEACH, FLORIDA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGET (NON-GAAP BASIS) AND ACTUAL COMMUNITY DEVELOPMENT BLOCK GRANT FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		(Budgetary Basis) Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Intergovernmental	$ 1,581,404	$ 1,581,404	$ 1,111,955	$ (469,449)
Total Revenues	1,581,404	1,581,404	1,111,955	(469,449)
Expenditures				
Current:				
Economic environment	717,079	717,079	516,129	200,950
Human services	45,235	45,235	45,235	--
Capital outlay	471,154	471,154	259,597	211,557
Total Expenditures	1,233,468	1,233,468	820,961	412,507
Excess (Deficiency) of Revenues Over Expenditures	347,936	347,936	290,994	56,942
Other Financing Sources (Uses)				
Transfers out	(347,936)	(347,936)	(122,495)	225,441
Net Change in Fund Balances	$ --	$ --	$ 168,499	$ 168,499

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUNDS

SEPTEMBER 30, 2025

	Firefighters' Pension Fund	Police Pension Fund	Non-Uniform Pension	Total Pension Trust Funds
Assets				
Investments:				
Money market funds	$ 4,616,062	$ 2,858,654	$ 977,601	$ 8,452,317
Fixed income mutual funds	18,766,700	10,606,162	--	29,372,862
U.S. government and agency securities	5,534,179	--	8,844,718	14,378,897
Equity securities	106,963,300	35,770,196	28,547,901	171,281,397
Corporate bonds	3,312,385	--	6,300,779	9,613,164
Real estate funds	16,733,197	4,504,770	4,035,763	25,273,730
Self directed DROP accounts	565,867	--	--	565,867
Private equity funds	6,212,224	--	--	6,212,224
Private credit funds	6,191,370	--	--	6,191,370
Hedge funds	305,655	--	2,410,159	2,715,814
Total investments	169,200,939	53,739,782	51,116,921	274,057,642
Receivables:				
Interest and dividends	109,056	--	139,273	248,329
Due from participants	--	15,225	1,323	16,548
Contributions receivable (State)	395,431	--	--	395,431
Other receivables	--	--	--	--
Pending trades	542,450	--	--	542,450
Total receivables	1,046,937	15,225	140,596	1,202,758
Total Assets	170,247,876	53,755,007	51,257,517	275,260,400
Liabilities				
Accounts payable	158,577	28,217	107,737	294,531
Accounts payable - purchase of investments	--	--	43,687	43,687
Total Liabilities	158,577	28,217	151,424	338,218
Deferred Inflow	618,479	--	65,033	683,512
Net Position Restricted for Pension Benefits				
Total Net Position Restricted for Pension Benefits	$ 169,470,820	$ 53,726,790	$ 51,041,060	$ 274,238,670

CITY OF DEERFIELD BEACH, FLORIDA

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION TRUST FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Firefighters' Pension Fund	Police Pension Fund	Non-Uniform Pension	Total Pension Trust Funds
Additions				
Contributions:				
Employer	$ 6,285,558	$ 2,879,921	$ 785,240	$ 9,950,719
Plan members	436,404	--	8,650	445,054
Chapter	1,183,578	1,191,987	--	2,375,565
Total contributions	7,905,540	4,071,908	793,890	12,771,338
Investment earnings:				
Interest and dividend revenue	3,860,789	1,321,724	1,260,429	6,442,942
Net appreciation in the fair value of investments	12,076,470	4,729,110	2,152,057	18,957,637
Total investment gains	15,937,259	6,050,834	3,412,486	25,400,579
Less: investment expense	(1,134,193)	(145,665)	(324,050)	(1,603,908)
Net investment income	14,803,066	5,905,169	3,088,436	23,796,671
Miscellaneous	--	--	--	--
Total Additions	22,708,606	9,977,077	3,882,326	36,568,009
Deductions				
Benefit payments	10,901,117	5,161,767	4,821,739	20,884,623
DROP distributions	2,239,044	--	--	2,239,044
Share account distributions	814,114	986,536	--	1,800,650
Administrative expenses	275,188	194,204	109,016	578,408
Total Deductions	14,229,463	6,342,507	4,930,755	25,502,725
Change in Net Position	8,479,143	3,634,570	(1,048,429)	11,065,284
Net Position Restricted for Pension Benefits -				
Beginning of Year	160,991,677	50,092,220	52,089,489	263,173,386
End of Year	$ 169,470,820	$ 53,726,790	$ 51,041,060	$ 274,238,670

STATISTICAL SECTION

STATISTICAL SECTION

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STATISTICAL SECTION
(UNAUDITED)

This part of the City of Deerfield Beach's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information reflect about the City's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue, property tax. Information about water and sewer rates is also included.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt as well as the City's ability to issue additional debt.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial statements relates to the services that the City provides, as well as the activities that the City performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF DEERFIELD BEACH, FLORIDA

NET POSITION BY COMPONENT

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental Activities										
Net investment in capital assets	$ 91,410,770	$ 87,250,558	$ 83,595,759	$ 71,037,127	$ 65,038,801	$ 63,275,945	$ 65,413,462	$ 66,878,760	$ 68,098,733	$ 64,215,625
Restricted	43,052,891	42,740,604	40,935,934	50,832,847	18,174,938	21,765,881	21,139,007	80,502,274	10,712,284	9,614,790
Unrestricted (deficit)	14,096,045	(17,546,320)	(33,251,074)	(42,205,123)	(45,275,652)	(56,699,883)	(60,647,204)	(143,581,097)	(33,718,932)	(28,967,707)
Total Governmental Activities Net Position	$ 148,559,706	$ 112,444,842	$ 91,280,619	$ 79,664,851	$ 37,938,087	$ 28,341,943	$ 25,905,265	$ 3,799,937	$ 45,092,085	$ 44,862,708
Business-type Activities										
Net investment in capital assets	$ 67,209,038	$ 59,924,710	$ 57,410,980	$ 51,222,386	$ 49,443,126	$ 58,857,747	$ 34,510,573	$ 52,967,087	$ 51,774,904	$ 56,362,887
Restricted	3,116,952	1,139,000	1,139,000	3,461,863	1,193,510	1,178,354	--	1,839,167	1,834,565	1,834,718
Unrestricted	50,902,407	45,001,171	31,359,471	18,825,552	18,919,626	18,593,835	8,326,003	8,011,660	29,117,078	26,713,892
Total Business-type Activities Net Position	$ 121,228,397	$ 106,064,881	$ 89,909,451	$ 73,509,801	$ 69,556,262	$ 78,629,936	$ 42,836,576	$ 62,817,914	$ 82,726,547	$ 84,911,497
Primary Government										
Net investment in capital assets	$ 158,619,808	$ 147,175,268	$ 141,006,739	$ 122,259,513	$ 114,481,927	$ 122,133,692	$ 42,931,897	$ 119,845,847	$ 119,873,637	$ 120,578,512
Restricted	46,169,843	43,879,604	42,074,934	54,294,710	19,368,448	22,944,235	173,140	82,341,441	12,546,849	11,449,508
Unrestricted	64,998,452	27,454,851	(1,891,603)	(23,379,571)	(26,356,026)	(38,106,048)	14,026,546	(135,569,437)	(4,601,854)	(2,253,815)
Total Primary Government Net Position	$ 269,788,103	$ 218,509,723	$ 181,190,070	$ 153,174,652	$ 107,494,349	$ 106,971,879	$ 57,131,583	$ 66,617,851	$ 127,818,632	$ 129,774,205

CITY OF DEERFIELD BEACH, FLORIDA

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Expenses										
Governmental activities:										
General government	$ 17,382,333	$ 14,279,905	$ 14,581,001	$ 10,834,495	$ 14,174,978	$ 13,200,897	$ 10,139,309	$ 13,858,877	$ 18,833,091	$ 15,971,447
Economic environment	3,724,707	3,499,853	2,332,248	1,936,041	4,293,606	3,006,189	1,831,573	3,255,195	2,421,264	2,770,154
Public safety	71,479,599	82,235,652	86,478,909	60,843,134	73,254,510	75,166,877	67,759,892	72,209,952	65,353,492	59,621,417
Human services	3,826,683	3,645,343	2,468,427	2,002,868	2,026,671	2,258,427	352,258	3,415,404	2,847,032	2,836,456
Physical environment	13,341,730	12,104,286	10,411,636	9,250,580	6,700,678	6,966,270	3,903,291	7,561,665	5,780,265	4,952,451
Transportation	4,176,332	5,868,777	4,877,296	4,589,488	4,464,749	5,683,850	5,293,134	4,863,339	4,527,599	4,047,654
Culture and recreation	9,897,418	10,398,437	8,856,305	7,338,876	5,740,552	5,717,348	4,525,216	7,398,066	5,992,978	5,846,869
Interest on long-term debt	4,951,337	3,266,545	3,626,064	3,453,832	3,683,713	3,369,738	3,614,126	2,317,478	1,884,325	1,895,608
Total Governmental Activities Expenses	128,780,139	135,298,798	133,631,886	100,249,314	114,339,457	115,369,596	97,418,799	114,879,976	107,640,046	97,942,056
Business-type activities:										
Water and sewer utility	28,731,147	28,335,929	27,810,182	25,448,186	24,516,242	24,985,197	24,088,048	26,719,702	26,341,135	25,282,502
Solid waste	21,069,097	21,149,674	17,179,486	15,982,567	14,883,574	21,697,597	15,522,046	17,109,044	17,163,860	15,712,131
Stormwater utility	1,191,939	1,398,267	1,134,988	1,246,404	1,100,143	926,581	1,222,265	--	--	--
Total Business-type Activities Expenses	50,992,183	50,883,870	46,124,656	42,677,157	40,499,959	47,609,375	40,832,359	43,828,746	43,504,995	40,994,633
Total Primary Government Expenses	179,772,322	186,182,668	179,756,542	142,926,471	154,839,416	162,978,971	138,251,158	158,708,722	151,145,041	138,936,689
Program Revenues										
Governmental activities:										
Charges for services:										
General government	14,442,261	15,194,352	14,979,619	14,278,779	9,476,546	10,448,831	10,484,542	4,289,131	4,439,989	4,757,881
Economic environment	1,500,061	1,405,650	1,183,717	1,102,257	--	--	--	--	--	--
Public safety	25,670,817	24,162,800	22,382,850	19,003,706	25,092,920	22,395,951	23,921,809	26,114,265	25,350,237	21,932,165
Human services	--	--	--	182	77	196,219	84,130	100,229	56,573	50,140
Physical environment	143,580	492,837	103,691	203,784	172,293	350,471	634,542	343,511	183,105	189,872
Transportation	3,002,013	2,515,159	3,159,373	3,779,540	2,691,836	1,978,435	2,441,655	2,572,664	2,689,914	2,566,791
Culture and recreation	1,132,853	2,071,493	2,050,705	1,680,129	1,323,813	1,045,270	1,643,719	1,707,368	2,161,352	3,078,829
Operating grants and contributions:	4,137,465	2,806,663	3,588,365	13,209,259	6,359,000	5,879,144	5,551,403	5,521,769	4,803,382	6,690,084
Capital grants and contributions:	1,724,118	3,534,936	3,283,371	742,236	--	--	50,000	689,982	2,616,764	2,374,178
Total Governmental Activities	51,753,168	52,183,890	50,731,691	53,999,872	45,116,485	42,294,321	44,811,800	41,338,919	42,301,316	41,639,940
Business-type activities:										
Charges for services:										
Water and sewer	33,511,463	30,275,357	27,764,740	25,931,208	23,889,173	23,932,893	27,394,983	25,729,905	25,556,346	24,908,850
Solid waste	25,148,926	25,917,861	21,772,780	18,099,403	17,392,321	17,456,238	17,770,995	16,754,407	15,832,628	15,327,755
Stormwater utility	3,006,660	2,860,324	2,263,782	2,330,888	2,183,627	2,233,083	2,117,203	--	--	--
BUS-operating grants and contributions	--	--	--	244,265	71,705	126,990	--	--	--	--
Capital grants and contributions	--	--	--	--	--	--	--	--	398,300	--
Total Business-type Activities	61,667,049	59,053,542	51,801,302	46,605,764	43,536,826	43,749,204	47,283,181	42,484,312	41,787,274	40,236,605
Total Primary Government Program Revenues	113,420,217	111,237,432	102,532,993	100,605,636	88,653,311	86,043,525	92,094,981	83,823,231	84,088,590	81,876,545
Net (Expense) Revenue										
Governmental activities	(77,026,971)	(84,114,908)	(82,900,195)	(46,249,442)	(69,222,972)	(73,075,275)	(52,606,999)	(73,541,057)	(65,338,730)	(56,302,116)
Business-type activities	10,674,866	8,169,672	5,676,646	3,928,607	3,036,867	(3,860,171)	6,450,822	(1,344,434)	(1,717,721)	(758,028)
Total Primary Government Net Expense	$ (66,352,105)	$ (75,945,236)	$ (77,223,549)	$ (42,320,835)	$ (66,186,105)	$ (76,935,446)	$ (46,156,177)	$ (74,885,491)	$ (67,056,451)	$ (57,060,144)

CITY OF DEERFIELD BEACH, FLORIDA

CHANGES IN NET POSITION (CONTINUED)

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes:										
Property taxes	$ 70,754,966	$ 66,027,239	$ 59,306,650	$ 53,545,828	$ 51,262,337	$ 48,309,392	$ 45,215,722	$ 42,852,391	$ 39,732,879	$ 37,603,317
Utility taxes	11,745,148	11,241,085	10,855,884	9,690,469	8,694,445	8,421,784	8,709,365	8,429,194	8,307,025	8,074,781
Sales taxes	11,111,333	11,169,165	11,466,098	9,205,683	5,670,300	4,803,143	5,321,474	5,384,431	5,062,149	5,413,109
Franchise taxes	10,494,795	10,445,207	10,408,321	9,675,197	8,267,024	7,365,570	7,840,494	7,622,049	7,648,226	7,795,465
Motor fuel taxes	--	--	--	--	1,282,239	1,203,827	1,427,609	1,418,558	1,416,578	1,491,230
Alcoholic beverage/mobile home license taxes	94,879	96,287	88,495	88,183	87,244	86,107	85,214	86,067	96,204	85,980
Impact fees	20,988	33,305	106,962	171,851	--	--	--	--	--	--
Grants and contributions not restricted to specific programs	4,349,590	4,421,596	5,218,707	4,123,235	2,483,335	1,715,329	1,983,976	2,065,013	1,987,520	1,868,658
Unrestricted investment earnings	5,280,681	6,919,580	5,195,012	502,924	165,996	1,325,584	2,403,213	894,912	279,975	207,623
Miscellaneous revenues	1,867,287	1,050,835	1,053,603	884,584	492,195	2,128,836	1,454,295	2,187,154	730,852	380,032
Transfers	(2,577,832)	(6,125,168)	(9,183,769)	88,252	411,171	155,211	270,961	306,699	--	321,113
Total Governmental Activities	113,141,835	105,279,131	94,515,963	87,976,206	78,816,286	75,514,783	74,712,323	71,246,468	65,261,408	63,241,308
Business-type activities:										
Unrestricted investment earnings	1,910,818	1,860,590	1,536,835	784	47,444	708,666	1,112,080	493,611	237,770	168,703
Miscellaneous revenues	--	--	2,400	112,400	2,325	77,650	--	--	--	--
Transfers	2,577,832	6,125,168	9,183,769	(88,252)	(411,171)	(155,211)	(270,961)	(306,699)	(306,699)	(321,113)
Total Business-type Activities	4,488,650	7,985,758	10,723,004	24,932	(361,402)	631,105	841,119	186,912	(68,929)	(152,410)
Total Primary Government	117,630,485	113,264,889	105,238,967	88,001,138	78,454,884	76,145,888	75,553,442	71,433,380	65,192,479	63,088,898
Changes in Net Position										
Governmental activities	36,114,864	21,164,223	11,615,768	5,076,011	32,566,844	6,291,811	1,637,048	18,639,469	(8,279,649)	(2,097,422)
Business-type activities	15,163,516	16,155,430	16,399,650	5,701,578	3,567,205	3,667,972	(3,019,052)	6,637,734	(1,413,363)	(1,870,131)
Total Primary Government	$ 51,278,380	$ 37,319,653	$ 28,015,418	$ 10,777,589	$ 36,134,049	$ 9,959,783	$ (1,382,004)	$ 25,277,203	$ (9,693,012)	$ (3,967,553)

CITY OF DEERFIELD BEACH, FLORIDA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Utility Taxes	Sales Taxes	Franchise Taxes	Local Option Gas Tax	Alcoholic Beverage/ Mobile Home License Taxes	Total
2016	$ 37,603,317	$ 8,074,781	$ 6,393,307	$ 7,639,677	$ 1,491,230	$ 85,980	$ 61,288,292
2017	39,732,879	8,307,025	5,062,149	7,648,226	1,416,578	96,204	62,263,061
2018	42,852,391	8,429,194	6,677,330	7,622,049	1,418,558	86,067	67,085,589
2019	45,215,722	8,709,365	5,321,474	7,840,494	1,427,609	85,214	68,599,878
2020	48,309,392	8,421,784	4,803,143	7,365,570	1,203,827	86,107	70,189,823
2021	51,262,337	8,694,445	5,670,300	8,267,024	1,282,239	87,244	75,263,589
2022	54,294,165	9,690,469	7,226,763	9,675,197	1,978,920	88,183	82,953,697
2023	59,459,903	10,855,884	9,010,101	10,408,321	2,455,997	88,495	94,581,445
2024	66,027,238	11,241,085	9,718,290	10,445,207	1,450,875	26,287	98,908,983
2025	70,754,966	11,745,148	9,554,074	10,494,795	1,557,259	94,879	104,201,121

Note: The City implemented GASB 54 beginning with the fiscal year ended September 30, 2011

CITY OF DEERFIELD BEACH, FLORIDA

FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Fund										
Nonspendable	$ 1,309,490	$ 563,638	$ 664,652	$ 471,291	$ 355,872	$ 402,789	$ 231,158	$ 700,972	$ 441,359	$ 245,932
Assigned	38,459,059	30,509,865	27,471,443	15,217,017	4,704,811	9,543,562	8,848,378	8,291,753	8,057,917	7,855,937
Unassigned	32,646,668	30,692,261	28,048,128	39,214,310	35,043,050	21,664,616	17,617,916	17,968,892	16,400,894	16,512,401
Total General Fund	$72,415,217	$61,765,764	$56,184,223	$54,902,618	$40,103,733	$31,610,967	$26,697,452	$26,961,617	$24,900,170	$24,614,270
All Other Governmental Funds										
Nonspendable	$ 2,502,946	$ 2,227,946	$ 1,993,452	$ 1,830,324	$ 1,684,603	$ 1,492,547	$ 1,408,008	$ 1,408,008	$ 1,657,455	$ 1,066,318
Restricted	36,721,783	40,512,658	38,133,737	47,905,956	43,269,575	46,701,455	49,356,084	49,356,084	12,317,388	12,263,149
Assigned	--	--	--	--	5,258,898	2,341,276	--	--	--	--
Unassigned	(4,036,725)	(2,154,046)	--	(95,561)	(39,209)	(208,849)	(164,575)	(164,575)	(294,146)	(284,862)
Total All Other Governmental Funds	$35,188,004	$40,586,558	$40,127,189	$49,640,719	$50,173,867	$50,326,429	$50,599,517	$50,599,517	$13,680,697	$13,044,605

CITY OF DEERFIELD BEACH, FLORIDA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Revenues										
Property taxes	$ 70,754,966	$ 66,027,239	$ 59,459,903	$ 54,294,165	$ 51,262,337	$ 48,309,392	$ 45,215,722	$ 42,852,391	$ 39,732,879	$ 37,603,317
Sales and use taxes	9,554,074	9,718,290	9,010,101	7,226,763	6,965,726	6,179,244	6,725,332	6,677,330	6,374,461	6,790,747
Fire assessment fees	18,031,970	17,822,138	16,555,348	13,652,540	13,534,043	13,687,279	11,288,253	11,026,863	11,041,726	11,068,185
Franchise fees	10,494,795	10,445,207	10,408,321	9,675,197	8,267,025	7,365,570	7,840,494	7,622,049	7,648,226	7,795,465
Utility taxes	11,745,148	11,241,085	10,855,884	9,690,469	8,694,445	8,421,784	8,709,365	8,429,194	8,307,025	8,074,781
Local option gas tax	1,557,259	1,450,875	2,455,997	1,978,920	1,282,238	1,203,827	1,427,609	1,418,558	1,416,578	1,491,230
Alcoholic beverage/mobile home license taxes	94,879	96,287	88,495	88,183	87,244	86,107	85,214	--	--	--
Local business taxes/permits	5,732,898	6,531,431	6,326,958	5,318,527	5,004,356	7,344,457	7,535,466	4,951,256	5,432,035	4,202,781
Intergovernmental	9,349,185	8,855,037	9,355,525	17,271,311	5,771,003	6,632,289	3,494,173	5,838,827	7,000,870	5,058,080
Charges for services	11,760,984	11,399,993	11,090,427	11,229,111	10,227,471	9,005,717	10,050,895	9,998,883	10,275,886	9,674,471
Fines and forfeitures	2,286,071	2,009,067	1,807,560	1,768,536	1,491,805	1,770,589	1,325,231	1,529,006	1,484,146	1,830,841
Impact fees	20,988	33,305	106,962	171,851	244,801	664,558	457,807	138,626	244,612	176,954
Investment earnings	5,280,681	6,919,580	5,164,012	491,554	165,996	1,325,584	2,403,213	894,911	279,974	207,695
Miscellaneous	11,032,976	9,763,284	11,899,183	9,779,036	12,032,341	9,497,112	10,600,470	9,244,581	9,424,423	9,085,943
Total Revenues	167,696,874	162,312,818	154,584,676	142,636,163	125,030,831	121,493,509	117,159,244	110,622,475	108,662,841	103,060,490
Expenditures										
General government	17,918,518	19,149,309	18,480,496	14,995,878	14,173,917	14,636,010	16,796,303	16,637,413	20,379,141	18,083,088
Economic environment	3,256,646	3,266,264	2,317,170	1,920,764	4,278,742	3,457,681	2,832,044	2,782,544	2,121,390	2,770,158
Public safety	87,438,039	84,103,857	79,445,525	73,855,804	71,241,015	71,277,001	68,763,739	65,048,696	61,789,116	60,100,777
Human services	3,826,683	2,975,262	2,388,805	1,922,192	1,948,179	2,520,942	2,832,728	2,915,117	2,436,525	2,197,031
Physical environment	12,221,019	11,050,969	9,684,648	8,513,969	5,984,005	6,138,135	7,361,321	7,265,038	6,160,397	4,843,967
Transportation	4,092,676	3,677,310	2,927,397	2,613,778	2,542,517	2,497,918	2,398,753	2,902,618	2,795,435	2,812,545
Culture and recreation	8,735,062	8,067,459	7,203,084	5,663,772	4,110,789	4,624,314	5,725,177	5,507,911	4,603,199	3,975,250
Capital outlay	20,427,132	25,963,307	28,954,305	11,778,675	5,418,970	7,700,899	5,434,535	2,885,587	2,885,587	4,717,906
Debt service:										
Principal retirement	3,448,248	2,946,881	3,859,450	3,587,194	3,723,045	2,653,195	2,564,594	2,745,479	2,725,773	2,520,002
Interest and fiscal charges	4,307,239	3,900,622	3,854,940	3,606,652	3,680,619	3,673,954	4,026,808	2,101,051	2,150,785	2,048,017
Total Expenditures	165,671,262	165,101,240	159,115,820	128,458,678	117,101,798	119,180,049	118,736,002	110,791,454	108,047,348	104,068,741
Excess of Revenues Over (Under) Expenditures	2,025,612	(2,788,422)	(4,531,144)	14,177,485	7,929,033	2,313,460	(1,576,758)	(168,979)	615,493	(1,008,251)
Other Financing Sources (Uses)										
Transfers in	12,136,842	10,657,861	14,767,994	20,250,245	7,726,482	8,686,107	6,425,237	6,896,744	7,316,052	6,843,592
Transfers out	(14,714,674)	(16,783,029)	(19,072,040)	(20,161,993)	(7,315,311)	(8,530,897)	6,154,275	6,590,045	7,009,353	6,552,479
Premiums on bonds issued	--	--	--	--	--	--	--	5,826,066	--	--
Proceeds from bonds issuance	3,912,268	14,500,000	--	--	--	--	--	--	--	--
Bonds and notes issued	--	--	--	--	--	--	--	36,155,000	--	--
Bonds and notes issued	--	--	--	--	--	--	--	36,155,000	--	--
CARES act funds	--	--	--	--	--	1,374,764	--	--	--	--
Initiation of SBITA's	1,890,851	454,500	603,265	--	--	--	--	--	--	--
Capital lease proceeds	--	--	--	--	--	1,838,622	--	--	--	--
Total Other Financing Sources (Uses)	3,225,287	8,829,332	(3,700,781)	88,252	411,171	3,368,596	12,579,512	91,622,855	14,325,405	13,396,071
Net Change in Fund Balances	$ 5,250,899	$ 6,040,910	$ (8,231,925)	$ 14,265,737	$ 8,340,204	$ 5,682,056	$ 11,002,754	$ 91,453,876	$ 14,940,898	$ 12,387,820
Debt Service as a Percentage of Non-Capital Expenditures	2.67%	2.42%	2.47%	2.87%	3.21%	3.15%	3.46%	1.95%	2.04%	2.02%

CITY OF DEERFIELD BEACH, FLORIDA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

LAST TEN FISCAL YEARS

Fiscal Year Ending September 30,	Real Property [1]	Personal Property	Less Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value [1]	Taxable Assessed Value as a Percentage of Actual Taxable Value
2016	$ 7,575,534,000	$ 428,708,115	$ 2,347,582,606	$ 5,656,659,509	6.6688	$ 9,388,030,664	60.254%
2017	8,926,809,490	449,468,620	1,425,792,130	7,950,485,980	6.5007	10,961,317,366	72.532%
2018	9,581,418,870	452,285,512	1,952,768,762	8,080,935,620	6.5007	11,710,313,829	69.007%
2019	10,200,369,940	469,978,207	1,500,155,639	7,487,621,621	6.3560	10,679,537,191	70.112%
2020	10,703,956,100	456,247,845	1,536,987,456	7,966,496,120	6.3560	11,169,132,355	71.326%
2021	11,310,071,470	496,696,461	1,572,158,502	8,516,958,964	6.3125	11,815,748,679	72.081%
2022	13,136,659,780	497,122,417	1,605,603,376	9,338,731,216	6.2825	13,643,337,750	68.449%
2023	15,254,366,170	534,482,648	1,666,944,915	10,416,944,530	6.2538	15,799,486,774	65.932%
2024	16,747,722,910	546,758,359	1,760,571,915	11,329,786,079	6.1851	17,305,864,357	65.468%
2025	17,509,108,310	593,027,963	1,836,060,687	12,152,717,246	6.1729	18,113,662,464	67.091%

Note: Assessed values are determined as of January 1st for each fiscal year.

[1] Real Property is assessed at 88% and Personal Property is assessed at 55%

Source: Broward County, Florida Property Appraiser

CITY OF DEERFIELD BEACH, FLORIDA

DIRECT AND OVERLAPPING PROPERTY TAX RATES

LAST TEN FISCAL YEARS

				Overlapping Rates										
	City of Deerfield Beach			County			School District							
Fiscal Year Ending September 30,	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Debt Service Millage	Total School Millage	Children's Services	North Broward Hospital District	South Florida Water Management District	Florida Inland Navigation District	Total Direct and Overlapping Rates
2016	6.1949	0.4739	6.6688	5.4741	0.2489	5.7230	7.2030	0.0710	7.2740	0.4882	1.4425	0.3551	0.0320	21.9836
2017	6.0493	0.4514	6.5007	5.4474	0.2216	5.6690	6.8360	0.0703	6.9063	0.4882	1.3462	0.3307	0.0320	21.2731
2018	6.0981	0.4026	6.5007	5.4623	0.2067	5.6690	6.4740	0.0654	6.5394	0.4882	1.2483	0.3100	0.0320	20.7876
2019	6.1267	0.3740	6.5007	5.4792	0.1898	5.6690	6.2750	0.1279	6.4029	0.4882	1.0855	0.2936	0.0320	20.4719
2020	6.0018	0.3542	6.3560	5.4878	0.1812	5.6690	6.6350	0.1043	6.7393	0.4882	1.0324	0.2795	0.0320	20.5964
2021	6.0018	0.3542	6.3560	5.4999	0.1691	5.6690	6.4140	0.0912	6.5052	0.4882	1.1469	0.2675	0.0320	20.4648
2022	6.0018	0.3107	6.3125	5.5134	0.1556	5.6690	6.3180	0.1441	6.4621	0.4699	1.2770	0.2572	0.0320	20.4797
2023	6.0018	0.2807	6.2825	5.5306	0.1384	5.6690	5.9510	0.1873	6.1383	0.4500	1.6029	0.2301	0.0320	20.4048
2024	6.0018	0.2520	6.2538	5.5492	0.1198	5.6690	6.4260	0.1896	6.6156	0.4500	1.4307	0.2301	0.0288	20.6780
2025	6.0018	0.1711	6.1729	5.6658	0.0000	5.6658	6.3200	0.1645	6.4845	0.4500	1.2391	0.2301	0.0270	20.2694

Source: Broward County, Florida Property Appraiser

CITY OF DEERFIELD BEACH, FLORIDA

PRINCIPAL PROPERTY TAX PAYERS

CURRENT YEAR AND NINE YEARS AGO

	2025				2016			
	Taxable Assessed Valuation	Taxes	Rank	Percentage of Total Taxes Levied	Taxable Assessed Valuation	Taxes	Rank	Percentage of Total Taxes Levied
FLORIDA POWER & LIGHT CO	$ 177,166,338	$ 1,063,317	1	1.56%	65,367,098	--	3	1.16%
JM FAMILY ENTERPRISES INC	128,615,493	771,924	2	1.14%	--	--	--	--
HILLSBORO TECHNOLOGY CENTER LLC	119,806,540	719,055	3	1.06%	--	--	--	--
DD DEERCREEK LLC	117,646,651	706,092	4	1.04%	--	--	--	--
B10 QUIET WATERS OWNER A LLC	112,756,600	676,743	5	1.00%	--	--	--	--
PUBLIX SUPER MARKETS INC	98,618,390	591,888	6	0.87%	70,239,910	--	2	1.24%
KIMCO REALTY OP LLC	76,024,150	456,282	7	0.67%	--	--	--	--
SK VENTURE HOLDINGS LLC	66,551,085	399,426	8	0.59%	--	--	--	--
REDHAWK FL LL LLC	66,559,520	399,477	9	0.59%	--	--	--	--
DEERFIELD BEACHES HOTEL LLC	61,385,253	368,422	10	0.54%	52,354,340	--	4	0.93%
CROWN DIVERSIFIED IND CORP	--	--	--	--	32,511,866	--	10	0.57%
CITY NATIONAL BANK OF FL, TRUSTEE	--	--	--	--	71,070,072	--	1	1.26%
CP DEERFIELD LLC	--	--	--	--	42,601,810	--	5	0.75%
QUIET WATERS BUSINESS PARK LLC	--	--	--	--	38,628,550	--	6	0.68%
LAND TR CITY NATIONAL BANK OF FL, TRUSTEE	--	--	--	--	37,405,254	--	7	0.66%
FLORIDA LAND HOLDINGS LLC TR	--	--	--	--	34,003,240	--	8	0.60%
CITY NATIONAL BANK OF FL	--	--	--	--	33,971,626	--	9	0.60%
Totals	**$ 1,025,130,020**	**$ 6,152,625**		**9.05%**	**$ 478,153,766**	**$ --**		**8.45%**

Source: Broward County Records, Taxes and Treasury Division
Broward County, Florida Property Appraiser

CITY OF DEERFIELD BEACH, FLORIDA

PROPERTY TAX LEVIES AND COLLECTIONS

LAST TEN FISCAL YEARS

Fiscal Year Ending September 30,	Tax Roll Year	Tax Levies	Collected within the Fiscal Year of the Levy		Delinquent Tax Collections*	Total Collections to Date	
			Amount	Percentage of Levies		Amount	Percentage of Levy
2016	2015	$ 35,102,340	$ 34,887,089	99.39%	$ 47,214	$ 34,934,303	99.52%
2017	2016	39,631,940	37,991,955	95.86%	62,509	38,054,464	96.02%
2018	2017	42,810,803	40,940,537	95.63%	860,484	41,801,021	97.64%
2019	2018	46,146,136	44,107,935	95.58%	912,471	45,020,406	97.56%
2020	2019	45,040,154	44,481,393	98.76%	1,324,546	45,805,939	101.70%
2021	2020	46,740,320	46,096,554	98.62%	1,239,938	47,336,492	101.28%
2022	2021	48,666,619	48,556,865	99.77%	1,177,917	49,734,782	102.19%
2023	2022	56,085,976	53,095,840	94.67%	1,219,889	54,315,729	96.84%
2024	2023	62,619,137	58,685,295	93.72%	1,630,305	60,315,600	96.32%
2025	2024	68,113,615	62,883,491	92.32%	1,714,511	64,598,002	94.84%

Delinquent tax collections are recognized when received. Amounts not collected as of the applicable fiscal year end have been fully reserved and are not reported in the basic financial statements.

* Negative amount represents refund of prior year's taxes as a result of decision by Broward County Value Adjustment Board.

Source: Broward County, Florida Revenue Collector

CITY OF DEERFIELD BEACH, FLORIDA

WATER SOLD BY TYPE OF CUSTOMER

LAST TEN FISCAL YEARS
(IN THOUSANDS OF GALLONS)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Residential - Single Family	$ 920,742	$ 845,478	$ 845,346	$ 866,425	$ 838,760	$ 827,172	$ 794,050	$ 796,740	$ 853,859	$ 790,967
Residential - Multi-Family	993,103	899,202	906,796	914,436	894,770	710,714	663,433	753,441	763,095	1,006,073
Commercial	585,748	547,449	561,251	575,807	539,279	518,004	540,127	596,111	546,010	592,708
Irrigation	746,735	626,755	690,911	607,838	517,839	538,558	596,566	578,262	579,577	520,962
Hydrants	373	342	224	1,932	10,264	1,113	8,862	5,102	7,988	793
Total	3,246,701	2,919,226	3,004,528	2,966,438	2,800,912	2,595,561	2,603,038	2,729,656	2,750,529	2,911,503
Total Direct Rate Per 1,000 Gallons	$ 6.27	$ 6.07	$ 5.67	$ 5.64	$ 5.35	$ 5.84	$ 6.41	$ 5.47	$ 2.65	$ 2.65

Source: City of Deerfield Beach, Department of Financial Services

CITY OF DEERFIELD BEACH, FLORIDA

WATER AND SEWER RATES

LAST TEN FISCAL YEARS

Fiscal Year Ended September 30,	Water		Sewer	
	Monthly Base Rate		Monthly Base Rate	
2016	$ 15.00	$ 2.65	$ 10.98	$ 2.71
2017	15.00	2.65	10.98	2.71
2018	15.00	2.65	10.98	2.71
2019	15.00	2.65	10.98	2.71
2020	15.00	2.65	10.98	2.71
2021	15.00	2.65	10.98	2.71
2022	15.79	2.79	12.00	2.96
2023	16.62	2.94	13.11	3.23
2024	17.49	3.09	14.32	3.53
2025	18.41	3.25	15.64	3.86

Note: Rates are based on 3/4" meter, which is the standard household meter size.

Source: City of Deerfield Beach, Customer Service

CITY OF DEERFIELD BEACH, FLORIDA

RATIOS OF OUTSTANDING DEBT BY TYPE

LAST TEN FISCAL YEARS

	Governmental Activities						Business-type Activities							
Fiscal Year	General Obligation Bonds	Special Obligation Bonds	Notes Payable	Covenant Bonds	Bond Premiums	Leases	Water and Sewer Bonds	Financing Leases	Loans and Notes	Total Primary Government	Percentage of Personal Income	Per Capita	Population	Personal Income
2016	$ 17,295,290	$ -	$ -	$ 21,785,000	$ 1,315,047	$ 1,665,572	$ 12,839,802	$ 3,042,143	$ 12,498,150	$ 70,441,004	3.77%	890	77,659	$ 1,834,539,000
2017	16,977,148	--	--	20,921,705	1,175,732	1,296,968	12,112,720	831,697	10,884,734	64,200,704	3.34%	793	78,042	1,852,951,000
2018	15,073,185	--	--	51,265,000	6,411,084	951,425	11,397,243	610,114	9,246,973	94,955,024	3.78%	1127	78,573	2,343,754,000
2019	14,262,255	--	--	56,186,812	6,325,119	601,070	10,595,004	9,696,445	7,579,659	105,246,364	4.79%	1244	79,497	2,066,445,000
2020	12,877,338	--	--	48,925,000	6,228,304	3,458,318	9,678,126	10,309,198	5,882,575	97,358,859	4.18%	1124	81,066	2,179,216,212
2021	11,785,277	--	--	47,530,000	6,132,414	2,250,967	8,733,448	9,880,254	4,165,505	90,477,865	3.87%	977	86,339	2,335,728,967
2022	10,699,375	--	--	46,090,000	6,037,768	1,161,042	7,757,479	9,309,445	2,398,223	83,453,332	3.01%	878	88,146	2,571,042,528
2023	9,623,145	--	--	44,590,000	5,942,293	4,757,546	6,750,503	3,978,546	1,920,506	77,562,539	2.57%	818	87,578	2,791,811,484
2024	8,555,182	14,500,000	--	43,030,000	5,845,769	4,438,626	20,701,518	3,742,374	1,432,114	87,745,583	3.31%	1103	87,402	2,909,437,776
2025	7,466,897	14,035,000	3,912,268	41,415,000	5,822,475	4,158,669	19,007,275	3,506,338	2,770,547	84,147,201	2.69%	959	87,712	3,129,827,296

Source: City of Deerfield Beach, Financial Services Department

Personal Income:
https://www.census.gov/quickfacts/deerfieldbeachcityflorida

CITY OF DEERFIELD BEACH, FLORIDA

RATIOS OF GENERAL BONDED DEBT OUTSTANDING

LAST TEN FISCAL YEARS

Fiscal Year	General Obligations Bonds	Less: Amounts Available in Debt Service Funds	Total	Percentage of Actual Taxable Value	Per Capita
2016	$ 17,295,290	$ 2,400,835	$ 15,999,117	0.18%	223.00
2017	16,977,148	2,440,501	14,894,455	0.17%	207.00
2018	15,073,185	6,507,301	14,536,647	0.10%	140.00
2019	14,262,255	4,537,565	8,565,884	0.08%	122.00
2020	12,877,338	4,252,912	9,724,690	0.07%	108.00
2021	11,785,277	4,117,908	8,624,426	0.07%	89.00
2022	10,669,375	4,139,018	7,667,369	0.07%	89.00
2023	9,623,145	4,264,726	5,358,419	0.06%	92.00
2024	23,055,182	19,197,486	3,857,696	0.02%	30.00
2024	21,501,897	19,918,582	1,583,315	0.02%	20.00

Source: City of Deerfield Beach, Financial Services Department

CITY OF DEERFIELD BEACH, FLORIDA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

AS OF SEPTEMBER 30, 2025

	Debt Outstanding [1]	Estimated Percentage Applicable	Estimated Share of Overlapping Debt [2]
General obligation bonds	$ 21,501,897	100.00%	$ 21,501,897
Covenant bonds [3]	41,415,000	100.00%	41,415,000
Bond premium	5,822,475	100.00%	5,822,475
Total Direct Debt	68,739,372		68,739,372
Overlapping Debt			
School Board of Broward County, Florida:			
Certificates of participation	1,122,177	5.0%	55,805
Financing Leases	93,483	5.0%	4,649
Subtotal, Overlapping Debt	1,215,660		60,454
Total Direct Debt and Overlapping Debt	$ 69,955,032		$ 68,799,826

(1) Debt outstanding data provided by each government unit.

(2) Overlapping debt includes only general obligation debt secured by ad valorem taxes as of September 30, 2025.

(3) $4,350,000 of covenant bonds are secured by and payable from the Florida Power and Light Company electric franchise fees. The remaining balance of covenant bonds are payable from all governmental activities revenue sources of the City, except for ad valorem taxes.

Sources: Assessed value data used to estimate applicable percentages provided by the Broward County, Florida Property Appraiser.

* Ratio of taxable assessed value in the City of Deerfield Beach to total Broward County assessed value.

Note: The computation of legal debt margin is not included in the statistical section, since neither the Florida statues nor the current ordinances of the City of Deerfield Beach specify a legal debt margin.

CITY OF DEERFIELD BEACH, FLORIDA

WATER AND SEWER PLEDGED REVENUE COVERAGE

LAST TEN FISCAL YEARS

Fiscal Year Ended September 30,	Gross Revenues [A]	Expenses [B]	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage [D]
				Escrow or Principal	Interest	Total [C]	
2016	$ 25,077,553	$ 15,838,252	$ 9,239,301	$ 2,238,878	$ 877,272	$ 3,116,150	2.97
2017	25,395,815	17,079,275	8,316,540	2,340,498	829,997	3,170,495	2.62
2018	25,434,035	16,904,326	8,529,709	2,402,352	875,366	3,277,718	2.60
2019	28,213,257	14,086,816	14,126,441	2,584,194	650,132	3,234,326	2.78
2020	24,529,012	15,471,131	9,057,881	865,000	447,769	1,312,769	2.91
2021	23,596,878	15,312,199	8,284,679	2,823,409	324,925	3,148,334	2.63
2022	25,907,576	16,357,875	9,549,701	2,743,251	305,943	3,049,194	3.13
2023	27,764,740	18,771,377	8,993,363	1,527,374	231,208	1,758,582	5.11
2024	32,059,035	21,014,045	11,044,990	1,038,985	248,179	1,287,164	8.58
2025	35,264,974	20,857,032	14,407,942	1,694,243	766,590	2,460,833	5.85

[A] Gross revenue for the purpose of determining debt service coverage, is equal to the sum of the operating revenues of the Water and Sewer Fund and total interest earnings.

[B] Expenses, for the purpose of determining debt service coverage, are equal to the total operating expenses of the Water and Sewer Fund less depreciation and less the general administrative charge.

[C] The debt service requirement for the Florida Municipal Loan Council Revenue bonds, Series 2008A is set forth in the tri-partite loan agreement between the City ("the Borrower"); Banc of America Public Capital Corporation ("the Purchaser"); and the Florida Municipal Loan Council ("the Issuer").

[D] The debt service requirements for the State of Florida Drinking Water Revolving Loan, as well as the State's Water Pollution Control Financing Corporation revolving loans are set forth in the 'Clean Water State Revolving Fund Agreement' between the City and the State of Florida, Department of Environment Protection.

CITY OF DEERFIELD BEACH, FLORIDA

NON AD-VALOREM REVENUE
ANTI-DILUTION TEST

AS OF SEPTEMBER 30, 2024

	FY 2025	FY 2024	Prior Two-Year Average
Revenues			
Total governmental funds	$ 167,696,874	$ 162,312,818	$ 165,004,846
Less: Ad valorem tax revenues	(70,754,966)	(60,315,600)	(65,535,283)
Incremental tax revenues	(9,554,074)	(5,711,639)	(7,632,857)
Total Governmental Non-Ad Valorem Revenues	87,387,834	96,285,579	91,836,707
Less: restricted funds:			
Community Redevelopment Agency	(452,699)	(159,294)	(305,997)
General Construction Fund	(830,254)	(937,165)	(883,710)
Non-major governmental funds	(12,063,974)	(11,561,726)	(11,812,850)
Adjusted Non-Ad Valorem Revenues	74,040,907	83,627,394	78,834,151
Expenditures			
Essential expenditures			
Public Safety	87,438,039	84,103,857	85,770,948
General government	17,918,518	19,149,309	18,533,914
Total Essential Expenditures	105,356,557	103,253,166	104,304,862
Less: Ad valorem revenues available to pay essential expenditures	(70,754,966)	(60,315,600)	(65,535,283)
Adjusted Essential Expenditures	34,601,591	42,937,566	38,769,579
Net Non Ad-Valorem Revenues Available for Debt Service	$ 39,439,316	$ 40,689,828	$ 40,064,572
Adjustments			
Ad valorem revenue restricted for debt service	$ 19,918,582	$ 19,197,486	$ 19,558,034

Test 1 - Prior Two Year Average of Non-Ad Valorem Revenues Covers Projected MADS by 150%	
Net non-ad valorem revenues available for debt service	$ 40,064,572
Maximum annual non-ad valorem debt service	$ 2,000,000
Coverage	2003.23%

Test 2 - Projected MADS does not exceed 20% of Governmental Fund, Less Ad Valorem Revenues Restricted for Debt Service and Debt Proceeds	
Two-year average net total governmental funds	$ 165,004,846
Maximum annual non-ad valorem debt service	$ 2,000,000
Coverage	1.21%

CITY OF DEERFIELD BEACH, FLORIDA

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN FISCAL YEARS

Fiscal Year	Population[1]	Personal Income**	Per Capita Personal Income[2]	Median Age[1]	School Enrollment[3]	Unemployment Rate[2]
2016	77,659	1,834,539	23,623	429	7,397	4.9%
2017	78,042	1,852,951	23,743	43.5	7,285	4.4%
2018	78,573	2,343,754	29,829	41.6	7,522	3.0%
2019	79,497	2,066,445	25,994	42.5	6,861	2.9%
2020	80,188	2,220,049	27,689	41.6	6,455	7.0%
2021	86,339	2,356,479	27,053	41.5	7,100	3.5%
2022	88,146	2,569,874	29,168	43.8	7,946	2.5%
2023	87,578	2,568,127	29,381	43.5	7,831	3.1%
2024	87,402	2,909,438	33,288	43.9	7,420	3.0%
2025	87,412	3,129,827	35,683	43.7	7,439	4.0%

Sources:

[1] Bureau of Economic and Business Research (BEBR)

[2] American Factfinder and QuickFacts Census.gov

[3] School Board of Broward County, Florida

** Personal income data expressed in thousands

CITY OF DEERFIELD BEACH, FLORIDA

PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO

	2025			2016		
Employer	Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
Publix Corporation	4,839	1	13.20%	1,518	1	3.41%
JM Family Enterprises	1,575	2	4.30%	1,086	3	2.54%
Broward Health North	1,478	3	4.03%	1,305	2	3.06%
City of Deerfield Beach	434	4	1.18%	467	6	1.09%
UPS	534	5	1.46%	515	5	1.30%
Target	612	6	1.67%	--		0.00%
Republic National Distribution	335	7	0.91%	325	7	0.00%
Peoples Trust	213	8	0.58%	--		0.00%
List Industries	247	9	0.67%	220	9	0.56%
Broward Sheriff Office	135	10	0.37%	310	8	0.79%
Sun-Sentinel	--			752	4	1.73%
MAPEI	--			--		0.00%
Medics Ambulance Services	--			114	10	0.35%
Totals	10,402			6,612		145.00%

Source: Employer's Human Resource Department
Florida Department of Economic Opportunity

CITY OF DEERFIELD BEACH, FLORIDA

FULL-TIME EQUIVALENT GOVERNMENT EMPLOYEES BY FUNCTION

LAST TEN FISCAL YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General government	104	108	99	85	60	60	64	62	60	66
Public safety:										
Police:										
Uniformed	135	135	135	135	132	135	135	135	130	127
Civilians	17	17	17	16	17	17	17	17	42	42
Fire/Rescue:										
Firefighters and officers	144	144	143	143	146	146	146	145	141	139
Bldg. inspection services	--	--	--	--	--	--	--	--	--	--
Civilians	1	1	1	1	1	1	1	1	2	5
Economic environment	3	2	2	2	2	2	2	2	2	1
Culture and recreation	70	108	107	97	90	84	53	53	94	75
Human services	16	10	10	9	28	28	23	22	39	40
Public works administration	--	--	--	--	--	--	--	--	--	--
Grounds maintenance	50	2	2	2	4	4	4	4	42	39
Parks	1	5	5	12	11	11	7	5	7	7
Water and sewer	62	70	67	64	104	105	81	81	69	56
Solid waste	58	63	62	60	69	75	68	68	68	75
Transportation:										
Street maintenance	7	7	8	6	15	11	11	15	14	11
Total	668	672	658	632	679	679	612	610	710	683

Source: City of Deerfield Beach, Financial Services Department

CITY OF DEERFIELD BEACH, FLORIDA

OPERATING INDICATORS BY FUNCTION

LAST TEN FISCAL YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Safety										
Police										
Physical arrests	1,939	1,833	1,860	1,570	1,563	1,298	2,136	2,552	2,600	2,616
Parking violations	13,139	14,803	15,498	14,497	17,116	14,803	18,474	17,413	17,982	19,980
Traffic violations	12,851	16,922	18,259	20,388	16,007	11,354	17,361	14,031	15,402	17,220
Fire/Rescue										
Number of emergency responses	12,741	15,693	16,799	15,529	16,485	15,531	15,927	15,472	11,642	15,458
Inspections	5,646	4,303	4,384	4,473	3,702	2,879	2,651	3,193	2,420	3,916
Fire extinguished	2,230	164	178	166	127	118	130	145	185	162
Transportation										
Street maintenance:										
Streets resurfacing (miles)	--	--	1	11	6	20	11	--	--	--
Potholes repaired	135	111	86	70	117	427	403	577	436	200
Sidewalk repaired (feet)	2,956	3,015	1,907	951	3,430	4,383	4,781	3,911	2,894	3,920
Transit Services										
Total route miles	110,781	117,670	90,000	87,037	1,595	89,674	143,705	148,424	116,317	140,124
Number of trips	54,241	49,815	46,650	13,093	329	41,949	71,996	43,020	79,836	86,048
Physical Environment										
Number of burials	135	105	86	154	151	153	121	125	104	112
Culture and Recreation										
Athletic field permits issued	28	21	35	113	106	36	--	116	1,682	1,344
Number of participants in arts and education classes	155	6,349	923	1,147	4,600	1,500	6,217	2,560	2,015	6,144
Number of special event permits issued	61	65	91	184	156	57	70	115	81	76
Attendance at special evets	37,620	81,440	135,000	171,111	49,990	99,513	275,677	325,000	336,644	292,000
Human Services - HR										
Childcare:										
Average daily attendance	--	--	--	--	--	12	15	12	18	12
Number of meals served	--	--	--	--	--	9,235	6,302	18,505	15,098	18,467
Adult daycare:										
Average daily attendance	15	25	--	--	--	4	4	31	31	5
Alzheimer's daycare:										
Average daily attendance	15	25	24	--	--	34	34	151	139	28
Water										
New connections	1,275	1,185	124	20	20	30	287	34	32	5
Water main breaks	133	4	59	8	8	17	192	60	36	40
Average daily consumption (millions of gallons)	10	10	10	10	10	9	--	--	10	9
Permitted raw water withdrawal	14	14	14	14	14	14	--	9	17	12
Sewer										
Average daily sewage treatment (thousands of gallons)	4,664	5,040	5,388	5,664	5,664	5,900	5,324	5,796	7,000	7,000
Solid Waste										
Refuse collected (tons/day)	325	131	131	332	333	433	371	464	260	402
Recyclables collected (tons/day)	--	--	--	--	--	23	25	35	29	49

Sources: Various City departments

Note: Indicators are not available for the general government function

* The average daily attendance for Adult daycare and Alzheimer's daycare are higher than the previous years due to a change in the counting mechanism

CITY OF DEERFIELD BEACH, FLORIDA

CAPITAL ASSET STATISTICS BY FUNCTION

LAST TEN FISCAL YEARS

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Safety										
Police										
Stations	1	1	1	2	2	2	2	2	2	2
Patrol units	66	66	172	130	130	130	130	130	130	130
Fire/Rescue										
Stations	6	6	6	6	6	6	6	6	6	6
Rescue ambulances	6	6	6	6	6	6	6	6	6	6
Fire engines	4	4	4	4	4	4	4	4	4	4
Ladder/heavy squad trucks	1	1	1	--	--	--	1	1	1	1
Transportation										
Streets (miles)	146	146	146	146	146	146	146	146	146	146
Sidewalks (miles)	136	136	136	136	136	136	136	136	136	136
Streetlights (poles)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Traffic signals	7	7	7	7	7	7	70	70	70	70
Culture and Recreation										
Parks acreage	398	398	398	398	398	398	398	298	398	398
Parks acreage	52	52	52	52	52	52	52	52	52	52
Swimming pools	1	1	1	1	1	1	1	1	1	1
Tennis courts	12	12	12	12	12	12	12	12	12	12
Community centers	6	6	3	3	3	3	3	3	3	3
Water										
Water main (miles)	234	234	234	234	234	234	234	234	234	234
Maximum daily capacity (millions of gallons)	24	24	24	24	24	24	24	24	24	24
Sewer										
Sanitary sewers (miles)	188	188	188	188	136	136	136	136	136	136
Storm sewers (miles)	147	147	147	147	48	48	48	48	48	48
Average daily treatment capacity (thousands of gallons)	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400
Solid Waste										
Collection trucks	23	23	23	23	42	42	23	23	23	23

Sources: Various City departments

Note: No capital assets indicators are available for the general government

REPORTING SECTION

CBIZ CPAs P.C.

201 East Las Olas Boulevard
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Fort Lauderdale, FL 33301

P: 954.320.8000

Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor, the City Commission and City Manager
City of Deerfield Beach, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Deerfield Beach, Florida (the "City"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 5, 2026. Our report includes a reference to other auditors who audited the financial statements of the City's Pension Trust Funds, as described in our report on the City's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CBIZ CPAs P.C.

Fort Lauderdale, Florida
June 5, 2026

CBIZ CPAs P.C.

201 East Las Olas Boulevard
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Fort Lauderdale, FL 33301

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Independent Auditors' Report on Compliance for the Major Federal Program and Each Major State Project; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards and State Financial Assistance Required by the Uniform Guidance and Chapter 10.550, Rules of the Auditor General

To the Honorable Mayor, the City Commission and City Manager
City of Deerfield Beach, Florida

Report on Compliance for the Major Federal Program and Each Major State Project

Opinion on the Major Federal Program and Each Major State Project

We have audited the City of Deerfield Beach, Florida (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement*, and the requirements described in the *State of Florida Department of Financial Services'* State Projects Compliance Supplement, that could have a direct and material effect on the City's major federal program and each state project for the fiscal year ended September 30, 2025. The City's major federal program and each major state project are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program and each major state project for the fiscal year ended September 30, 2025.

Basis for Opinion on the Major Federal Program and Each Major State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards"*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), and Chapter 10.550, Rules of the Auditor General ("Chapter 10.550"). Our responsibilities under those standards, the Uniform Guidance and Chapter 10.550, are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program and each major state project. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs and state projects.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the major federal program and each major state project as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a

reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards and State Financial Assistance Required by the Uniform Guidance and Chapter 10.550

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. Our report includes a reference to other auditors who audited the financial statements of the City's Pension Trust Funds, as described in our report on the City's financial statements. We issued our report thereon dated June 5, 2026, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by the Uniform Guidance and Chapter 10.550, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the schedule of expenditures of federal awards and state financial assistance is fairly stated in all material respects in relation to the basic financial statements as a whole.

CBIZ CPAs P.C.

Fort Lauderdale, Florida
June 5, 2026

CITY OF DEERFIELD BEACH, FLORIDA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Federal, Pass-Through Entity, Clusters Federal Program	ALN	Contract/Grant Number	Total Expenditures
U.S. Department of Health and Human Services			
Indirect Programs:			
Pass-through the Broward County - Department of Elder Affairs:			
Special Programs for the Aging:			
Title III, Part B - Grants for Supportive Services and Seniors Centers	93.044	JA 124-06-2024	$ 34,830
Title III, Part B - Grants for Supportive Services and Seniors Centers - COVID-19	93.044	JA 124-06-2025	135,793
			170,623
Total Aging Cluster			170,623
Title III, Part E - National Family Caregiver Support	93.052	JA 124-06-2024	308
Title III, Part E - National Family Caregiver Support	93.052	JA 124-06-2025	1,535
			1,843
Low-Income Home Energy Assistance	93.568	JP024-06-2025	20,747
Low-Income Home Energy Assistance	93.568	JP025-06-2026	1,757
			22,504
Total U.S. Department of Health and Human Services			194,970
U.S. Department of Housing and Urban Development			
Direct Programs:			
Community Development Block Grant/Entitlement Grants	14.218	B20MW120046	426,382
Community Development Block Grant/Entitlement Grants	14.218	B21MC120046	11,556
Community Development Block Grant/Entitlement Grants	14.218	B22MC120046	205,831
Community Development Block Grant/Entitlement Grants	14.218	B23MC120046	14,479
Community Development Block Grant/Entitlement Grants	14.218	B24MC120046	285,208
			943,456
Total Community Development Block Grant Entitlement/Special Purpose Grants Cluster			943,456
Indirect Programs:			
Passed through Community Housing Development Organization			
Home Investment Partnerships Program	14.239	FY2024-2025	70,000
Total U.S. Department of Housing and Urban Development			1,013,456
U.S. Department of Agriculture			
Direct Program:			
Urban Agriculture and Innovatie Production	10.935	NRCS-ADS-093	91,945
Total U.S. Department of Agriculture			91,945
U.S. Department of Justice			
Direct Program:			
Congressionally Recommended Awards	16.753	15PBJA-22-GG-00038-BRND	218,093
Total U.S. Department of Justice			218,093
U.S. Department of Treasury			
Direct Programs:			
Coronavirus State and Local Fiscal Recovery Fund - COVID-19	21.027	N/A	1,305,615
Total U.S. Department of Treasury			1,305,615
U.S. Department of Homeland Security			
Indirect Program:			
Passed through Floirda Division of Emergency Management			
Hazard Mitigation Grant Program	97.039	H0929	913,159
Total U.S. Department of Treasury			913,159
Total Expenditures of Federal Awards			3,737,238

See notes to schedule of expenditures of federal awards and state financial assistance.

CITY OF DEERFIELD BEACH, FLORIDA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

State Agency, Pass-Through Entity, State Project	CSFA No.	Contract/Grant Number	Total Expenditures
Florida Department of Enviornmental Protection			
Direct Programs:			
Beach Managemetn Funding Assistance Program	37.003	23B02	154,688
Statewide Water Quality Restoration Project	37.039	LPA0508	286,166
Total Florida Department of Enviornmental Protection			440,854
Florida Housing Finance Corporation			
Direct Programs:			
State Housing Initiatives Partnership Program	40.901	FY22-23	313,059
State Housing Initiatives Partnership Program	40.901	FY23-24	13,809
State Housing Initiatives Partnership Program	40.901	FY24-25	73,876
			400,744
Total Florida Housing Finance Corporation			400,744
Florida Department of Elder Affairs			
Direct Programs:			
Alzheimer Interventions, Memory Disorder Clinics, Brain Banks and Alzheimer Special Projects	65.002	JZ024-06-2025	56,009
Alzheimer Interventions, Memory Disorder Clinics, Brain Banks and Alzheimer Special Projects	65.002	JZ025-06-2026	38,880
Alzheimer Interventions, Memory Disorder Clinics, Brain Banks and Alzheimer Special Projects	65.002	JZ024-06-2025	30,284
Alzheimer Interventions, Memory Disorder Clinics, Brain Banks and Alzheimer Special Projects	65.002	JZ025-06-2026	6,514
			131,687
Alzheimer's Respite Services	65.004	JZ024-06-2025	78,442
Alzheimer's Respite Services	65.004	JZ025-06-2026	20,255
			98,697
Local Services Programs	65.009	JL024-06-2025	73,335
Local Services Programs	65.009	JL025-06-2026	14,164
			87,499
Total Florida Department of Elder Affairs			317,883
Total Expenditures of State Financial Assistance			1,159,481
Total Expenditures of Federal Awards and State Financial Assistance			$ 4,896,719

NOTE: No amounts were provided to subrecipients.

See notes to schedule of expenditures of federal awards and state financial assistance.

CITY OF DEERFIELD BEACH, FLORIDA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and state financial assistance (the "Schedule") presents the expenditure activity of all federal and state awards of the City of Deerfield Beach, Florida (the "City") for the fiscal year ended September 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance") and Chapter 10.550, Rules of the Auditor General. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position/fund balance or cash flows of the City.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported in the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance and the Florida Single Audit Act, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 – INDIRECT COST RATE

The City has elected not to use the minimis indirect cost rate for federal programs allowed under the Uniform Guidance.

NOTE 4 – SUBRECIPIENTS

No amounts were provided to subrecipients during the fiscal year ended September 30, 2025.

CITY OF DEERFIELD BEACH, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

SECTION I – SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP:	*Unmodified Opinion*	
Internal control over financial reporting:		
Material weakness(es) identified?	____ Yes	X No
Significant deficiency(ies) identified?	____ Yes	X None reported
Non-compliance material to financial statements noted?	____ Yes	X No

Federal Awards and State Financial Assistance

Internal control over major federal program and state projects:		
Material weakness(es) identified?	____ Yes	X No
Significant deficiency(ies) identified?	____ Yes	X None reported
Type of auditors' report issued on compliance for the major federal program and state projects:	*Unmodified Opinion*	
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) or Chapter 10.557, Rules of the Auditor General?	____ Yes	X No

Identification of Major Federal Program and State Projects:

ALN	Federal Program
21.027	Coronavirus State and Local Fiscal Recovery Funds

CSFA No.	State Project
37.039	Statewide Water Quality Restoration Projects
40.901	State Housing Initiatives Partnership Program

Dollar threshold used to distinguish between Type A and Type B federal programs:	$1,000,000	
Dollar threshold used to distinguish between Type A and Type B state projects:	$347,844	
Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	X Yes	___ No

SECTION II – FINANCIAL STATEMENT FINDINGS

None.

SECTION III – FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None.

CITY OF DEERFIELD BEACH, FLORIDA

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

I. PRIOR YEAR FINANCIAL STATEMENT FINDINGS AND STATUS

None

II. PRIOR YEAR FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

CBIZ CPAs P.C.

201 East Las Olas Boulevard
21st Floor
Fort Lauderdale, FL 33301

P: 954.320.8000

Management Letter in Accordance with the Rules of the Auditor General of the State of Florida

To the Honorable Mayor, the City Commission and City Manager
City of Deerfield Beach, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Deerfield Beach, Florida (the "City"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 5, 2026. We did not audit the financial statements of City's Pension Trust Funds, as described in our report on the City's financial statements. This management letter does not include any matters reported on separately by those other auditors in their management letter, if any.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditors' Report on Compliance for the Major Federal Program and Each Major State Project; Report on Internal Control over Compliance; and Report on the Schedule of Expenditures of Federal Awards and State Financial Assistance Required by the Uniform Guidance and Chapter 10.550, Rules of the Auditor General; Summary Schedule of Prior Audit Findings; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedules, which are dated June 5, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 of the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. The financial condition assessment was performed as of the fiscal year end.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Program

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the City's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2025, all PACE Programs that operated within the City's geographical boundaries were handled directly with Broward County.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component unit that failed to

provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7., Rules of the Auditor General, the Deerfield Beach Community Redevelopment Agency (the "CRA") required information is reported in the CRA's stand-alone financial statements for the fiscal year ended September 30, 2025.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that have occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor, City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

CBIZ CPAs P.C.

Fort Lauderdale, Florida
June 5, 2026

CBIZ CPAs P.C.

201 East Las Olas Boulevard
21st Floor
Fort Lauderdale, FL 33301

P: 954.320.8000

Independent Accountants' Report on Compliance Pursuant to Section 218.415, Florida Statutes

To the Honorable Mayor, the City Commission and City Manager
City of Deerfield Beach, Florida

We have examined the City of Deerfield Beach, Florida's (the "City") compliance with Section 218.415, Florida Statutes, Local Government Investment Policies, for the fiscal year ended September 30, 2025. Management of the City is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the City and to meet other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with Section 218.415, Florida Statutes, for the fiscal year ended September 30, 2025.

This report is intended solely to describe our testing of compliance with Section 218.415, Florida Statutes, and it is not suitable for any other purpose.

CBIZ CPAs P.C.

Fort Lauderdale, Florida
June 5, 2026

Deerfield Beach
Florida

IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared CFO, Oleg Gorokhovsky, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Deerfield Beach which is a local governmental entity of the State of Florida;

2. The governing body of the City of Deerfield Beach adopted Ordinance 2016/008 implementing an impact fee.

3. The City of Deerfield Beach has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Oleg Gorokhovsky
Chief Financial Officer, Oleg Gorokhovsky

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me **by means of** ☑ **physical presence or** ☐ **online notarization**, this 13 day of January, 2026 (year), by Oleg Gorokhovsky (name of person making statement).

ROSEANN LOBRACCO
Notary Public - State of Florida
Commission # HH 335990
My Comm. Expires Mar 13, 2027
Bonded through National Notary Assn.

Roseann LoBracco
NOTARY PUBLIC

Personally known ✓ or produced identification ____
Type of identification produced: _____
My Commission Expires: Mar. 13, 2027

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-287

Agenda Date: 6/16/2026 **Status:** DEPARTMENTAL BUSINESS

In Control: City Commission

Title
ORDINANCE 2026/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Recommended Action
Commission to vote on Ordinance and set public hearing for July 7, 2026

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Background/History
In accordance with Florida Statute Section 166.241(8)(c), the governing body of each municipality at any time within a fiscal year or within 60 days thereafter, may amend the budget for a purpose not specifically authorized in paragraph 166.241(5)(a) or paragraph (b), by adopting the budget amendment in the same manner as the original budget. This proposed amendment to the budget meets this requirement.

Article 5 of the City Charter provides that if there are revenues in excess of those estimated in the budget, the City Commission by ordinance may make supplemental appropriations for the year up to the amount of such excess revenues.

Current Activity
As outlined in Exhibit "A", supplemental budget appropriations and budget transfers are requested primarily for revenue recognition, interfund transfers between funds, and carryforward adjustments.

Interfund transfers are movements of resources between City funds to reimburse a fund for expenditures it initially incurred on behalf of another fund.

Carryforward adjustments represent unspent appropriations at the close of the prior fiscal year that reverted to fund balance and are being re-authorized for use in the current fiscal year.

<u>General Fund – Revenues</u>

- Increase grants and contributions revenue by $6,887 to reflect a donation received from the NEFP CASA Board.
- Increase other financing sources revenue by $1,979,839 to mainly recognize interest on investment and PFAS settlement proceeds in an amount of $1,370,763 (settlements in the

amount of $1,474,551) net of class action counsel legal fees associated with the settlement. These funds are positioned within the General Fund's fund balance until further direction from the Commissioners on future appropriation.

General Fund – Expenditures and Transfers

- Increase the Financial Services expenditure budget by $103,788 for expenses associated with the PFAS settlement funds.
- Community Services Department expenditure budget increased by $6,887 for the purchase and wrapping of a new bus utilizing funds donated by the NEFP CASA Board.
- Interfund transfer increase totaling $401,500, consisting of $1,500 from the General Fund to the 2018 Capital Improvement Bond Fund to cover debt service paying agent fees; and $400,000 from the General Fund to the General Capital Fund for the Tedder Park Improvement Project.

General Fund – Public Safety Transition of Police and Fire Departments

Establishing the following urgently needed positions and operating expenditures as part of the approved public safety transition of Police and Fire departments implementation:

Police Department

- Two positions: Deputy Police Chief and Senior Executive Assistant

Fire Department

- Six positions: Deputy Fire Chief, Assistant Chief of Logistics/Fleet, Fire Marshal, two Fire Inspectors, and Senior Executive Assistant

The total combined fiscal impact is estimated at $604,191 (Police: $213,325 and Fire: $390,866), inclusive of salaries, benefits, and operating costs. Funding for these positions and associated expenditures have been realigned within the existing Office of Public Safety budget to offset the financial impact.

General Fund – Fund Balance Reserve

- Increase General Fund reserves by $1,370,763 with proceeds received from the PFAS settlement and other recognized revenues.

2018 Capital Improvement Bond Fund

- Interfund transfer of $1,500 from the General Fund to the 2018 Capital Improvement Bond Fund to cover debt service fees.
- Debt service expenditure budget increases by $1,500 for payment of the Paying Agent annual and audit confirmation fee.

CHDO HOME Grant Fund

- Increase revenue and expenditure budgets by $2,994 for the FY 2025–2026 HOME allocation

to support the Home Rehabilitation and Purchase Assistance Program.

Target Area Trust Fund

- Increase use of fund balance and operating expenditure budgets by $173,437 to fund the Oveta McKeithen Recreational Complex security system installation project.

Stormwater Fund

- Increase the use of fund balance by $1,000,000 to provide funding for the City's Flood Barrier Rebate Program.
- Increase the capital outlay expenditures by $1,000,000 to establish funding for the Flood Barrier Rebate Program. The appropriated funds will be used to provide rebates for eligible flood barrier protection purchases made by qualifying homeowners.

ORDINANCE NO. 2026/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, pursuant to Section 166.241(8), Florida Statutes, "the governing body of each municipality at any time within the fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year"; and

WHEREAS, the City Manager has certified that there are revenues or unappropriated fund balance available for appropriation in excess of those originally estimated in the budget for the fiscal year ending September 30, 2026; and

WHEREAS, pursuant to Section 5.05(1) of the City Charter, the City Commission may, by Ordinance, make supplemental appropriations for the fiscal year, up to the amount of such excess revenues and unappropriated fund balance; and

WHEREAS, pursuant to Section 5.05(3) of the City Charter, upon written request approved by the City Commission, the City Manager may transfer part or all of any unencumbered appropriation balance from one department, office or agency to another; and

WHEREAS, the proposed budget amendment, attached and incorporated herein as Exhibit "A", authorizes Fiscal Year 2026 budget transfers and appropriations as follows: (i) supplemental appropriations and budget transfers to and within various City Funds, as reflected in Exhibit "A", and (ii) carry forward of prior fiscal year appropriations to the Target Area Trust Fund, as reflected in Exhibit "A" (collectively, the "Amendments"); and

WHEREAS, City staff recommends approving the Amendments to the City's budget for the fiscal year ending September 30, 2026, as set forth in the attached Exhibit "A", (the "Budget Amendment").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. That the above "WHEREAS" clauses are true and correct and are made a part of this Ordinance.

Section 2. That the Budget Amendment, as set forth in the attached Exhibit "A", is hereby approved.

Section 3. That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Ordinance.

Section 4. All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Resolution as a whole or part thereof other than the part declared to be invalid.

Section 6. This Ordinance shall take effect immediately upon its passage and adoption on Second Reading.

PASSED 1ST READING ON THIS _____ DAY OF _____, 2026.

PASSED 2ND READING ON THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

"EXHIBIT A"
CITY OF DEERFIELD BEACH, FLORIDA
BUDGET AMENDMENT NO. 2
FISCAL YEAR ENDING SEPTEMBER 30, 2026

GENERAL FUND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
Property Taxes	$ 69,497,843	$ -	$ 69,497,843
Sales and Use Taxes	2,327,487	-	2,327,487
Communication Service Taxes	3,000,000	-	3,000,000
Public Service Taxes	11,585,000	-	11,585,000
Licenses and Permits	852,000	-	852,000
Franchise Fees	7,661,000	-	7,661,000
Local Option Gas Tax	6,955,284	-	6,955,284
Fire Assessment Fees	19,381,245	-	19,381,245
Intergovernmental	3,533,730	-	3,533,730
Charges for Services	10,410,234	-	10,410,234
Fines and Forfeits	4,078,000	-	4,078,000
Grants and Contributions	3,465,192	6,887	3,472,079
Administration Fees	8,079,662	-	8,079,662
Other Financing Sources	2,512,990	1,979,839	4,492,829
TOTAL SOURCES	**153,339,667**	**1,986,726**	**155,326,393**
Transfers In	221,179	-	221,179
Use of Fund Balance	26,850,652	-	26,850,652
TOTAL REVENUES, TRANSFERS & BALANCES	**$ 180,411,498**	**$ 1,986,726**	**$ 182,398,224**
EXPENDITURES:			
City Commission	$ 727,904	$ -	$ 727,904
City Manager	1,156,308	-	1,156,308
City Clerk	771,750	-	771,750
City Attorney	698,492	-	698,492
Financial Services	4,426,577	103,788	4,530,365
Human Resources	1,174,038	-	1,174,038
Planning & Development Services	2,490,470	-	2,490,470
Information Technology Services	4,411,554	-	4,411,554
Economic Development	1,596,567	-	1,596,567
Community Services	5,965,609	6,887	5,972,496
Public Affairs & Marketing	1,038,161	-	1,038,161
Office of Public Safety	94,734,070	-	94,734,070
Municipal Services	17,228,987	-	17,228,987
Environmental Services	1,270,266	-	1,270,266
Parks & Recreation	10,758,860	-	10,758,860
Additional Considerations	404,648	-	404,648
TOTAL EXPENDITURES	**148,854,262**	**110,675**	**148,964,937**
Transfers Out	31,557,237	401,500	31,958,737
Fund Balance Reserves	-	1,474,551	1,474,551
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES	**$ 180,411,498**	**$ 1,986,726**	**$ 182,398,224**

GENERAL CAPITAL FUND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
TOTAL SOURCES	**$ 6,689,942**	**$ -**	**$ 6,689,942**
Transfer In	25,016,867	400,000	25,416,867
TOTAL REVENUES, TRANSFERS & BALANCES	**31,706,809**	**400,000**	**32,106,809**
EXPENDITURES:			
CIP Infrastructure	31,706,809	400,000	32,106,809
TOTAL EXPENDITURES	**$ 31,706,809**	**$ 400,000**	**$ 32,106,809**

2018 CAPITAL IMPROVEMENT BOND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
Transfer In	$ 2,046,450	$ 1,500	$ 2,047,950
TOTAL REVENUES, TRANSFERS & BALANCES	**2,046,450**	**1,500**	**2,047,950**
EXPENDITURES:			
Debt Service	2,046,450	1,500	2,047,950
TOTAL EXPENDITURES	**$ 2,046,450**	**$ 1,500**	**$ 2,047,950**

CHDO HOME GRANT FUND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
HOME Program Grant Funding	$ 578,120	$ 2,994	$ 581,114
TOTAL SOURCES	**578,120**	**2,994**	**581,114**
EXPENDITURES:			
Home Rehabilitation and Purchase Assistance	578,120	2,994	581,114
TOTAL EXPENDITURES	**$ 578,120**	**$ 2,994**	**$ 581,114**

TARGET AREA TRUST FUND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
TOTAL SOURCES	**$ 325,000**	**$ -**	**$ 325,000**
Fund Balance - Carryforward	500	173,437	173,937
TOTAL REVENUES, TRANSFERS & BALANCES	**325,500**	**173,437**	**498,937**
EXPENDITURES:			
Operating expenditures	325,500	173,437	498,937
TOTAL EXPENDITURES	**$ 325,500**	**$ 173,437**	**$ 498,937**

STORMWATER FUND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
TOTAL SOURCES	**$ 3,640,825**	**$ -**	**$ 3,640,825**
Use of Fund Balance	8,855,900	1,000,000	9,855,900
TOTAL REVENUES, TRANSFERS & BALANCES	**12,496,725**	**1,000,000**	**13,496,725**
EXPENDITURES:			
Personnel expenditures	732,572	-	732,572
Operating expenditures	812,079	-	812,079
Capital Outlay	189,645	1,000,000	1,189,645
TOTAL EXPENDITURES	**1,734,296**	**1,000,000**	**2,734,296**
Transfers Out	10,556,823	-	10,556,823
Fund Balance Reserves	205,606	-	205,606
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES	**$ 12,496,725**	**$ 1,000,000**	**$ 13,496,725**

City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet
File Number: I.D. 2026-232

Agenda Date: 6/16/2026 **Status:** DEPARTMENTAL BUSINESS

In Control: City Commission

Title
Resolution 2026/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the issuance of a purchase order to SAG Cocoa LLC d/b/a Cocoa Ford for the purchase of 144 vehicles for the City's Police and Fire Departments, utilizing the terms of Florida Sheriff's Association Cooperative Purchasing Program Contract No. FSA 25-VEL33.0 in an amount not to exceed $8,279,400.01, inclusive of costs for wrap graphics for 108 vehicles; approving the issuance of a purchase order to Cocoa Ford for the Ford premium five-year maintenance plan for all 144 vehicles in an amount not to exceed $470,160.00; waiving the competitive solicitation requirements set forth in Section 38-116 of the Procurement Code related to the maintenance plan purchase; providing for an effective date. *(Funds from multiple accounts)*

Recommended Action
Commission to vote on Resolution

Voting Requirement
Adoption requires a 3/5 vote of the City Commission

Fiscal Impact
Costs: $8,749,560.01
Account Name: General Fund / Use of Fund Balance
Account Number: 100-000-130-0000-000-38990-389100
Secondary Account Name: General Capital Fund / Law Enforcement, Automobile Vehicles
Secondary Account Number: 399-200-210-2101-000-52100-506420
Tertiary Account Name: General Capital Fund / Fire & Rescue, Automobile Vehicles
Tertiary Account Number: 399-200-210-2200-000-52200-506420

Background/History

The City Commission voted to approve the transition of both Police and Fire Services from the Broward Sheriff's Office to municipal police and fire departments. On March 3, 2026, the City Commission approved a Resolution providing for the establishment of independent City municipal police and fire departments (the “Departments”), and authorizing staff to take the necessary actions to establish and develop the Departments.

The Office of Public Safety, in conjunction with the City's Transitional Fire Chief and Transitional Police Chief, has determined the acquisition of vehicles for both the Police and Fire Departments needs to be facilitated to support the transition.

Current Activity

The Office of Public Safety is requesting to procure Police and Fire vehicles for the departments to

perform their duties and responsibilities for the City of Deerfield Beach community.

The City is seeking to contract with SAG Cocoa, LLC d/b/a Cocoa Ford (“Cocoa Ford”) for the purchase of 144 vehicles utilizing the terms of the Florida Sheriff's Association Cooperative Purchasing Program Contract No. FSA 25-VEL33.0 effective October 1, 2025, through September 30, 2027 (the "FSA Contract").

Cocoa Ford will provide the 144 vehicles to the City based upon the terms and pricing of the FSA Contract and the quotes provided to the City for a total cost of $8,279,400.01, inclusive of wrap graphics for 108 of the 144 vehicles.

A. The number of vehicles to be purchased by the Deerfield Beach Police Department is 132 consisting of:

90 Patrol Explorers, wrap graphics included

5 Ford Police Interceptor Utility ST Line - no wrap graphics

12 Bronco Sport Utility Vehicle - no wrap graphics

8 Ford Maverick Pickup Trucks - wrap graphics included

13 Executive Command Police Interceptor Utility Vehicles - no wrap graphics

2 Ford Transit Vans (Crime Scene Vans) - wrap graphics included

2 Ford F-150 Responders - wrap graphics included

The total purchase price of 132 vehicles for the Deerfield Beach Police Department is in an amount of $7,666,054.08, inclusive of the cost for the vehicle wrap graphics.

B. The number of vehicles to be purchased by the Deerfield Beach Fire Department is 12, consisting of:

6 Ford Police Interceptor Utility Hybrid - no wrap graphics

1 Ford F-150 Pickup Truck, wrap graphics included

5 Ford Maverick Pickup Trucks Hybrid, wrap graphics included

The total purchase price of 12 vehicles for the Deerfield Beach Fire Department is in an amount of $613,345.93, inclusive of the cost for the vehicle wrap graphics.

122 Units of the 144 are hybrid vehicles, which is 85% of the fleet. Vehicles not hybrid are EcoBoost, which operates and emits 15–20% fewer greenhouse gas emissions and has 20% better fuel economy than a non-EcoBoost Vehicle.

Fleet delivery will be coordinated based on the City's operational needs and schedule.

Premium Maintenance Plan

Additionally, the City will purchase a 5-year/100,000 mile premium maintenance plan for the 144 vehicles, which can be serviced at various Ford facilities and dealerships utilizing genuine Ford parts pursuant to the best interest provision of the Procurement Code.

Coverage includes:

Premium Maintenance from Ford Protect - covers routine inspections, preventive care and replacement of normal “wear and tear” items that require periodic attention.

Engine oil and filter changes

Multi-point inspections

Tire rotations

Brake pads and linings

Shock absorbers/struts

Spark plugs

Clutch discs

Engine belts

Engine coolant hoses, clamps and o-ring seals

Wiper blades

Multi-point Inspection

At each service interval, the vehicle undergoes a comprehensive multi point inspection as indicated in the Owner’s Scheduled Maintenance Guide: Check the following systems/components.

Operation of horn, interior lights, exterior lamps, turn signals, and hazard and brake lights

Windshield washer spray, wiper operation and wiper blades

Windshield for cracks, chips and pitting

Radiator, heater and air conditioning lines for leaks and damage

Engine air filter

Oil and fluid leaks

Exhaust system (leaks, damage, loose parts)

Steering and steering linkages

Shocks/struts and other suspension components for leaks and/or damage

Accessory drive belt(s)

Clutch operation (if equipped)

Tires for wear and proper air pressure

Check fluid levels and fill:

Transmission (if equipped with a dipstick)

Brake reservoir

Power steering

Coolant recovery reservoir

Window washer

Diesel exhaust fluid (if necessary)

The total cost of the 5-year/100,000 mile Ford Premium Maintenance Plan for the 144 fire and police department vehicles is an amount not to exceed $470,160.00.

The total cost to purchase, upfit, install wrap graphics, deliver and provide a premium maintenance plan for the 144 vehicles is $8,749,560.01.

The acquisition of these vehicles will be funded by utilizing General Fund reserves to be reimbursed by issuance of a financing instrument prior to September 30, 2026.

Recommendation

Staff recommends that the City Commission approve the issuance of a Purchase Order to Cocoa Ford for the purchase of 144 vehicles utilizing the terms of the FSA Contract, and approve the issuance of a Purchase Order to Cocoa Ford for the Premium Maintenance Plan, for a total purchase amount not to exceed $8,749,560.01.

RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER TO SAG COCOA LLC D/B/A COCOA FORD FOR THE PURCHASE OF 144 VEHICLES FOR THE CITY'S POLICE AND FIRE DEPARTMENTS, UTILIZING THE TERMS OF FLORIDA SHERIFF'S ASSOCIATION COOPERATIVE PURCHASING PROGRAM CONTRACT NO. FSA 25-VEL33.0 IN AN AMOUNT NOT TO EXCEED $8,279,400.01, INCLUSIVE OF COSTS FOR WRAP GRAPHICS FOR 108 VEHICLES; APPROVING THE ISSUANCE OF A PURCHASE ORDER TO COCOA FORD FOR THE FORD PREMIUM FIVE-YEAR MAINTENANCE PLAN FOR ALL 144 VEHICLES IN AN AMOUNT NOT TO EXCEED $470,160.00; WAIVING THE COMPETITIVE SOLICITATION REQUIREMENTS SET FORTH IN SECTION 38-116 OF THE PROCUREMENT CODE RELATED TO THE MAINTENANCE PLAN PURCHASE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on March 3, 2026, the City Commission approved a Resolution establishing independent, City municipal police and fire departments (the "Departments"), and authorized staff to take the necessary actions to establish and develop the Departments to provide for the transition of both Police and Fire Services from the Broward Sheriff's Office to the Departments; and

WHEREAS, as part of the transition process, the Office of Public Safety in conjunction with the City's transitional manager, transitional Fire Chief and Police Chief, have determined that to effectuate such transition, the acquisition of vehicles for both the Departments needs to be facilitated; and

WHEREAS, City staff has determined that the City Police Department would initially need to be outfitted with 132 vehicles, and the City Fire Department would initially be outfitted with another 12 vehicles; and

WHEREAS, the City Code exempts from competitive solicitation requirements procurements utilizing contracts awarded by other governmental agencies and participation in cooperative purchases; and

WHEREAS, the City is seeking to contract with SAG Cocoa, LLC d/b/a Cocoa Ford ("Cocoa Ford") for the purchase of 144 vehicles for the Departments for a total cost of $8,279,400.01, inclusive of wrap graphics for 108 of the 144 vehicles (collectively, the "Vehicles Purchase"), utilizing the terms and pricing of the Florida Sheriff's Association Cooperative Purchasing Program Contract No. FSA 25-VEL33.0, attached as Exhibit "1" (the "FSA Contract"); and

WHEREAS, the Police Department will receive the following vehicles: 90 Patrol Ford Explorers with wrap graphics, five Ford Police Interceptor Utility ST Line vehicles, 12 Bronco Sport Utility vehicles, eight Ford Maverick Pickup Trucks with wrap graphics, 13 Executive Command Police Interceptor Utility Vehicles, two Ford Transit Vans with wrap graphics, and two Ford F-150-Responders with wrap graphics, for a total cost of $7,666,054.08; and

WHEREAS, the Fire Department will receive the following vehicles: six Ford Police Interceptor Utility Hybrids, one F-150 Pick-Up Truck with wrap graphics, and five Ford Maverick Pick-up Trucks with wrap graphics, for a total cost of $613,345.93; and

WHEREAS, in order to ensure that the vehicles are properly maintained, and continuity and flexibility for vehicle maintenance at various Ford facilities and dealerships that have the required equipment and trained and certified technicians, it was determined that a maintenance plan be acquired; and

WHEREAS, as Cocoa Ford is providing the vehicles to the City through the Vehicles Purchase, City staff recommends purchasing the 5 years/100,000 miles Premium Maintenance Plan offered by Cocoa Ford under which the 144 vehicles may be serviced at any Ford Dealership and the Plan includes routine inspections, preventive care and replacement of normal "wear and tear" items, at a cost of $470,160.00 (the "Maintenance Plan Purchase"); and

WHEREAS, pursuant to Section 38-116(3)(e) of the City Code, the City Commission may waive the City's competitive selection requirements when the City Commission finds that it is in the best interests of the City to do so and that the waiver will not inure to the financial disadvantage of the City; and

WHEREAS, staff recommends that the City Commission approve the issuance of a Purchase Order to Cocoa Ford for the Vehicles Purchase utilizing the FSA Contract, and the issuance of a Purchase Order to Cocoa Ford for the Maintenance Plan; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the issuance of the Purchase Order to Cocoa Ford for the Vehicles Purchase in an amount not to exceed $8,279,400.01 inclusive of wrap graphics, and the issuance of a Purchase Order to Cocoa Ford for the Maintenance Plan Purchase in an amount not to exceed $470,160.00, and to waive the competitive selection requirements of the City Code regarding the Maintenance Plan Purchase.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the issuance of a Purchase Order to Cocoa Ford for the Vehicles Purchase for the Police and Fire Departments in an amount not to exceed $8,279,400.01, inclusive of wrap graphics for 108 of the 144 vehicles, utilizing the terms and pricing of the FSA Contract, as more specifically detailed in Cocoa Ford's Quotes attached as Attachments 1 and 2.

Section 3. The City Commission hereby waives the competitive selection requirements of the City Code regarding the Maintenance Plan Purchase and finds that said waiver is in the best interest of the City and will not inure to the financial disadvantage of the City.

Section 4. The City Commission hereby approves the issuance of a Purchase Order to Cocoa Ford for the Maintenance Plan Purchase in an amount not to exceed $470,160.00.

Section 5. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution, including but not limited to, executing and issuing the Purchase Orders and making the necessary appropriations or budget transfers to fund the purchases.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

FSA Cooperative Purchasing Program

FLORIDA
SHERIFFS ASSOCIATION
COOPERATIVE
PURCHASING PROGRAM

FSA25-VEL33.0: Pursuit, Administrative, & Other Vehicles Contract Packet

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

NOTICE OF FINAL AWARD
CONTRACT FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Date: October 1, 2025

To: All Prospective Bidders and Purchasers

From: Matt Dunagan, Executive Director
Sarrah Glassner, Deputy Executive Director of Administration
Megan Taber, Cooperative Purchasing Program Director

Re: Contract Number FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles: Contract Awards

We are pleased to announce that the Florida Sheriffs Association (FSA) has successfully completed its latest nationwide cooperative bid for Pursuit, Administrative, and Other Vehicles. This contract is in effect beginning October 1, 2025, through September 30, 2027.

This notification is for the Florida Sheriffs Association (FSA), Cooperative Purchasing Program (CPP) Intent to Award for contract FSA25-VEL33.0 :Pursuit, Administrative, and Other Vehicles. All bids were received in a timely manner, reviewed, and evaluated by the FSA and its Fleet Advisory Committee.

The contract specifications include:

- Administrative Sedans
- Armored Vehicles: Van Type
- Cab and Chassis Trucks: 1 Ton (DRW) 4x2
- Cab and Chassis Trucks: 1 Ton (DRW) 4x4
- Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2
- Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4
- Cargo & Passenger Vans Medium/High Roof
- Cargo & Passenger Vans Standard/Low Roof
- Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans
- Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles
- Electric Bikes & Transporters: All-Terrain
- Electric Bikes & Transporters: Cargo
- Electric Bikes & Transporters: Commuter
- Electric Bikes & Transporters: Emergency Response

- Electric Bikes & Transporters: Patrol
- Pickup Trucks – 4x2
- Pickup Trucks – 4x4
- Pursuit Rated Motorcycles
- Pursuit Rated Vehicles
- Special Service Vehicles
- Utility & Hybrid Utility Vehicles – 4x2
- Utility & Hybrid Utility Vehicles – 4x4 and AWD

The competitive process for this award began in March of 2025, when FSA Fleet Advisory Committee, bidders, and stakeholders provided input regarding automotive and equipment procurement needs. Specifications were developed based on prior years activity, and new additions were included based on feedback from the FSA Committee, bidders, and stakeholders.

Advertisements of the Invitation to Bid (ITB) were placed on the FSA website on March 28, 2025, and within the Florida Administrative Register on March 28, 2025, and May 1, 2025.

From the ITB, 38 bidders completed the pre-bid process. Of these respondents, 35 submitted bids. 33 responsive bidders were awarded after bids were evaluated by the FSA Fleet Advisory Committee and FSA staff.

The Florida Sheriffs Association Cooperative Purchasing Program has followed the Contract Terms and Conditions to procure this contract.

Contract prices are extended and guaranteed to any local government or political subdivision of the state, public educational institutions, other public agencies or authorities with the State of Florida, and other entities approved by the manufacturer to participate in this contract.

Out-of-state sales are permitted under this contract. All purchasers are bound by their local governing purchasing ordinances, rules and regulations.

All awarded vendors are governed by their manufacturer agreements and the Contract Terms and Conditions.

List of Intended Awards in Alphabetical Order:

- Alligator Alley Harley-Davidson
- American Road Group
- Bachrodt FT, LLC. dba Palmetto Ford of Miami
- Beck Chrysler Dodge Jeep
- Beck Ford Lincoln
- Bozard Ford
- Carl Black of Orlando, LLC.
- Crown Auto Group
- Duval Ford, LLC.
- ETR, LLC.
- Family Ford, Inc.

- Florida Transportation Systems, Inc.
- Garber Chevrolet Buick GMC, Inc.
- Garber Chrysler Dodge Truck, Inc.
- Garber Ford, Inc.
- Hardy Chevrolet GMC, Inc.
- Kelley Buick GMC, Inc.
- Matheny Fire & Emergency
- Recon Power Bikes
- Rush Truck Centers of Florida, Inc.
- SAG Cocoa, LLC. dba Cocoa Ford
- Seg Adventures, LLC.
- Seminole Toyota
- Step One Automotive dba CDJR Ft. Walton Beach
- Step One Automotive dba Ford Crestview
- Step One Automotive dba Kia Ft. Walton Beach
- Stingray Chevrolet
- Tallahassee BGC, LLC.
- Tallahassee CH, LCC.
- Tampa Truck Center
- Terry Taylor's DeLand Nissan, Inc.
- Treaty Oak Outdoors, LLC.
- Tropical Ford

The final award page document for all awarded bid items is attached.

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

September 29, 2025

Addendum to Intent to Award for Bid FSA25-VEL33.0

Following the Intent to Award and subsequent notice of protests, the Florida Sheriffs Association (FSA) Cooperative Purchasing Program (CPP) discovered and affirmed that Specification 165 F-150 XL Regular Cab 4x2 and Specification 210 F-150 XL Regular Cab 4x4 had two options under the manufacturer's base specification for different wheelbases and engine sizes. Section 1.23 related to Clarification and Addendum offers direction to resolve this issue. In light of the clarification needed for these two specifications and to offer purchaser's the most accurate vehicle options, FSA issues this Addendum to the Intent to Award for Bid FSA25-VEL33.0.

1. Specification 165 will be offered as two separate awards. Specification 165 will represent wheelbase 122.5" and engine V8. Specification 312 will represent wheelbase 141" and engine V6. Therefore, the Intent to Award is amended to offer the following bidders this ranking based on lowest price:

165	Pickup Trucks – 4x2	**Make:** Ford **Model:** F-150 XL Regular Cab V8 (122.5" WB) **Model #:** F1K **Model Upgrade/ Downgrade:** **Description:** Refer FSA Base Specifications PDF document. **Price/Percent:** Both **Brand Name/Equal Value/Service:** Brand Name Only **Internal #:**	1	Each	No				
165		FAMILY FORD INC. Dallas, GA View Quote				$37,805.00 ☐ 6.00000%	$37,805.00 ☐ 6.00000%	$37,805.00 ☐ 6.00000%	$37,805.00 ☐ 6.00000%
165		TROPICAL FORD INC ORLANDO, FL View Quote				$36,607.00 ☑ 3.25000%	$36,607.00 ☑ 3.25000%	$36,607.00 ☑ 3.25000%	$36,607.00 ☑ 3.25000%
165		RUSH TRUCK CENTERS OF FLORIDA, INC ORLANDO, FL View Quote				$36,180.00 ☑ 7.00000%	$35,980.00 ☑ 7.00000%	$35,980.00 ☑ 7.00000%	$36,080.00 ☑ 7.00000%
165		Duval Ford LLC JACKSONVILLE, FL View Quote				$35,132.00 ☑ 2.64000%	$34,912.00 ☑ 2.00000%	$35,012.00 ☑ 2.29000%	$35,112.00 ☑ 2.58000%

312	Pickup Trucks – 4x2	**Make:** Ford **Model:** F-150 XL Regular Cab V6 (141" WB) **Model #:** F1K **Model Upgrade/ Downgrade:** **Description:** Refer FSA Base Specifications PDF document. **Price/Percent:** Both **Brand Name/Equal Value/Service:** Brand Name Only **Internal #:**	1	Each	No				
312		Step One Automotive dba Ford Crestview Crestview, FL View Quote				$33,871.00 ☑ 2.80000%	$0.00 ☐ 0.00000%	$0.00 ☐ 0.00000%	$0.00 ☐ 0.00000%
312		SAG Cocoa, LLC dba Cocoa Ford COCOA , FL View Quote				$33,795.00 ☑ 3.21000%	$33,445.00 ☑ 2.14000%	$33,319.00 ☑ 1.75000%	$33,495.00 ☑ 2.29000%
312		BOZARD FORD ST AUGUSTINE, FL View Quote				$33,219.00 ☑ 1.24000%	$33,053.00 ☑ 0.74000%	$33,136.00 ☑ 0.99000%	$33,219.00 ☑ 1.24000%
312		Garber Ford Inc GREEN COVE SPRINGS, FL View Quote				$35,052.00 ☐ 2.00000%	$34,852.00 ☑ 2.00000%	$34,952.00 ☑ 2.00000%	$35,052.00 ☑ 2.00000%

2. Specification 210 will be offered as two separate awards. Specification 210 will represent wheelbase 122.5" and engine V8. Specification 313 will represent wheelbase 141" and engine V6. Therefore, the Intent to Award is amended to offer the following bidders this ranking based on lowest price:

210	Pickup Trucks – 4x4	**Make:** Ford **Model:** F-150 XL Regular Cab V8 (122.5" WB) **Model #:** F1L **Model Upgrade/ Downgrade:** **Description:** Refer FSA Base Specifications PDF document. **Price/Percent:** Both **Brand Name/Equal Value/Service:** Brand Name Only **Internal #:**	1	Each	No				
210		TROPICAL FORD INC ORLANDO, FL View Quote				$41,049.00 ☐ 3.30000%	$41,049.00 ☐ 3.30000%	$41,049.00 ☐ 3.30000%	$41,049.00 ☐ 3.30000%
210		RUSH TRUCK CENTERS OF FLORIDA, INC ORLANDO, FL View Quote				$40,856.00 ☑ 7.00000%	$40,556.00 ☑ 7.00000%	$40,556.00 ☑ 7.00000%	$40,656.00 ☑ 7.00000%
210		Garber Ford Inc GREEN COVE SPRINGS, FL View Quote				$40,090.00 ☑ 2.00000%	$39,890.00 ☑ 2.00000%	$39,990.00 ☑ 2.00000%	$40,090.00 ☑ 2.00000%
210		Duval Ford LLC JACKSONVILLE, FL View Quote				$39,745.00 ☑ 2.52000%	$39,525.00 ☑ 1.96000%	$39,625.00 ☑ 2.21000%	$39,725.00 ☑ 2.47000%

313	Pickup Trucks – 4x4	**Make:** Ford **Model:** F-150 XL Regular Cab V6 (141" WB) **Model #:** F1L **Model Upgrade/ Downgrade:** **Description:** Refer FSA Base Specifications PDF document. **Price/Percent:** Both **Brand Name/Equal Value/Service:** Brand Name Only **Internal #:**	1	Each	No				
313		Step One Automotive dba Ford Crestview Crestview, FL View Quote				$38,299.00 ☑ 2.70000%	$0.00 ☐ 0.00000%	$0.00 ☐ 0.00000%	$0.00 ☐ 0.00000%
313		FAMILY FORD INC. Dallas, GA View Quote				$41,122.00 ☐ 5.00000%	$41,122.00 ☑ 5.00000%	$41,122.00 ☑ 5.00000%	$41,122.00 ☑ 5.00000%
313		SAG Cocoa, LLC dba Cocoa Ford COCOA , FL View Quote				$38,399.00 ☑ 2.86000%	$38,049.00 ☑ 1.93000%	$37,872.00 ☑ 1.45000%	$38,099.00 ☑ 2.06000%
313		BOZARD FORD ST AUGUSTINE, FL View Quote				$37,861.00 ☑ 1.24000%	$37,673.00 ☑ 0.74000%	$37,767.00 ☑ 0.99000%	$37,861.00 ☑ 1.24000%

Please let us know if you have any questions.

Thank you.

Megan E. Taber

Megan Taber
Cooperative Purchasing Program Director

FSA Cooperative Purchasing Program

FSA25-VEL33.0: Pursuit, Administrative, & Other Vehicles
Awarded Vendor Contract Signature Pages

Docusign Envelope ID: 5C18F0C7-A883-417F-8D13-69855AA13231

CONTRACT SIGNATURE FORM

By submitting a response to this Invitation to Bid and signing this form, the Bidder declares that he or she has read, and the company understands, accepts and will comply with the terms, conditions and specifications of this bid and any addenda issued. The failure or omission to review this document shall in no way relieve the authorized agent of obligations with respect to this bid. The submission of a bid and signature below shall be taken as evidence of acceptance of the terms and conditions of this bid.

The Bidder further declares that no other persons other than the authorized agent herein named has any interest in this bid or in the contract to be taken, and that it is made without any connection with any other person or persons making proposal for the same article, and is in all respects fair and without collusion or fraud.

The Bidder further declares that they have carefully examined the specifications and is thoroughly familiar with its provisions and with the quality, type and grade of materials required.

The Bidder further declares that they have provided a discount on all factory options included in this bid, and such discount will be included in all purchase orders.

The Bidder further declares that the company understands the financial responsibility associated with this bid as stated and further declares that it has the ability to meet the financial responsibility associated with this bid.

The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name TMCAA, INC, DBS ALLIGATOR ALLEY HARLEY-DAVIDSON

Business Address 201 INTERNATIONAL PARKWAY
SUNRISE, FL 33325

Name of Authorized Agent Stephen Otton

Email address of authorized agent stepheno@alligatoralleyharley.com

Signature DocuSigned by: Stephen Otton 58778913792A46F...

Date 9/29/2025

Docusign Envelope ID: 1E98A5F8-C9A3-4F5D-8E70-DEB6452E0DFE

CONTRACT SIGNATURE FORM

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The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name AMERICAN ROAD GROUP LLC

Business Address 3770 37 STREET
ORLANDO, FL 32805

Name of Authorized Agent Rob Crane

Email address of authorized agent RCRANE@ORLANDOHARLEY.COM

Signature Signed by: Rob Crane 028E2118E36C46C...

Date 9/26/2025

Docusign Envelope ID: E316AAE9-30FA-4B56-ABC1-DBD25B4E2A25

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Bachrodt FT, LLC dba Palmetto Ford of Miami

Business Address 7245 NW 36th Street, Miami, FL. 33166

Name of Authorized Agent Charlie Rodgers

Email address of authorized agent crodgers@palmettofordtrucks.com

Signature Signed by: Charlie Rodgers 1C63450A9FFF413...

Date 9/29/2025

Docusign Envelope ID: 4977D7A3-E8BD-4B66-978B-F4FC550E9B99

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name BECK CHRYSLER DODGE JEEP

Business Address 256 HWY 17 NORTH PALATKA FL 32177

Name of Authorized Agent Brandy Sloan

Email address of authorized agent contractinfo@beckfleet.com

Signature Signed by: Brandy Sloan C989DAD713D6403...

Date 9/29/2025

Docusign Envelope ID: 775ADBA1-E493-4A89-915E-1459AA14366B

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name BECK FORD

Business Address 420 N PALM AVE
PALATKA, FL 32177

Name of Authorized Agent PAUL FERSCHKE

Email address of authorized agent paulf@beckfleet.com

Signature DocuSigned by: PAUL FERSCHKE 5175B0E87E954D6...

Date 10/9/2025

Docusign Envelope ID: 123C0023-AE05-4E45-ADAF-2FEE25FE00F7

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Bozard Ford Co

Business Address 540 Outlet Mall Blvd
St. Augustine, Fl. 32084

Name of Authorized Agent Jeff Young

Email address of authorized agent jyoung@bozard.com

Signature Signed by: Jeff Young 95278DB5FBF54E7...

Date 9/26/2025

Docusign Envelope ID: CC6D0B6D-35FA-4B73-AC60-EF8250FE1F51

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The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name CARL BLACK OF ORLANDO, LLC

Business Address 11500 E COLONIAL DR, ORLANDO, FL 32817

Name of Authorized Agent Edgar Massoni

Email address of authorized agent emassoni@carlblack.com

Signature Signed by: Edgar Massoni 2D19705D7A6F4BE...

Date 9/26/2025

Docusign Envelope ID: 76F1DF9A-CF7A-4AAF-A56E-24395506604D

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Crown Chrysler Dodge Jeep RAM

Business Address 6350 Perimeter Loop RdDublin, Ohio 43017

Name of Authorized Agent Timothy Duffey

Email address of authorized agent tduffey@crowncars.com

Signature DocuSigned by: Timothy Duffey 12CB8DDF3C7C4BA...

Date 9/26/2025

Docusign Envelope ID: 74F18105-95CD-45FF-8046-7268E5C69022

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Duval Ford llc

Business Address 405 Lane Ave North; Jacksonville FL 32354

Name of Authorized Agent Richard Tackett

Email address of authorized agent RICHARD.TACKETT@DUVALFORD.COM

Signature DocuSigned by: Richard Tackett F167A39DD605483...

Date 9/26/2025

Docusign Envelope ID: 0429C5A3-D3D9-4612-9E09-CF9CBE71A38A

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name ETR, L.L.C.

Business Address 700 S. French Avenue
Sanford, FL 32771

Name of Authorized Agent JERRY MICHALUK

Email address of authorized agent JERRY@ETRLLC.ORG

Signature Signed by: JERRY MICHALUK C925ABB2A8D0411...

Date 9/29/2025

Docusign Envelope ID: 003580F3-5803-43F5-8470-A7510107BB0B

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Family Ford Inc DBA Hardy Family Ford

Business Address 1255 Charles Hardy Pkwy Dallas Ga. 30157

Name of Authorized Agent Timothy Colt Deems (Family Ford)

Email address of authorized agent cdeems@hardyautomotive.com

Signature Signed by: Timothy Colt Deems (Family Ford) 512DB52F36924D9...

Date 9/29/2025

Docusign Envelope ID: D5688281-4624-4BF2-AE67-3EABD8B90E2D

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Florida Transportation Systems

Business Address 6041 Orient Road Tampa, FL 33610

Name of Authorized Agent Robert Frick

Email address of authorized agent rfrick@fts4buses.com

Signature DocuSigned by: Robert Frick 027BAE08445744C...

Date 9/26/2025

Docusign Envelope ID: AE83B075-28F6-43E4-B325-F8CEB466F603

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Garber Chrysler Dodge Truck, Inc.

Business Address 3408 Hwy 17 (PO Box 1600)
Green Cove Springs, FL 32043

Name of Authorized Agent Ryan Davis

Email address of authorized agent rdavis@garberautomall.com

Signature Signed by: Ryan Davis 3389670B0DD644A...

Date 9/26/2025

Docusign Envelope ID: 0E702319-FDAC-4FF5-9380-8495103217AD

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Garber Chevrolet Buick GMC, Inc.

Business Address 3340 Hwy 17 (PO BOX 1600)
Green Cove Springs, FL 32043

Name of Authorized Agent Ryan Davis

Email address of authorized agent ddrake@garberautomall.com

Signature Signed by: Ryan Davis 94424341E6DF40A...

Date 9/26/2025

Docusign Envelope ID: 745D6297-90C2-4710-B914-6E7DAD7A453A

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Garber Ford, Inc.

Business Address 3380 Hwy 17 (PO Box 1600)
Green Cove Springs, FL 32043

Name of Authorized Agent Ryan Davis

Email address of authorized agent TBRANDT@GARBERAUTOMALL.COM

Signature Signed by: Ryan Davis A8B5E3D164AC435...

Date 9/26/2025

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Hardy Chevrolet GMC INC.

Business Address 1249 CHARLES HARDY PKWY DALLAS GA 30157

Name of Authorized Agent Timothy Colt Deems

Email address of authorized agent cdeems@hardyautomotive.com

Signature Signed by: Timothy Colt Deems 512DB52F36924D9...

Date 9/26/2025

Docusign Envelope ID: B41585F2-87DE-4DF9-9F6D-F8349809E57C

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Kelley Buick GMC, INC.

Business Address 255 W Van Fleet Dr. Bartow, FL 33830

Name of Authorized Agent Kyle Jones

Email address of authorized agent kjones@kelleyfleet.com

Signature Signed by: Kyle Jones 04D8FE9DC87046D...

Date 9/26/2025

Docusign Envelope ID: 15911770-1BB6-46CA-A980-DD74650DC417

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Matheny Fire & Emergency

Business Address 725 SW 46th Ave, Ocala, FL 34474

Name of Authorized Agent Dee Daniels

Email address of authorized agent DDaniels@mathenyfire.com

Signature Signed by: Dee Daniels 3DE53B22D95E4BE...

Date 9/29/2025

Docusign Envelope ID: 8E919E63-7DDC-449D-B615-B0931704E98F

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The Bidder further declares that the company understands the financial responsibility associated with this bid as stated and further declares that it has the ability to meet the financial responsibility associated with this bid.

The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Recon Power Bikes

Business Address 327 Ley Road
Fort Wayne, IN 46825

Name of Authorized Agent Chris Warren

Email address of authorized agent chris@reconpowerbikes.com

Signature Signed by: Chris Warren 3F4A7F85246340A...

Date 9/29/2025

Docusign Envelope ID: C2983E84-9549-4D84-A271-FDD6B511A24A

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name RUSH TRUCK CENTERS OF FLORIDA, INC.

Business Address 2350 Diversified Way
Orlando, FL. 32804

Name of Authorized Agent GLENN MAHONEY

Email address of authorized agent mickford1@yahoo.com

Signature Signed by: GLENN MAHONEY AB3D5471671C42F...

Date 10/3/2025

Docusign Envelope ID: 3116299B-5F46-4E69-8894-A54F1AC84055

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name SAG COCOA LLC DBA COCOA FORD

Business Address 1360 W King St, Cocoa, FL 32922

Name of Authorized Agent Alex Kadish

Email address of authorized agent AKADISH@SUTTONAUTOTEAM.COM

Signature Signed by: 97F87374E5C942F...

Date 9/28/2025

Docusign Envelope ID: DDAD3F40-BE16-441A-988B-6E0626022CB6

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Seg Adventures, LLC

Business Address 5454 Foliage Way, Apopka, FL 32712

Name of Authorized Agent John Smith

Email address of authorized agent john@greatlakessegway.com

Signature Signed by: John Smith 8A9E6920D5984DC...

Date 9/26/2025

Docusign Envelope ID: A1256B26-5597-4B9A-8704-AFD30DB0C9A3

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Seminole Toyota

Business Address 1160 Rinehart Road
Sanford, FL 32771

Name of Authorized Agent Sam Bunte

Email address of authorized agent sbunte@vtaig.com

Signature Signed by: Sam Bunte D4CE7D38DA7B43A...

Date 9/26/2025

Docusign Envelope ID: 9B9AA6E1-4B58-41AE-AE84-C65B9AB98D55

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Step One Automotive dba Step One CDJR FT Walton Bch

Business Address 541 Mary Esther Cut Off, Ft Walton Beach Fl 32548

Name of Authorized Agent ERIC JORE

Email address of authorized agent steponefleet@gmail.com

Signature Signed by: ERIC JORE 189CC885518F437...

Date 9/29/2025

Docusign Envelope ID: 2D3E510D-4C62-4248-B9B8-CE6A3FA890ED

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Step One Ford Crestview

Business Address 4060 Ferdon Blvd Crestview Fl 32536

Name of Authorized Agent ERIC JORE

Email address of authorized agent ejore@steponeauto.com

Signature DocuSigned by: ERIC JORE 0A03D315BF3048A...

Date 9/29/2025

Docusign Envelope ID: A6CB8E9B-A4DA-48ED-BEE9-E2C2CD63A9C3

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name KIA Ft Walton Beach

Business Address 343 Miracle Strip Pkway Ft Walton Bch Fl 32548

Name of Authorized Agent Eric Jore

Email address of authorized agent ejore@aol.com

Signature DocuSigned by: BD40210D401946D...

Date 9/29/2025

Docusign Envelope ID: 5AC5F8B9-EAC7-498B-A45D-A23F03979183

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Stingray Chevrolet, LLC

Business Address 2002 N. Frontage Rd.
Plant City, FL 33563

Name of Authorized Agent Peter Popiel

Email address of authorized agent magicpeterfleet@gmail.com

Signature Signed by: by: E2246FB81C13448...

Date 9/29/2025

Docusign Envelope ID: 8838DABB-C3A0-4C5B-81BD-E01F6F245B97

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name TALLAHASSEE BGC, LLC DBA DALE EARNHARDT JR. GMC

Business Address 1850 Capital Circle NE
Tallahassee, FL 32308

Name of Authorized Agent Jacob Burchardi

Email address of authorized agent jacob.burchardi@hendrickauto.com

Signature Signed by: Jacob Burchardi 7E9605E873B042B...

Date 9/26/2025

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Tallahassee CH, LLC

Business Address 3127 West Tennessee Street
Tallahassee, FL 32304

Name of Authorized Agent Joshua Williams

Email address of authorized agent joshua.williams3@hendrickauto.com

Signature Signed by: Joshua Williams 4811EC004CF4404...

Date 9/26/2025

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Tampa Truck Center LLC

Business Address 7528 US HWY 301 N, Tampa, FL 33637

Name of Authorized Agent Scott Endris

Email address of authorized agent sendris@southporttruck.com

Signature DocuSigned by: Scott Endris B3E8BDDFD011418...

Date 9/26/2025

Docusign Envelope ID: 5370DC26-4866-43F9-AB6F-3228DB0775FC

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Terry Taylor's DeLand Nissan

Business Address 2600 S Woodland Blvd., DeLand, FL 32720

Name of Authorized Agent Howard Williams

Email address of authorized agent howardwilliams@cfl.rr.com

Signature Signed by: Howard Williams A538AF2AA03F479...

Date 9/26/2025

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name Treaty Oak Outdoors LLC

Business Address 2677 Fairway Farms Ct
Jacksonville, FL 32223

Name of Authorized Agent Jared Davis

Email address of authorized agent JARED.DAVIS@TREATYOAKCYCLE.COM

Signature Signed by: 03233B8536DA4B9...

Date 9/26/2025

Docusign Envelope ID: 382927E9-18D1-40CA-99E7-9B89E1884E8F

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FSA Contract Number FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles

Bidder Company Name TROPICAL FORD

Business Address 9900 S. ORANGE BLOSSOM TRAIL
ORLANDO, FL 32837

Name of Authorized Agent JEREMY SWAIN

Email address of authorized agent WORKTRUCKS@TROPICALFORD.COM

Signature Signed by: JEREMY SWAIN B08FB2437DFC481...

Date 9/26/2025

FSA Cooperative Purchasing Program

FSA25-VEL33.0: Pursuit, Administrative, & Other Vehicles
Final Award Report

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 1, Ford, Mustang Ecoboost, P8T

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba Ford Crestview	$29,997.00	Build	Options
	Alternate	Duval Ford LLC	$30,368.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$30,425.00	Build	Options
Northern	Primary	Duval Ford LLC	$30,148.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$30,175.00	Build	Options
	Alternate	Garber Ford Inc	$30,369.00	Build	Options
Central	Primary	SAG Cocoa, LLC dba Cocoa Ford	$30,175.00	Build	Options
	Alternate	Duval Ford LLC	$30,248.00	Build	Options
	Alternate	BOZARD FORD	$30,463.00	Build	Options
Southern	Primary	SAG Cocoa, LLC dba Cocoa Ford	$30,175.00	Build	Options
	Alternate	Duval Ford LLC	$30,348.00	Build	Options
	Alternate	BOZARD FORD	$30,493.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 2, Kia, K4, 23422

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$24,475.00	Build	Options
	Alternate	Step One Automotive DBA Kia Ft Walton Beach	$25,459.00	Build	Options
Northern	Primary	Crown Auto Group	$24,475.00	Build	Options
Central	Primary	Crown Auto Group	$24,375.00	Build	Options
Southern	Primary	Crown Auto Group	$24,975.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 3, Kia, K5, L42232

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$28,990.00	Build	Options
	Primary	Step One Automotive DBA Kia Ft Walton Beach	$28,990.00	Build	Options
Northern	Primary	Crown Auto Group	$29,399.00	Build	Options
Central	Primary	Crown Auto Group	$29,245.00	Build	Options
Southern	Primary	Crown Auto Group	$29,399.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 4, Kia, Soul, B2522

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive DBA Kia Ft Walton Beach	$23,250.00	Build	Options
Northern					
Central					
Southern					

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 5, Nissan, Altima 2.5 S FWD, 13116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,038.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$21,938.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$21,978.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,038.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 6, Nissan, Sentra S, 12016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,622.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,522.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,472.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,500.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 8, Toyota, Camry LE Hybrid, 2559

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$27,956.00	Build	Options
Northern	Primary	Seminole Toyota	$27,956.00	Build	Options
Central	Primary	Seminole Toyota	$27,956.00	Build	Options
Southern	Primary	Seminole Toyota	$27,956.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 9, Toyota, Corolla Hatchback SE CVT A/T, 6272

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$23,897.00	Build	Options
Northern	Primary	Seminole Toyota	$23,897.00	Build	Options
Central	Primary	Seminole Toyota	$23,897.00	Build	Options
Southern	Primary	Seminole Toyota	$23,897.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 10, Toyota, Corolla LE, 1852

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$22,861.00	Build	Options
Northern	Primary	Seminole Toyota	$22,861.00	Build	Options
Central	Primary	Seminole Toyota	$22,861.00	Build	Options
Southern	Primary	Seminole Toyota	$22,861.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 11, Toyota, Corolla LE Hybrid, 1882

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$24,719.00	Build	Options
Northern	Primary	Seminole Toyota	$24,719.00	Build	Options
Central	Primary	Seminole Toyota	$24,719.00	Build	Options
Southern	Primary	Seminole Toyota	$24,719.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Administrative Sedans

Item: 12, Toyota, Prius LE Hybrid, 1223

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$28,343.00	Build	Options
Northern	Primary	Seminole Toyota	$28,343.00	Build	Options
Central	Primary	Seminole Toyota	$28,343.00	Build	Options
Southern	Primary	Seminole Toyota	$28,343.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Armored Vehicles: Van Type

Item: 13, Ford/IAG, Sentinel Transit, TRV

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$178,013.00	Build	Options
Northern	Primary	Duval Ford LLC	$178,013.00	Build	Options
Central	Primary	Duval Ford LLC	$178,013.00	Build	Options
Southern	Primary	Duval Ford LLC	$178,013.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks 1 Ton (DRW) 4x2

Item: 14, Ram, 3500 Crew Cab Chassis 4x2 (172.4" WB - CA of 60"), DD3L93

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$46,250.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$46,726.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$49,878.00	Build	
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$46,526.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$49,878.00	Build	
	Alternate	Crown Auto Group	$54,280.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$46,626.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$49,878.00	Build	
	Alternate	Crown Auto Group	$54,280.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$46,726.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$49,978.00	Build	
	Alternate	Crown Auto Group	$54,280.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks 1 Ton (DRW) 4x2

Item: 15, Ram, 3500 Regular Cab Chassis 4x2 (143.5" WB - CA of 60"), DD3L63

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$43,550.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,816.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,687.00	Build	
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$43,616.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,687.00	Build	
	Alternate	Crown Auto Group	$51,445.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$43,716.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,687.00	Build	
	Alternate	Crown Auto Group	$51,445.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$43,816.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,787.00	Build	
	Alternate	Crown Auto Group	$51,445.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks 1 Ton (DRW) 4x2

Item: 16, Ram, 3500 Regular Cab Chassis 4x2 (167.5" WB - CA of 84"), DD3L64

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chrysler Dodge Truck, Inc.	$43,416.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,750.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,280.00	Build	
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$43,216.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,280.00	Build	
	Alternate	Crown Auto Group	$52,294.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$43,316.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,280.00	Build	
	Alternate	Crown Auto Group	$52,294.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$43,416.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,380.00	Build	
	Alternate	Crown Auto Group	$52,294.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks 1 Ton (DRW) 4x4

Item: 17, Ram, 3500 Crew Cab Chassis 4x4 (172.4" WB - CA of 60"), DD8L93

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$49,750.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$49,966.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$53,125.00	Build	
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$49,766.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$53,125.00	Build	
	Alternate	Crown Auto Group	$57,425.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$49,866.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$53,125.00	Build	
	Alternate	Crown Auto Group	$57,425.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$49,966.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$53,225.00	Build	
	Alternate	Crown Auto Group	$57,425.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks 1 Ton (DRW) 4x4

Item: 18, Ram, 3500 Regular Cab Chassis 4x4 (143.5" WB - CA of 60"), DD8L63

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chrysler Dodge Truck, Inc.	$47,046.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$47,150.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,933.00	Build	
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$46,846.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,933.00	Build	
	Alternate	Crown Auto Group	$54,590.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$46,946.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,933.00	Build	
	Alternate	Crown Auto Group	$54,590.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$47,046.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$51,033.00	Build	
	Alternate	Crown Auto Group	$54,590.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks 1 Ton (DRW) 4x4

Item: 19, Ram, 3500 Regular Cab Chassis 4x4 (167.5" WB - CA of 84"), DD8L64

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$46,450.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$46,646.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,530.00	Build	
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$46,446.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,530.00	Build	
	Alternate	Crown Auto Group	$55,441.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$46,546.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,530.00	Build	
	Alternate	Crown Auto Group	$55,441.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$46,646.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$50,630.00	Build	
	Alternate	Crown Auto Group	$55,441.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x2

Item: 20, Chevrolet, Silverado 3500HD Crew Cab, CC31043

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$46,526.00	Build	Options
	Alternate	Stingray Chevrolet	$46,550.00	Build	Options
	Alternate	Tallahassee CH LLC	$47,901.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$46,326.00	Build	Options
	Alternate	Stingray Chevrolet	$46,420.00	Build	Options
	Alternate	Tallahassee CH LLC	$48,001.00	Build	Options
Central	Primary	Stingray Chevrolet	$46,214.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,426.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,993.00	Build	Options
Southern	Primary	Stingray Chevrolet	$46,400.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,526.00	Build	Options
	Alternate	Tallahassee CH LLC	$48,101.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x2

Item: 21, Chevrolet, Silverado 3500HD Regular Cab, CC31003

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$43,556.00	Build	Options
	Alternate	Stingray Chevrolet	$43,604.00	Build	Options
	Alternate	Tallahassee CH LLC	$44,868.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$43,356.00	Build	Options
	Alternate	Stingray Chevrolet	$43,405.00	Build	Options
	Alternate	Tallahassee CH LLC	$44,868.00	Build	Options
Central	Primary	Stingray Chevrolet	$43,303.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$43,456.00	Build	Options
	Alternate	Tallahassee CH LLC	$45,068.00	Build	Options
Southern	Primary	Stingray Chevrolet	$43,400.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$43,556.00	Build	Options
	Alternate	Tallahassee CH LLC	$45,068.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x2

Item: 22, Ford, F-350 Crew Cab, W3G

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$50,693.00	Build	Options
	Alternate	BOZARD FORD	$50,784.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,882.00	Build	Options
Northern	Primary	Duval Ford LLC	$50,473.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,582.00	Build	Options
	Alternate	BOZARD FORD	$50,627.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,482.00	Build	Options
	Alternate	Duval Ford LLC	$50,573.00	Build	Options
	Alternate	BOZARD FORD	$50,627.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,482.00	Build	Options
	Alternate	Duval Ford LLC	$50,673.00	Build	Options
	Alternate	BOZARD FORD	$50,728.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x2

Item: 23, Ford, F-350 Regular Cab, F3G

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$47,088.00	Build	Options
	Alternate	BOZARD FORD	$47,180.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$47,299.00	Build	Options
Northern	Primary	Duval Ford LLC	$46,868.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$46,999.00	Build	Options
	Alternate	BOZARD FORD	$47,034.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$46,899.00	Build	Options
	Alternate	Duval Ford LLC	$46,968.00	Build	Options
	Alternate	BOZARD FORD	$47,034.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$46,899.00	Build	Options
	Alternate	Duval Ford LLC	$47,068.00	Build	Options
	Alternate	BOZARD FORD	$47,128.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x2

Item: 24, Ford, F-350 Super Cab, X3G

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$49,227.00	Build	Options
	Alternate	BOZARD FORD	$49,319.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$49,425.00	Build	Options
Northern	Primary	Duval Ford LLC	$49,007.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$49,125.00	Build	Options
	Alternate	BOZARD FORD	$49,166.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$49,025.00	Build	Options
	Alternate	Duval Ford LLC	$49,107.00	Build	Options
	Alternate	BOZARD FORD	$49,166.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$49,025.00	Build	Options
	Alternate	Duval Ford LLC	$49,207.00	Build	Options
	Alternate	BOZARD FORD	$49,264.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x4

Item: 25, Chevrolet, Silverado 3500HD Crew Cab, CK31043

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$48,546.00	Build	Options
	Alternate	Stingray Chevrolet	$48,599.00	Build	Options
	Alternate	Tallahassee CH LLC	$49,964.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$48,346.00	Build	Options
	Alternate	Stingray Chevrolet	$48,498.00	Build	Options
	Alternate	Tallahassee CH LLC	$50,064.00	Build	Options
Central	Primary	Stingray Chevrolet	$48,298.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$48,446.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,972.00	Build	Options
Southern	Primary	Stingray Chevrolet	$48,398.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$48,546.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$50,123.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x4

Item: 26, Chevrolet, Silverado 3500HD Regular Cab, CK31003

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$45,380.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,576.00	Build	Options
	Alternate	Tallahassee CH LLC	$46,931.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,376.00	Build	Options
	Alternate	Stingray Chevrolet	$45,380.00	Build	Options
	Alternate	Tallahassee CH LLC	$47,031.00	Build	Options
Central	Primary	Stingray Chevrolet	$45,280.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,476.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,061.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$44,131.00	Build	Options
	Alternate	Stingray Chevrolet	$45,280.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,576.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x4

Item: 27, Ford, F-350 Crew Cab, W3H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$53,890.00	Build	Options
	Alternate	BOZARD FORD	$53,986.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$54,064.00	Build	Options
Northern	Primary	Duval Ford LLC	$53,670.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,764.00	Build	Options
	Alternate	BOZARD FORD	$53,818.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,664.00	Build	Options
	Alternate	Duval Ford LLC	$53,770.00	Build	Options
	Alternate	BOZARD FORD	$53,818.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,664.00	Build	Options
	Alternate	Duval Ford LLC	$53,870.00	Build	Options
	Alternate	BOZARD FORD	$53,927.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x4

Item: 28, Ford, F-350 Regular Cab, F3H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$50,290.00	Build	Options
	Alternate	BOZARD FORD	$50,382.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,482.00	Build	Options
Northern	Primary	Duval Ford LLC	$50,070.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,182.00	Build	Options
	Alternate	BOZARD FORD	$50,225.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,082.00	Build	Options
	Alternate	Duval Ford LLC	$50,170.00	Build	Options
	Alternate	BOZARD FORD	$50,225.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,082.00	Build	Options
	Alternate	Duval Ford LLC	$50,270.00	Build	Options
	Alternate	BOZARD FORD	$50,326.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 1 Ton (DRW) 4x4

Item: 29, Ford, F-350 Super Cab, X3H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$52,433.00	Build	Options
	Alternate	BOZARD FORD	$52,525.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,612.00	Build	Options
Northern	Primary	Duval Ford LLC	$52,213.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,312.00	Build	Options
	Alternate	BOZARD FORD	$52,361.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,212.00	Build	Options
	Alternate	Duval Ford LLC	$52,313.00	Build	Options
	Alternate	BOZARD FORD	$52,361.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,212.00	Build	Options
	Alternate	Duval Ford LLC	$52,413.00	Build	Options
	Alternate	BOZARD FORD	$52,467.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 30, Chevrolet, Silverado 4500HD Regular Cab, CC56403

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$55,526.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,837.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$55,626.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,686.00	Build	Options
Central	Primary	CARL BLACK OF ORLANDO LLC	$55,585.00	Build	Options
	Alternate	Tallahassee CH LLC	$55,726.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$55,726.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,736.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 31, Ford, F-450 Crew Cab, W4G

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$54,177.00	Build	Options
	Alternate	BOZARD FORD	$54,292.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$54,369.00	Build	Options
Northern	Primary	Duval Ford LLC	$53,957.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$54,069.00	Build	Options
	Alternate	BOZARD FORD	$54,124.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,969.00	Build	Options
	Alternate	Duval Ford LLC	$54,057.00	Build	Options
	Alternate	BOZARD FORD	$54,124.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,969.00	Build	Options
	Alternate	Duval Ford LLC	$54,157.00	Build	Options
	Alternate	BOZARD FORD	$54,232.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 32, Ford, F-450 Regular Cab, F4G

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$51,054.00	Build	Options
	Alternate	BOZARD FORD	$51,150.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$51,246.00	Build	Options
Northern	Primary	Duval Ford LLC	$50,834.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,946.00	Build	Options
	Alternate	BOZARD FORD	$50,991.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,846.00	Build	Options
	Alternate	Duval Ford LLC	$50,934.00	Build	Options
	Alternate	BOZARD FORD	$50,991.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$50,846.00	Build	Options
	Alternate	Duval Ford LLC	$51,034.00	Build	Options
	Alternate	BOZARD FORD	$51,094.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 33, Ford, F-450 Super Cab, X4G

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$52,744.00	Build	Options
	Alternate	BOZARD FORD	$52,840.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,925.00	Build	Options
Northern	Primary	Duval Ford LLC	$52,524.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,625.00	Build	Options
	Alternate	BOZARD FORD	$52,676.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,525.00	Build	Options
	Alternate	Duval Ford LLC	$52,624.00	Build	Options
	Alternate	BOZARD FORD	$52,676.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$52,525.00	Build	Options
	Alternate	Duval Ford LLC	$52,724.00	Build	Options
	Alternate	BOZARD FORD	$52,782.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 34, GMC, Sierra 3500HD Crew Cab, TC31043

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	KELLEY BUICK GMC, INC.	$47,844.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,503.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$50,978.00	Build	Options
Northern	Primary	KELLEY BUICK GMC, INC.	$47,764.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,352.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$51,078.00	Build	Options
Central	Primary	KELLEY BUICK GMC, INC.	$47,564.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,251.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$51,178.00	Build	Options
Southern	Primary	KELLEY BUICK GMC, INC.	$47,764.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,402.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$51,178.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 35, GMC, Sierra 3500HD Regular Cab, TC31003

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	KELLEY BUICK GMC, INC.	$44,747.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$45,881.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,407.00	Build	Options
Northern	Primary	KELLEY BUICK GMC, INC.	$44,667.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$45,981.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,256.00	Build	Options
Central	Primary	KELLEY BUICK GMC, INC.	$44,467.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$46,081.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,155.00	Build	Options
Southern	Primary	KELLEY BUICK GMC, INC.	$44,667.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$46,081.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,306.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 36, Ram, 4500 Crew Cab Chassis 4x2 (173.4" WB - CA of 60"), DP4L93

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$47,750.00 $59,862.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$59,862.00	Build	Options
Central	Primary	Crown Auto Group	$59,862.00	Build	Options
Southern	Primary	Crown Auto Group	$59,862.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 37, Ram, 4500 Crew Cab Chassis 4x2 (197.4" WB - CA of 84"), DP4L94

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$51,400.00 $60,040.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$60,040.00	Build	Options
Central	Primary	Crown Auto Group	$60,040.00	Build	Options
Southern	Primary	Crown Auto Group	$60,040.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 38, Ram, 4500 Regular Cab Chassis 4x2 (144.5" WB - CA of 60"), DP4L63

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$48,249.00 $56,619.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$56,619.00	Build	Options
Central	Primary	Crown Auto Group	$56,619.00	Build	Options
Southern	Primary	Crown Auto Group	$56,619.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 39, Ram, 4500 Regular Cab Chassis 4x2 (168.5" WB - CA of 84"), DP4L64

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$48,099.00 $56,802.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$56,802.00	Build	Options
Central	Primary	Crown Auto Group	$56,802.00	Build	Options
Southern	Primary	Crown Auto Group	$56,802.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 40, Ram, 4500 Regular Cab Chassis 4x2 (192.5" WB - CA of 108"), DP4L65

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$48,440.00 $56,984.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$56,984.00	Build	Options
Central	Primary	Crown Auto Group	$56,984.00	Build	Options
Southern	Primary	Crown Auto Group	$56,984.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2

Item: 41, Ram, 4500 Regular Cab Chassis 4x2 (204.5" WB - CA of 120"), DP4L66

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$48,150.00 $57,166.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$57,166.00	Build	Options
Central	Primary	Crown Auto Group	$57,166.00	Build	Options
Southern	Primary	Crown Auto Group	$57,166.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 42, Ford, F-450 Crew Cab, W4H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$57,373.00	Build	Options
	Alternate	BOZARD FORD	$57,498.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$57,555.00	Build	Options
Northern	Primary	Duval Ford LLC	$57,153.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$57,255.00	Build	Options
	Alternate	BOZARD FORD	$57,319.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$57,155.00	Build	Options
	Alternate	Duval Ford LLC	$57,253.00	Build	Options
	Alternate	BOZARD FORD	$57,319.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$57,155.00	Build	Options
	Alternate	Duval Ford LLC	$57,353.00	Build	Options
	Alternate	BOZARD FORD	$57,435.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 43, Ford, F-450 Regular Cab, F4H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$53,697.00	Build	Options
	Alternate	BOZARD FORD	$53,803.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,882.00	Build	Options
Northern	Primary	Duval Ford LLC	$53,477.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,582.00	Build	Options
	Alternate	BOZARD FORD	$53,636.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,482.00	Build	Options
	Alternate	Duval Ford LLC	$53,577.00	Build	Options
	Alternate	BOZARD FORD	$53,636.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$53,482.00	Build	Options
	Alternate	Duval Ford LLC	$53,677.00	Build	Options
	Alternate	BOZARD FORD	$53,743.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 44, Ford, F-450 Super Cab, X4H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$55,926.00	Build	Options
	Alternate	BOZARD FORD	$56,042.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$56,099.00	Build	Options
Northern	Primary	Duval Ford LLC	$55,706.00	Build	Options
	Alternate	Bachrodt FT, LLC dba Palmetto Ford of Miami	$55,808.00	Build	Options
	Alternate	BOZARD FORD	$55,868.00	Build	Options
Central	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$55,708.00	Build	Options
	Alternate	Duval Ford LLC	$55,806.00	Build	Options
	Alternate	BOZARD FORD	$55,867.00	Build	Options
Southern	Primary	Bachrodt FT, LLC dba Palmetto Ford of Miami	$55,708.00	Build	Options
	Alternate	Duval Ford LLC	$55,906.00	Build	Options
	Alternate	BOZARD FORD	$55,980.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 45, GMC, Sierra 3500HD Crew Cab, TK31043

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	KELLEY BUICK GMC, INC.	$49,824.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,482.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$53,120.00	Build	Options
Northern	Primary	KELLEY BUICK GMC, INC.	$49,744.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,331.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$53,220.00	Build	Options
Central	Primary	KELLEY BUICK GMC, INC.	$49,544.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,231.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$53,320.00	Build	Options
Southern	Primary	KELLEY BUICK GMC, INC.	$49,744.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,382.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$53,320.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 46, GMC, Sierra 3500HD Regular Cab, TK31003

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	KELLEY BUICK GMC, INC.	$46,727.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,387.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,771.00	Build	Options
Northern	Primary	KELLEY BUICK GMC, INC.	$46,647.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,236.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,871.00	Build	Options
Central	Primary	KELLEY BUICK GMC, INC.	$46,447.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,135.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,971.00	Build	Options
Southern	Primary	KELLEY BUICK GMC, INC.	$46,647.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,286.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,971.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 47, Ram, 4500 Crew Cab Chassis 4x4 (173.4" WB - CA of 60"), DP9L93

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$54,000.00 $63,008.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$63,008.00	Build	Options
Central	Primary	Crown Auto Group	$63,008.00	Build	Options
Southern	Primary	Crown Auto Group	$63,008.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 48, Ram, 4500 Crew Cab Chassis 4x4 (197.4" WB - CA Of 84"), DP9L94

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$53,995.00	Build	Options
Northern					
Central					
Southern					

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 49, Ram, 4500 Regular Cab Chassis 4x4 (144.5" WB - CA of 60"), DP9L63

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$50,990.00 $59,764.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$59,764.00	Build	Options
Central	Primary	Crown Auto Group	$59,764.00	Build	Options
Southern	Primary	Crown Auto Group	$59,764.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 50, Ram, 4500 Regular Cab Chassis 4x4 (168.5" WB - CA of 84"), DP9L64

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$52,199.00 $59,946.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$59,946.00	Build	Options
Central	Primary	Crown Auto Group	$59,946.00	Build	Options
Southern	Primary	Crown Auto Group	$59,946.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 51, Ram, 4500 Regular Cab Chassis 4x4 (192.5" WB - CA of 108"), DP9L66

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$51,288.00 $60,129.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$60,129.00	Build	Options
Central	Primary	Crown Auto Group	$60,129.00	Build	Options
Southern	Primary	Crown Auto Group	$60,129.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4

Item: 52, Ram, 4500 Regular Cab Chassis 4x4 (204.5" WB - CA of 120"), DP9L66

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Crown Auto Group	$51,670.00 $60,311.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$60,311.00	Build	Options
Central	Primary	Crown Auto Group	$60,311.00	Build	Options
Southern	Primary	Crown Auto Group	$60,311.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 53, Ford, Transit T-150 Medium Roof Cargo Van RWD, E1C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$44,759.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$44,992.00	Build	Options
	Alternate	BOZARD FORD	$45,092.00	Build	Options
Northern	Primary	Duval Ford LLC	$44,539.00	Build	Options
	Alternate	BOZARD FORD	$44,868.00	Build	Options
	Alternate	Garber Ford Inc	$45,018.00	Build	Options
Central	Primary	Duval Ford LLC	$44,639.00	Build	Options
	Alternate	BOZARD FORD	$44,980.00	Build	Options
	Alternate	Garber Ford Inc	$45,118.00	Build	Options
Southern	Primary	Duval Ford LLC	$44,739.00	Build	Options
	Alternate	BOZARD FORD	$45,092.00	Build	Options
	Alternate	Garber Ford Inc	$45,218.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 54, Ford, Transit T-250 High Roof Cargo Van RWD, R1X

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$46,589.00	Build	Options
	Alternate	BOZARD FORD	$46,938.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$46,997.00	Build	Options
Northern	Primary	Duval Ford LLC	$46,369.00	Build	Options
	Alternate	BOZARD FORD	$46,705.00	Build	Options
	Alternate	Garber Ford Inc	$46,855.00	Build	Options
Central	Primary	Duval Ford LLC	$46,469.00	Build	Options
	Alternate	BOZARD FORD	$46,821.00	Build	Options
	Alternate	Garber Ford Inc	$46,955.00	Build	Options
Southern	Primary	Duval Ford LLC	$46,569.00	Build	Options
	Alternate	BOZARD FORD	$46,938.00	Build	Options
	Alternate	Garber Ford Inc	$47,055.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 55, Ford, Transit T-250 Medium Roof Cargo Van RWD, R1C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$45,673.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$45,949.00	Build	Options
	Alternate	BOZARD FORD	$46,014.00	Build	Options
Northern	Primary	Duval Ford LLC	$45,453.00	Build	Options
	Alternate	BOZARD FORD	$45,786.00	Build	Options
	Alternate	Garber Ford Inc	$45,936.00	Build	Options
Central	Primary	Duval Ford LLC	$45,553.00	Build	Options
	Alternate	BOZARD FORD	$45,900.00	Build	Options
	Alternate	Garber Ford Inc	$46,036.00	Build	Options
Southern	Primary	Duval Ford LLC	$45,653.00	Build	Options
	Alternate	BOZARD FORD	$46,014.00	Build	Options
	Alternate	Garber Ford Inc	$46,136.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 56, Ford, Transit T-350 High Roof Cargo Van RWD, W1X

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$47,686.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,979.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$47,998.00	Build	Options
Northern	Primary	Duval Ford LLC	$47,466.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,779.00	Build	Options
	Alternate	BOZARD FORD	$47,807.00	Build	Options
Central	Primary	Duval Ford LLC	$47,566.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,779.00	Build	Options
	Alternate	BOZARD FORD	$47,926.00	Build	Options
Southern	Primary	Duval Ford LLC	$47,666.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,879.00	Build	Options
	Alternate	BOZARD FORD	$48,045.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 57, Ford, Transit T-350 High Roof Passenger Van (Wagon) RWD, X2X

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$56,112.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$59,062.00	Build	Options
Northern	Primary	BOZARD FORD	$55,974.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$58,862.00	Build	Options
Central	Primary	BOZARD FORD	$55,974.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$58,862.00	Build	Options
Southern	Primary	BOZARD FORD	$56,112.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$58,962.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 58, Ford, Transit T-350 Medium Roof Cargo Van RWD, W9C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$46,771.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,069.00	Build	Options
	Alternate	BOZARD FORD	$47,122.00	Build	Options
Northern	Primary	Duval Ford LLC	$46,551.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$46,869.00	Build	Options
	Alternate	BOZARD FORD	$46,888.00	Build	Options
Central	Primary	Duval Ford LLC	$46,651.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$46,869.00	Build	Options
	Alternate	BOZARD FORD	$47,005.00	Build	Options
Southern	Primary	Duval Ford LLC	$46,751.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$46,969.00	Build	Options
	Alternate	BOZARD FORD	$47,122.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 59, Ford, Transit T-350 Medium Roof Passenger Van (Wagon) RWD, X2C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba Ford Crestview	$54,259.00	Build	Options
	Alternate	Duval Ford LLC	$54,273.00	Build	Options
	Alternate	Garber Ford Inc	$54,308.00	Build	Options
Northern	Primary	Duval Ford LLC	$54,053.00	Build	Options
	Alternate	Garber Ford Inc	$54,108.00	Build	Options
	Alternate	BOZARD FORD	$54,259.00	Build	Options
Central	Primary	Duval Ford LLC	$54,153.00	Build	Options
	Alternate	Garber Ford Inc	$54,208.00	Build	Options
	Alternate	BOZARD FORD	$54,259.00	Build	Options
Southern	Primary	Duval Ford LLC	$54,253.00	Build	Options
	Alternate	Garber Ford Inc	$54,308.00	Build	Options
	Alternate	BOZARD FORD	$54,394.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 60, Mercedes-Benz, Sprinter 2500 170 WB 4 cyl. Diesel High Output AWD High Roof Cargo Van, DCAH2L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tampa Truck Center	$54,378.00	Build	Options
Northern	Primary	Tampa Truck Center	$54,378.00	Build	Options
Central	Primary	Tampa Truck Center	$54,378.00	Build	Options
Southern	Primary	Tampa Truck Center	$54,378.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 61, Mercedes-Benz, Sprinter 2500 170 WB 4 cyl. Diesel High Roof Cargo Van, DCAS2L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tampa Truck Center	$49,259.00	Build	Options
Northern	Primary	Tampa Truck Center	$49,259.00	Build	Options
Central	Primary	Tampa Truck Center	$49,259.00	Build	Options
Southern	Primary	Tampa Truck Center	$49,259.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 62, Primetime SV/Ford, PSV, X2C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Florida Transportation Systems, Inc.	$88,365.00	Build	Options
Northern	Primary	Florida Transportation Systems, Inc.	$88,265.00	Build	Options
Central	Primary	Florida Transportation Systems, Inc.	$88,165.00	Build	Options
Southern	Primary	Florida Transportation Systems, Inc.	$88,315.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 63, Primetime SV/Ford, PSV, U4X

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Florida Transportation Systems, Inc.	$91,970.00	Build	Options
Northern	Primary	Florida Transportation Systems, Inc.	$91,870.00	Build	Options
Central	Primary	Florida Transportation Systems, Inc.	$91,770.00	Build	Options
Southern	Primary	Florida Transportation Systems, Inc.	$91,920.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 64, Ram, Promaster 1500 Cargo Van High Roof (136" WB), VF1L13

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$40,364.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$40,995.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,612.00	Build	
Northern	Primary	Crown Auto Group	$40,364.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,612.00	Build	
Central	Primary	Crown Auto Group	$40,364.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,612.00	Build	
Southern	Primary	Crown Auto Group	$40,364.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,712.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 65, Ram, Promaster 2500 Cargo Van High Roof (136" WB), VF2L13

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,914.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,950.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,213.00	Build	
Northern	Primary	Crown Auto Group	$41,914.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,213.00	Build	
Central	Primary	Crown Auto Group	$41,914.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,213.00	Build	
Southern	Primary	Crown Auto Group	$41,914.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,312.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 66, Ram, Promaster 2500 Cargo Van High Roof (159" WB), VF2L16

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$42,524.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,995.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,842.00	Build	
Northern	Primary	Crown Auto Group	$42,524.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,842.00	Build	
Central	Primary	Crown Auto Group	$42,524.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,842.00	Build	
Southern	Primary	Crown Auto Group	$42,524.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,942.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 67, Ram, Promaster 2500 Window Van High Roof (159" WB), VF2L26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,909.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,890.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,207.00	Build	
Northern	Primary	Crown Auto Group	$41,909.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,207.00	Build	
Central	Primary	Crown Auto Group	$41,909.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,207.00	Build	
Southern	Primary	Crown Auto Group	$41,909.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,307.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 68, Ram, Promaster 3500 Cargo Van High Roof (136" WB), VF3L13

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$42,866.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,895.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,195.00	Build	
Northern	Primary	Crown Auto Group	$42,866.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,195.00	Build	
Central	Primary	Crown Auto Group	$42,866.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,195.00	Build	
Southern	Primary	Crown Auto Group	$42,866.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,295.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 69, Ram, Promaster 3500 Cargo Van High Roof (159" WB Ext), VF3L17

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$46,082.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$46,995.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,515.00	Build	
Northern	Primary	Crown Auto Group	$46,082.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,515.00	Build	
Central	Primary	Crown Auto Group	$46,082.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,515.00	Build	
Southern	Primary	Crown Auto Group	$46,082.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,615.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 70, Ram, Promaster 3500 Cargo Van High Roof (159" WB), VF3L16

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$43,463.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,995.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,812.00	Build	
Northern	Primary	Crown Auto Group	$43,463.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,812.00	Build	
Central	Primary	Crown Auto Group	$43,463.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,812.00	Build	
Southern	Primary	Crown Auto Group	$43,463.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,912.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 71, Ram, Promaster 3500 Cargo Van Super High Roof (159" WB Ext), VF3L19

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$46,858.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$48,317.00	Build	
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$49,995.00	Build	Options
Northern	Primary	Crown Auto Group	$46,858.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$48,317.00	Build	
Central	Primary	Crown Auto Group	$46,858.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$48,317.00	Build	
Southern	Primary	Crown Auto Group	$46,858.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$48,417.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Medium/High Roof

Item: 72, Ram, Promaster 3500 Window Van High Roof (159" WB Ext), VF3L27

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$45,514.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$45,975.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$46,927.00	Build	
Northern	Primary	Crown Auto Group	$45,514.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$46,927.00	Build	
Central	Primary	Crown Auto Group	$45,514.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$46,927.00	Build	
Southern	Primary	Crown Auto Group	$45,514.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,027.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 73, Chevrolet, Express 2500 1WT 135 Cargo Van, CG23405

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$38,936.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,255.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,196.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$39,036.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,104.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$40,996.00	Build	Options
Central	Primary	Tallahassee CH LLC	$39,136.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,004.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,096.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$39,136.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,155.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,196.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 74, Chevrolet, Express 2500 1WT 155 Cargo Van, CG23705

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$40,740.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,986.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,986.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$40,840.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,835.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,786.00	Build	Options
Central	Primary	Tallahassee CH LLC	$40,940.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,734.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,886.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$40,940.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,885.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,986.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 75, Chevrolet, Express 2500 LS 135 Passenger Van, CG23406

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$43,994.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,100.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,166.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$44,094.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,949.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,966.00	Build	Options
Central	Primary	Tallahassee CH LLC	$44,194.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,848.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,066.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$44,194.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,999.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,166.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 76, Chevrolet, Express 3500 1WT 135 Cargo Van, CG33405

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$42,266.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,450.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$44,476.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$42,366.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,299.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$44,276.00	Build	Options
Central	Primary	Tallahassee CH LLC	$42,466.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,198.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$44,376.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$42,466.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,349.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$44,476.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 77, Chevrolet, Express 3500 1WT 155 Cargo Van, CG33705

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$43,025.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,927.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,196.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$43,125.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,776.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$44,996.00	Build	Options
Central	Primary	Tallahassee CH LLC	$43,225.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,675.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,096.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$43,225.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,826.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,196.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 78, Chevrolet, Express 3500 LS 135 Passenger Van, CG33406

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$44,713.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,790.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,876.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$44,813.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,639.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,676.00	Build	Options
Central	Primary	Tallahassee CH LLC	$44,913.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,538.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,776.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$44,913.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,689.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,876.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 79, Chevrolet, Express 3500 LS 155 Passenger Van, CG33706

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$45,893.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,922.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,996.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$45,993.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,771.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,796.00	Build	Options
Central	Primary	Tallahassee CH LLC	$46,093.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,670.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,896.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$46,093.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,821.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,996.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 80, Chevrolet, Express Cutaway, CG33503

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$33,913.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$34,922.00	Build	Options
Northern	Primary	Tallahassee CH LLC	$34,013.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$34,771.00	Build	Options
Central	Primary	Tallahassee CH LLC	$34,113.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$34,670.00	Build	Options
Southern	Primary	Tallahassee CH LLC	$34,113.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$34,821.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 81, Chrysler, Pacifica Select, RUCH53

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$40,015.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,406.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$41,450.00	Build	Options
Northern	Primary	Crown Auto Group	$40,015.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,206.00	Build	Options
Central	Primary	Crown Auto Group	$40,015.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,306.00	Build	Options
Southern	Primary	Crown Auto Group	$40,015.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,406.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 82, Chrysler, Voyager LX FWD, RUCL53

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$39,305.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$39,750.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,476.00	Build	Options
Northern	Primary	Crown Auto Group	$39,305.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,276.00	Build	Options
Central	Primary	Crown Auto Group	$39,305.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,376.00	Build	Options
Southern	Primary	Crown Auto Group	$39,305.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,476.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 83, Ford, E-350 Cutaway Van, E3F

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Ford Inc	$38,816.00	Build	Options
	Alternate	Duval Ford LLC	$38,913.00	Build	Options
Northern	Primary	Garber Ford Inc	$38,616.00	Build	Options
	Alternate	Duval Ford LLC	$38,693.00	Build	Options
Central	Primary	Garber Ford Inc	$38,716.00	Build	Options
	Alternate	Duval Ford LLC	$38,793.00	Build	Options
Southern	Primary	Garber Ford Inc	$38,816.00	Build	Options
	Alternate	Duval Ford LLC	$38,893.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 84, Ford, E-450 Cutaway Van, E4F

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Ford Inc	$41,088.00	Build	Options
	Alternate	Duval Ford LLC	$41,177.00	Build	Options
Northern	Primary	Garber Ford Inc	$40,888.00	Build	Options
	Alternate	Duval Ford LLC	$40,957.00	Build	Options
Central	Primary	Garber Ford Inc	$40,988.00	Build	Options
	Alternate	Duval Ford LLC	$41,057.00	Build	Options
Southern	Primary	Garber Ford Inc	$41,088.00	Build	Options
	Alternate	Duval Ford LLC	$41,157.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 85, Ford, Transit T-150 Low Roof Cargo Van RWD, E1Y

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$42,563.00	Build	Options
	Alternate	BOZARD FORD	$42,877.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$42,962.00	Build	Options
Northern	Primary	Duval Ford LLC	$42,343.00	Build	Options
	Alternate	BOZARD FORD	$42,664.00	Build	Options
	Alternate	Garber Ford Inc	$42,814.00	Build	Options
Central	Primary	Duval Ford LLC	$42,443.00	Build	Options
	Alternate	BOZARD FORD	$42,770.00	Build	Options
	Alternate	Garber Ford Inc	$42,914.00	Build	Options
Southern	Primary	Duval Ford LLC	$42,543.00	Build	Options
	Alternate	BOZARD FORD	$42,877.00	Build	Options
	Alternate	Garber Ford Inc	$43,014.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 86, Ford, Transit T-250 Low Roof Cargo Van RWD, R1Y

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$43,477.00	Build	Options
	Alternate	TROPICAL FORD INC	$43,565.00	Build	Options
	Alternate	BOZARD FORD	$43,799.00	Build	Options
Northern	Primary	Duval Ford LLC	$43,257.00	Build	Options
	Alternate	TROPICAL FORD INC	$43,565.00	Build	Options
	Alternate	BOZARD FORD	$43,582.00	Build	Options
Central	Primary	Duval Ford LLC	$43,357.00	Build	Options
	Alternate	TROPICAL FORD INC	$43,565.00	Build	Options
	Alternate	BOZARD FORD	$43,690.00	Build	Options
Southern	Primary	Duval Ford LLC	$43,457.00	Build	Options
	Alternate	TROPICAL FORD INC	$43,565.00	Build	Options
	Alternate	BOZARD FORD	$43,799.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 87, Ford, Transit T-350 Low Roof Cargo Van RWD, W1Y

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$44,575.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$44,887.00	Build	Options
	Alternate	BOZARD FORD	$44,907.00	Build	Options
Northern	Primary	Duval Ford LLC	$44,355.00	Build	Options
	Alternate	BOZARD FORD	$44,684.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$44,687.00	Build	Options
Central	Primary	Duval Ford LLC	$44,455.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$44,687.00	Build	Options
	Alternate	BOZARD FORD	$44,795.00	Build	Options
Southern	Primary	Duval Ford LLC	$44,555.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$44,787.00	Build	Options
	Alternate	BOZARD FORD	$44,907.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 88, Ford, Transit T-350 Low Roof Passenger Van (Wagon) RWD, X2Y

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$52,925.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$52,952.00	Build	Options
	Alternate	Duval Ford LLC	$53,084.00	Build	Options
Northern	Primary	BOZARD FORD	$52,663.00	Build	Options
	Alternate	Duval Ford LLC	$52,864.00	Build	Options
	Alternate	Garber Ford Inc	$52,914.00	Build	Options
Central	Primary	BOZARD FORD	$52,794.00	Build	Options
	Alternate	Duval Ford LLC	$52,964.00	Build	Options
	Alternate	Garber Ford Inc	$53,014.00	Build	Options
Southern	Primary	BOZARD FORD	$52,925.00	Build	Options
	Alternate	Duval Ford LLC	$53,064.00	Build	Options
	Alternate	Garber Ford Inc	$53,114.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 89, GMC, Savana 2500 135 Cargo Van, TG23405

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee BGC,LLC	$38,936.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,255.00	Build	Options
Northern	Primary	Tallahassee BGC,LLC	$39,036.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,104.00	Build	Options
Central	Primary	Tallahassee BGC,LLC	$39,136.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,004.00	Build	Options
Southern	Primary	Tallahassee BGC,LLC	$39,136.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$40,155.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 90, GMC, Savana 2500 135 Passenger Van, TG23406

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee BGC,LLC	$43,994.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,100.00	Build	Options
Northern	Primary	Tallahassee BGC,LLC	$44,094.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,949.00	Build	Options
Central	Primary	Tallahassee BGC,LLC	$44,194.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,848.00	Build	Options
Southern	Primary	Tallahassee BGC,LLC	$44,194.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,999.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 91, GMC, Savana 2500 155 Cargo Van, TG23705

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee BGC,LLC	$40,740.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,986.00	Build	Options
Northern	Primary	Tallahassee BGC,LLC	$40,840.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,835.00	Build	Options
Central	Primary	Tallahassee BGC,LLC	$40,940.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,734.00	Build	Options
Southern	Primary	Tallahassee BGC,LLC	$40,940.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$41,885.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 92, GMC, Savana 2500 155 Passenger Van, TG33406

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee BGC,LLC	$44,713.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,193.00	Build	Options
Northern	Primary	Tallahassee BGC,LLC	$44,813.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,042.00	Build	Options
Central	Primary	Tallahassee BGC,LLC	$44,913.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,941.00	Build	Options
Southern	Primary	Tallahassee BGC,LLC	$44,913.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,092.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 93, GMC, Savana 3500 135 Cargo Van, TG33405

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee BGC,LLC	$42,266.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,450.00	Build	Options
Northern	Primary	Tallahassee BGC,LLC	$42,366.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,299.00	Build	Options
Central	Primary	Tallahassee BGC,LLC	$42,466.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,198.00	Build	Options
Southern	Primary	Tallahassee BGC,LLC	$42,466.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,349.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 94, GMC, Savana 3500 155 Cargo Van, TG33705

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee BGC,LLC	$43,025.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,179.00	Build	Options
Northern	Primary	Tallahassee BGC,LLC	$43,125.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,028.00	Build	Options
Central	Primary	Tallahassee BGC,LLC	$43,225.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$43,927.00	Build	Options
Southern	Primary	Tallahassee BGC,LLC	$43,225.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,078.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 95, Kia, Kia Carnival, M4222

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive DBA Kia Ft Walton Beach Crown Auto Group	$38,680.00 $38,700.00	Build Build	Options Options
Northern	Primary	Crown Auto Group	$38,600.00	Build	Options
Central	Primary	Crown Auto Group	$38,538.00	Build	Options
Southern	Primary	Crown Auto Group	$38,600.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 96, Mercedes-Benz, Sprinter 3500XD 170" WB 6 cyl. Diesel Cab & Chassis/Cutaway, DCCHXL

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tampa Truck Center	$50,464.00	Build	Options
Northern	Primary	Tampa Truck Center	$50,464.00	Build	Options
Central	Primary	Tampa Truck Center	$50,464.00	Build	Options
Southern	Primary	Tampa Truck Center	$50,464.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 97, Ram, Promaster 1500 Cargo Van Low Roof (118" WB), VF1L11

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$37,116.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$37,990.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,258.00	Build	
Northern	Primary	Crown Auto Group	$37,116.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,258.00	Build	
Central	Primary	Crown Auto Group	$37,116.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,258.00	Build	
Southern	Primary	Crown Auto Group	$37,116.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,358.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 98, Ram, Promaster 1500 Cargo Van Low Roof (136" WB), VF1L12

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$39,586.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$39,995.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,809.00	Build	
Northern	Primary	Crown Auto Group	$39,586.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,809.00	Build	
Central	Primary	Crown Auto Group	$39,586.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,809.00	Build	
Southern	Primary	Crown Auto Group	$39,586.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,909.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 99, Ram, Promaster 2500 Cargo Van Low Roof (136" WB), VF2L12

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,042.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$41,990.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$42,312.00	Build	
Northern	Primary	Crown Auto Group	$41,042.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$42,312.00	Build	
Central	Primary	Beck Chrysler Dodge Jeep	$40,312.00	Build	
	Alternate	Crown Auto Group	$41,042.00	Build	Options
Southern	Primary	Beck Chrysler Dodge Jeep	$40,412.00	Build	
	Alternate	Crown Auto Group	$41,042.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 100, Ram, Promaster 3500 Cargo Van Low Roof (136" WB), VF3L12

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,996.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,996.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,297.00	Build	
Northern	Primary	Crown Auto Group	$41,996.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,297.00	Build	
Central	Primary	Crown Auto Group	$41,996.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,297.00	Build	
Southern	Primary	Crown Auto Group	$41,996.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,397.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 102, Ram, Promaster 3500 Cutaway Low Roof (159" WB Ext), VF3L35

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$37,339.00	Build	Options
Northern	Primary	Crown Auto Group	$37,339.00	Build	Options
Central	Primary	Crown Auto Group	$37,339.00	Build	Options
Southern	Primary	Crown Auto Group	$37,339.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 103, Ram, Promaster 3500 Cutaway Low Roof (159" WB), VF3L34

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$36,606.00	Build	Options
Northern	Primary	Crown Auto Group	$36,606.00	Build	Options
Central	Primary	Crown Auto Group	$36,606.00	Build	Options
Southern	Primary	Crown Auto Group	$36,606.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 104, Toyota, Sienna AWD LE, 5403

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$41,595.00	Build	Options
Northern	Primary	Seminole Toyota	$41,595.00	Build	Options
Central	Primary	Seminole Toyota	$41,595.00	Build	Options
Southern	Primary	Seminole Toyota	$41,595.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Cargo & Passenger Vans Standard/Low Roof

Item: 105, Toyota, Sienna LE Hybrid, 5402

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$39,595.00	Build	Options
Northern	Primary	Seminole Toyota	$39,595.00	Build	Options
Central	Primary	Seminole Toyota	$39,595.00	Build	Options
Southern	Primary	Seminole Toyota	$39,595.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 106, Chevrolet, BrightDrop 400 AWD, CM32705

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$57,500.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$59,332.00	Build	Options
	Alternate	Tallahassee CH LLC	$64,429.00	Build	Options
Northern	Primary	Stingray Chevrolet	$57,400.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$59,181.00	Build	Options
	Alternate	Tallahassee CH LLC	$64,529.00	Build	Options
Central	Primary	Stingray Chevrolet	$57,400.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$59,081.00	Build	Options
	Alternate	Tallahassee CH LLC	$64,629.00	Build	Options
Southern	Primary	Stingray Chevrolet	$56,800.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$59,232.00	Build	Options
	Alternate	Tallahassee CH LLC	$64,629.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 107, Chevrolet, BrightDrop 400 FWD, CJ32705

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$54,472.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$56,713.00	Build	Options
	Alternate	Tallahassee CH LLC	$61,439.00	Build	Options
Northern	Primary	Stingray Chevrolet	$54,472.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$56,562.00	Build	Options
	Alternate	Tallahassee CH LLC	$61,539.00	Build	Options
Central	Primary	Stingray Chevrolet	$54,472.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$56,461.00	Build	Options
	Alternate	Tallahassee CH LLC	$61,639.00	Build	Options
Southern	Primary	Stingray Chevrolet	$54,472.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$56,612.00	Build	Options
	Alternate	Tallahassee CH LLC	$61,639.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 108, Chevrolet, BrightDrop 600 AWD, CM32905

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$58,500.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$60,844.00	Build	Options
	Alternate	Tallahassee CH LLC	$66,154.00	Build	Options
Northern	Primary	Stingray Chevrolet	$58,400.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$60,693.00	Build	Options
	Alternate	Tallahassee CH LLC	$66,254.00	Build	Options
Central	Primary	Stingray Chevrolet	$58,300.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$60,592.00	Build	Options
	Alternate	Tallahassee CH LLC	$66,354.00	Build	Options
Southern	Primary	Stingray Chevrolet	$58,300.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$60,743.00	Build	Options
	Alternate	Tallahassee CH LLC	$66,354.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 109, Chevrolet, BrightDrop 600 FWD, CJ32905

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$55,997.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$58,224.00	Build	Options
	Alternate	Tallahassee CH LLC	$63,164.00	Build	Options
Northern	Primary	Stingray Chevrolet	$55,997.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$58,073.00	Build	Options
	Alternate	Tallahassee CH LLC	$63,264.00	Build	Options
Central	Primary	Stingray Chevrolet	$55,667.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$57,972.00	Build	Options
	Alternate	Tallahassee CH LLC	$63,364.00	Build	Options
Southern	Primary	Stingray Chevrolet	$55,667.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$58,123.00	Build	Options
	Alternate	Tallahassee CH LLC	$63,364.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 110, Chrysler, Pacifica Select PHEV, RUET53

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chrysler Dodge Truck, Inc.	$49,656.00	Build	Options
	Alternate	Crown Auto Group	$50,699.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$50,998.00	Build	Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$49,456.00	Build	Options
	Alternate	Crown Auto Group	$50,699.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$49,556.00	Build	Options
	Alternate	Crown Auto Group	$50,699.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$49,656.00	Build	Options
	Alternate	Crown Auto Group	$50,699.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 111, Ford, E-Transit T-350 Low Roof Cargo Van Regular Wheelbase, W1Y/99K

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$47,805.00	Build	Options
	Alternate	BOZARD FORD	$47,893.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$47,975.00	Build	Options
Northern	Primary	Duval Ford LLC	$47,585.00	Build	Options
	Alternate	BOZARD FORD	$47,655.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,929.00	Build	Options
Central	Primary	Duval Ford LLC	$47,685.00	Build	Options
	Alternate	BOZARD FORD	$47,774.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$47,929.00	Build	Options
Southern	Primary	Duval Ford LLC	$47,785.00	Build	Options
	Alternate	BOZARD FORD	$47,893.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$48,029.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 112, Nissan, Leaf S 40kW, 17016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$26,242.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$26,202.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$26,202.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$26,220.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 113, Nissan, Leaf SV Plus 60kW, 17116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,384.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,344.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,284.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,284.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans

Item: 116, Toyota, BZ XLE 2WD, 2870

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$31,146.00	Build	Options
Northern	Primary	Seminole Toyota	$31,146.00	Build	Options
Central	Primary	Seminole Toyota	$31,146.00	Build	Options
Southern	Primary	Seminole Toyota	$31,146.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 117, Chevrolet, Blazer EV AWD, 1MC26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$38,626.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$39,757.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$38,426.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$39,606.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$38,526.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$39,505.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$38,626.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$39,656.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 118, Chevrolet, Equinox EV AWD, 1MC48

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$31,696.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$32,859.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$31,496.00	Build	Options
	Alternate	Stingray Chevrolet	$31,830.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$32,708.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$31,596.00	Build	Options
	Alternate	Stingray Chevrolet	$31,729.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$32,607.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$31,696.00	Build	Options
	Alternate	Stingray Chevrolet	$31,730.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$32,758.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 119, Chevrolet, Equinox EV FWD, 1MB48

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$26,646.00	Build	Options
	Alternate	Stingray Chevrolet	$26,728.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$27,855.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$26,446.00	Build	Options
	Alternate	Stingray Chevrolet	$26,728.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$27,704.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$26,546.00	Build	Options
	Alternate	Stingray Chevrolet	$26,728.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$27,603.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$26,646.00	Build	Options
	Alternate	Stingray Chevrolet	$26,728.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$27,754.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 120, Chevrolet, Silverado EV Crew Cab 4x4, CT35843

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$43,976.00	Build	Options
	Alternate	Stingray Chevrolet	$44,800.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,271.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$43,776.00	Build	Options
	Alternate	Stingray Chevrolet	$44,800.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,119.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$43,876.00	Build	Options
	Alternate	Stingray Chevrolet	$44,700.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,019.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$43,976.00	Build	Options
	Alternate	Stingray Chevrolet	$44,700.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,170.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 121, Ford, Mustang Mach-E (BEV) Electric, K1R Select

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$36,252.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$36,408.00	Build	Options
	Alternate	Duval Ford LLC	$36,423.00	Build	Options
Northern	Primary	BOZARD FORD	$36,108.00	Build	Options
	Alternate	Duval Ford LLC	$36,203.00	Build	Options
	Alternate	Garber Ford Inc	$37,310.00	Build	Options
Central	Primary	BOZARD FORD	$36,252.00	Build	Options
	Alternate	Duval Ford LLC	$36,303.00	Build	Options
	Alternate	Garber Ford Inc	$37,410.00	Build	Options
Southern	Primary	Duval Ford LLC	$36,403.00	Build	Options
	Alternate	BOZARD FORD	$36,431.00	Build	Options
	Alternate	Garber Ford Inc	$37,510.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 122, Jeep, Grand Cherokee 4xE Hybrid, WLXP74

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chrysler Dodge Truck, Inc.	$51,196.00	Build	Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$50,996.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$51,096.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$51,196.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 124, Nissan, Ariya Engage AWD, 24016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$39,910.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$39,860.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$39,810.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$39,810.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles

Item: 125, Nissan, Ariya Engage FWD, 24416

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,963.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,913.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,823.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,905.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: All-Terrain

Item: 131, Recon, Hummer EV AWD, B-HUMEVBW-175

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Recon Power Bikes	$4,179.00	Build	Options
Northern	Primary	Recon Power Bikes	$4,179.00	Build	Options
Central	Primary	Recon Power Bikes	$4,179.00	Build	Options
Southern	Primary	Recon Power Bikes	$4,179.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: All-Terrain

Item: 132, Specialized, Levo Comp Alloy, Levo Comp Alloy

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$7,478.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$7,340.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$7,404.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$7,478.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: All-Terrain

Item: 133, Trek, Marlin+, Marlin+ 6

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$2,677.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$2,538.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$2,601.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$2,677.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Cargo

Item: 134, Specialized, Globe ST, Globe ST

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$2,449.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$2,311.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$2,375.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$2,449.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Cargo

Item: 135, Trek, Fetch - Cargo E-Bike, Fetch - Cargo E-Bike

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$3,212.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$3,074.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$3,138.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$3,212.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Commuter

Item: 136, Specialized, Vado 3.0, Vado 3.0

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$3,466.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$3,328.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$3,392.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$3,466.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Commuter

Item: 138, Trek, FX+, FX+ 1

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$1,988.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$1,853.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$1,915.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$1,988.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Emergency Response

Item: 139, Recon, Responder, B-RESPONDERBLK-210

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Matheny Fire & Emergency	$4,075.00	Build	Options
Northern	Primary	Matheny Fire & Emergency	$4,075.00	Build	Options
Central	Primary	Matheny Fire & Emergency	$4,075.00	Build	Options
Southern	Primary	Matheny Fire & Emergency	$4,075.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Emergency Response

Item: 140, Trek, Charter+, Charter+ 4S

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$3,607.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$3,469.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$3,533.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$3,607.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 141, Pedego, Ridge Rider, BK370005BK

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western					
Northern	Primary	Seg Adventures, LLC	$2,933.00	Build	Options
Central	Primary	Seg Adventures, LLC	$2,683.00	Build	Options
Southern	Primary	Seg Adventures, LLC	$2,933.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 142, Pedego, Trail Tracker Gorilla, BK213081BK

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western					
Northern	Primary	Seg Adventures, LLC	$2,246.00	Build	Options
Central	Primary	Seg Adventures, LLC	$1,996.00	Build	Options
Southern	Primary	Seg Adventures, LLC	$2,246.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 143, Recon, Commando, B-COMMANDOBLK17-140

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Recon Power Bikes	$2,979.00	Build	Options
Northern	Primary	Recon Power Bikes	$2,979.00	Build	Options
Central	Primary	Recon Power Bikes	$2,979.00	Build	Options
Southern	Primary	Recon Power Bikes	$2,979.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 144, Recon, Interceptor, B-INTERCEPTORBLK-210

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Recon Power Bikes	$4,075.00	Build	Options
Northern	Primary	Recon Power Bikes	$4,075.00	Build	Options
Central	Primary	Recon Power Bikes	$4,075.00	Build	Options
Southern	Primary	Recon Power Bikes	$4,075.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 145, Specialized, Tero 3.0, Tero 3.0

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$4,487.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$4,352.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$4,414.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$4,487.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 146, Specialized, Turbo TeroX 4.0, Turbo TeroX 4.0

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$3,923.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$3,785.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$3,849.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$3,923.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Electric Bikes & Transporters: Patrol

Item: 147, Trek, Service - Patrol Front Suspension, Service - Patrol Front Suspension

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TREATY OAK OUTDOORS LLC	$3,923.00	Build	Options
Northern	Primary	TREATY OAK OUTDOORS LLC	$3,785.00	Build	Options
Central	Primary	TREATY OAK OUTDOORS LLC	$3,849.00	Build	Options
Southern	Primary	TREATY OAK OUTDOORS LLC	$3,923.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 148, Chevrolet, Colorado WT, 14C43/2WT

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$32,397.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$32,665.00	Build	Options
	Alternate	Tallahassee CH LLC	$33,109.00	Build	Options
Northern	Primary	Stingray Chevrolet	$32,325.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$32,466.00	Build	Options
	Alternate	Tallahassee CH LLC	$33,209.00	Build	Options
Central	Primary	Stingray Chevrolet	$32,224.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$32,566.00	Build	Options
	Alternate	Tallahassee CH LLC	$33,309.00	Build	Options
Southern	Primary	Stingray Chevrolet	$32,325.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$32,665.00	Build	Options
	Alternate	Tallahassee CH LLC	$33,309.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 149, Chevrolet, Silverado 1500 Crew Cab (Short Bed 147.4) 1WT, CC10543

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$37,871.00	Build	Options
	Alternate	Stingray Chevrolet	$38,300.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,986.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$37,871.00	Build	Options
	Alternate	Stingray Chevrolet	$38,140.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,786.00	Build	Options
Central	Primary	HARDY CHEVROLET GMC, INC	$37,871.00	Build	Options
	Alternate	Stingray Chevrolet	$37,940.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,886.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$37,871.00	Build	Options
	Alternate	Stingray Chevrolet	$38,140.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,986.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 150, Chevrolet, Silverado 1500 Crew Cab (Standard Bed 156.9) 1WT, CC10743

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$38,150.00	Build	Options
	Alternate	Stingray Chevrolet	$38,422.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,276.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$38,150.00	Build	Options
	Alternate	Stingray Chevrolet	$38,422.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,076.00	Build	Options
Central	Primary	HARDY CHEVROLET GMC, INC	$38,150.00	Build	Options
	Alternate	Stingray Chevrolet	$38,321.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,176.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$38,150.00	Build	Options
	Alternate	Stingray Chevrolet	$38,422.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,276.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 151, Chevrolet, Silverado 1500 Double Cab 1WT, CC10753

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$35,736.00	Build	Options
	Alternate	Stingray Chevrolet	$35,850.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$36,776.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$35,736.00	Build	Options
	Alternate	Stingray Chevrolet	$35,800.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$36,576.00	Build	Options
Central	Primary	Stingray Chevrolet	$35,700.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$35,736.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$36,676.00	Build	Options
Southern	Primary	Stingray Chevrolet	$35,700.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$35,736.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$36,776.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 152, Chevrolet, Silverado 1500 Regular Cab 1WT, CC10903

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$34,545.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$34,650.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,756.00	Build	Options
Northern	Primary	Stingray Chevrolet	$34,535.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$34,650.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,556.00	Build	Options
Central	Primary	Stingray Chevrolet	$34,345.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$34,650.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,656.00	Build	Options
Southern	Primary	Stingray Chevrolet	$34,345.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$34,650.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,756.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 153, Chevrolet, Silverado 2500HD Crew Cab (Long Bed 172) 1WT, CC20943

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$46,344.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,674.00	Build	Options
	Alternate	Tallahassee CH LLC	$49,000.00	Build	Options
Northern	Primary	Stingray Chevrolet	$46,244.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,523.00	Build	Options
	Alternate	Tallahassee CH LLC	$49,100.00	Build	Options
Central	Primary	Stingray Chevrolet	$46,144.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,422.00	Build	Options
	Alternate	Tallahassee CH LLC	$49,200.00	Build	Options
Southern	Primary	Stingray Chevrolet	$46,144.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,573.00	Build	Options
	Alternate	Tallahassee CH LLC	$49,200.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 154, Chevrolet, Silverado 2500HD Double Cab (Long Bed 162.4) 1WT, CC20953

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$43,936.00	Build	Options
	Alternate	Stingray Chevrolet	$44,482.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,811.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$43,736.00	Build	Options
	Alternate	Stingray Chevrolet	$44,382.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,660.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$43,836.00	Build	Options
	Alternate	Stingray Chevrolet	$44,281.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,559.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$43,936.00	Build	Options
	Alternate	Stingray Chevrolet	$44,281.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,710.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 155, Chevrolet, Silverado 2500HD Regular Cab 1WT, CC20903

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$43,296.00	Build	Options
	Alternate	Stingray Chevrolet	$43,634.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,166.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$43,096.00	Build	Options
	Alternate	Stingray Chevrolet	$43,534.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,015.00	Build	Options
Central	Primary	Stingray Chevrolet	$43,134.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$43,196.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$44,915.00	Build	Options
Southern	Primary	Stingray Chevrolet	$43,134.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$43,296.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$45,065.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 156, Chevrolet, Silverado 3500HD Crew Cab 1WT DRW, CC30943

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$48,096.00	Build	Options
	Alternate	Stingray Chevrolet	$48,358.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,889.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$47,896.00	Build	Options
	Alternate	Stingray Chevrolet	$48,258.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,738.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$47,996.00	Build	Options
	Alternate	Stingray Chevrolet	$48,158.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,637.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$48,096.00	Build	Options
	Alternate	Stingray Chevrolet	$48,258.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,788.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 157, Chevrolet, Silverado 3500HD Double Cab 1WT DRW, CC30953

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$46,196.00	Build	Options
	Alternate	Stingray Chevrolet	$46,389.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,026.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,996.00	Build	Options
	Alternate	Stingray Chevrolet	$46,289.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,875.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$46,096.00	Build	Options
	Primary	Stingray Chevrolet	$46,096.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,774.00	Build	Options
Southern	Primary	Stingray Chevrolet	$46,189.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$46,196.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,925.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 158, Chevrolet, Silverado 3500HD Regular 1WT DRW, CC30903

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$45,536.00	Build	Options
	Alternate	Stingray Chevrolet	$45,852.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,381.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,336.00	Build	Options
	Alternate	Stingray Chevrolet	$45,752.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,230.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$45,436.00	Build	Options
	Alternate	Stingray Chevrolet	$45,450.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,129.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,536.00	Build	Options
	Alternate	Stingray Chevrolet	$45,552.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,280.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 159, ETR/Chevrolet, HD 2500 w/ Flex Special Response Module, SRM8-6RU-1CA; SRM8-7RU

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	ETR, L.L.C.	$126,373.00	Build	Options
Northern	Primary	ETR, L.L.C.	$125,653.00	Build	Options
Central	Primary	ETR, L.L.C.	$125,653.00	Build	Options
Southern	Primary	ETR, L.L.C.	$126,373.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 160, ETR/Chevrolet, HD 3500 w/ Flex Special Response Module, SRM8-6RU-1CA; SRM8-7RU

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	ETR, L.L.C.	$127,387.00	Build	Options
Northern	Primary	ETR, L.L.C.	$126,667.00	Build	Options
Central	Primary	ETR, L.L.C.	$126,667.00	Build	Options
Southern	Primary	ETR, L.L.C.	$127,387.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 161, ETR/Ford, F-250 w/ Flex Special Response Module, SRM8-6RU-1CA; SRM8-7RU

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	ETR, L.L.C.	$125,857.00	Build	Options
Northern	Primary	ETR, L.L.C.	$125,137.00	Build	Options
Central	Primary	ETR, L.L.C.	$125,137.00	Build	Options
Southern	Primary	ETR, L.L.C.	$125,857.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 162, ETR/Ford, F-350 w/ Flex Special Response Module, SRM8-6RU-1CA; SRM8-7RU

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	ETR, L.L.C.	$127,111.00	Build	Options
Northern	Primary	ETR, L.L.C.	$126,391.00	Build	Options
Central	Primary	ETR, L.L.C.	$126,391.00	Build	Options
Southern	Primary	ETR, L.L.C.	$127,111.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 163, ETR/Ram, 2500 w/ Flex Special Response Module, SRM8-6RU-1CA; SRM8-7RU

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	ETR, L.L.C.	$129,439.00	Build	Options
Northern	Primary	ETR, L.L.C.	$128,719.00	Build	Options
Central	Primary	ETR, L.L.C.	$128,719.00	Build	Options
Southern	Primary	ETR, L.L.C.	$129,439.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 164, ETR/Ram, 3500 w/ Flex Special Response Module, SRM8-6RU-1CA; SRM8-7RU

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	ETR, L.L.C.	$129,709.00	Build	Options
Northern	Primary	ETR, L.L.C.	$128,989.00	Build	Options
Central	Primary	ETR, L.L.C.	$128,989.00	Build	Options
Southern	Primary	ETR, L.L.C.	$129,709.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 165, Ford, F-150 XL Regular Cab V8 (122.5" WB), F1K

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$35,132.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$36,180.00	Build	Options
	Alternate	TROPICAL FORD INC	$36,607.00	Build	Options
Northern	Primary	Duval Ford LLC	$34,912.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$35,980.00	Build	Options
	Alternate	TROPICAL FORD INC	$36,607.00	Build	Options
Central	Primary	Duval Ford LLC	$35,012.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$35,980.00	Build	Options
	Alternate	TROPICAL FORD INC	$36,607.00	Build	Options
Southern	Primary	Duval Ford LLC	$35,112.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$36,080.00	Build	Options
	Alternate	TROPICAL FORD INC	$36,607.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 166, Ford, F-150 XL Super Cab, X1K

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$36,660.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$37,333.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$37,483.00	Build	Options
Northern	Primary	Duval Ford LLC	$36,440.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$36,983.00	Build	Options
	Alternate	BOZARD FORD	$37,308.00	Build	Options
Central	Primary	Duval Ford LLC	$36,540.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$36,983.00	Build	Options
	Alternate	BOZARD FORD	$37,402.00	Build	Options
Southern	Primary	Duval Ford LLC	$36,640.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$37,033.00	Build	Options
	Alternate	BOZARD FORD	$37,495.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 167, Ford, F-150 XL Super Crew Cab, W1K

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$38,176.00	Build	Options
	Alternate	BOZARD FORD	$38,637.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,854.00	Build	Options
Northern	Primary	Duval Ford LLC	$37,956.00	Build	Options
	Alternate	BOZARD FORD	$38,444.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,553.00	Build	Options
Central	Primary	Duval Ford LLC	$38,056.00	Build	Options
	Alternate	BOZARD FORD	$38,540.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,553.00	Build	Options
Southern	Primary	Duval Ford LLC	$38,156.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,603.00	Build	Options
	Alternate	BOZARD FORD	$38,637.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 168, Ford, F-250 Super Duty XL Crew Cab, W2A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$44,243.00	Build	Options
	Alternate	BOZARD FORD	$44,586.00	Build	Options
	Alternate	Garber Ford Inc	$44,605.00	Build	Options
Northern	Primary	Duval Ford LLC	$44,023.00	Build	Options
	Alternate	BOZARD FORD	$44,364.00	Build	Options
	Alternate	Garber Ford Inc	$44,405.00	Build	Options
Central	Primary	Duval Ford LLC	$44,123.00	Build	Options
	Alternate	BOZARD FORD	$44,475.00	Build	Options
	Alternate	Garber Ford Inc	$44,505.00	Build	Options
Southern	Primary	Duval Ford LLC	$44,223.00	Build	Options
	Alternate	BOZARD FORD	$44,586.00	Build	Options
	Alternate	Garber Ford Inc	$44,605.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 169, Ford, F-250 XL Super Duty Regular Cab SRW, F2A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$39,757.00	Build	Options
	Alternate	BOZARD FORD	$40,093.00	Build	Options
	Alternate	Garber Ford Inc	$40,146.00	Build	Options
Northern	Primary	Duval Ford LLC	$39,537.00	Build	Options
	Alternate	BOZARD FORD	$39,894.00	Build	Options
	Alternate	Garber Ford Inc	$39,946.00	Build	Options
Central	Primary	Duval Ford LLC	$39,637.00	Build	Options
	Alternate	BOZARD FORD	$39,994.00	Build	Options
	Alternate	Garber Ford Inc	$40,046.00	Build	Options
Southern	Primary	Duval Ford LLC	$39,737.00	Build	Options
	Alternate	BOZARD FORD	$40,093.00	Build	Options
	Alternate	Garber Ford Inc	$40,146.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 170, Ford, F-250 XL Super Duty Super Cab, X2A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$42,404.00	Build	Options
	Alternate	BOZARD FORD	$42,757.00	Build	Options
	Alternate	Garber Ford Inc	$43,001.00	Build	Options
Northern	Primary	Duval Ford LLC	$42,184.00	Build	Options
	Alternate	BOZARD FORD	$42,544.00	Build	Options
	Alternate	Garber Ford Inc	$42,801.00	Build	Options
Central	Primary	Duval Ford LLC	$42,284.00	Build	Options
	Alternate	BOZARD FORD	$42,650.00	Build	Options
	Alternate	Garber Ford Inc	$42,901.00	Build	Options
Southern	Primary	Duval Ford LLC	$42,384.00	Build	Options
	Alternate	BOZARD FORD	$42,757.00	Build	Options
	Alternate	Garber Ford Inc	$43,001.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 171, Ford, F-350 XL Super Duty Crew Cab DRW, W3C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$56,105.00	Build	Options
	Alternate	BOZARD FORD	$56,544.00	Build	Options
	Alternate	Garber Ford Inc	$56,753.00	Build	Options
Northern	Primary	Duval Ford LLC	$55,885.00	Build	Options
	Alternate	BOZARD FORD	$56,263.00	Build	Options
	Alternate	Garber Ford Inc	$56,553.00	Build	Options
Central	Primary	Duval Ford LLC	$55,985.00	Build	Options
	Alternate	BOZARD FORD	$56,403.00	Build	Options
	Alternate	Garber Ford Inc	$56,653.00	Build	Options
Southern	Primary	Duval Ford LLC	$56,085.00	Build	Options
	Alternate	BOZARD FORD	$56,544.00	Build	Options
	Alternate	Garber Ford Inc	$56,753.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 172, Ford, F-350 XL Super Duty Regular Cab DRW, F3C

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$42,304.00	Build	Options
	Alternate	BOZARD FORD	$42,657.00	Build	Options
	Alternate	Garber Ford Inc	$42,901.00	Build	Options
Northern	Primary	Duval Ford LLC	$42,084.00	Build	Options
	Alternate	BOZARD FORD	$42,445.00	Build	Options
	Alternate	Garber Ford Inc	$42,701.00	Build	Options
Central	Primary	Duval Ford LLC	$42,184.00	Build	Options
	Alternate	BOZARD FORD	$42,551.00	Build	Options
	Alternate	Garber Ford Inc	$42,801.00	Build	Options
Southern	Primary	Duval Ford LLC	$42,284.00	Build	Options
	Alternate	BOZARD FORD	$42,657.00	Build	Options
	Alternate	Garber Ford Inc	$42,901.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 173, Ford, Maverick 4x2, W8A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$28,016.00	Build	Options
	Alternate	TROPICAL FORD INC	$28,397.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$28,469.00	Build	Options
Northern	Primary	Duval Ford LLC	$27,796.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$28,269.00	Build	Options
	Alternate	TROPICAL FORD INC	$28,397.00	Build	Options
Central	Primary	Duval Ford LLC	$27,896.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$28,269.00	Build	Options
	Alternate	TROPICAL FORD INC	$28,397.00	Build	Options
Southern	Primary	Duval Ford LLC	$27,996.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$28,369.00	Build	Options
	Alternate	TROPICAL FORD INC	$28,397.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 174, Ford, Ranger 4x2, R4B

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$30,254.00	Build	Options
	Alternate	BOZARD FORD	$31,027.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$31,299.00	Build	Options
Northern	Primary	Duval Ford LLC	$30,034.00	Build	Options
	Alternate	BOZARD FORD	$30,904.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,276.00	Build	Options
Central	Primary	Duval Ford LLC	$30,134.00	Build	Options
	Alternate	BOZARD FORD	$31,008.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,276.00	Build	Options
Southern	Primary	Duval Ford LLC	$30,234.00	Build	Options
	Alternate	BOZARD FORD	$31,027.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,376.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 175, GMC, Sierra 1500 Crew Cab 1 SA 4x2, TC10543

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$39,812.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$39,832.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$40,952.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$39,612.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$39,681.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$41,052.00	Build	Options
Central	Primary	CARL BLACK OF ORLANDO LLC	$39,580.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,712.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$41,152.00	Build	Options
Southern	Primary	CARL BLACK OF ORLANDO LLC	$39,731.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,812.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$41,152.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 176, Nissan, Frontier S V6 4x2 CC A/T, 32116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$31,190.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$31,140.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,990.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$31,140.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 177, Nissan, Frontier SV LWB 4x2 CC A/T, 33116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,562.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,512.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,462.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,512.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 178, Nissan, Frontier SV SWB 4x2 CC A/T, 32316

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,071.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,017.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$31,950.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,017.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 179, Ram, 1500 Big Horn Crew Cab 4x2 5.7 Bed, DT1H98

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$40,250.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$40,950.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,636.00	Build	Options
Northern	Primary	Crown Auto Group	$40,250.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,436.00	Build	Options
Central	Primary	Crown Auto Group	$40,250.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,536.00	Build	Options
Southern	Primary	Crown Auto Group	$40,250.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,636.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 180, Ram, 1500 Big Horn Crew Cab 4x2 6.4 Bed, DT1H91

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$43,100.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,850.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,576.00	Build	Options
Northern	Primary	Crown Auto Group	$43,100.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,376.00	Build	Options
Central	Primary	Crown Auto Group	$43,100.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,476.00	Build	Options
Southern	Primary	Crown Auto Group	$43,100.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,576.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 181, Ram, 1500 Big Horn Quad Cab 4x2 6.4 Bed, DT1H41

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$38,206.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$38,650.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,526.00	Build	Options
Northern	Primary	Crown Auto Group	$38,206.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,326.00	Build	Options
Central	Primary	Crown Auto Group	$38,206.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,426.00	Build	Options
Southern	Primary	Crown Auto Group	$38,206.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,526.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 182, Ram, 1500 Tradesman Crew Cab 4x2 5.7 Bed, DT1L98

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$36,750.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$37,196.00	Build	Options
	Alternate	Crown Auto Group	$37,589.00	Build	Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$36,996.00	Build	Options
	Alternate	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,235.00	Build	
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$37,096.00	Build	Options
	Alternate	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,235.00	Build	
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$37,196.00	Build	Options
	Alternate	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$38,335.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 183, Ram, 1500 Tradesman Quad Cab 4x2 6.4 Bed, DT1L41

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$38,750.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,176.00	Build	Options
	Alternate	Crown Auto Group	$39,555.00	Build	Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$38,976.00	Build	Options
	Alternate	Crown Auto Group	$39,555.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,265.00	Build	
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$39,076.00	Build	Options
	Alternate	Crown Auto Group	$39,555.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,265.00	Build	
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$39,176.00	Build	Options
	Alternate	Crown Auto Group	$39,555.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,365.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 184, Ram, 2500 Tradesman Crew Cab, DJ2L92

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,409.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$41,795.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,266.00	Build	Options
Northern	Primary	Crown Auto Group	$41,409.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,066.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,911.00	Build	
Central	Primary	Crown Auto Group	$41,409.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,166.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,911.00	Build	
Southern	Primary	Crown Auto Group	$41,409.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,266.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,011.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 185, Ram, 2500 Tradesman Regular Cab, DJ2L62

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$39,995.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,814.00	Build	Options
Northern	Primary	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,614.00	Build	Options
Central	Primary	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,714.00	Build	Options
Southern	Primary	Crown Auto Group	$37,589.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,814.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 186, Ram, 3500 Tradesman Crew Cab DRW, D23L92

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$42,495.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,999.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,768.00	Build	Options
Northern	Primary	Crown Auto Group	$42,495.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,568.00	Build	Options
Central	Primary	Crown Auto Group	$42,495.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,668.00	Build	Options
Southern	Primary	Crown Auto Group	$42,495.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,768.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 187, Ram, 3500 Tradesman Regular Cab DRW, D23L62

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$38,675.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,196.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,994.00	Build	Options
Northern	Primary	Crown Auto Group	$38,675.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,996.00	Build	Options
Central	Primary	Crown Auto Group	$38,675.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,096.00	Build	Options
Southern	Primary	Crown Auto Group	$38,675.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,196.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 188, Toyota, Tacoma SR Double Cab 4x2, 7186

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$33,420.00	Build	Options
Northern	Primary	Seminole Toyota	$33,420.00	Build	Options
Central	Primary	Seminole Toyota	$33,420.00	Build	Options
Southern	Primary	Seminole Toyota	$33,420.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 189, Toyota, Tacoma SR Xtra cab 4X2, 7162

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$31,220.00	Build	Options
Northern	Primary	Seminole Toyota	$31,220.00	Build	Options
Central	Primary	Seminole Toyota	$31,220.00	Build	Options
Southern	Primary	Seminole Toyota	$31,220.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 190, Toyota, Tundra CrewMax SR 4x2, 8248

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$39,965.00	Build	Options
Northern	Primary	Seminole Toyota	$39,965.00	Build	Options
Central	Primary	Seminole Toyota	$39,965.00	Build	Options
Southern	Primary	Seminole Toyota	$39,965.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 191, Toyota, Tundra SR Double Cab, 8242

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$38,215.00	Build	Options
Northern	Primary	Seminole Toyota	$38,215.00	Build	Options
Central	Primary	Seminole Toyota	$38,215.00	Build	Options
Southern	Primary	Seminole Toyota	$38,215.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 192, Toyota, Tundra SR5 CrewMax, 8261

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$44,657.00	Build	Options
Northern	Primary	Seminole Toyota	$44,657.00	Build	Options
Central	Primary	Seminole Toyota	$44,657.00	Build	Options
Southern	Primary	Seminole Toyota	$44,657.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 193, Chevrolet, Colorado WT, 14C43/4WT

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$35,405.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,636.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,311.00	Build	Options
Northern	Primary	Stingray Chevrolet	$35,300.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,436.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,411.00	Build	Options
Central	Primary	Stingray Chevrolet	$35,195.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,536.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,511.00	Build	Options
Southern	Primary	Stingray Chevrolet	$35,290.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,636.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,511.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 194, Chevrolet, Silverado 1500 Crew Cab (Short Bed 147.4) 1LT 4x4, CK10543

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$46,440.00	Build	Options
	Alternate	Stingray Chevrolet	$46,893.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,736.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$46,440.00	Build	Options
	Alternate	Stingray Chevrolet	$46,873.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,536.00	Build	Options
Central	Primary	HARDY CHEVROLET GMC, INC	$46,440.00	Build	Options
	Alternate	Stingray Chevrolet	$46,873.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,636.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$46,440.00	Build	Options
	Alternate	Stingray Chevrolet	$46,873.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,736.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 195, Chevrolet, Silverado 1500 Crew Cab (Short Bed 147.4) 1WT 4x4, CK10543

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$40,343.00	Build	Options
	Alternate	Stingray Chevrolet	$40,430.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,436.00	Build	Options
Northern	Primary	Stingray Chevrolet	$40,230.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$40,343.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,236.00	Build	Options
Central	Primary	Stingray Chevrolet	$40,229.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$40,343.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,336.00	Build	Options
Southern	Primary	Stingray Chevrolet	$40,230.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$40,343.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,436.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 196, Chevrolet, Silverado 1500 Crew Cab (Standard Bed 156.9) 1LT 4x4, CK10743

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$46,713.00	Build	Options
	Alternate	Stingray Chevrolet	$46,998.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$48,116.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$46,713.00	Build	Options
	Alternate	Stingray Chevrolet	$46,948.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,916.00	Build	Options
Central	Primary	HARDY CHEVROLET GMC, INC	$46,713.00	Build	Options
	Alternate	Stingray Chevrolet	$46,948.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$48,016.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$46,713.00	Build	Options
	Alternate	Stingray Chevrolet	$46,998.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$48,116.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 197, Chevrolet, Silverado 1500 Crew Cab (Standard Bed 156.9) 1WT 4x4, CK10743

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$40,612.00	Build	Options
	Alternate	Stingray Chevrolet	$40,710.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,826.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$40,612.00	Build	Options
	Primary	Stingray Chevrolet	$40,612.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,626.00	Build	Options
Central	Primary	Stingray Chevrolet	$40,510.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$40,612.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,726.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$40,612.00	Build	Options
	Primary	Stingray Chevrolet	$40,612.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$41,826.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 198, Chevrolet, Silverado 1500 Double Cab 1WT 4x4, CK10753

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$38,209.00	Build	Options
	Alternate	Stingray Chevrolet	$38,350.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,326.00	Build	Options
Northern	Primary	Stingray Chevrolet	$38,200.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$38,209.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,126.00	Build	Options
Central	Primary	Stingray Chevrolet	$38,080.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$38,209.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,226.00	Build	Options
Southern	Primary	Stingray Chevrolet	$38,100.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$38,209.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,326.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 199, Chevrolet, Silverado 1500 Regular Cab 1WT 4x4, CK10903

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$38,333.00	Build	Options
	Alternate	Stingray Chevrolet	$38,425.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,456.00	Build	Options
Northern	Primary	Stingray Chevrolet	$38,324.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$38,333.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,256.00	Build	Options
Central	Primary	Stingray Chevrolet	$38,205.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$38,333.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,356.00	Build	Options
Southern	Primary	Stingray Chevrolet	$38,325.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$38,333.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$39,456.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 200, Chevrolet, Silverado 2500HD Crew Cab (Long Bed 172) 1WT 4x4, CK20943

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$47,856.00	Build	Options
	Alternate	Stingray Chevrolet	$47,993.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,654.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$47,656.00	Build	Options
	Alternate	Stingray Chevrolet	$47,823.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,502.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$47,756.00	Build	Options
	Alternate	Stingray Chevrolet	$47,823.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,402.00	Build	Options
Southern	Primary	Stingray Chevrolet	$47,823.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,856.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,553.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 201, Chevrolet, Silverado 2500HD Crew Cab (Standard Bed 158.9) 1WT 4x4, CK20743

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$47,676.00	Build	Options
	Alternate	Stingray Chevrolet	$47,880.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,469.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$47,476.00	Build	Options
	Alternate	Stingray Chevrolet	$47,730.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,318.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$47,576.00	Build	Options
	Alternate	Stingray Chevrolet	$47,630.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,217.00	Build	Options
Southern	Primary	Stingray Chevrolet	$47,630.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,676.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,368.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 202, Chevrolet, Silverado 2500HD Double Cab (Long Bed 162.4) 1WT 4x4, CK20953

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$45,956.00	Build	Options
	Alternate	Stingray Chevrolet	$46,190.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,791.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,756.00	Build	Options
	Alternate	Stingray Chevrolet	$45,990.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,640.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$45,856.00	Build	Options
	Alternate	Stingray Chevrolet	$45,950.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,539.00	Build	Options
Southern	Primary	Stingray Chevrolet	$45,950.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,956.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,690.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 203, Chevrolet, Silverado 2500HD Double Cab (Standard Bed 149.4) 1WT 4x4, CK20753

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$45,776.00	Build	Options
	Alternate	Stingray Chevrolet	$45,950.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,606.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,576.00	Build	Options
	Alternate	Stingray Chevrolet	$45,850.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,455.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$45,676.00	Build	Options
	Alternate	Stingray Chevrolet	$45,750.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,354.00	Build	Options
Southern	Primary	Stingray Chevrolet	$45,750.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,776.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,505.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 204, Chevrolet, Silverado 2500HD Regular Cab 1WT 4x4, CK20903

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$45,366.00	Build	Options
	Alternate	Stingray Chevrolet	$45,495.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,145.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$45,166.00	Build	Options
	Alternate	Stingray Chevrolet	$45,396.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,994.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$45,266.00	Build	Options
	Alternate	Stingray Chevrolet	$45,300.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,894.00	Build	Options
Southern	Primary	Stingray Chevrolet	$45,300.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$45,366.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,045.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 205, Chevrolet, Silverado 3500HD Crew Cab 1WT DRW 4x4, CK30943

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$49,996.00	Build	Options
	Alternate	Stingray Chevrolet	$50,240.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,869.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$49,796.00	Build	Options
	Alternate	Stingray Chevrolet	$50,140.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,717.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$49,896.00	Build	Options
	Alternate	Stingray Chevrolet	$50,038.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,617.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$49,996.00	Build	Options
	Alternate	Stingray Chevrolet	$50,038.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$51,768.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 206, Chevrolet, Silverado 3500HD Double Cab 1WT SRW 4x4, CK30953

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$46,986.00	Build	Options
	Alternate	Stingray Chevrolet	$47,269.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,898.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$46,786.00	Build	Options
	Alternate	Stingray Chevrolet	$47,168.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,747.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$46,886.00	Build	Options
	Alternate	Stingray Chevrolet	$46,988.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,646.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$46,986.00	Build	Options
	Alternate	Stingray Chevrolet	$47,169.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$48,797.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 207, Chevrolet, Silverado 3500HD Regular Cab 1WT DRW 4x4, CK30903

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$47,556.00	Build	Options
	Alternate	Stingray Chevrolet	$47,660.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,361.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$47,356.00	Build	Options
	Alternate	Stingray Chevrolet	$47,530.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,209.00	Build	Options
Central	Primary	Stingray Chevrolet	$47,400.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,456.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,109.00	Build	Options
Southern	Primary	Stingray Chevrolet	$47,520.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$47,556.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,260.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 208, Ford, F-150 Super Crew Hybrid, W1F

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$44,811.00	Build	Options
	Alternate	Duval Ford LLC	$44,827.00	Build	Options
	Alternate	Garber Ford Inc	$45,249.00	Build	Options
Northern	Primary	BOZARD FORD	$44,522.00	Build	Options
	Alternate	Duval Ford LLC	$44,607.00	Build	Options
	Alternate	Garber Ford Inc	$45,049.00	Build	Options
Central	Primary	Duval Ford LLC	$44,707.00	Build	Options
	Alternate	BOZARD FORD	$44,727.00	Build	Options
	Alternate	Garber Ford Inc	$45,149.00	Build	Options
Southern	Primary	Duval Ford LLC	$44,807.00	Build	Options
	Alternate	BOZARD FORD	$44,811.00	Build	Options
	Alternate	Garber Ford Inc	$45,249.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 209, Ford, F-150 XL Crew Cab 4x4, W1L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$41,750.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$42,227.00	Build	Options
	Alternate	BOZARD FORD	$42,229.00	Build	Options
Northern	Primary	Duval Ford LLC	$41,530.00	Build	Options
	Alternate	BOZARD FORD	$42,019.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$42,134.00	Build	Options
Central	Primary	Duval Ford LLC	$41,630.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$42,008.00	Build	Options
	Alternate	BOZARD FORD	$42,124.00	Build	Options
Southern	Primary	Duval Ford LLC	$41,730.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$42,184.00	Build	Options
	Alternate	BOZARD FORD	$42,229.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 210, Ford, F-150 XL Regular Cab V8 (122.5" WB), F1L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$39,745.00	Build	Options
	Alternate	Garber Ford Inc	$40,090.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$40,856.00	Build	Options
Northern	Primary	Duval Ford LLC	$39,525.00	Build	Options
	Alternate	Garber Ford Inc	$39,890.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$40,556.00	Build	Options
Central	Primary	Duval Ford LLC	$39,625.00	Build	Options
	Alternate	Garber Ford Inc	$39,990.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$40,556.00	Build	Options
Southern	Primary	Duval Ford LLC	$39,725.00	Build	Options
	Alternate	Garber Ford Inc	$40,090.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$40,656.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 211, Ford, F-150 XL Super Cab 4x4, X1L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$40,156.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$40,599.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$40,791.00	Build	Options
Northern	Primary	Duval Ford LLC	$39,936.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$40,491.00	Build	Options
	Alternate	BOZARD FORD	$40,808.00	Build	Options
Central	Primary	Duval Ford LLC	$40,036.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$40,365.00	Build	Options
	Alternate	BOZARD FORD	$40,910.00	Build	Options
Southern	Primary	Duval Ford LLC	$40,136.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$40,541.00	Build	Options
	Alternate	BOZARD FORD	$41,012.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 212, Ford, F-150 XLT Crew Cab 4x4, W3L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$43,555.00	Build	Options
	Alternate	BOZARD FORD	$44,334.00	Build	Options
	Alternate	Garber Ford Inc	$44,776.00	Build	Options
Northern	Primary	Duval Ford LLC	$43,335.00	Build	Options
	Alternate	BOZARD FORD	$44,113.00	Build	Options
	Alternate	Garber Ford Inc	$44,576.00	Build	Options
Central	Primary	Duval Ford LLC	$43,435.00	Build	Options
	Alternate	BOZARD FORD	$44,224.00	Build	Options
	Alternate	Garber Ford Inc	$44,676.00	Build	Options
Southern	Primary	Duval Ford LLC	$43,535.00	Build	Options
	Alternate	BOZARD FORD	$44,334.00	Build	Options
	Alternate	Garber Ford Inc	$44,776.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 213, Ford, F-150 XLT Super Cab 4x4, X3L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$41,792.00	Build	Options
	Alternate	BOZARD FORD	$43,164.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$43,599.00	Build	Options
Northern	Primary	Duval Ford LLC	$41,572.00	Build	Options
	Alternate	BOZARD FORD	$42,949.00	Build	Options
	Alternate	Garber Ford Inc	$43,409.00	Build	Options
Central	Primary	Duval Ford LLC	$41,672.00	Build	Options
	Alternate	BOZARD FORD	$43,057.00	Build	Options
	Alternate	Garber Ford Inc	$43,509.00	Build	Options
Southern	Primary	Duval Ford LLC	$41,772.00	Build	Options
	Alternate	BOZARD FORD	$43,164.00	Build	Options
	Alternate	Garber Ford Inc	$43,609.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 214, Ford, F-250 XL Super Duty Crew Cab 4x4, W2B

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$46,783.00	Build	Options
	Alternate	Garber Ford Inc	$47,163.00	Build	Options
	Alternate	BOZARD FORD	$47,164.00	Build	Options
Northern	Primary	Duval Ford LLC	$46,563.00	Build	Options
	Alternate	BOZARD FORD	$46,929.00	Build	Options
	Alternate	Garber Ford Inc	$46,963.00	Build	Options
Central	Primary	Duval Ford LLC	$46,663.00	Build	Options
	Alternate	BOZARD FORD	$47,047.00	Build	Options
	Alternate	Garber Ford Inc	$47,063.00	Build	Options
Southern	Primary	Duval Ford LLC	$46,763.00	Build	Options
	Alternate	Garber Ford Inc	$47,163.00	Build	Options
	Alternate	BOZARD FORD	$47,164.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 215, Ford, F-250 XL Super Duty Regular Cab 4x4, F2B

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$42,661.00	Build	Options
	Alternate	Garber Ford Inc	$42,694.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$42,918.00	Build	Options
Northern	Primary	BOZARD FORD	$42,449.00	Build	Options
	Alternate	Garber Ford Inc	$42,494.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$42,887.00	Build	Options
Central	Primary	BOZARD FORD	$42,555.00	Build	Options
	Alternate	Garber Ford Inc	$42,594.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$42,711.00	Build	Options
Southern	Primary	BOZARD FORD	$42,661.00	Build	Options
	Alternate	Garber Ford Inc	$42,694.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$42,937.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 216, Ford, F-250 XL Super Duty Super Cab 4x4, X2B

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$44,955.00	Build	Options
	Alternate	BOZARD FORD	$45,325.00	Build	Options
	Alternate	Garber Ford Inc	$45,562.00	Build	Options
Northern	Primary	Duval Ford LLC	$44,735.00	Build	Options
	Alternate	BOZARD FORD	$45,099.00	Build	Options
	Alternate	Garber Ford Inc	$45,362.00	Build	Options
Central	Primary	Duval Ford LLC	$44,835.00	Build	Options
	Alternate	BOZARD FORD	$45,212.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$45,411.00	Build	Options
Southern	Primary	Duval Ford LLC	$44,935.00	Build	Options
	Alternate	BOZARD FORD	$45,325.00	Build	Options
	Alternate	Garber Ford Inc	$45,562.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 217, Ford, F-350 XL Super Duty Crew Cab DRW 4x4, W3D

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$49,518.00	Build	Options
	Alternate	BOZARD FORD	$49,916.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$49,993.00	Build	Options
Northern	Primary	Duval Ford LLC	$49,298.00	Build	Options
	Alternate	BOZARD FORD	$49,668.00	Build	Options
	Alternate	Garber Ford Inc	$49,819.00	Build	Options
Central	Primary	Duval Ford LLC	$49,398.00	Build	Options
	Alternate	BOZARD FORD	$49,792.00	Build	Options
	Alternate	Garber Ford Inc	$49,919.00	Build	Options
Southern	Primary	Duval Ford LLC	$49,498.00	Build	Options
	Alternate	BOZARD FORD	$49,916.00	Build	Options
	Alternate	Garber Ford Inc	$50,019.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 218, Ford, F-350 XL Super Duty Regular Cab DRW 4x4, F3D

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$44,866.00	Build	Options
	Alternate	BOZARD FORD	$45,235.00	Build	Options
	Alternate	Garber Ford Inc	$45,361.00	Build	Options
Northern	Primary	Duval Ford LLC	$44,646.00	Build	Options
	Alternate	BOZARD FORD	$45,010.00	Build	Options
	Alternate	Garber Ford Inc	$45,161.00	Build	Options
Central	Primary	Duval Ford LLC	$44,746.00	Build	Options
	Alternate	BOZARD FORD	$45,122.00	Build	Options
	Alternate	Garber Ford Inc	$45,261.00	Build	Options
Southern	Primary	Duval Ford LLC	$44,846.00	Build	Options
	Alternate	BOZARD FORD	$45,235.00	Build	Options
	Alternate	Garber Ford Inc	$45,361.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 219, Ford, Maverick 4x4, W8B

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$27,509.00	Build	Options
	Alternate	BOZARD FORD	$27,561.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$27,927.00	Build	Options
Northern	Primary	Duval Ford LLC	$27,289.00	Build	Options
	Alternate	BOZARD FORD	$27,384.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$27,627.00	Build	Options
Central	Primary	Duval Ford LLC	$27,389.00	Build	Options
	Alternate	BOZARD FORD	$27,506.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$27,627.00	Build	Options
Southern	Primary	Duval Ford LLC	$27,489.00	Build	Options
	Alternate	BOZARD FORD	$27,561.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$27,677.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 220, Ford, Ranger 4x4, R4P

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$33,527.00	Build	Options
	Alternate	BOZARD FORD	$34,337.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$34,705.00	Build	Options
Northern	Primary	Duval Ford LLC	$33,307.00	Build	Options
	Alternate	BOZARD FORD	$34,201.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$34,505.00	Build	Options
Central	Primary	Duval Ford LLC	$33,407.00	Build	Options
	Alternate	BOZARD FORD	$34,317.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$34,505.00	Build	Options
Southern	Primary	Duval Ford LLC	$33,507.00	Build	Options
	Alternate	BOZARD FORD	$34,337.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$34,605.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 221, GMC, Sierra 1500 Crew Cab 1 SA 4x4, TK10543

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	CARL BLACK OF ORLANDO LLC	$42,323.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,366.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$43,647.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$42,166.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$42,172.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$43,747.00	Build	Options
Central	Primary	CARL BLACK OF ORLANDO LLC	$42,071.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,266.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$43,847.00	Build	Options
Southern	Primary	CARL BLACK OF ORLANDO LLC	$42,222.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$42,366.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$43,847.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 222, GMC, Sierra 2500HD Crew Cab (Standard Bed 158.9) 1SA 4x4, TK20743

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$48,498.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,393.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,798.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$48,298.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,242.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,898.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$48,398.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,141.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,998.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$48,498.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$49,292.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$49,998.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 223, Jeep, Gladiator Sport 4x4, JTJL98

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Garber Chrysler Dodge Truck, Inc. Step One Automotive dba CDJR FT Walton Beach	$37,996.00 $39,994.00	Build Build	Options Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$37,796.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$37,896.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$37,996.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 224, Nissan, Frontier S V6 4x4 CC A/T, 32016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$34,037.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,987.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,937.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$33,987.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 225, Nissan, Frontier SV LWB 4x4 CC A/T, 33216

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,605.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,550.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,550.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,605.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 226, Nissan, Frontier SV SWB 4x4 CC A/T, 32216

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,114.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,054.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,024.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,104.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 227, Ram, 1500 Big Horn Crew Cab 4x4 5.7 Bed, DT6H98

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Garber Chrysler Dodge Truck, Inc. Crown Auto Group	$45,196.00 $45,306.00	Build Build	Options Options
Northern	Primary Alternate	Garber Chrysler Dodge Truck, Inc. Crown Auto Group	$44,996.00 $45,306.00	Build Build	Options Options
Central	Primary Alternate	Garber Chrysler Dodge Truck, Inc. Crown Auto Group	$45,096.00 $45,306.00	Build Build	Options Options
Southern	Primary Alternate	Garber Chrysler Dodge Truck, Inc. Crown Auto Group	$45,196.00 $45,306.00	Build Build	Options Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 228, Ram, 1500 Big Horn Crew Cab 4x4 6.4 Bed, DT6H91

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba CDJR FT Walton Beach	$47,250.00	Build	Options
	Alternate	Crown Auto Group	$48,162.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$48,246.00	Build	Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$48,046.00	Build	Options
	Alternate	Crown Auto Group	$48,162.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$48,146.00	Build	Options
	Alternate	Crown Auto Group	$48,162.00	Build	Options
Southern	Primary	Crown Auto Group	$48,162.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$48,246.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 229, Ram, 1500 Big Horn Quad Cab 4x4 6.4 Bed, DT6H41

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,700.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,450.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,936.00	Build	Options
Northern	Primary	Crown Auto Group	$41,700.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,736.00	Build	Options
Central	Primary	Crown Auto Group	$41,700.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,836.00	Build	Options
Southern	Primary	Crown Auto Group	$41,700.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,936.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 230, Ram, 2500 Tradesman Crew Cab 4x4, DJ7L92

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$44,061.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$44,150.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,540.00	Build	
Northern	Primary	Crown Auto Group	$44,061.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,540.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,706.00	Build	Options
Central	Primary	Crown Auto Group	$44,061.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,540.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,806.00	Build	Options
Southern	Primary	Crown Auto Group	$44,061.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$44,640.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$44,906.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 231, Ram, 2500 Tradesman Regular Cab 4x4, DJ7L62

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$40,352.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,942.00	Build	
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$40,990.00	Build	Options
Northern	Primary	Crown Auto Group	$40,352.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,942.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,136.00	Build	Options
Central	Primary	Crown Auto Group	$40,352.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$40,942.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,236.00	Build	Options
Southern	Primary	Crown Auto Group	$40,352.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,042.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,336.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 232, Ram, 3500 Tradesman Crew Cab DRW 4x4, D28L92

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$44,781.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$46,990.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,035.00	Build	
Northern	Primary	Crown Auto Group	$44,781.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$46,996.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,035.00	Build	
Central	Primary	Crown Auto Group	$44,781.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,035.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$47,096.00	Build	Options
Southern	Primary	Crown Auto Group	$44,781.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$47,135.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$47,196.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 233, Ram, 3500 Tradesman Regular Cab DRW 4x4, D28L62

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$41,326.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$43,995.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$45,577.00	Build	
Northern	Primary	Crown Auto Group	$41,326.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$45,577.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$45,746.00	Build	Options
Central	Primary	Crown Auto Group	$41,326.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$45,577.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$45,846.00	Build	Options
Southern	Primary	Crown Auto Group	$41,326.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$45,677.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$45,946.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 234, Toyota, Tacoma SR Double Cab 4x4, 7594

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$36,620.00	Build	Options
Northern	Primary	Seminole Toyota	$36,620.00	Build	Options
Central	Primary	Seminole Toyota	$36,620.00	Build	Options
Southern	Primary	Seminole Toyota	$36,620.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 235, Toyota, Tacoma SR Xtra cab 4x4, 7514

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$34,420.00	Build	Options
Northern	Primary	Seminole Toyota	$34,420.00	Build	Options
Central	Primary	Seminole Toyota	$34,420.00	Build	Options
Southern	Primary	Seminole Toyota	$34,420.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 236, Toyota, Tundra CrewMax SR 4x4, 8348

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$42,965.00	Build	Options
Northern	Primary	Seminole Toyota	$42,965.00	Build	Options
Central	Primary	Seminole Toyota	$42,965.00	Build	Options
Southern	Primary	Seminole Toyota	$42,965.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 237, Toyota, Tundra SR Double Cab 4x4, 8342

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$41,215.00	Build	Options
Northern	Primary	Seminole Toyota	$41,215.00	Build	Options
Central	Primary	Seminole Toyota	$41,215.00	Build	Options
Southern	Primary	Seminole Toyota	$41,215.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 238, Toyota, Tundra SR5 CrewMax 4x4, 8361

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$47,657.00	Build	Options
Northern	Primary	Seminole Toyota	$47,657.00	Build	Options
Central	Primary	Seminole Toyota	$47,657.00	Build	Options
Southern	Primary	Seminole Toyota	$47,657.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pick-Up Trucks – 4x4

Item: 239, Ram, 1500 Tradesman 4x4 Crew Cab 5`7" Box, DT6L98

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$39,631.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$39,999.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,796.00	Build	Options
Northern	Primary	Crown Auto Group	$39,631.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,596.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,901.00	Build	
Central	Primary	Crown Auto Group	$39,631.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,696.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$41,901.00	Build	
Southern	Primary	Crown Auto Group	$39,631.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,796.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$42,101.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pick-Up Trucks – 4x4

Item: 240, Ram, 1500 Tradesman 4x4 Crew Cab 6`4" Box, DT6L91

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$42,525.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,990.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,331.00	Build	
Northern	Primary	Crown Auto Group	$42,525.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,331.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,596.00	Build	Options
Central	Primary	Crown Auto Group	$42,525.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,331.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,696.00	Build	Options
Southern	Primary	Crown Auto Group	$42,525.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$43,431.00	Build	
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,796.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pick-Up Trucks – 4x4

Item: 241, Ram, 1500 Tradesman 4x4 Quad Cab 6`4" Box, DT6L41

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$37,306.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$37,999.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$38,596.00	Build	Options
Northern	Primary	Crown Auto Group	$37,306.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$38,396.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$39,707.00	Build	
Central	Primary	Crown Auto Group	$37,306.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$38,496.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$39,707.00	Build	
Southern	Primary	Crown Auto Group	$37,306.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$38,596.00	Build	Options
	Alternate	Beck Chrysler Dodge Jeep	$39,807.00	Build	

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Motorcycles

Item: 242, Harley Davidson, Police Road Glide, FLTRXP

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	AMERICAN ROAD GROUP Alligator Alley Harley-Davidson	$27,000.00 $29,875.00	Build Build	Options
Northern	Primary Alternate	AMERICAN ROAD GROUP Alligator Alley Harley-Davidson	$27,000.00 $29,875.00	Build Build	Options
Central	Primary Alternate	AMERICAN ROAD GROUP Alligator Alley Harley-Davidson	$27,000.00 $29,875.00	Build Build	Options
Southern	Primary Alternate	AMERICAN ROAD GROUP Alligator Alley Harley-Davidson	$27,000.00 $29,875.00	Build Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 243, Chevrolet, Blazer EV PPV, 1MF26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$46,336.00	Build	Options
	Alternate	Stingray Chevrolet	$46,778.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,569.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$46,136.00	Build	Options
	Alternate	Stingray Chevrolet	$46,778.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,418.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$46,236.00	Build	Options
	Alternate	Stingray Chevrolet	$46,778.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,317.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$46,336.00	Build	Options
	Alternate	Stingray Chevrolet	$46,778.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$47,468.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 244, Chevrolet, Silverado 4x4 PPV, CK10543/9C1

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Stingray Chevrolet CARL BLACK OF ORLANDO LLC	$48,988.00 $50,819.00	Build Build	Options Options
Northern	Primary Alternate	Stingray Chevrolet CARL BLACK OF ORLANDO LLC	$48,888.00 $50,668.00	Build Build	Options Options
Central	Primary Alternate	Stingray Chevrolet CARL BLACK OF ORLANDO LLC	$48,880.00 $50,567.00	Build Build	Options Options
Southern	Primary Alternate	Stingray Chevrolet CARL BLACK OF ORLANDO LLC	$48,800.00 $50,718.00	Build Build	Options Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 245, Chevrolet, Tahoe 4x2 PPV, CC10706/9C1

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$52,996.00	Build	Options
	Alternate	Stingray Chevrolet	$53,697.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,374.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$52,796.00	Build	Options
	Alternate	Stingray Chevrolet	$53,607.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,223.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$52,896.00	Build	Options
	Alternate	Stingray Chevrolet	$53,507.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,122.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$52,996.00	Build	Options
	Alternate	Stingray Chevrolet	$53,607.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$55,273.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 246, Chevrolet, Tahoe 4x4 PPV, CK10706/9C1

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$55,856.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$56,159.00	Build	Options
	Alternate	Stingray Chevrolet	$56,477.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$55,656.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$56,159.00	Build	Options
	Alternate	Stingray Chevrolet	$56,477.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$55,756.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$56,159.00	Build	Options
	Alternate	Stingray Chevrolet	$56,377.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$55,856.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$56,159.00	Build	Options
	Alternate	Stingray Chevrolet	$56,377.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 247, Dodge, Durango Pursuit V6 AWD, WDEE75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$39,972.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,936.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$40,990.00	Build	Options
Northern	Primary	Crown Auto Group	$39,972.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,736.00	Build	Options
Central	Primary	Crown Auto Group	$39,972.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,836.00	Build	Options
Southern	Primary	Crown Auto Group	$39,972.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,936.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 248, Dodge, Durango Pursuit V8 AWD, WDEE75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$42,790.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,846.00	Build	Options
Northern	Primary	Crown Auto Group	$42,790.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,646.00	Build	Options
Central	Primary	Crown Auto Group	$42,790.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,746.00	Build	Options
Southern	Primary	Crown Auto Group	$42,790.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$43,846.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 249, Ford, Interceptor Utility AWD 3.0L EcoBoost, K8A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$46,387.00	Build	Options
	Alternate	Garber Ford Inc	$46,511.00	Build	Options
	Alternate	Duval Ford LLC	$46,538.00	Build	Options
Northern	Primary	BOZARD FORD	$46,160.00	Build	Options
	Alternate	Garber Ford Inc	$46,311.00	Build	Options
	Alternate	Duval Ford LLC	$46,318.00	Build	Options
Central	Primary	BOZARD FORD	$46,275.00	Build	Options
	Alternate	Garber Ford Inc	$46,411.00	Build	Options
	Alternate	Duval Ford LLC	$46,418.00	Build	Options
Southern	Primary	BOZARD FORD	$46,387.00	Build	Options
	Alternate	Garber Ford Inc	$46,511.00	Build	Options
	Alternate	Duval Ford LLC	$46,518.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 250, Ford, Interceptor Utility AWD 3.3L Gas, K8A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$43,798.00	Build	Options
	Alternate	Garber Ford Inc	$43,935.00	Build	Options
	Alternate	Duval Ford LLC	$43,959.00	Build	Options
Northern	Primary	BOZARD FORD	$43,584.00	Build	Options
	Alternate	Garber Ford Inc	$43,735.00	Build	Options
	Alternate	Duval Ford LLC	$43,739.00	Build	Options
Central	Primary	BOZARD FORD	$43,693.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$43,797.00	Build	Options
	Alternate	Garber Ford Inc	$43,835.00	Build	Options
Southern	Primary	BOZARD FORD	$43,798.00	Build	Options
	Alternate	Garber Ford Inc	$43,935.00	Build	Options
	Alternate	Duval Ford LLC	$43,939.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 251, Ford, Interceptor Utility AWD Hybrid 3.3L, K8A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$43,798.00	Build	Options
	Alternate	Garber Ford Inc	$43,935.00	Build	Options
	Alternate	Duval Ford LLC	$43,959.00	Build	Options
Northern	Primary	BOZARD FORD	$43,584.00	Build	Options
	Alternate	Garber Ford Inc	$43,735.00	Build	Options
	Alternate	Duval Ford LLC	$43,739.00	Build	Options
Central	Primary	BOZARD FORD	$43,693.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$43,797.00	Build	Options
	Alternate	Garber Ford Inc	$43,835.00	Build	Options
Southern	Primary	BOZARD FORD	$43,798.00	Build	Options
	Alternate	Garber Ford Inc	$43,935.00	Build	Options
	Alternate	Duval Ford LLC	$43,939.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pursuit Rated Vehicles

Item: 252, Ford, Police Responder F-150 Crew Cab 4x4, W1P

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$47,085.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$47,199.00	Build	Options
	Alternate	BOZARD FORD	$47,284.00	Build	Options
Northern	Primary	Duval Ford LLC	$46,865.00	Build	Options
	Alternate	BOZARD FORD	$47,171.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$47,235.00	Build	Options
Central	Primary	Duval Ford LLC	$46,965.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$47,135.00	Build	Options
	Alternate	BOZARD FORD	$47,284.00	Build	Options
Southern	Primary	Duval Ford LLC	$47,065.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$47,285.00	Build	Options
	Alternate	TROPICAL FORD INC	$47,295.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Special Service Vehicles

Item: 253, Chevrolet, Silverado 1500 Special Service Vehicle 4x4, CK10543/5W4

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$45,665.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,811.00	Build	Options
Northern	Primary	Stingray Chevrolet	$45,665.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,660.00	Build	Options
Central	Primary	Stingray Chevrolet	$45,565.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,559.00	Build	Options
Southern	Primary	Stingray Chevrolet	$45,565.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$46,710.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Special Service Vehicles

Item: 254, Chevrolet, Tahoe 4x4 SSV, CK10706/5W4

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$54,966.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$55,397.00	Build	Options
	Alternate	Stingray Chevrolet	$55,670.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$54,766.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$55,397.00	Build	Options
	Alternate	Stingray Chevrolet	$55,670.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$54,866.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$55,397.00	Build	Options
	Alternate	Stingray Chevrolet	$55,570.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$54,966.00	Build	Options
	Alternate	HARDY CHEVROLET GMC, INC	$55,397.00	Build	Options
	Alternate	Stingray Chevrolet	$55,570.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Special Service Vehicles

Item: 255, Ford, Expedition SSV, U1G.102A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$51,570.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$51,722.00	Build	Options
	Alternate	BOZARD FORD	$52,321.00	Build	Options
Northern	Primary	Duval Ford LLC	$51,350.00	Build	Options
	Alternate	BOZARD FORD	$52,133.00	Build	Options
	Alternate	Garber Ford Inc	$52,139.00	Build	Options
Central	Primary	Duval Ford LLC	$51,450.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$52,169.00	Build	Options
	Alternate	Garber Ford Inc	$52,239.00	Build	Options
Southern	Primary	Duval Ford LLC	$51,550.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$52,319.00	Build	Options
	Alternate	BOZARD FORD	$52,321.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 256, Chevrolet, Blazer FWD, 1NK26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$32,996.00	Build	Options
	Alternate	Stingray Chevrolet	$33,349.00	Build	Options
	Alternate	Tallahassee CH LLC	$34,429.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$32,796.00	Build	Options
	Alternate	Stingray Chevrolet	$33,249.00	Build	Options
	Alternate	Tallahassee CH LLC	$34,529.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$32,896.00	Build	Options
	Alternate	Stingray Chevrolet	$33,150.00	Build	Options
	Alternate	Tallahassee CH LLC	$34,629.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$32,996.00	Build	Options
	Alternate	Stingray Chevrolet	$33,150.00	Build	Options
	Alternate	Tallahassee CH LLC	$34,629.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 257, Chevrolet, Equinox FWD 1LT, 1PT26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$27,200.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$27,496.00	Build	Options
	Alternate	Tallahassee CH LLC	$28,154.00	Build	Options
Northern	Primary	Stingray Chevrolet	$27,200.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$27,296.00	Build	Options
	Alternate	Tallahassee CH LLC	$28,254.00	Build	Options
Central	Primary	Stingray Chevrolet	$27,120.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$27,396.00	Build	Options
	Alternate	Tallahassee CH LLC	$28,354.00	Build	Options
Southern	Primary	Stingray Chevrolet	$27,200.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$27,496.00	Build	Options
	Alternate	Tallahassee CH LLC	$28,354.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 258, Chevrolet, Suburban 4x2 1FL, CC10906

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$60,751.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$60,836.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$63,105.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$60,636.00	Build	Options
	Alternate	Stingray Chevrolet	$60,661.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$62,954.00	Build	Options
Central	Primary	Stingray Chevrolet	$60,551.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$60,736.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$62,853.00	Build	Options
Southern	Primary	Stingray Chevrolet	$60,551.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$60,836.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$63,004.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 259, Chevrolet, Tahoe 4x2 1FL, CC10706

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$58,236.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$58,496.00	Build	Options
	Alternate	Stingray Chevrolet	$58,660.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$58,236.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$58,296.00	Build	Options
	Alternate	Stingray Chevrolet	$58,560.00	Build	Options
Central	Primary	HARDY CHEVROLET GMC, INC	$58,236.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$58,396.00	Build	Options
	Alternate	Stingray Chevrolet	$58,460.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$58,236.00	Build	Options
	Alternate	Stingray Chevrolet	$58,460.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$58,496.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 260, Chevrolet, Trailblazer FWD, 1TR56

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$23,466.00	Build	Options
	Alternate	Tallahassee CH LLC	$23,692.00	Build	Options
	Alternate	Stingray Chevrolet	$23,995.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$23,266.00	Build	Options
	Alternate	Tallahassee CH LLC	$23,792.00	Build	Options
	Alternate	Stingray Chevrolet	$23,950.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$23,366.00	Build	Options
	Alternate	Stingray Chevrolet	$23,869.00	Build	Options
	Alternate	Tallahassee CH LLC	$23,892.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$23,466.00	Build	Options
	Alternate	Stingray Chevrolet	$23,869.00	Build	Options
	Alternate	Tallahassee CH LLC	$23,892.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 261, Chevrolet, Traverse LT FWD 1LT, 1LB56

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$38,378.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,506.00	Build	Options
	Alternate	Tallahassee CH LLC	$39,369.00	Build	Options
Northern	Primary	Stingray Chevrolet	$38,278.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,306.00	Build	Options
	Alternate	Tallahassee CH LLC	$39,469.00	Build	Options
Central	Primary	Stingray Chevrolet	$38,178.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,406.00	Build	Options
	Alternate	Tallahassee CH LLC	$39,569.00	Build	Options
Southern	Primary	Stingray Chevrolet	$38,178.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$38,506.00	Build	Options
	Alternate	Tallahassee CH LLC	$39,569.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 262, Chevrolet, Trax FWD, 1TR58

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tallahassee CH LLC	$22,438.00	Build	Options
	Alternate	Stingray Chevrolet	$22,450.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$22,496.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$22,296.00	Build	Options
	Alternate	Stingray Chevrolet	$22,450.00	Build	Options
	Alternate	Tallahassee CH LLC	$22,538.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$22,396.00	Build	Options
	Alternate	Stingray Chevrolet	$22,450.00	Build	Options
	Alternate	Tallahassee CH LLC	$22,638.00	Build	Options
Southern	Primary	Stingray Chevrolet	$22,450.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$22,496.00	Build	Options
	Alternate	Tallahassee CH LLC	$22,638.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 263, Dodge, Durango GT RWD, WDDH75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$34,671.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$35,399.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$36,066.00	Build	Options
Northern	Primary	Crown Auto Group	$34,671.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$35,866.00	Build	Options
Central	Primary	Crown Auto Group	$34,671.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$35,966.00	Build	Options
Southern	Primary	Crown Auto Group	$34,671.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$36,066.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 264, Ford, Escape FWD, U0E

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	$31,427.00	Build	Options
	Alternate	BOZARD FORD	$31,554.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,856.00	Build	Options
Northern	Primary	Duval Ford LLC	$31,207.00	Build	Options
	Alternate	BOZARD FORD	$31,402.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,656.00	Build	Options
Central	Primary	Duval Ford LLC	$31,307.00	Build	Options
	Alternate	BOZARD FORD	$31,479.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,656.00	Build	Options
Southern	Primary	Duval Ford LLC	$31,407.00	Build	Options
	Alternate	BOZARD FORD	$31,554.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$31,756.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 265, Ford, Expedition Active 4x2, U1H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TROPICAL FORD INC	$55,843.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$56,360.00	Build	Options
	Alternate	Duval Ford LLC	$56,476.00	Build	Options
Northern	Primary	TROPICAL FORD INC	$55,843.00	Build	Options
	Alternate	Duval Ford LLC	$56,256.00	Build	Options
	Alternate	BOZARD FORD	$56,502.00	Build	Options
Central	Primary	TROPICAL FORD INC	$55,843.00	Build	Options
	Alternate	Duval Ford LLC	$56,356.00	Build	Options
	Alternate	BOZARD FORD	$56,648.00	Build	Options
Southern	Primary	TROPICAL FORD INC	$55,843.00	Build	Options
	Alternate	Duval Ford LLC	$56,456.00	Build	Options
	Alternate	BOZARD FORD	$56,705.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 266, Ford, Expedition MAX Active 4x2, K1H

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$58,995.00	Build	Options
	Alternate	Duval Ford LLC	$59,252.00	Build	Options
Northern	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Duval Ford LLC	$59,032.00	Build	Options
	Alternate	BOZARD FORD	$59,287.00	Build	Options
Central	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Duval Ford LLC	$59,132.00	Build	Options
	Alternate	BOZARD FORD	$59,440.00	Build	Options
Southern	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Duval Ford LLC	$59,232.00	Build	Options
	Alternate	BOZARD FORD	$59,500.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 267, Ford, Explorer Active RWD, K7D

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$34,259.00	Build	Options
	Alternate	Duval Ford LLC	$34,724.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$35,095.00	Build	Options
Northern	Primary	Duval Ford LLC	$34,504.00	Build	Options
	Alternate	BOZARD FORD	$34,514.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$34,795.00	Build	Options
Central	Primary	BOZARD FORD	$34,604.00	Build	Options
	Primary	Duval Ford LLC	$34,604.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$34,745.00	Build	Options
Southern	Primary	BOZARD FORD	$34,638.00	Build	Options
	Alternate	Duval Ford LLC	$34,704.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$34,845.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 268, GMC, Terrain Elevation FWD 3SA, TPB26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$28,836.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$29,264.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$29,700.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$28,636.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$29,364.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$29,549.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$28,736.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$29,448.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$29,464.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$28,836.00	Build	Options
	Alternate	Tallahassee BGC,LLC	$29,464.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$29,599.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 269, Jeep, Grand Cherokee L Laredo 3-Row 4x2, WLTH75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$40,450.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,316.00	Build	Options
Northern	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,116.00	Build	Options
Central	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,216.00	Build	Options
Southern	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$42,316.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 270, Jeep, Grand Cherokee Laredo 4x2 2-Row, WLTH74

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$36,706.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$37,498.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,376.00	Build	Options
Northern	Primary	Crown Auto Group	$36,706.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,176.00	Build	Options
Central	Primary	Crown Auto Group	$36,706.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,276.00	Build	Options
Southern	Primary	Crown Auto Group	$36,706.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$40,376.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 271, Jeep, Wagoneer 4x2 Series I, WSTM75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Garber Chrysler Dodge Truck, Inc.	$55,495.00 $55,796.00	Build Build	Options Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$55,596.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$55,696.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$55,796.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 272, Kia, Kia Sorento, 73222

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$33,630.00	Build	Options
	Alternate	Step One Automotive DBA Kia Ft Walton Beach	$34,979.00	Build	Options
Northern	Primary	Crown Auto Group	$33,949.00	Build	Options
Central	Primary	Crown Auto Group	$33,895.00	Build	Options
Southern	Primary	Crown Auto Group	$34,650.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 273, Kia, Sportage, 42222

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$30,895.00	Build	Options
	Alternate	Step One Automotive DBA Kia Ft Walton Beach	$30,930.00	Build	Options
Northern	Primary	Crown Auto Group	$30,345.00	Build	Options
Central	Primary	Crown Auto Group	$30,265.00	Build	Options
Southern	Primary	Crown Auto Group	$30,799.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 274, Kia, Tellluride, J42222

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive DBA Kia Ft Walton Beach	$39,780.00	Build	Options
Northern					
Central					
Southern					

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 275, Nissan, Armada SV 4x2, 26116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$52,106.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$52,056.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$52,016.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$52,086.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 276, Nissan, Kicks FWD, 21116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,285.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,235.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,205.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$22,245.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 277, Nissan, Murano SV FWD, 23116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,362.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,312.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,272.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$35,312.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 278, Nissan, Pathfinder S FWD, 25116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,960.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,910.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,910.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$30,960.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 279, Nissan, Rogue S FWD, 22116

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$24,376.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$24,326.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$24,316.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$24,326.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 280, Toyota, 4Runner SR5 2WD, 8642

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$40,921.00	Build	Options
Northern	Primary	Seminole Toyota	$40,921.00	Build	Options
Central	Primary	Seminole Toyota	$40,921.00	Build	Options
Southern	Primary	Seminole Toyota	$40,921.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 281, Toyota, Corolla Cross L FWD, 6301

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$25,339.00	Build	Options
Northern	Primary	Seminole Toyota	$25,339.00	Build	Options
Central	Primary	Seminole Toyota	$25,339.00	Build	Options
Southern	Primary	Seminole Toyota	$25,339.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 282, Toyota, Grand Highlander LE FWD, 6700

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$39,988.00	Build	Options
Northern	Primary	Seminole Toyota	$39,988.00	Build	Options
Central	Primary	Seminole Toyota	$39,988.00	Build	Options
Southern	Primary	Seminole Toyota	$39,988.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x2

Item: 283, Toyota, Sequoia SR5 2WD, 7946

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$59,887.00	Build	Options
Northern	Primary	Seminole Toyota	$59,887.00	Build	Options
Central	Primary	Seminole Toyota	$59,887.00	Build	Options
Southern	Primary	Seminole Toyota	$59,887.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 284, Chevrolet, Blazer AWD, 1NR26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$35,573.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,596.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,110.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$35,396.00	Build	Options
	Alternate	Stingray Chevrolet	$35,573.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,210.00	Build	Options
Central	Primary	Stingray Chevrolet	$35,473.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,496.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,310.00	Build	Options
Southern	Primary	Stingray Chevrolet	$35,473.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$35,596.00	Build	Options
	Alternate	Tallahassee CH LLC	$36,310.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 285, Chevrolet, Equinox AWD 2LT, 1PT26

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$29,426.00	Build	Options
	Alternate	Stingray Chevrolet	$29,470.00	Build	Options
	Alternate	Tallahassee CH LLC	$30,095.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$29,226.00	Build	Options
	Alternate	Stingray Chevrolet	$29,470.00	Build	Options
	Alternate	Tallahassee CH LLC	$30,195.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$29,326.00	Build	Options
	Alternate	Stingray Chevrolet	$29,370.00	Build	Options
	Alternate	Tallahassee CH LLC	$30,295.00	Build	Options
Southern	Primary	Stingray Chevrolet	$29,390.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$29,426.00	Build	Options
	Alternate	Tallahassee CH LLC	$30,295.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 286, Chevrolet, Suburban 4x4 1FL, CK10906

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$63,319.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$63,656.00	Build	Options
	Alternate	Tallahassee CH LLC	$65,643.00	Build	Options
Northern	Primary	Stingray Chevrolet	$63,219.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$63,456.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$65,723.00	Build	Options
Central	Primary	Stingray Chevrolet	$63,119.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$63,556.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$65,622.00	Build	Options
Southern	Primary	Stingray Chevrolet	$63,219.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$63,656.00	Build	Options
	Alternate	CARL BLACK OF ORLANDO LLC	$65,773.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 287, Chevrolet, Tahoe 4x4 1FL 21, CK10706

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	HARDY CHEVROLET GMC, INC	$58,878.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$59,156.00	Build	Options
	Alternate	Stingray Chevrolet	$59,800.00	Build	Options
Northern	Primary	HARDY CHEVROLET GMC, INC	$58,878.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$58,956.00	Build	Options
	Alternate	Stingray Chevrolet	$59,500.00	Build	Options
Central	Primary	HARDY CHEVROLET GMC, INC	$58,878.00	Build	Options
	Alternate	Stingray Chevrolet	$58,900.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$59,056.00	Build	Options
Southern	Primary	HARDY CHEVROLET GMC, INC	$58,878.00	Build	Options
	Alternate	Stingray Chevrolet	$59,000.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$59,156.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 288, Chevrolet, Trailblazer AWD LS, 1TV56

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Garber Chevrolet Buick GMC, Inc.	$25,096.00	Build	Options
	Alternate	Stingray Chevrolet	$25,600.00	Build	Options
	Alternate	Tallahassee CH LLC	$25,753.00	Build	Options
Northern	Primary	Garber Chevrolet Buick GMC, Inc.	$24,896.00	Build	Options
	Alternate	Stingray Chevrolet	$25,600.00	Build	Options
	Alternate	Tallahassee CH LLC	$25,753.00	Build	Options
Central	Primary	Garber Chevrolet Buick GMC, Inc.	$24,996.00	Build	Options
	Alternate	Stingray Chevrolet	$25,500.00	Build	Options
	Alternate	Tallahassee CH LLC	$25,853.00	Build	Options
Southern	Primary	Garber Chevrolet Buick GMC, Inc.	$25,096.00	Build	Options
	Alternate	Stingray Chevrolet	$25,549.00	Build	Options
	Alternate	Tallahassee CH LLC	$25,853.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 289, Chevrolet, Traverse LT AWD 2LT, 1LB56

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Stingray Chevrolet	$38,961.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$40,426.00	Build	Options
	Alternate	Tallahassee CH LLC	$41,309.00	Build	Options
Northern	Primary	Stingray Chevrolet	$38,961.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$40,226.00	Build	Options
	Alternate	Tallahassee CH LLC	$41,409.00	Build	Options
Central	Primary	Stingray Chevrolet	$38,861.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$40,326.00	Build	Options
	Alternate	Tallahassee CH LLC	$41,509.00	Build	Options
Southern	Primary	Stingray Chevrolet	$38,861.00	Build	Options
	Alternate	Garber Chevrolet Buick GMC, Inc.	$40,426.00	Build	Options
	Alternate	Tallahassee CH LLC	$41,509.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 290, Dodge, Durango GT AWD, WDEH75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Garber Chrysler Dodge Truck, Inc.	$36,998.00 $38,014.00	Build Build	Options Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$37,814.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$37,914.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$38,014.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 291, Ford, Bronco Sport, R9B

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TROPICAL FORD INC	$29,794.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$29,799.00	Build	Options
	Alternate	Duval Ford LLC	$30,082.00	Build	Options
Northern	Primary	TROPICAL FORD INC	$29,794.00	Build	Options
	Alternate	Duval Ford LLC	$29,862.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$30,076.00	Build	Options
Central	Primary	TROPICAL FORD INC	$29,794.00	Build	Options
	Alternate	Duval Ford LLC	$29,962.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$30,076.00	Build	Options
Southern	Primary	TROPICAL FORD INC	$29,794.00	Build	Options
	Alternate	Duval Ford LLC	$30,062.00	Build	Options
	Alternate	RUSH TRUCK CENTERS OF FLORIDA, INC	$30,176.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 292, Ford, Expedition Active 4x4, U1J

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$58,799.00	Build	Options
	Alternate	Duval Ford LLC	$59,230.00	Build	Options
Northern	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Duval Ford LLC	$59,010.00	Build	Options
	Alternate	BOZARD FORD	$59,287.00	Build	Options
Central	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Duval Ford LLC	$59,110.00	Build	Options
	Alternate	BOZARD FORD	$59,440.00	Build	Options
Southern	Primary	TROPICAL FORD INC	$58,736.00	Build	Options
	Alternate	Duval Ford LLC	$59,210.00	Build	Options
	Alternate	BOZARD FORD	$59,500.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 293, Ford, Expedition MAX SSV 4x4, K1G.102A

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Step One Automotive dba Ford Crestview	$55,299.00	Build	Options
	Alternate	Duval Ford LLC	$55,386.00	Build	Options
	Alternate	Garber Ford Inc	$56,022.00	Build	Options
Northern	Primary	Duval Ford LLC	$55,166.00	Build	Options
	Alternate	Garber Ford Inc	$55,822.00	Build	Options
	Alternate	BOZARD FORD	$55,964.00	Build	Options
Central	Primary	Duval Ford LLC	$55,266.00	Build	Options
	Alternate	Garber Ford Inc	$55,922.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$55,993.00	Build	Options
Southern	Primary	Duval Ford LLC	$55,366.00	Build	Options
	Alternate	Garber Ford Inc	$56,022.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$56,143.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 294, Ford, Explorer Active AWD, K8D

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$36,502.00	Build	Options
	Alternate	Duval Ford LLC	$36,575.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$36,932.00	Build	Options
Northern	Primary	Duval Ford LLC	$36,355.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$36,632.00	Build	Options
	Alternate	Beck Ford Lincoln	$38,396.00	Build	
Central	Primary	Duval Ford LLC	$36,455.00	Build	Options
	Alternate	BOZARD FORD	$36,466.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$36,532.00	Build	Options
Southern	Primary	BOZARD FORD	$36,502.00	Build	Options
	Alternate	Duval Ford LLC	$36,555.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$36,682.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 295, Jeep, Compass Latitude 4x4, MPJM74

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$30,290.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$30,990.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$31,316.00	Build	Options
Northern	Primary	Crown Auto Group	$30,290.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$31,116.00	Build	Options
Central	Primary	Crown Auto Group	$30,290.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$31,216.00	Build	Options
Southern	Primary	Crown Auto Group	$30,290.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$31,316.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 296, Jeep, Grand Cherokee Laredo 2-Row 4x4, WLJH74

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,736.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$40,995.00	Build	Options
Northern	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,536.00	Build	Options
Central	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,636.00	Build	Options
Southern	Primary	Crown Auto Group	$38,586.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,736.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 297, Jeep, Grand Cherokee Laredo 4x4 3-Row, WLJH75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$40,466.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,676.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$42,990.00	Build	Options
Northern	Primary	Crown Auto Group	$40,466.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,476.00	Build	Options
Central	Primary	Crown Auto Group	$40,466.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,576.00	Build	Options
Southern	Primary	Crown Auto Group	$40,466.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$41,676.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 298, Jeep, Wagoneer 4x4 Series I, WSJM75

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary Alternate	Step One Automotive dba CDJR FT Walton Beach Garber Chrysler Dodge Truck, Inc.	$56,945.00 $58,626.00	Build Build	Options Options
Northern	Primary	Garber Chrysler Dodge Truck, Inc.	$58,426.00	Build	Options
Central	Primary	Garber Chrysler Dodge Truck, Inc.	$58,526.00	Build	Options
Southern	Primary	Garber Chrysler Dodge Truck, Inc.	$58,626.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 299, Jeep, Wrangler Sport 2 Door 4x4 A/T, JLJL72 (24S)

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$35,208.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$36,422.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$39,955.00	Build	Options
Northern	Primary	Crown Auto Group	$35,208.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$36,222.00	Build	Options
Central	Primary	Crown Auto Group	$35,208.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$36,322.00	Build	Options
Southern	Primary	Crown Auto Group	$35,208.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$36,422.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 300, Jeep, Wrangler Unlimited Sport 4 Door 4x4 A/T, JLJL74 (24S)

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Crown Auto Group	$38,218.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,446.00	Build	Options
	Alternate	Step One Automotive dba CDJR FT Walton Beach	$44,250.00	Build	Options
Northern	Primary	Crown Auto Group	$38,218.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,246.00	Build	Options
Central	Primary	Crown Auto Group	$38,218.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,346.00	Build	Options
Southern	Primary	Crown Auto Group	$38,218.00	Build	Options
	Alternate	Garber Chrysler Dodge Truck, Inc.	$39,446.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 301, Nissan, Armada SV 4x4, 26216

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$54,743.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$54,683.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$54,623.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$54,743.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 302, Nissan, Kicks AWD, 21016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$23,759.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$23,709.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$23,709.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$23,759.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 303, Nissan, Murano SV AWD, 23016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,330.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,285.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,285.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$36,305.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 304, Nissan, Pathfinder S 4x4, 25016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,889.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,839.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,809.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$32,839.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 305, Nissan, Rogue S AWD, 22016

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Terry Taylor's DeLand Nissan, Inc.	$25,728.00	Build	Options
Northern	Primary	Terry Taylor's DeLand Nissan, Inc.	$25,678.00	Build	Options
Central	Primary	Terry Taylor's DeLand Nissan, Inc.	$25,638.00	Build	Options
Southern	Primary	Terry Taylor's DeLand Nissan, Inc.	$25,698.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 306, Toyota, 4Runner SR5 4WD, 8664

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$42,921.00	Build	Options
Northern	Primary	Seminole Toyota	$42,921.00	Build	Options
Central	Primary	Seminole Toyota	$42,921.00	Build	Options
Southern	Primary	Seminole Toyota	$42,921.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 307, Toyota, Corolla Cross S hybrid AWD, 6312

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$29,401.00	Build	Options
Northern	Primary	Seminole Toyota	$29,401.00	Build	Options
Central	Primary	Seminole Toyota	$29,401.00	Build	Options
Southern	Primary	Seminole Toyota	$29,401.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 308, Toyota, Grand Highlander LE AWD, 6706

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$41,588.00	Build	Options
Northern	Primary	Seminole Toyota	$41,588.00	Build	Options
Central	Primary	Seminole Toyota	$41,588.00	Build	Options
Southern	Primary	Seminole Toyota	$41,588.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 309, Toyota, Grand Highlander LE hybrid AWD, 6720

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$43,338.00	Build	Options
Northern	Primary	Seminole Toyota	$43,338.00	Build	Options
Central	Primary	Seminole Toyota	$43,338.00	Build	Options
Southern	Primary	Seminole Toyota	$43,338.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 310, Toyota, Rav4 LE Hybrid AWD, 4435

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$32,989.00	Build	Options
Northern	Primary	Seminole Toyota	$32,989.00	Build	Options
Central	Primary	Seminole Toyota	$32,989.00	Build	Options
Southern	Primary	Seminole Toyota	$32,989.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Utility & Hybrid Utility Vehicles – 4x4 and AWD

Item: 311, Toyota, Sequoia SR5 4x4 Hybrid, 7947

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Seminole Toyota	$62,887.00	Build	Options
Northern	Primary	Seminole Toyota	$62,887.00	Build	Options
Central	Primary	Seminole Toyota	$62,887.00	Build	Options
Southern	Primary	Seminole Toyota	$62,887.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x2

Item: 312, Ford, F-150 XL Regular Cab V6 (141" WB), F1K

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$33,219.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$33,795.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$33,871.00	Build	Options
Northern	Primary	BOZARD FORD	$33,053.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$33,445.00	Build	Options
	Alternate	Garber Ford Inc	$34,852.00	Build	Options
Central	Primary	BOZARD FORD	$33,136.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$33,319.00	Build	Options
	Alternate	Garber Ford Inc	$34,952.00	Build	Options
Southern	Primary	BOZARD FORD	$33,219.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$33,495.00	Build	Options
	Alternate	Garber Ford Inc	$35,052.00	Build	Options

Bid Award

Contract: FSA25-VEL33.0, Pursuit, Administrative, and Other Vehicles

Group: Pickup Trucks – 4x4

Item: 313, Ford, F-150 XL Regular Cab V6 (141" WB), F1L

Description: Refer FSA Base Specifications PDF document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	$37,861.00	Build	Options
	Alternate	Step One Automotive dba Ford Crestview	$38,299.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,399.00	Build	Options
Northern	Primary	BOZARD FORD	$37,673.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,049.00	Build	Options
	Alternate	FAMILY FORD INC.	$41,122.00	Build	Options
Central	Primary	BOZARD FORD	$37,767.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$37,872.00	Build	Options
	Alternate	FAMILY FORD INC.	$41,122.00	Build	Options
Southern	Primary	BOZARD FORD	$37,861.00	Build	Options
	Alternate	SAG Cocoa, LLC dba Cocoa Ford	$38,099.00	Build	Options
	Alternate	FAMILY FORD INC.	$41,122.00	Build	Options

FSA Cooperative Purchasing Program

FSA25-VEL33.0: Pursuit, Administrative, & Other Vehicles
How to Order

How to Purchase

FSA Cooperative Purchasing Program

FSA25-VEL33.0: Pursuit, Administrative, & Other Vehicles
Terms and Conditions

Florida Sheriffs Association

Cooperative Purchasing Program

Contract Terms and Conditions

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1.0 GENERAL CONDITIONS

1.01 BID CORRESPONDENCE

All correspondence regarding this bid should be directed to the Florida Sheriffs Association ("FSA"). Please be sure to reference the bid number and title and provide your contact information. Communication for this Invitation to Bid should be identified by contract number and title and directed to:

Florida Sheriffs Association
Attn: Cooperative Purchasing Program Coordinator
2617 Mahan Drive
Tallahassee, FL 32308
E-mail: CPP@flsheriffs.org

1.02 PURPOSE

The Florida Sheriffs Association invites interested bidders, including Manufacturers and Dealers or authorized representatives (each a "Bidder" and together, "Bidders"), to submit responses in accordance with this solicitation document for Bid FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles. The FSA Cooperative Purchasing Program will conduct the solicitation process and administer the resulting contract. The purpose of this bid is to establish contracts with Manufacturers and/or Manufacturers' authorized Dealers for Contract terms specified under Section 1.03 for the purchase of on a "no trade-in basis."

1.03 TERM OF CONTRACT

The term for Contract FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles ("Contract" or "Agreement") shall remain in effect for two years from date of Contract execution by the FSA, and may be extended by mutual agreement, at the sole option and discretion of the FSA. The initial term of this Contract begins October 1, 2025, and ends September 30, 2027.

Contract extensions will only be executed when the FSA determines, based on then-existing conditions, that it is in the best interest of the FSA and the purchasers to do so.

1.04 JURISDICTION

This Agreement and the provisions contained herein shall be governed by and interpreted and construed in accordance with the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall lie in the appropriate court in and for Leon County, Florida.

1.05 SHERIFF AS COUNTY CONSTITUTIONAL OFFICER

The Offices of the Sheriff in the State of Florida are constitutional offices of the State of Florida. Each has the authority either individually or collectively to execute contracts for all goods and services for the proper conduct of that office. Section 30.53, *Florida Statutes*, exempts the sheriffs' offices from the provisions of the Florida Statutes that would otherwise require sealed and competitive bidding procedures "concerning the purchase and procurement of supplies and equipment, selection of personnel, and the hiring, firing, and setting of salaries of such personnel".

The Offices of the Sheriff are not required by law to accept the lowest priced proposal and may reject any or all of the proposals without recourse. Bidders are solely responsible for their own bid preparation costs and nothing in this solicitation in any way obligates the participating sheriffs' offices for any payment for any activity or costs incurred by any Bidder in responding to this solicitation.

1.06 FUNDING

In the case of certain purchasers, including state agencies, funds expended for the purposes of a contract must be appropriated by the Florida Legislature, the individual purchaser or the purchaser's appropriating authority for each fiscal year included within the contract period. For such purchasers, their performances and obligations to pay for products or services under any resulting contract or Purchase Order, including this Contract, are contingent upon such an annual appropriation by the Legislature, individual purchaser or by the appropriating authority. Therefore, any contract or Purchase Order, including this Contract, with such a purchaser shall automatically terminate without penalty or termination costs in the event of non-appropriation.

1.07 CURRENCY

All transaction amounts, bids, quotes, provisions, payments or any part of this Contract relating to currency are to be made in United States Dollars.

1.08 GENERAL DEFINITIONS

The terms used in this Contract are defined as the following:

A. Bidder: A business or enterprise that submits a formal bid to the Florida Sheriffs Association Cooperative Purchasing Program in accordance with these Terms and Conditions. A bidder, that is not the Manufacturer, must be authorized by the Manufacturer to market and sell an item for which they are bidding.

B. Bid System: The online forum used for the submission of bids and review of bid results for the specifications connected to this Invitation to Bid. VendorLink is the software used for this bid.

C. Build Sheet: A document from the Bidder that confirms that the item submitted meets or exceeds the FSA Base Specifications. Build Sheets include, but are not limited to, the factory options list and door data plate information for vehicles that include details such as engine size and transmission, paint codes, production date, axle code, etc.

D. Dealer: An enterprise authorized by the Manufacturer to market, sell, provide, and service the items for the Florida Sheriffs Association Cooperative Purchasing Program. Dealers may be Vendor-owned and controlled, in whole or in part, or independently owned and controlled.

E. End User: A term used to distinguish the person who ultimately uses or is intended to use a product or for whom a product is designed for use.

F. Factory: Refers to the Manufacturer produced products.

G. Fleet Advisory Committee ("Committee"): An employee of a sheriff's office or other local governmental agency, or person who FSA CPP identifies as a subject matter expert who assists with the development of

bid specifications and evaluation of bid responses. The Committee makes recommendations to the FSA CPP but is not responsible for final awards.

H. Florida Sheriffs Association Cooperative Purchasing Program ("FSA CPP"): The entity that administers the Invitation to Bid and contract administration functions for the resulting contract(s).

I. FSA Base Specifications: Written descriptions of the minimum requirements for each item or item group developed by the FSA CPP for Bidders to bid on. These item requirements may be unique to FSA CPP and require additional components to the Manufacturer's standard item.

J. Invitation to Bid: A competitive solicitation and award process established through the issuance of an invitation to Bidders, vendors, Dealers and Manufacturers to submit a price offer on a specific product to be provided. This term shall include the FSA Base Specifications available to Bidders on the Bid System and references to solicitation documents. The term shall not include requests for proposals, requests for quotes, requests for letters of interest, or purchase orders based on oral or written quotations.

K. Manufacturer: The original producer or provider of items offered on this Contract.

L. Manufacturer's Suggested Retail Price ("MSRP"): The Manufacturer's recommended retail selling price, list price, published list price, or other usual and customary price that would be paid by the purchaser. The following are acceptable sources of current MSRPs and MSRP Lists for use in submission of the bid solicitation and the resulting Contract:
    a. Manufacturer's Computer Printouts
    b. Chrome Systems, Inc.'s PC Carbook Plus and PC Carbook Fleet Edition
    c. Manufacturer's Annual U.S. Price Book
    d. Manufacturer's official website

M. Non-Scheduled Option: Any optional new or unused component, feature or configuration that is not included or listed in the FSA Base Specifications or options provided by the Vendor.

N. Production Cutoff: A date used by Manufacturers to notify vendors and Dealers that the Manufacturer has reached maximum capacity for orders or are discontinuing the production of an item. Vehicle Manufacturers use this term when referring to any given model year for production.

O. Published List Price: A standard "quantity of one" price currently available to government and educational purchasers, excluding cooperative or volume discounts.

P. Purchase Order: An official request for order from a purchaser to an awarded Vendor for an item that has been awarded on this Contract. Purchase Orders placed using this contract formalize the Terms and Conditions of this Contract under which a Vendor furnishes items to a purchaser.

Q. Purchaser: An entity that seeks to obtain items awarded on this Contract by meeting the eligible user criteria.

R. Qualifications Packet: This packet containing the required forms, attestations, authorizations, and organizational information needed by Bidders to qualify.

S. Terms and Conditions: This document, which serves as the governing Invitation to Bid and Contract for the identified FSA CPP Invitation to Bid and resulting contract(s). Standard regulations, processes, procedures,

and compliance requirements are identified herein. Bidders complete a Qualifications Packet during the bid process indicating they agree to comply with the Terms and Conditions, and that this will serve as the Contract for both parties, should the Bidder(s) receive award. Bidder must respond to the Contract Signature Form affirming acceptance of the Terms and Conditions, which will serve as the Contract for both parties, should the Bidder receive an award.

T. Third Party Supplier: Businesses external to a Bidder or Vendor that provide products and services which contribute to the overall finished item in this Contract. Third Party Suppliers are contractors and/or subcontractors under the direction and responsibility of the Bidder or Vendor.

U. Vendor: The Bidder(s) that receive award, who agree to provide the Contract items that meet the requirements and FSA Base Specifications of the Contract. The Vendor must agree to the Terms and Conditions, which will serve as the governing Contract. If the Vendor is not the Manufacturer, the Vendor must be authorized by the Manufacturer to market, sell, provide, and service all awarded items.

V. Vendor Installed: A product or service provided by the Vendor or other third party; not the factory.

1.09 ELIGIBLE PURCHASERS OF CONTRACT

Awarded bid contract pricing will be extended and guaranteed to the Florida Sheriffs Association, any unit of local government, political subdivision or agency of the State of Florida ("State"). This includes, but is not limited to counties, municipalities, sheriffs' offices, clerks, property appraisers, tax collectors, supervisors of elections, school boards or districts, water management districts, other special districts, police and fire departments, emergency response units, state universities and colleges, or other state, local or regional government entities within the State of Florida. Eligible purchaser also includes all Eligible Users as defined in Section 60A-1.001(2), *Florida Administrative Code* ("F.A.C.").

All purchasers are bound by applicable Federal and State law, local ordinances, rules and regulations for purchases made under this Contract. Participating agencies cannot guarantee any order other than those ordered by the individual agency.

In addition, awarded bids can be extended and guaranteed to other entities, which can include out-of-state sales, in accordance with Vendors' individual Manufacturers' agreements. Vendors that wish to extend contract pricing to entities other than those defined here are governed by their Manufacturers' agreements and must agree to the Terms and Conditions.

1.10 LEGAL REQUIREMENTS

Federal, State, and local laws, ordinances, rules and regulations, including any applicable motor vehicle dealer laws, that in any manner affect the items covered herein apply to this Contract and all services, work, materials, and supplies provided by Vendor in order to fulfill its obligations under this Contract. Lack of knowledge by the Bidder of applicable legal requirements will in no way be a cause for relief from responsibility.

Bidders have the option to certify that they are willing to accept Purchase Orders funded in whole or in part with Federal funds. By opting in, Bidders certify that they are willing to comply with the requirements outlined in Appendix D upon receipt of a federally funded Purchase Order. This is not a requirement of the Invitation to Bid or Contract. Bidders are not required to opt-in; however, they are required to indicate whether they will opt-in or opt-out of receiving federally funded Purchase Orders. FSA CPP has taken actions to provide and develop information,

materials, and resources for Bidders, Vendors and purchasers that will assist in the use of Federal funding with this Contract. It is the responsibility of the purchaser to determine compliance for each Vendor, if they wish to use Federal funds for purchase or intend to request reimbursements using Federal funds.

1.11 PATENTS & ROYALTIES

The Vendor, without exception, shall indemnify and hold harmless the Florida Sheriffs Association ("FSA") and its employees from liability of any nature or kind, including costs and expenses for, or on account of, any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the Contract, including its use by the FSA or a purchaser.

If the Bidder uses any design, device or materials covered by letters, patent, or copyright, it is mutually understood and agreed, without exception, that the bid prices shall include all royalties or costs in any way arising, directly or indirectly, from the use of such design, device, or materials in any way involved in the work.

1.12 FEDERAL AND STATE STANDARDS

It is the intent of FSA CPP that all specifications herein are in full and complete compliance with all Federal and State of Florida laws, requirements, and regulations applicable to the type and class of commodities and contractual services being provided.

In addition, any applicable Federal or State legal or regulatory requirements that become effective during the term of the Terms and Conditions, regarding the items and services specifications, safety, and environmental requirements shall immediately become a part of the Terms and Conditions. The Vendor shall meet or exceed any such requirements of the laws and regulations. If an apparent conflict exists, the Vendor shall contact the FSA CPP immediately.

1.13 UNDERWRITERS' LABORATORIES

Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall be Underwriters' Laboratories, or U.L., listed or re-examination listing where such has been established by U.L. for the item(s) offered and furnished.

1.14 AMERICANS WITH DISABILITIES ACT

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, or any accommodation to review any document or participate in any FSA sponsored proceeding, please contact FSA Human Resources at (850) 877-2165 five business days in advance to initiate your request. TTY users may also call the Florida Relay Service at 711.

1.15 REASONABLE ACCOMMODATION

In accordance with the Title II of the Americans with Disabilities Act, any person requiring an accommodation because of a disability at the bid opening must contact the FSA Human Resources at (850) 877-2165.

1.16 DISADVANTAGED BUSINESSES

As part of the solicitation process FSA CPP makes information publicly available to potentially qualified entities, and conducts additional outreach to qualified:

- Small businesses,
- Minority-owned small businesses,
- Women-owned small business enterprises, and
- Disadvantaged business enterprises.

FSA CPP takes necessary affirmative steps to ensure that minority businesses, women's business enterprises, and labor surplus area firms are used, when possible, as recommended by 2 C.F.R. § 200.321. FSA CPP will:

- Evaluate whether small, minority, and women's businesses are potential sources,
- Place those qualified small and minority businesses and women's business enterprises on solicitation lists, and
- Search the Small Business Administration, Minority Business Development Agency, and Labor Surplus Area reports for additional potential sources.

Bidders self-certify in the Qualifications Packet whether they meet the state and federal definitions of a small business, minority-owned small business, women-owned small business enterprise, and disadvantaged business.

1.17 ANTI-DISCRIMINATION, E-VERIFY, AND ANTI-HUMAN TRAFFICKING REQUIREMENTS

The Bidder certifies that they are in compliance as applicable by federal or state law with the non-discrimination clause contained in Section 202, Executive Order 11246, as amended by Executive Order 11375, relative to equal employment opportunity for all persons without regard to race, color, religion, sex or national origin.

The Vendor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. The Vendor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The FSA CPP, or purchaser, may terminate this Agreement immediately for cause if there is a good faith belief that the Vendor has knowingly violated Section 448.091, *Florida Statutes*.

If the Vendor anticipates entering into agreements with a subcontractor for the services and/or work contemplated under this Agreement, the Vendor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Vendor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the FSA CPP, or purchaser, upon request.

In the event that the FSA CPP, or purchaser, has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Vendor has otherwise complied with its obligations hereunder, the FSA CPP, or purchaser, shall promptly notify the Vendor. The Vendor agrees to immediately terminate the agreement with the subcontractor upon notice from the FSA CPP or purchaser. Further, absent such notification from the FSA CPP or purchaser, the Vendor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Contract, the Vendor represents that no public employer has terminated a contract with the Vendor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Contract.

The Vendor certifies, by acceptance of this Contract, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Vendor agrees to execute an affidavit in a form satisfactory to FSA CPP or the purchaser in compliance with Section 787.06(13), *Florida Statutes*.

1.18 BEST COMMERCIAL PRACTICES

The apparent silence or omission of any description from the specifications shall be regarded as meaning that only the best commercial practices, size, and design are to be used. All workmanship is to be first quality. All interpretations of FSA Base Specifications shall be upon the basis of this statement.

1.19 PUBLIC ENTITY CRIMES ("PEC") AND SCRUTINIZED COMPANIES STATEMENTS

In accordance with the Public Entity Crimes Act, Section 287.133, *Florida Statutes*, a person or affiliate who has been placed on the convicted vendor list, maintained by the State of Florida Department of Management Services following a conviction for public entity crimes, may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a vendor, supplier, sub-vendor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

In accordance with Section 287.135, *Florida Statutes*, Bidder certifies that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Bidder and/or Vendor, if status changes after award, shall immediately notify FSA CPP and/or the purchaser. If Bidder and/or Vendor, if applicable after award, is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the FSA CPP may immediately terminate this Contract.

1.20 TAX EXEMPTION

Purchasers making a purchase pursuant to the awarded bid are generally exempt from Federal Excise and State Sales Tax. It is the responsibility of the Vendor to verify that the purchaser is exempt by obtaining the purchaser's Federal Excise and State Taxes and Use Certificate Number.

The Florida Sheriffs Association is a 501(c)3 organization and is exempt from all Federal Excise and State Taxes. The FSA State Sales Tax and Use Certificate Number is 85-8012646919C-3.

1.21 ORDER OF PRECEDENCE IN THE EVENT OF CONFLICT

In the event of conflict, the conflict may be resolved in the following order of priority (highest to lowest):

- Addenda to Contract Terms and Conditions, if issued
- Contract Conditions
- General Conditions
- Addenda to FSA Base Specifications, if issued
- FSA Base Specifications
- Bidder Instructions

1.22 COMMUNICATIONS

Communications between a Bidder, lobbyist or consultant and FSA are limited to matters of process or procedure and shall be made in writing to the FSA CPP Staff.

Bidders should not rely on representations, statements, or explanations other than those made in this Invitation to Bid or in any written addendum to this Invitation to Bid, and no oral representations, statements, or explanations shall be deemed to bind the FSA or Eligible Users.

1.23 CLARIFICATION AND ADDENDA

Any questions or clarifications concerning the Invitation to Bid shall be submitted to FSA CPP by e-mail to CPP@flsheriffs.org with the bid title and number referenced on all correspondence. Final questions must be received by the date for Request for Clarification stated on the Bid Calendar. Questions and answers will be posted to the FSA CPP website on the date indicated on the Bid Calendar. Questions received during the cone of silence date listed on the bid calendar will not be addressed, except as provided herein.

Interpretation of the specifications or any solicitation documents will **not** be made to the Bidder verbally, and if any verbal clarifications are provided, they are without legal effect. FSA CPP will make every attempt to e-mail updates to registered Bidders. However, posting to the FSA CPP website or the Bid System constitutes proper notice of addenda.

The FSA CPP shall issue a formal addendum if substantial changes that impact the submission of bids are required. Any such addenda shall be binding on the Bidder and shall become a part of the solicitation document. In the event of conflict with the original specifications, addenda shall govern to the extent specified. Subsequent formal addenda, if any, shall govern over prior formal addenda only to the extent specified. The FSA will not be responsible for any explanation or interpretation made verbally or in writing except those made through the posting of a formal addendum.

The bid submission constitutes acknowledgment of addenda to the FSA Base Specifications. Bids that fail to account for the specification addenda shall be determined to be nonresponsive; however, the FSA CPP may waive this requirement when in its best interest.

After the start of the Contract term, FSA CPP will notify all Vendors of any addenda and will require acknowledgement of the new terms and conditions. If the Vendor does not agree to the new terms and conditions, the Vendor's award can be removed or replaced by another Vendor or qualified responsive bidder.

1.24 SIGNED BID CONSIDERED AN OFFER

The signed bid shall be considered an offer on the part of the Bidder, which offer shall be deemed accepted upon approval by the FSA CPP. The bid submission must be signed by an authorized representative. Submission of a bid in the FSA CPP Bid System constitutes a signed bid for purposes of bid evaluation. An electronic signature may be used and shall have the same force and effect as a written signature.

1.25 ASSIGNMENT OF CONTRACT

No right or interest in this contract may be assigned, transferred, conveyed, sublet or otherwise disposed of, without prior written consent of the FSA CPP.

If the original Vendor sells or transfers all assets or the entire portion of the assets used to perform this Contract, a successor-in-interest must perform all obligations under this Contract. FSA CPP reserves the right to reject the acquiring entity as Vendor. A change of name agreement will not change the contractual obligations of the Vendor.

In the event a Manufacturer reassigns the product line to an alternate company, the Vendor is required to notify the FSA CPP in writing of the change within 10 business days of the reassignment. If the Vendor is not already an approved FSA CPP Vendor, the alternate company is required to submit a Qualifications Packet to the FSA CPP to become an approved Vendor *prior to* conducting any qualified sales. FSA CPP may approve such assignments of existing or new vendors at its discretion. The Vendor is required to honor the contract pricing and all of the applicable Terms and Conditions throughout the remaining term of the Contract.

1.26 TERMINATION OF PRODUCT LINE

If a Vendor terminates a product line (Manufacturer or model), the Vendor is required to notify the FSA CPP within 10 business days of the decision not to retain the product line. FSA CPP may remove the terminated products from the Contract. In the event of a termination of a product line (Manufacturer or brand), the purchaser shall compensate the Vendor in accordance with the Contract for all goods delivered by the Vendor prior to termination, net of any costs incurred by the purchaser and FSA as a consequence of the termination.

1.27 DEMONSTRATION OF COMPETENCY

Bidders must be able to demonstrate a good record of performance for a reasonable period of time, and have sufficient financial support, equipment and organization to ensure they can satisfactorily execute the services if awarded a Contract under the Terms and Conditions herein stated.

The terms "equipment" and "organization" as used herein shall be construed to mean a fully equipped and well-established company in line with the best business practices in the industry and as determined by the FSA CPP.

The FSA CPP may consider any evidence available and may require submission of supporting documentation regarding the financial, technical and other qualifications and abilities of a Bidder, including past performance with the FSA CPP, in making the award.

FSA CPP may inspect the Bidder's facility prior to the award of a Contract. Bids will only be considered from firms which are regularly engaged in the business of providing the goods or services described in this Invitation to Bid.

1.28 VENDOR ABILITY TO PERFORM

The FSA CPP may require Bidders to show proof that they have been designated as authorized representatives of a Manufacturer or supplier, which is the actual source of supply. In these instances, the FSA CPP may also require information from the source of supply regarding the quality, packaging and characteristics of the products. Any conflicts between this material information provided by the source of supply and the information contained in the bid submission may render the bid nonresponsive.

During the Contract term, FSA CPP may review the Vendor's record of performance and may require submission of supporting documentation to ensure that the Vendor is providing sufficient financial support, equipment and organization.

If the FSA CPP determines that the Vendor no longer possesses the financial support, equipment and organization in order to comply with this section, FSA has the authority to immediately terminate the Contract.

By responding to this Invitation to Bid, the Bidder warrants that, to the best of his or her knowledge, there is no pending or threatened action, proceeding, or investigation, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish the Bidder's ability to satisfy the obligations of a resulting contract. The Bidder warrants that neither it nor any affiliate is currently on the convicted vendor list maintained pursuant to Section 287.133, *Florida Statutes*, or on any similar list maintained by any other state or the federal government. The Bidder, by responding to this Invitation to Bid, acknowledges and warrants that, if selected, Bidder (Being then consider a "Vendor") shall immediately notify the FSA CPP and purchaser in writing if its ability to perform is compromised in any manner during the term of the Contract.

1.29 FINANCIAL RESPONSIBILITY

Bidder affirms by the submission of the bid and by signature on the Contract Signature Form that the Bidder:

- Has fully read and understands the scope, nature, and quality of work to be performed or the services to be rendered under this Invitation to Bid and has adequate facilities and personnel to fulfill such requirements.
- Accepts the financial responsibility associated with this bid and declares that they have the access to capital (in the form of liquidity or credit lines) in order to meet the financial demands of such award.
- Has assessed the financial responsibility required to serve the Contract as bid, including such details as the obligations to perform all items bid, zones bid, and quantities that could be ordered, as well as timing of payment from purchasers, which can be 45 calendar days from receipt of invoice.

1.30 QUALITY AND SAFETY

All materials used for the manufacture or construction of any supplies, materials or equipment covered by this bid shall be new. The items bid must be new, the latest model, of the best quality, and highest-grade workmanship that meet or exceed federal safety standards.

Items requiring certification should require certification of options in cases where non-certified options could result in the decertification of the original product or warranty. In all cases where options are not certified, the Bidder (or, if after award, the Vendor) must disclose to the end user that the non-certified options are not required to be certified. All options must meet or exceed federal safety standards.

1.31 NONCONFORMANCE

Items may be tested for conformance with specifications. Items delivered that do not conform to specifications may be rejected and returned at the Vendor's expense.

Any violation of these stipulations may also result in:

- Vendor's name being removed from the awarded vendor list.
- FSA and purchasers being advised not to do business with Vendor.

1.32 GRATUITIES

Bidders shall not offer any gratuities, favors, or anything of monetary value to any official, employee, or agent of the FSA, for the purpose of influencing consideration of this bid. Bidders shall disclose in writing any conflicts of interest to FSA prior to any award, or as soon as practicable after learning of any such conflict, including any contractual or employment relationships with FSA or potential purchasers of Bidder's products or services.

1.33 TIE BIDS

FSA CPP has the right to award multiple Bidders the primary or alternate award in the event of a tie. In the event the FSA CPP desires to break tie bids, and businesses have qualifying drug-free work programs, the award will be made using the following criteria, in order:

- Bidder within the State of Florida; and if none, then
- Vendors' performance record with purchasers; and if none, then
- Coin Toss.

1.34 RIGHT TO AUDIT

Vendor shall establish and maintain a reasonable accounting system that enables FSA CPP to readily identify Vendor's sales. FSA CPP and its authorized representatives shall have the right to audit and to make copies of all related records pertaining to this Contract, including all government sales and eligible user information, whether kept by or under the control of the Vendor, including, but not limited to those kept by its employees, agents, assignees, successors, sub-vendors, or third-party suppliers in whatever form they may be kept – written or electronic. Such records shall include, but not be limited to:

- Accounting records, including but not limited to Purchase Orders, confirmation of orders or invoices, paid vouchers, cancelled checks, deposit slips, ledgers, and bank statements;
- Written policies and procedures;
- Subcontract files (including proposals of successful and unsuccessful Bidders, bid recaps, etc.);
- Original estimates, quotes, or work sheets;
- Contract amendments and change order files;
- Insurance documents; or
- Memoranda or correspondence.

Vendor shall maintain such records during the term of this Contract and for a period of three (3) years after the completion of this Contract or for such period of time as is required for retaining public records pursuant to Florida law. At the Vendor's expense and upon written notice from FSA CPP, the Vendor shall provide such records for inspection and audit by FSA CPP and its authorized representatives. Such records shall be made available to FSA CPP during normal business hours within three (3) business days of receipt of the written notice. FSA CPP may select the Vendor's place of business or offsite location for the audit. The FSA CPP may also request the Vendor provide requested records via e-mail.

Vendor shall ensure FSA has these rights with Vendor's employees, agents, assignees, successors, and third-party suppliers, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Vendor and any sub-vendors to the extent that those subcontracts or agreements relate to fulfillment of the Vendor's obligations to FSA or purchaser(s).

Professional fees, personnel costs and travel costs incurred by FSA under its authority to audit and not addressed elsewhere will be the responsibility of the FSA. However, if the audit identifies underreporting, overpricing or overcharges (of any nature) by the Vendor to FSA or a purchaser in excess of three percent (3%) of the total Contract billings, the Vendor shall reimburse FSA for the total costs of the audit not to exceed $5,000. If the audit discovers substantive findings related to fraud, misrepresentation, or non-performance, FSA may recoup all the costs of the audit work from the Vendor.

Any adjustments or payments that must be made as a result of any such audit or inspection of the Vendor's invoices or records shall be made within a reasonable amount of time (not to exceed 60 calendar days) from presentation of FSA's findings to Vendor.

FSA has the right to assess damages or seek reimbursements or refunds based on audit results.

1.35 LICENSES AND PERMITS

The Bidder shall obtain and pay for all licenses, permits and inspection fees for this bid submission and any resulting contract. Where Vendors are required to enter or go onto FSA or purchaser property to deliver materials or perform work or services as a result of a bid award, the Vendor will assume the full duty, obligation and expense of obtaining all necessary licenses, permits and insurance.

The Bidder must, by the time of award, be actively registered to do business in the State of Florida on SunBiz.gov.

1.36 PERFORMANCE BONDS

Purchasers may request a performance bond from a Vendor. Performance bonds are recommended with pre-payment and will be at the expense of the requesting agency. Purchasers should determine the best practice in comparing performance bond expense against any prior discounts that may be available.

1.37 ELIMINATION FROM CONSIDERATION

This Invitation to Bid shall not be awarded to any person or Bidder who has outstanding debts to the FSA, whether in relation to current or previous bid awards or for other business purposes.

1.38 INDEPENDENT PREPARATION

A Bidder shall not, directly or indirectly, collude, consult, communicate or agree with any other Bidder as to any matter related to the bid each is submitting. Additionally, a Bidder shall not induce any other Bidder to modify, withdraw, submit, or not submit a bid.

Bidders and Vendors who are found to have engaged in these acts will be considered nonresponsive and will be suspended or barred from bid participation. Any contract award resulting from these acts may be terminated for default. Further, any such acts detected by the FSA may be reported to relevant law enforcement and/or prosecutorial agencies.

Bidders may submit multiple bids without violating this provision if the bid submitted is not from the same Manufacturer and product line. Dealers that share the same ownership may submit multiple bids without violating this provision if the Bidders are not in the same region featuring the same Manufacturer and product line.

1.39 DEFAULT

In case of default on the part of Vendor, the FSA CPP may take necessary steps to otherwise procure the products sought, including but not limited to procuring the products or services from the next highest ranked Bidder or from other sources. A defaulting Vendor may be held liable for costs incurred by the FSA in procuring replacement products.

1.40 PROTESTS AND ARBITRATION

Any person who is adversely affected by the decision or intended decision to award shall file a "Notice of Protest" in writing to the FSA CPP within three (3) business days after the posting of the Intent to Award and shall file a formal written protest within five (5) business days after filing the Notice of Protest. Failure to file both a notice of protest and a formal written protest within the above referenced timelines shall constitute a waiver of proceedings.

The burden is on the party protesting the award of the bid to establish grounds for invalidating the award(s). The formal written protest must state with particularity the facts and law upon which the protest is based. Options are for informational purposes only and will not serve as a basis for protest. Failure to do so will result in a denial of protest. Formal written protest which states with particularity the facts and law upon which the protest is based will be reviewed by FSA legal counsel for legal soundness and validity, and corrective action will be taken as needed contingent upon the validity of such claims. However, any additional time required and costs incurred by the FSA to substantiate a protesting party's claim(s) beyond the normal scope of its legal review due to the vague or inconclusive nature of the protesting party's filing will be reimbursable to the FSA and deducted from the protesting party's bond or security which must accompany their filing.

Any Bidder who files an action protesting a decision or intended decision pertaining to this Contract shall post a bond, cashier's check or money order payable to the Florida Sheriffs Association in the amount equal to ten percent (10%) of the item being protested. The bond, cashier's check or money order must be filed at the time of filing the formal written protest or within the five (5) business day period allowed for filing the formal written protest. FSA CPP will provide the amount required within two (2) business days of the notice of protest received. This bond or security will be conditioned upon the payment of all costs which may be adjudged against the protesting party in a court of law and/or to reimburse the FSA for additional legal expenses incurred and required to substantiate the protesting party's claim(s). Failure to post the bond or security requirement within the time allowed for filing will result in a denial of protest. The filing of the protest shall not stay the implementation of the bid award by the Florida Sheriffs Association.

Should the unsuccessful Bidder(s) decide to appeal the decision of the FSA, they shall file a notice to FSA CPP within three (3) business days of the FSA bid protest decision regarding their intent to request arbitration. A demand for arbitration with the American Arbitration Association's ("AAA") commercial panel under its rules and regulations must be made within ten (10) business days of the FSA bid protest decision. Any person who files for an arbitration with the AAA shall post with the Florida Sheriffs Association at the time of filing the formal written arbitration request, a bond, cashier's check or money order payable to the Florida Sheriffs Association in the amount equal to ten percent of the product line being protested. This amount will be the same amount as the FSA CPP provided at the time of filing the initial protest. Failure to provide written notice to FSA CPP, file a demand for arbitration with the AAA, or failure to post the required bond and security requirement within the specified timelines shall constitute

a waiver of arbitration proceedings. By responding to this procurement, the Bidder expressly agrees to the use of mandatory binding arbitration to resolve any appeals of the decision of the FSA, and any claims arising from or in any way relating to the procurement process, and expressly waives any and all rights that it may otherwise have to pursue such claims in any other forum, judicial or otherwise.

If the party filing for arbitration does not prevail, it shall pay all costs, legal expenses and attorneys' fees of the prevailing party incurred in connection with the arbitration. However, if the filing party prevails, the parties shall share equally the fees and expenses of the arbitration and AAA and each shall bear the cost of their own attorneys' fees. The filing for arbitration shall not stay the implementation of the bid award by the Florida Sheriffs Association.

1.41 NONPERFORMANCE

By virtue of the bid submission, Bidder acknowledges its obligation to sell items in all zones for which it is awarded. Upon award, failure of the Vendor to comply with these requirements may result in the imposition of liquidated damages of up to $1,000 per item, which amount the Vendor agrees is reasonable, or probation, suspension, termination or a combination thereof from current and future bids at the FSA CPP's discretion.

The Vendor shall at all times during the Contract term remain responsive and responsible. In determining Vendor's responsibility, the FSA CPP shall consider all information or evidence that demonstrates the Vendor's ability or willingness to fully satisfy the requirements of the Terms and Conditions.

Vendors that are not in compliance with any of the provisions of this Contract can be assessed liquidated damages, suspended or terminated from the Contract. The FSA CPP at its sole discretion may remove a noncompliant Vendor from future competitive bid solicitations; or take other actions including suspension from the Contract until compliance issues are resolved, limit current or future vendor participation by items or zones, or other actions as determined by FSA CPP at its sole discretion.

At FSA CPP's discretion, Vendors may be required to develop corrective action plans to address contract compliance. Failure to abide by corrective action plans will result in termination of the Contract and future competitive bid solicitations at the discretion of the FSA CPP.

In situations where there is evidence that the Vendor has engaged in egregious breaches of the Contract with respect to either the FSA CPP and/or the purchaser, the Contract can be terminated immediately and the Vendor will be removed from future solicitations for a period of up to three (3) years, or a permanent ban from the bid process at the sole discretion of FSA CPP.

Specific conditions for termination include, but are not limited to; failure to perform, refusal to accept orders during the Contract term while Manufacturer orders are still being accepted for current model year or the new year if the vehicle is price protected by the factory, charging amounts exceeding MSRP on factory or Vendor installed items and packages, requiring the purchase of additional options over and above the base vehicle as a condition of acceptance of order, providing aftermarket options where factory options are available without the consent of the purchaser, any misrepresentation of optional equipment or service as being factory that fails to meet the definition as described in this document, and any other practice deemed to be inconsistent with the intent of the Contract.

Any Vendor presented with a valid Purchase Order consistent with Vendor bid quotes or other agreed upon terms and pricing is required by this Contract to accept such Purchase Order and deliver the product. Purchase Orders must be fulfilled whether or not the Purchase Order includes options. The Vendor must deliver this product in accordance with the Terms and Conditions – regardless of whether doing so will provide the Vendor with a profit or loss.

Failure to deliver the item may result in the purchaser seeking damages for the difference of cost to issue a new Purchase Order with another Vendor, plus any legal fees and damages that may be incurred in the process to facilitate a completed order. Additionally, FSA CPP may seek damages for nonpayment of administrative fees, to which FSA CPP is entitled, according to Section 3.24, and any attorney's fees incurred in the recovery of these damages.

1.42 SEVERABILITY

In the event any provision of this Contract is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Contract, which shall remain in full force and effect and enforceable in accordance with its terms.

1.43 TERMINATION FOR CAUSE

If, through any cause within the reasonable control of the Vendor, it shall fail to fulfill in a timely manner, or otherwise violate any of the terms of this Contract, the FSA shall have the right to terminate the services remaining to be performed. Written notice of the deficiencies shall be given to the Vendor and unless the deficiencies are corrected within ten (10) business days, the Contract may be terminated for cause immediately. The right to exercise the option to terminate for cause shall be in the sole discretion of the FSA, and the failure to exercise such right shall not be deemed to constitute a waiver of this right.

In the event of a termination for cause, the purchaser shall compensate the Vendor in accordance with the Contract for all services performed by the Vendor prior to termination, net of any costs incurred by the purchaser and FSA as a consequence of the default.

Notwithstanding the above, the Vendor shall not be relieved of liability to the FSA for damages sustained by the FSA by virtue of any breach of the Contract by the Vendor, and the FSA may reasonably withhold payments to the Vendor for the purposes of offset until such time as the exact amount of damages due the FSA from the Vendor is determined.

1.44 TERMINATION WITHOUT CAUSE

The FSA can terminate this Contract in whole or part without cause by giving written notice to the Vendor of such termination, which shall become effective thirty (30) calendar days following receipt by Vendor of such notice.

In the event of termination without cause, all finished or unfinished documents and other materials shall be properly delivered to the FSA.

The Vendor shall not furnish any product after it receives the notice of termination, except as necessary to complete the continued portion of the Contract, if any. The Vendor shall not be entitled to recover any lost profits that the Vendor expected to earn on the balance of the Contract or cancellation charges.

Any payments to the Vendor shall be only to the total extent of the purchaser's liability for goods or services delivered prior to the date of notice to terminate the Contract.

1.45 CONTRACT ADVERTISEMENT AND USE OF FSA LOGO

The FSA CPP logo is an official logo of the Florida Sheriffs Association designed to promote the program. The FSA CPP logo may be used by Vendors in accordance with the policy contained in this Section 1.45. Use of the FSA CPP logo is limited to the original version received from the FSA. Modifications are not permitted.

Methods of use include, but are not limited to:

- Electronic mediums such as websites, digital marketing campaigns, social media and e-mail; or
- Print media such as forms, marketing campaigns, business cards, posters, banners, brochures, flyers and postcards.

Vendors may request use of the FSA CPP logo by contacting cpp@flsheriffs.org, and should include a brief description of how the Vendor intends to use it. The official FSA sheriff's star and wreath logo may not be used without prior written permission.

2.0 BIDDER INSTRUCTIONS

2.01 QUALIFICATION

Bidders are required to complete the Qualifications Packet as part of the bid submission. A Bidder becomes a qualified bidder if they comply with this section and Section 2.09, Mandatory Pre-Bid Meeting.

Qualifications Packet information required for bid submission includes:

- Qualification Form
  - Contact Information
  - Business Profile
  - References
  - Disqualifications & Defaults
  - Emergency Technician Certification
- Compliance Attestations
  - E-Verify
  - Anti-Human Trafficking
  - Workers' Compensation
  - Drug-Free Workplace
  - Compliance with Applicable Federal, State, and Local Laws and Ordinances
  - Sunbiz
- Federal Compliance

The Qualifications Packet is located on the Bid System.

2.02 LICENSING AND FACILITIES

Bidders are required to obtain all required licenses, including any applicable motor vehicle dealer licenses, and registrations, and comply with all applicable Federal, State, and local laws and ordinances, including any applicable motor vehicle dealer laws, in order to bid on any motor vehicle.

Bidders must maintain a repair facility within the State of Florida to provide warranty service for the items bid. If Bidders do not have a facility, the Bidder must be able to assist purchasers in obtaining warranty work as authorized by the Manufacturer.

2.03 INSURANCE AND INDEMNIFICATION

Vendor shall maintain, at its sole cost and expense, the insurance coverages required by FSA and purchasers through the duration of this Contract, with limits of liability not less than the following:

- Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- Comprehensive General Liability Insurance covering the Vendor's legal liability for bodily injury and property damage, contractual liability, and completed products and operation, with limits of not less than $1,000,000 per occurrence and $2,000,000 aggregate, and covering at least the following hazards:
  - Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- Automobile Liability Insurance covering the Vendor's legal liability for bodily injury and property damage in limits of not less than $1,000,000 per occurrence, providing coverage for any accident arising out of or

resulting from the operation, maintenance, or use by the Vendor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- Garage Keepers Liability Insurance covering the Vendor's legal liability for property damage in limits of not less than $1,000,000 per occurrence.

It is understood and agreed that all insurance policies of insurance provided by the Vendor are primary coverage and non-contributory with respect to any insurance or self-insurance the FSA or purchasers possess that may apply to a loss resulting from the work performed pursuant to this Contract. All insurance policies issued to cover the insurance requirements herein shall provide full coverage from the first dollar of exposure.

Vendor shall be fully liable for the actions of its agents, officers, employees, contractors, partners, subcontractors, and third party suppliers, performing work under this Contract, and shall fully indemnify and hold harmless the Florida Sheriffs Association ("FSA"), the purchasers, and each of their officers, agents, and employees from suits, actions, damages, and costs of every name and description, including legal counsels' fees and court costs, arising from or relating to negligence, omissions, personal injury or damage to real or personal tangible property alleged to be caused in whole or in part by Vendor, its agents, officers, employees, contractors, partners, subcontractors, and third party suppliers; provided, however, that the Vendor shall not indemnify for that portion of any loss or damages resulting directly from the grossly negligent acts or omissions of the FSA or purchasers or for that portion of any loss or damages proximately caused by intentional wrongful acts or omissions of the FSA or purchasers.

All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida and these companies must have a rating of B+ or better per the AM Best Rating. At no time shall the Vendor be without insurance in the required amounts. No policy may be changed to provide for less coverage than is required or canceled during the term of this Contract without at least thirty (30) days' written notice to the FSA and/or purchasers, as applicable.

The Vendor must specifically and distinctly assume, and does so assume, all risks of damage or injury to property or persons used or employed on or in connection with the work to be performed by Vendor pursuant to this Contract and of all damage or injury to any person or property wherever located, resulting from any action, omission or operation by the Vendor, its agents, officers, employees, contractors, partners, subcontractors, and third party suppliers, under this Contract or in connection with the work contemplated herein. It is understood and agreed that at all times the Vendor, its agents, officers, employees, contractors, partners, subcontractors, and third party suppliers, are acting as independent contractors to the FSA and/or purchasers, as applicable. Nothing in this Contract shall be interpreted or construed as creating or establishing the relationship of employer and employee between the FSA and/or purchasers and the Vendor or any of its agents, officers, employees, contractors, partners, subcontractors, and third party suppliers, or anyone directly or indirectly employed by the Vendor. The parties acknowledge that the Vendor is not an employee for state or federal tax purposes. The Vendor shall hire and pay all of Vendor's employees, agents, subcontractors or anyone directly or indirectly employed by the Vendor, all of whom at all times being entirely under the Vendor's supervision, direction and control. The Vendor shall be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities under this Contract are met to the satisfaction of the FSA and/or purchasers, as applicable. The Vendor shall be responsible for every part of the work contemplated herein, and for all labor, expertise, materials, tools, appliances and property of every description, used in connection with this Contract.

The Vendor will secure and maintain policies of third-party suppliers performing work or providing services and/or materials to or for Vendor in furtherance of Vendor's performance under this Contract. All third-party supplier insurance policies must be made available to the FSA and/or purchasers upon written request. Compliance by the Vendor and all third-party suppliers with the foregoing requirements as to carrying insurance and furnishing copies of the insurance policies will not relieve the Vendor or any of its third-party suppliers of each of their liabilities and

obligations under any section or provisions of this Contract. Vendor must be as fully responsible to the FSA and/or purchasers for the acts and omissions of the third-party suppliers and of persons employed by the third-party suppliers as Vendor is for acts and omissions of persons directly employed by the Vendor.

The FSA and/or purchasers may request, and upon such request the Vendor must furnish, proof of insurance, within seven (7) calendar days of receipt of the written request once the contract times have commenced. Should the Vendor fail to provide acceptable evidence of current insurance during the Contract term, the FSA and/or purchasers, as applicable, have the right, but not obligation, to consider the Contract breached and terminate the Contract effective immediately, in the sole discretion of the FSA and/or purchasers, as applicable. If Vendor fails to have secured and maintained the required insurance, the FSA and/or purchasers has the right to consider alternate insurance coverage proffered by the Vendor, but has no obligation to do so.

The FSA and/or purchasers will give the Vendor the opportunity to take over and settle or defend any such action at Vendor's sole expense. As permitted by law and within a reasonable time period, the FSA and/or purchasers will give the Vendor written notice of an action or threatened action. Vendor will not be liable for commercially unreasonable costs, expenses or compromises incurred solely by the FSA, or purchasers, in any legal action without Vendor's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed.

The Comprehensive General liability insurance coverage, Automobile liability insurance coverage, and Garage Keeper's liability insurance coverage must extend to and include the following contractual indemnity and hold harmless agreement:

> *The Vendor hereby agrees to indemnify and hold harmless the FSA, a 501(c)3, its officers, agents, and employees from all claims for bodily injuries and for all damages to property, including tangible and intangible, per the insurance requirement under the specifications including costs of investigation, all expenses of litigation, including reasonable legal counsel fees (including paralegal and other expert and support service fees) and the cost of appeals arising out of any such claims or suits because of any and all acts, omissions or commissions by the Vendor, its agents, officers, employees, contractors, partners, subcontractors, and third party suppliers under the Contract FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles.*

The foregoing indemnity agreement must apply to any and all claims and suits other than claims and suits arising out of the sole and exclusive gross negligence of the FSA, its officers, agents, and employees, as determined by a court of competent jurisdiction.

The Vendor will notify the insurance agent without delay of the existence of the Hold Harmless Agreement contained within this Contract and furnish a copy of the Hold Harmless Agreement to the insurance agent and carrier.

The Vendor, at all times during the full duration of work under this Contract, including any extra or additional work approved by and consented to in writing by the parties in connection with this Contract, shall meet the requirements of the foregoing provisions.

2.04 SPECIFICATIONS

All items covered by this Invitation to Bid and any resulting contract, and the specifications shall be the Manufacturer's current basic production model, and shall, as a minimum, be equipped with all standard factory equipment in accordance with the Manufacturer's latest literature unless otherwise noted in the Bid System or FSA Base Specifications.

The FSA Base Specifications are contained in the FSA CPP Bid System, may be requested from FSA CPP, and are retained within FSA CPP's archive. As part of the bid submission, Bidders will be required to provide confirmation that the item bid meets the FSA Base Specifications. FSA CPP may reject bids that fail to provide confirmation that the item(s) bid meet the FSA Base Specifications.

FSA CPP develops the specifications with subject matter experts and publicly available information. However, FSA CPP does not have access to full details from the Manufacturer and relies on Bidders to assist in this process. Bidders should immediately notify the FSA CPP of any inaccuracies in the specifications. All notifications of inaccuracies must be in writing.

If awarded a contract, Vendor(s) must offer and supply an item that either meets or exceeds all the requirements included in the applicable FSA Base Specifications, unless a purchaser specifically issues a Purchase Order for a base item and option that differs from the FSA Base Specifications. Failure of a Vendor to comply with these provisions will result in Vendor being held responsible for all costs required to bring the item into compliance with the Contract specifications.

2.05 SEALED BIDS

For purposes of this solicitation, a sealed bid is considered a bid submitted using the FSA CPP Bid System.

2.06 MISTAKES

Bidders are expected to examine the FSA Base Specifications, delivery schedules, bid prices and all information pertaining to servicing this Contract before submitting a bid. Failure to do so will be at the Bidder's risk.

2.07 EXCEPTIONS

Any requested exceptions, deviations, or contingencies a Bidder may have to the Terms and Conditions must be documented in Bidder's submission. Exceptions to the FSA Base Specifications at the time of the bid submission shall reference the item number, make and model. FSA CPP has the discretion to grant or deny, in whole or in part, the Bidder's requested exception, deviation or contingency to the specifications or Terms and Conditions. Bidder acknowledges that the bid may be disqualified if FSA CPP rejects the proposed exceptions.

2.08 EQUIVALENTS

Prior to the opening of the Bid System, Bidders may request item equivalents. The Bidder must submit the Manufacturer name and model number (or product identifier) of each equivalent requested to FSA CPP. Complete, descriptive, technical literature should demonstrate that the equivalent conforms with FSA Base Specifications. If a bid uses equivalents without prior approval, the bid may be disqualified.

2.09 MANDATORY PRE-BID MEETING

Bidders are required to attend or participate in the **mandatory** Pre-Bid Meeting. The Pre-Bid Meeting is designed for Bidders, the Fleet Advisory Committee, and the FSA CPP to clarify questions on the Terms and Conditions and to confirm all FSA Base Specifications. Questions relating to the items, specifications, the bid process, or award can be asked at the Pre-Bid Meeting. Bidders have the opportunity to suggest technical modifications or corrections before the FSA Base Specifications are finalized.

FSA CPP reserves the right to grant attendance exceptions to the mandatory Pre-Bid Meeting if the Bidder has requested authorization, agrees in writing to meet all the Terms and Conditions without exception and further waives their right to protest the bid process in its entirety or any portion thereof.

2.10 PRICES QUOTED

Due to the changing market conditions, the FSA CPP has temporarily moved to a percent above cost, or "cost-plus", model for the Pursuit, Administrative, and Other Vehicles Contract. The cost-plus model allows for Vendors to sell items immediately when order windows open for the next model year, when the Manufacturer changes price during the contract term, or when new items come to market.

Bidders shall provide a Bid Price and a Percent, as defined below, for each item bid. The Bid Price will be used to evaluate the lowest, responsive and responsible Bidder for each item and zone. The Percent will be used under an awarded contract to determine the cost-plus pricing for the next model year, when the Manufacturer changes price during the contract term, or when new items come to market. The FSA CPP will use the percent feature of the Bid System as the field to capture the percent above cost that the Vendor can expect to receive from the purchaser for the purchase of an awarded item.

The FSA CPP has the discretion to disqualify Bidders if the proposed Percent is deemed excessive by the FSA in its sole discretion. In order to determine if Percent is excessive, FSA will compare the Percents proposed by Bidders for each item in each zone.

Prices and Percents bid for items and options should reflect the most complete item price, be below MSRP, and at a minimum should at least cover the cost of the item or option bid.

Prices and Percents bid must be at least Item Cost, be Free on Board ("FOB") destination, and must include delivery to the purchaser.

As used in this provision, "Item Cost" is defined as the factory invoice price for the item, the Original Equipment Manufacturer ("OEM") destination and delivery to dealer, and the FSA Administrative fee, minus the OEM government pricing concessions specific to this bid, all Manufacturer incentives, discounts, rebates, concessions and holdbacks.

As used in this provision, "Total Cost" is defined as the Item Cost, plus costs of dealer's floorplan estimated operational expense, and costs of dealer for preparation, cleaning, assembling, gas, and delivery to zone.

As used in this provision, "Bid Price" is defined as the Total Cost and profit.

As used in this provision, "Percent" is defined as the markup over Item Cost.

Bid Prices will be used as the initial published pricing for awarded items. As windows open for the next model year, the Manufacturer changes price during the Contract term, or as new items come to market, FSA CPP will work with Vendors to update the published pricing for such items based on the awarded Percent, within a reasonable period of time. Vendors may accept Purchase Orders for such items in accordance with these Terms and Conditions before submitting updated published pricing to FSA CPP.

2.11 COST-PLUS-PERCENT PRICING

The Bid System provides each Vendors' percent above cost at which the Vendor will sell such items. The Percent provided in the Bid System does not provide a percent discount for items bid.

If a Vendor fulfills a Purchase Order at other than published pricing, at purchasers' request, the Vendor must provide documentation substantiating the Item Cost, as defined in Section 2.10.

2.12 OPTION PRICING

FSA CPP requests Bidders include most frequently purchased options in the Bid System. Option pricing must include the administrative fee. Bidders must provide a price for each option in addition to a percent below MSRP for factory-installed options or a percent above cost for other options.

The FSA CPP has the discretion to disqualify Bidders if the option pricing is excessive. In order to determine if pricing is excessive, Bidders agree to provide documentation to FSA CPP to verify cost at any time during the solicitation process or during the contract term. This information is for comparison purposes and will not be published.

Options are intended to add or delete equipment or features from the FSA Base Specifications. Options can provide an upgrade or downgrade to a Manufacturer's model, such as a slightly different engine size or horsepower, and should not be made available for purchase separate from the base vehicle or equipment. Options may only provide a downgrade to a Manufacturer's model when specifically requested in a Purchase Order issued in accordance with the Terms and Conditions by a purchaser. Bidders shall NOT use options to create an item that is available as another item bid on this Invitation to Bid.

The use of options to facilitate the sale of an alternate Manufacturer's product which is outside the scope of the FSA Base Specifications will be determined nonresponsive and the bid will be rejected in whole or part by the FSA CPP. Bidders must disclose which options require the purchase of other options or are dependent on another option in their bid submission. Option pricing will include all costs of labor associated with the option and cost of labor should not be listed separately.

Bidder must use proper Manufacturer codes for factory options. Options available through the factory should be bid as and supplied to purchaser as factory options, unless otherwise requested in writing by the purchaser. Factory package options are permitted under this Contract. Factory package options included in the bid submission must detail what components the package includes.

If the Bidder wishes to offer credit to the purchaser for an option that is standard on the FSA Base Specifications, the Bidder should include the word "Credit" at the beginning of the description field and continue to describe the option being credited. For example, "Credit: one key fob" and enter the price the Bidder will credit the purchaser.

For purposes of this bid, Emergency Lights and Sirens will require a separate pricing sheet and option upload in the Bid System. Section 2.13 contains specific instructions and exceptions for Emergency Lights and Sirens.

2.13 EMERGENCY LIGHTS AND SIRENS

Under Section 316.003(1), *Florida Statutes*, authorized emergency vehicles are defined as:

> Vehicles of the fire department (fire patrol), police vehicles, and such ambulances and emergency vehicles of municipal departments, public service corporations operated by private corporations, the Fish and Wildlife Conservation Commission, the Department of Environmental Protection, the

Department of Health, the Department of Transportation, and the Department of Corrections as are designated or authorized by their respective departments or the chief of police of an incorporated city or any sheriff of any of the various counties.

Bidders that will provide or contract to provide emergency light and siren installation must only use installers that possess a current Emergency Vehicle Technician Certification, or an approved equivalent. FSA CPP may request certificates for a Vendor's installers at any time during the Contract term. Labor may be charged for the installation of emergency lights and sirens. Labor rates must be disclosed as part of the Bidder's bid submission. Bidders may not charge for labor for vehicles that are manufactured with emergency lights and sirens, including motorcycles. Prices submitted for emergency lights and sirens shall include all applicable government-imposed fees.

Bidders that install emergency lights and sirens are required to provide and install products that are Society of Automotive Engineers ("SAE") certified. SAE Certifications must include Class 1, Class 2 and Class 3 in order to be eligible for participation in the contract. If a lighting or siren product installed on an emergency vehicle is not SAE Certified, the Vendor can be found in default of the contract.

Bid Submission of Emergency Lights and Sirens
If offering emergency lights and sirens, Bidders will be asked to provide pricing by submitting a pricing sheet. An emergency vehicle light and siren option pricing template is offered in the Bid System. Bidders are encouraged, but not required to use the template. If item or specification group is helpful to display light and siren options, Bidders may categorize the pricing sheet by item group.

Items listed below are required for the submission of the pricing sheet:

- Order code
- Description
- Price (part only)
- Estimated labor hours
- Labor cost per hour

2.14 BID SUBMISSION

Bidders must submit a bid electronically using the Bid System. Bid submissions include a price for each item and option bid in accordance with Sections 2.10, 2.11, 2.12, 2.13, 2.14, and 2.15. Each Bidder must submit a Qualifications Packet for each bid. The bid must be received by the date and time specified on the Bid Calendar in Appendix B. Failure to meet all submission requirements by the date indicated on the Bid Calendar will result in rejection of the bid.

Bid System: VendorLink
The Bid System is located at https://www.myvendorlink.com. Bidders are encouraged to participate in training provided. Usernames and passwords will be issued to Bidders after registering in the Bid System. Contact VendorLink at support@evendorlink.com if technical issues arise during bid submission.

Prices are to be rounded to the nearest whole dollar. If a Bidder submits bid pricing using cents, the following formula will be applied to round the bid pricing to the nearest whole dollar: $.01-.49 will be rounded down to the dollar bid (e.g., $50.49 = $50) and $.50-.99 will be rounded to the next dollar (e.g., $50.50 =$51).

Bid Submission
To ensure correct bid submittal and formatting, Bidders shall:

- Offer a Bid Price for each item bid by zone, as defined in Section 2.10.
- Provide a Percent for each item bid by zone, as defined in Section 2.10.
- Upload files as instructed in the Bid System; files requested will be .pdf.
- Follow all instructions outlined in this Invitation to Bid and provide all requested information.

The bid shall include the following documents:

- Executed Qualifications Packet.
- Build sheet for each item bid as a single .pdf.
- Pricing Sheet for Emergency Vehicle Lights and Sirens, if applicable.
- Any requested exceptions or equivalents.

Option Upload

An option sheet should be submitted for each item bid. The Bid System will accept option information for each item through a .pdf file upload. Each option sheet should include a header to identify the FSA CPP contract title and number, the Bidder name, item number, make and model. Each option sheet should include:

- Option
- Description
- Manufacturer order code or identifying code
- Price
- Cost plus percent for all items not installed at the factory
- Percent below MSRP for factory installed options

Repair and Replacement Parts Upload - Optional

If a Vendor chooses to sell repair and replacement parts upon award, a parts pricing sheet should be submitted with the bid. Parts are listed by Vendor and are not tied to items bid. A template is offered in the bid system and this document is not required. Each pricing sheet should include:

- Category
- Description
- MSRP or List Price discount percentage
- Exceptions to discount provided
- Quantity discounts

FSA CPP may ask awarded Vendors to supply one (1) hard copy set of the bid with digital signatures and original compliance forms, prior to the Contract execution. Hard copy bids should not be submitted unless specifically requested by FSA CPP. FSA is not responsible for Bidder's improper use of the Bid System. Exceptions may be granted to Bidders by FSA CPP pursuant this section should any Bid System malfunctions occur.

2.15 ZONE BIDDING

Bidders may bid in one or more geographic zones. Bidders must submit pricing for each zone they wish to be evaluated. The zone map is included in Appendix A. The geographic zones are in place to assist Bidders in estimating costs of delivery, which must be included in the price bid and quoted to the purchaser. For the Pursuit, Administrative, and Other Vehicles Contract, the cost of delivery must be included in the Percent.

2.16 EXECUTION OF BID

By submitting a response to this Invitation to Bid, the Bidder agrees to the Terms and Conditions and to be bound by such Terms and Conditions if selected for award. The Bidder must respond to the Contract Signature Form with

the signature of an authorized representative five (5) days prior to award. All Terms and Conditions are applicable throughout the term of the awarded contract and are not specific to any given year, make or model.

2.17 MODIFICATION OR WITHDRAWALS OF BIDS

A Bidder may submit a modified bid to replace all or any portion of a previously submitted bid until the due date and time of the bid submission listed in the Bid Calendar. Modifications received after the bid due date and time will not be considered.

Bids can be withdrawn in writing prior to the contract award. If a Bidder must withdraw the bid, the Bidder must contact FSA CPP immediately. Bid withdrawals are handled on a case-by-case basis and can result in a limitation of participation in future bids.

2.18 LATE BIDS

The responsibility for submitting a bid before the due date and time on the Bid Calendar is solely and strictly the responsibility of the Bidder. The FSA is not responsible for delays caused by technical problems, any internet outages or delays incurred by electronic delivery, or any other occurrence. Any reference to time will be based on Eastern Time.

2.19 BID OPENING

Bids shall be opened on the date and time specified on the Bid Calendar. The bid opening may occur at the Florida Sheriffs Association, 2617 Mahan Drive, Tallahassee, Florida, or may be offered online.

FSA CPP will provide a bid inspection period for Bidders following the bid opening. The date, time and duration will be announced prior to the bid opening.

2.20 DETERMINATION OF RESPONSIVENESS

Determination of responsiveness will take place at the time of bid opening and evaluation. In order to be deemed a responsive bidder, the bid must conform in all material respects to the requirements stated in the Invitation to Bid. As set forth in Section 2.24, FSA CPP reserves the right to waive or allow a Bidder to correct minor irregularities.

2.21 RESPONSIBLE BIDDER CRITERIA

Bids will be evaluated to determine if qualifications and Contract requirements are met. Responses that do not meet all requirements of this Invitation to Bid or fail to provide all required information, documents or materials may be rejected as nonresponsive. The FSA CPP will not request documentation or consider a Bidder's social, political or ideological interests in determining if the Bidder is a responsible bidder. FSA CPP will not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

Bidders whose responses, past performance, or current status do not reflect the capability, integrity, or reliability to fully and in good faith perform the requirements of the contract may be rejected as non-responsible. In determining a responsible Bidder, the following factors may be considered:

- Adequacy of facilities, staffing, and financial resources;
- Previous experience with FSA contract or other similar government contracts;

- Ability to provide excellent customer service, including on previous FSA contracts; and
- Any other information relevant to the responsibility of a Bidder of which FSA CPP is aware.

In addition to the requirements set forth by these Terms and Conditions, FSA CPP reserves the right to request staffing, performance and financial information from any Bidder during the evaluation process.

FSA CPP reserves the right to determine which responses meet the requirements, specifications, Terms and Conditions of the solicitation, and which Bidders are responsive and responsible.

FSA CPP further reserves the right to limit participation of Bidders who, in FSA CPP's sole discretion, are determined to present responsibility concerns that call into question the Bidder's ability to perform but that do not rise to the level of requiring rejection of the Bidder as non-responsible.

2.22 BASIS FOR AWARD

The FSA CPP shall make award to the qualified, responsive and responsible Bidder(s) who submitted the lowest Bid Price by item, Manufacturer, and zone. Awards may also be made to subsequent lowest responsive and responsible Bidders by item, Manufacturer, and zone, when determined to be in the best interest of the FSA and the purchaser(s). FSA CPP has the discretion to consider Percent and option pricing in making the award and to disqualify bidders for proposing excessive Percent(s) or option pricing.

Awards will not be given to any parties listed on the government wide exclusion in the System for Award Management.

FSA CPP reserves the right to accept or reject any and all bids, and to waive any minor irregularity, technicality or omission if it determines that doing so will serve the purchaser's best interest. FSA CPP reserves the right to make multiple awards for each item, if determined to be in the best interest of the FSA and the purchasers.

Awards will be posted on the FSA CPP website according to the date posted in the Bid Calendar.

2.23 BID TABULATIONS

The bid tabulation report will be posted on the FSA CPP website after the bid submission closes.

If there is a delay in posting the bid tabulation results, FSA CPP will post a notice of the delay and a revised date for posting of results.

2.24 MINOR IRREGULARITIES/RIGHT TO REJECT

The FSA CPP has the right to accept or reject any and all bids, or separate portions thereof, and to waive any minor irregularity, technicality or omission if the FSA CPP determines that doing so will serve its best interest or the best interest of the purchasers. A minor irregularity is a variation from the Terms and Conditions of this procurement that does not affect the price of the bid or give the Bidder a substantial advantage over other Bidders and thereby restrict or stifle competition and does not adversely impact the interests of the FSA or the purchasers. At its option, the FSA CPP may allow a Bidder to correct minor irregularities but is under no obligation to do so. In doing so, the FSA CPP may request a Bidder to provide clarifying information or additional materials to correct the irregularity. However, the FSA CPP will not request, and a Bidder may not provide the FSA CPP with additional materials that affect the price of the bid or give the Bidder an advantage or benefit not enjoyed by other Bidders.

The FSA CPP may also reject any bids not submitted in the manner specified in this Invitation to Bid.

2.25 CONE OF SILENCE

This Invitation to Bid is subject to the Cone of Silence that begins the date the bid submission opens through the intent to award date as indicated in the Bid Calendar. During this period, all communications regarding this solicitation between FSA and Bidder will cease, except for procedural questions, questions regarding problems incurred in the use of the Bid System, or communications initiated by the FSA CPP. All permitted communications during this period shall be made in writing to the contact person identified in Section 1.01 of this Invitation to Bid.

3.0 CONTRACT CONDITIONS

3.01 GENERAL REQUIREMENTS

Once the bid has been awarded, the Terms and Conditions of this document become the Contract between the FSA and the awarded Vendor. The Terms and Conditions apply to all items purchased from this Contract.

3.02 STATEMENT OF AUTHORITY

Each person signing the Contract warrants that they are duly authorized to do so and binds the respective party to the Contract.

3.03 VENDOR CONTACT INFORMATION

The Vendor shall maintain current contact information with FSA CPP at all times for sales and submission of Purchase Orders, quarterly reports and administrative fee payments. If a change occurs during the term of this Contract, the Vendor must notify FSA immediately.

3.04 ADDITIONS OR DELETIONS

FSA CPP reserves the right to add or delete any items from the Vendor's bid or this Contract when deemed to be in the best interest of FSA and purchasers, at its discretion. This decision to take action may be based upon and not limited to few or no sales, product recalls and other safety issues, Vendor or Manufacturer performance, or the product's lack of relevance.

For items that come to market during the contract term, FSA CPP may authorize qualified and awarded Vendors to offer the new item under the existing Contract Terms and Conditions, if the Manufacturer authorizes a Vendor to sell the item. FSA CPP will request awarded Vendors submit pricing and will evaluate the responses prior to authorizing awarded Vendors to offer the new item.

3.05 CONTRACT EXTENSION

Contract Extension

The Contract may be extended by mutual agreement for up to two (2) additional years, on a year-to-year basis. FSA reserves the right to execute a Contract extension or to allow the Contract to fully or partially terminate and readvertise for bids, whichever is in the best interest of FSA.

The Vendor may request price adjustments for contract extensions as provided for herein. If no request is received from the Vendor, the FSA will assume that the Vendor has agreed that the optional term may be exercised without a price adjustment. Any adjustment request received after the execution of an extension may not be considered unless otherwise provided for in this Contract.

Month-to-Month Continuation

In the event a new contract is not active at the time of this Contract's expiration, this Contract's Terms and Conditions shall extend on a month-to-month basis and shall not constitute an implied extension of the Contract. Such a month-to-month continuation shall be upon the compensation and payment provided herein.

3.06 PRICE ADJUSTMENT

In addition to the cost-plus-percent pricing adjustments available, the Terms and Conditions provide the following methods of price adjustments:

- Annual Price Adjustments
- Changes to Manufacturer Production or Design
- Manufacturer Certified Adjustments
- Equitable Adjustments

Price adjustment requests must clearly substantiate a need to increase or decrease the price. Price adjustments will not be considered if Vendors are delinquent on administrative fee payments or have outstanding quarterly reports.

Annual Price Adjustment

The FSA CPP may consider annual price adjustments due to:

- Changes in the Producer Price Index ("PPI") as published by the U.S. Department of Labor, Bureau of Labor Statistics ("BLS"); or
- As a result of changes to national or state standards that require substantial price adjustments.

FSA CPP may consider other documentation related to the change to national or state standards but is not obligated to grant price changes without literature from the Manufacturer. The FSA CPP will consider the request and will make a final determination on the change in price.

Changes to Manufacturer Production or Design

Significant changes by the Manufacturer to the production of and specification design may initiate a price adjustment request. FSA CPP will consider order dates, production factors, model year, or other conditions, as well as the replacement or complete redesign of items. Vendors must provide documentation from the Manufacturer.

Manufacturer Certified Adjustments

Vendors must provide documentation from the Manufacturer to FSA CPP that shows the additional costs or price adjustments imposed by the Manufacturer and substantiate the need for a related price adjustment for this contract.

Equitable Adjustments

The FSA CPP, on behalf of FSA, may make an equitable adjustment to the Contract terms or pricing at its discretion.

3.07 CONDITIONS

It is understood and agreed that any item offered or shipped as a result of this Contract shall be the most current model offered.

3.08 PRODUCTION CUTOFF

Vendors shall notify the FSA CPP in writing no less than sixty (60) calendar days prior to the close of final order date by the Manufacturer when the final order date is during the term of the Contract. Purchase Orders received by the Vendor ten (10) business days prior to the final order date must be accepted and entered into the order system with

the Manufacturer. Purchase Orders issued and received after the production cutoff date will be subject to availability. In this case, the Vendor and Manufacturer have the discretion whether to choose to provide next year's model at current year's prices until the end of the Contract term. If the Manufacturer cutoff date is during the term of the Contract and will affect the purchaser's ability to obtain the items, FSA CPP may consider substitutions from the same Manufacturer.

3.09 FACILITIES

The FSA CPP reserves the right to inspect the Vendor's facilities at any time with prior notice.

3.10 PURSUIT RATED VEHICLES & MOTORCYCLES

Vehicles in this category have been reviewed by one or more of the nationally recognized authorities on Police Vehicle Testing Program/Evaluation. These evaluations are not designed to recommend a particular product, but to serve as a resource for vehicles which are currently being offered for law enforcement service. To see the full detailed report, click or copy the links below. At the time of the bid there were two nationally recognized authorities:

State of Michigan, Michigan State Police Precision Driving Unit

Los Angeles County Sheriff's Department Law Enforcement Vehicle Test and Evaluation Program

3.11 SPECIAL SERVICE VEHICLES

Vehicles in this category have been reviewed by one or more of the nationally recognized authorities on pursuit vehicle testing program/evaluation. These vehicles are labeled as Special Service Vehicle ("SSV") and often used in public safety applications and other areas of government. Refer to Manufacturers published information for detailed information regarding these vehicles.

3.12 FACTORY-INSTALLED OPTIONS

All options specified as factory-installed are to be installed on the item at the primary site of assembly and are to be the Manufacturer's standard assembly-line product. Aftermarket and vendor-installed equipment will not be accepted as factory-installed. Vendors found supplying aftermarket or vendor-installed equipment where factory-installed are specified shall be required to retrieve all delivered items and supply new items meeting the specifications.

All factory-ordered options are to be OEM and installed at the primary site of assembly unless otherwise noted by the Vendor and acknowledged in writing by the purchaser. Verbal agreements will not be recognized.

3.13 VENDOR-INSTALLED OPTIONS

All vendor-installed accessories, equipment, or options shall be installed according to the Manufacturer's specifications. All vendor-installed options must be manufactured by an established Manufacturer of the product provided. Vendors are required to disclose make and model of product being offered, the design and model must be approved by the purchaser prior to installation. Prior to any purchase, the Vendor must also disclose the warranty of any accessory, equipment or option that is less than or exceeds the factory or equipment warranty coverage. Any Vendor that violates this provision will be considered in default of the Contract. FSA CPP may terminate the Contract in accordance with these Terms and Conditions.

3.14 NON-SCHEDULED OPTIONS

A non-scheduled option is an option not listed on the FSA CPP published award. Vendors may provide non-scheduled options at less than MSRP or the Published List Price. Non-scheduled options should be identified and listed as a separate line item with the price and discount on the Purchase Order. Non-scheduled options are covered under these Terms and Conditions.

3.15 FORCE MAJEURE

A Vendor shall not be penalized for a delay resulting from the Vendor's failure to comply with delivery requirements if neither the fault nor the negligence of the Vendor or its employees contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond the Vendor's control, or for any of the foregoing that third party suppliers if no alternate source of supply is available to the Vendor.

3.16 PARTS

Vendors may sell repair and replacement parts. Parts pricing must include the administrative fee. If a Vendor wishes to offer parts under this contract, the Vendor must provide a price list to FSA and offer a discount below MSRP or Published List Price. Bidders and/or Vendors, as applicable, may include parts pricing sheet with the bid submission or following award. Parts are listed as a separate item group and will be listed by Vendor. Bidders and/or Vendors, as applicable, may use the template offered in the bid system. Items listed below are required for the pricing sheet:

- Category.
- Description.
- MSRP or List Price discount percentage.
- Exceptions to discount provided.
- Quantity discounts.

3.17 PURCHASE ORDERS

To initiate a purchase, a Purchase Order must be issued to the Vendor, which includes:

- FSA CPP contract title and number;
- FSA CPP item number;
- Make and model or item description; and
- Purchaser name, phone number and email address.

The Vendor's acceptance of a purchaser's order will indicate that the Vendor agrees to deliver an awarded item that will be fully compatible with all of its options. Production schedules and delivery dates should be discussed at the time the quote is provided to the purchaser, or if no quote is provided, when the Purchase Order is delivered to the Vendor. Vendor shall place the order with the Manufacturer within ten (10) business days of receipt of the Purchase Order. The Vendor shall ensure that all orders are placed in full compliance with the specifications and the Terms and Conditions of the Contract and the Purchase Order. Any changes that are required to bring an item into compliance with the various options due to an incorrect order will be accomplished at the Vendor's expense.

The Vendor should supply a Confirmation of Order to the purchaser and FSA CPP fifteen (15) calendar days from receipt of Purchase Order without request by the purchaser. Any additional information needed to complete this form should be obtained by the Vendor from the purchaser.

While it is recommended that a purchaser from the zone which is closest to their location, it is not mandatory to do so. If the purchaser determines that a Vendor in another zone can better serve their needs, the purchaser may order from a Vendor in another zone. Vendors that provide awarded items outside of an awarded zone may upon mutual agreement between the Vendor and the purchaser charge a delivery fee.

If a Vendor receives a Purchase Order for an item for which they were not awarded, the Vendor must notify the purchaser and return the Purchase Order to the purchaser within three (3) business days.

The Vendor must submit electronic copies of Purchase Orders within fifteen (15) calendar days of the Purchase Order issue date. Purchase Orders should be submitted through the reporting tool provided by FSA CPP. Purchase Orders received by the Vendor after this deadline must be submitted to FSA CPP as soon as possible with the date received by the Vendor and cause for the delay. Purchase Orders should contain the following required information:

- Purchaser name,
- Purchase Order number,
- Purchase Order issue date,
- FSA CPP contract title and number,
- Item number,
- Item make and model, or item description,
- Item price,
- Options by item, and
- Estimated delivery date.

Purchase Orders vary in format and information provided. If a Purchase Order does not include the required information, the Vendor must submit supplemental documentation to FSA CPP at the same time the Purchase Order is due. Such information may be in bid quotes, equipment proposals, confirmation of orders, or other documents. If a purchaser does not use Purchase Orders, written communication from the purchaser to the Vendor will be provided to FSA CPP.

3.18 REGISTRATION, TAG, AND TITLE

Title items shall be the responsibility of the Vendor. If the purchaser is a government agency, the purchaser has the right to choose to register and title the item. Costs of registration, tag and title shall not exceed the statutory rates.

3.19 DELIVERY

Vendors are to inspect the item to confirm the item meets or exceeds the FSA Base Specifications, Manufacturer specification, and purchase order. Deliveries not complying with these requirements may be rejected and will have to be redelivered at Vendor's expense.

Delivery shall be within the normal working hours of the user, Monday through Friday, excluding holidays. Delivery schedules shall be agreed to by the purchaser and the Vendor. Vendor shall notify the purchaser no less than twenty-four (24) hours prior to delivery of the time and location, which shall reflect the mutually agreed upon delivery details. The Vendor shall be responsible for delivering items that are properly serviced, clean and in first class operating condition. Items shall be delivered with each of the following documents completed or included:

1. Copy of the Purchase Order.
2. Copy of the FSA Base Specifications.

3. Copy of Manufacturer's invoice, price sheet, build sheet or other documentation that verifies what components are included on the item(s) being delivered
4. Copy of the pre-delivery service report
5. Registration warranty certification
6. Owner's manual
7. Registration, tag and title or an application for the registration, as applicable

All items with fuel tanks of thirty-five (35) gallons or less must contain no less than one quarter (1/4) tank of fuel as indicated by the fuel gauge at the time of delivery. For items that have more than thirty-five (35) gallons, a minimum of one eighth (1/8) of a tank of fuel must be provided. All electric vehicles must be delivered with a minimum charge level of 10 percent. The purchaser has the option to reject a vehicle with more than 350 odometer miles or may deduct $0.51 cents per mile in excess of 350 miles from the invoice, unless distance above 350 miles was previously approved by the purchaser. Deliveries of less than 350 miles may be accomplished by driving the vehicle, or via transport to be negotiated upon mutual agreement between the Vendor and the Purchaser. Any delivery accomplished by driving the vehicle must be supervised and the driver must comply with Manufacturer's break-in requirements and all applicable traffic laws. Any delivery accomplished by driving a pursuit-rated vehicle must use an "OUT OF SERVICE" cover on light bars. Deliveries in excess of 350 miles shall be made by transport, or otherwise approved by the purchaser, however, this requirement shall not apply to incomplete chassis.

Items with hour meters must be delivered with fewer than five (5) hours on the hour meter or may be rejected by the purchaser. The purchaser may choose to negotiate a lower purchase price when the item exceeds five (5) hours.

When items require service or adjustments upon delivery, the Vendor shall either remedy the defect, or be responsible for reimbursing the Manufacturer's local authorized representative or other service provider to remedy the defect. Such service or adjustments shall be initiated by the Vendor within 48 hours after notification by a purchaser, not to include weekends and holidays. Delivery will not be considered complete until all services or adjustments are satisfactory, and the item is redelivered or repaired. The cost of any transportation required to address the defect shall be the responsibility of the Vendor until the items are satisfactory and accepted by the purchaser.

3.20 INSPECTION AND ACCEPTANCE

Final acceptance shall be given only after the purchaser inspects or confirms the item meets Contract specifications. Delivery of an item to a purchaser does not constitute acceptance for the purpose of payment. Inspection and acceptance will be at the purchaser's destination unless otherwise previously agreed upon location was provided in the Purchase Order. Should the delivered items differ in any respect from the FSA Base Specifications, payment can be withheld until such time as the Vendor completes the necessary corrective action.

3.21 INVOICING AND PAYMENTS

Invoicing and payments shall be the responsibility of the Vendor and purchaser placing orders using this Contract. Vendors must invoice each purchaser independently. The Vendor shall be paid upon submission of invoices to the purchaser after satisfactory delivery and acceptance of the items. While the Local Government Prompt Payment Act applies to ensure timely payment of Vendor invoices, the FSA CPP encourages purchasers to make payment within thirty (30) days of acceptance of the item. The Local Government Prompt Payment Act is defined in Sections 218.70–218.79, *Florida Statutes*.

3.22 WARRANTY

All warranties shall begin at the time of delivery and final acceptance by the purchaser. The purchaser's warranty should not be active for incomplete items and items delivered to a third-party supplier before final delivery.

3.23 QUARTERLY REPORTS

Quarterly reports are the contractual responsibility of each Vendor. Quarterly reports must be completed and submitted electronically. The quarterly report template shall be submitted using the tool provided by FSA CPP. Quarterly reports which do not adhere to the required format or are not complete of all Purchase Orders received and/or deliveries made during the quarter will be returned to the reporting Vendor for correction.

Quarterly reports are due no later than the 15th day of the month following the end of the quarter. Quarterly reports shall follow the schedule below for the duration of the Contract. If a Contract extension is executed, the quarterly reports will maintain the same schedule for future reporting periods.

Contract Years: October 1, 2025 – September 30, 2027

Year 1 Quarter 1:	October 1 – December 31	Q1 Report Due:	January 15
Year 1 Quarter 2:	January 1 – March 31	Q2 Report Due:	April 15
Year 1 Quarter 3:	April 1 – June 30	Q3 Report Due:	July 15
Year 1 Quarter 4:	July 1 – September 30	Q4 Report Due:	October 15
Year 2 Quarter 1:	October 1 – December 31	Q1 Report Due:	January 15
Year 2 Quarter 2:	January 1 – March 31	Q2 Report Due:	April 15
Year 2 Quarter 3:	April 1 – June 30	Q3 Report Due:	July 15
Year 2 Quarter 4:	July 1 – September 30	Q4 Report Due:	October 15

Quarterly reports must be submitted even if there are no sales or no deliveries in a quarter. If a Vendor has no sales within a quarter, the Vendor shall indicate "No sales this quarter" or "No deliveries this quarter" to FSA CPP by e-mail to Reports@flsheriffs.org.

FSA CPP reserves the right to modify the procedure for submitting quarterly reports during the term of the Contract. Such a change shall not materially modify the substance of the information to be reported but may change the method by which future quarterly reports are to be submitted. In the event of such a change, FSA CPP will provide written notice to all Vendors of the method by which future quarterly reports are to be submitted.

3.24 ADMINISTRATIVE FEE

The FSA CPP charges three quarters of one percent (.0075) to procure, process and administer the Contract. Payment of the administrative fees to the FSA CPP are the contractual responsibility of each awarded Vendor.

After receipt of payment from contract purchases, the Vendor shall remit all administrative fees to the FSA CPP no later than fifteen (15) calendar days after the end of each quarter. All fees payable to the FSA CPP during any given quarter will be accompanied and supported by a quarterly report.

The administrative fee will remain payable to FSA CPP and no relief from payment of the administrative fee, nor any additional charge to recoup the administrative fee, will be permitted if a Vendor fails to incorporate the

administrative fee in its bid pricing. The administrative fee should never be listed as a separate line item on any Purchase Order or invoice.

The administrative fee is based on the total Purchase Order amount of new items. This fee excludes any value given to purchasers for trade-ins. Trade-ins, extended warranties and other exchanges will not reduce or impact the fee calculation.

The ACH form for electronic payment or wiring of funds is included in Appendix C. It is the preference of FSA CPP that all payments be electronically paid and submitted. If ACH is not available, checks for the administrative fee can be sent to:

Florida Sheriffs Association
Cooperative Purchasing Program
2617 Mahan Drive
Tallahassee, FL 32308

3.25 LIQUIDATED DAMAGES

The Vendor warrants that the item supplied to the purchaser shall conform in all respects to the standards set forth in the applicable FSA Base Specifications and the failure to comply with this condition will be considered as a breach of Contract. Any liquidated damages levied because of inadequacies or failures to comply with these requirements shall be borne solely by the Vendor responsible for same.

Failure to submit the administrative fee with accompanying quarterly reports to FSA CPP within fifteen (15) calendar days following the end of each quarter may result in the imposition of liquidated damages. Vendors failing to submit administrative fees and/or quarterly reports will incur liquidated damages in the amount of $25.00 for each calendar day that fees and reports are past due, beginning on the 16th day following the end of the quarter.

If a civil action is initiated by the FSA to recover administrative fees or liquidated damages as set forth in this section, the prevailing party shall be entitled to its reasonable attorneys' fees and costs incurred in the litigation. The venue shall lie in the Circuit Court for the Second Judicial Circuit in and for Leon County, Florida.

When quarterly reports are late, liquidated damages are to be included in Vendor's Quarterly Report and administrative fee submission. Liquidated damages that remain unpaid beyond forty-five (45) calendar days can result in FSA CPP, at its sole discretion, implementing contract compliance actions, including but not limited to, suspension, limited participation by specifications or zones, disqualification from future solicitations, or termination of this Contract for cause pursuant to the Terms and Conditions.

Schedule of Liquidated Damages

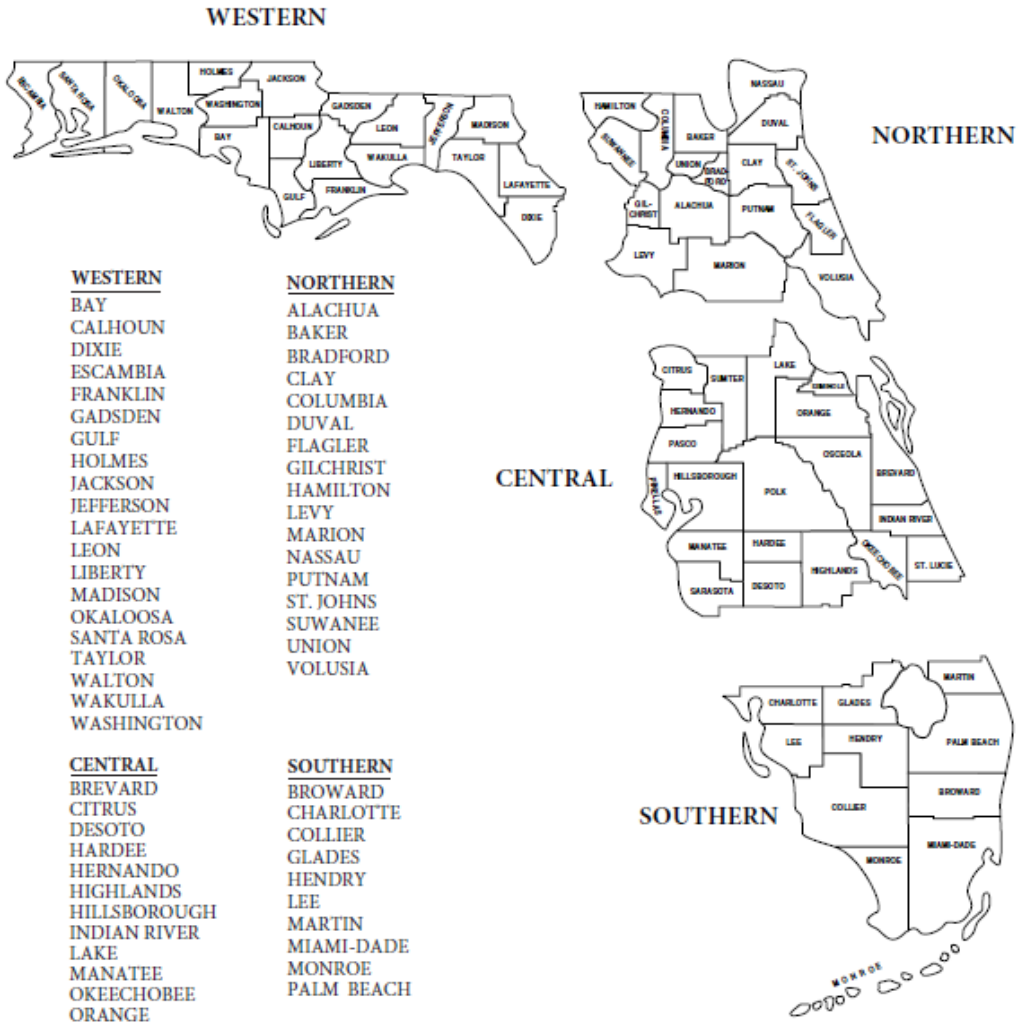
Failure to submit quarterly report on time	$25.00 per calendar day
Failure to submit administrative fee on time	$25.00 per calendar day
Failure to report a Purchase Order to FSA CPP within 15 calendar days of the Purchase Order issue date	$100.00 per Purchase Order
Failure to Report Sales	.0075 of the sales price plus 1.5% each month following the delivery date.

Vendor agrees and acknowledges that its failure to take any of the actions specified in the above schedule will result in liquidated damages to this Contract. Vendor agrees and acknowledges that these liquidated damages are not

intended to be and do not constitute a penalty and that these amounts are reasonably calculated to compensate the FSA CPP for the damages that it will incur as a result of the Vendor's failure to take the specified actions.

Appendix A: Zone Map

FSA CONTRACT ZONE MAP



WESTERN
BAY
CALHOUN
DIXIE
ESCAMBIA
FRANKLIN
GADSDEN
GULF
HOLMES
JACKSON
JEFFERSON
LAFAYETTE
LEON
LIBERTY
MADISON
OKALOOSA
SANTA ROSA
TAYLOR
WALTON
WAKULLA
WASHINGTON

NORTHERN
ALACHUA
BAKER
BRADFORD
CLAY
COLUMBIA
DUVAL
FLAGLER
GILCHRIST
HAMILTON
LEVY
MARION
NASSAU
PUTNAM
ST. JOHNS
SUWANEE
UNION
VOLUSIA

CENTRAL
BREVARD
CITRUS
DESOTO
HARDEE
HERNANDO
HIGHLANDS
HILLSBOROUGH
INDIAN RIVER
LAKE
MANATEE
OKEECHOBEE
ORANGE
OSCEOLA
PASCO
PINELLAS
POLK
ST. LUCIE
SARASOTA
SEMINOLE
SUMTER

SOUTHERN
BROWARD
CHARLOTTE
COLLIER
GLADES
HENDRY
LEE
MARTIN
MIAMI-DADE
MONROE
PALM BEACH

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Appendix B. Bid Calendar

FSA25-VEL33.0 Bid Calendar	Date
Bid Announcement	3/28/2025
Voluntary Interested Bidder Workshop FSA25-VEL33.0	6/3/2025
New Items & Specifications Submissions Due	6/12/2025
Mandatory Pre-Bid Meeting FSA25-VEL33.0 and VendorLink Training	7/14/2025
Requests for Clarifications Due to FSA	7/24/2025
FSA Response to Requests for Clarifications	7/30/2025
Bid System Opens	8/1/2025
Cone of Silence	8/1/2025 - 9/23/2025
Bid Submissions Due	9/2/2025
Bid Tabulations Posted	9/3/2025
Public Bid Opening	9/3/2025
Bid Evaluations	9/15/25 - 9/19/25
Intent To Award	9/23/2025
Final Award	10/1/2025

Appendix C: ACH Payments

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

TO: All Customers of the Florida Sheriffs Association

SUBJECT: Automated Payments through ACH

The Florida Sheriffs Association values the integrity of our business operations and knows that our partners do as well. As we continue to strengthen this partnership, FSA invites each company to offer payments to FSA via ACH. It is our goal to secure payments and reduce fraudulent transactions and this will be our primary method of accepting payments due to recent efforts to defraud FSA. Florida Sheriffs Association can be added to your company's list of vendors authorized to be paid via electronic payment for no additional fee.

Florida Sheriffs Association's Banking Information is as follows:

Checking Account
Capital City Bank
Routing Number: 063100688
Account Number: 0010867001

Please email any payment remittance information to accounting@flsheriffs.org.

If you choose to make ACH payments to the association, there is no additional charge. The information above can be used to pay with a wire transfer as well, but if you choose to pay via wire, there is a charge of $25 per wire that you will need to add to your payment.

If you have any questions at all, please contact Trish Eldridge at teldridge@flsheriffs.org or call (850) 559-5668.

Sincerely,

Trish Eldridge

Director of Accounting and Finance
Florida Sheriffs Association

Appendix D: Federal Clauses

Applicability of Third-Party Contract Provisions*
(Excluding micro-purchases, as defined in 48 C.F.R. Subpart 2.1, except Davis-Bacon requirements apply to construction contracts exceeding $2,000.) In addition to other provisions negotiated with purchasers placing federally funded purchase orders, Vendors must comply with the following provisions upon award of a federally funded purchase order:

PROVISION	Professional Services/A&E	Operations/ Management	Construction	Materials & Supplies
Equal Employment Opportunity			All	
Davis-Bacon Act			>$2,000	
Copeland "Anti-Kickback" Act			>$2,000	
Contract Work Hours and Safety Standards Act	>$100,000	>$100,000	>$100,000	>$100,000
Rights to Inventions Made Under a Contract or Agreement	If the purchase order involves performance of experimental, developmental or research work	If the purchase order involves performance of experimental, developmental or research work	If the purchase order involves performance of experimental, developmental or research work	If the purchase order involves performance of experimental, developmental or research work
Clean Air Act	>$150,000	>$150,000	>$150,000	>$150,000
Federal Water Pollution Control Act	>$150,000	>$150,000	>$150,000	>$150,000
Debarment and Suspension	All	All	All	All
Byrd Anti-Lobbying Amendment	>$100,000	>$100,000	>$100,000	>$100,000
Procurement of Recovered Materials	All	All	All	All
Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment	All	All	All	All
Domestic Preferences for Procurements	All	All	All	All

*References to the Code of Federal Regulations ("C.F.R.") or United States Code ("U.S.C.") were accurate at the time of publication. It is the responsibility of the Bidder to ensure compliance is met of the referenced state and federal laws within the published rules.

EQUAL EMPLOYMENT OPPORTUNITY: Except as otherwise provided under 41 C.F.R. Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. Part 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of

Labor." The clause set forth in 41 C.F.R. 60-1.4(b) is incorporated herein by reference. Vendor must comply with this clause and include this clause in all lower-tier federal assisted construction contracts.

DAVIS-BACON ACT, as amended (40 U.S.C. 3141-3148): When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 C.F.R. Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. Vendors performing construction must comply with all applicable provisions of the Davis-Bacon Act and include this clause in all lower-tier subcontracts for construction.

CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C., chapter 37): Vendor shall comply with Sections 102 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C., chapter 37), as supplemented by Department of Labor regulations (29 C.F.R. part 5).
(a) Overtime requirements. Neither Vendor nor any contractor or subcontractor contracting for any part of the purchase order work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
(b) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in Paragraph 15(a), Vendor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, Vendor or such subcontractor shall be liable to the United States (in the case of work done under the Contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in Paragraph 15(a), in the sum of $29 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in Paragraph 15(a) of this section.
(c) Withholding for unpaid wages and liquidated damages. Purchaser shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by Vendor or a subcontractor under the purchase order or any other Federal contract with Purchaser, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by Purchaser, such sums as may be determined to be necessary to satisfy any liabilities of Vendor or its subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in Paragraph (a).
(d) Subcontracts. Vendor shall insert in any subcontracts over $100,000 for construction and other purposes that involve the employment of mechanics or laborers, the clauses set forth in Paragraphs (a) through (d) and also a clause requiring the subcontractors to include these clauses in any lower-tier subcontracts.

RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT: If the Federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Vendor shall comply with these requirements when performing a purchase order involving experimental, developmental or research work and flowdown this clause to lower-tier subcontractors performing such work.

CLEAN AIR ACT (42 U.S.C. 7401 *et seq.*) and the FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251 *et seq.*), as amended: Vendor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401 *et seq.*) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 *et seq.*). Violations shall be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor shall comply with the requirements of Clean Air Act and the Federal Water Pollution Control Act and include this clause in all lower-tier subcontracts with a value over $150,000.

DEBARMENT AND SUSPENSION (E.O.s 12549 and 12689): By accepting or performing this purchase order, Vendor certifies that it is not identified in the Exclusions area of the System for Award Management as being currently debarred, suspended, proposed for debarment, or otherwise excluded ("SAM Exclusion"). Vendor shall obtain similar certifications from its lower-tier subcontractors for each subcontract in excess of $25,000 and Vendor shall not award lower-tier subcontracts in excess of $25,000 to an entity subject to a SAM Exclusion.

LOBBYING RESTRICTIONS (31 U.S.C. 1352): By accepting or performing this purchase order, Vendor certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Vendor shall also disclose to Purchaser any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award or contract. Vendor shall flow down this clause and require this certification for lower-tier subcontractors with a subcontract of $100,000 or more. Vendor shall provide its disclosure and all disclosures received from lower-tier subcontractors to Purchaser.

PROCUREMENT OF RECOVERED MATERIALS: A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency ("EPA") at 40 C.F.R. part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. Vendor shall comply with this clause and include this clause in all lower-tier subcontracts.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT:
(a) Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:

(1) Procure or obtain;

(2) Extend or renew a contract to procure or obtain; or

(3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential

component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

(i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(b) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.
(c) See Public Law 115-232, section 889 for additional information.

DOMESTIC PREFERENCES FOR PROCUREMENTS:
(a) As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). Vendor agrees to comply with the requirements of this clause and include the requirements of this clause in all subawards including all contracts and purchase orders for work or products under this award.
(b) For purposes of this section:

(1) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

FSA Cooperative Purchasing Program

FSA25-VEL33.0: Pursuit, Administrative, & Other Vehicles
Base Specifications

FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles
FSA Base Specifications

Bid Item Groups

All bid items shall be built to manufacturer base specifications for the item or model number indicated and shall include all standard manufacturer equipment unless otherwise specified. If not already included in manufacturer standard equipment and base specifications, all vehicles shall include manufacturer standard automatic transmission and power locks and windows. When requested by the purchaser, vendors must submit detailed specifications for the item and options offered.

- Administrative Sedans
- Armored Vehicles: Van Type*/**
- Cab and Chassis Trucks: 1 Ton (DRW) 4x2
- Cab and Chassis Trucks: 1 Ton (DRW) 4x4
- Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x2
- Cab and Chassis Trucks: 15,000 lbs. GVWR (DRW) 4x4
- Cargo & Passenger Vans Medium/High Roof
- Cargo & Passenger Vans Standard/Low Roof
- Electric & Plug-In Hybrid Electric Vehicles: Administrative Sedans & Vans
- Electric & Plug-In Hybrid Electric Vehicles: Pickup Trucks & Utility Vehicles
- Electric Bikes & Transporters: All-Terrain
- Electric Bikes & Transporters: Cargo
- Electric Bikes & Transporters: Commuter
- Electric Bikes & Transporters: Emergency Response**
- Electric Bikes & Transporters: Patrol
- Electric Bikes & Transporters: Transporters
- Pickup Trucks – 4x2
- Pickup Trucks – 4x4
- Pursuit Rated Vehicles*
- Pursuit Rated Motorcycles
- Special Service Vehicles*
- Utility & Hybrid Utility Vehicles – 4x2
- Utility & Hybrid Utility Vehicles – 4x4 and AWD

** Indicates additional FSA base specification requirements.*
***Indicates new item group.*

Armored Vehicles: Van Type

In addition to the manufacturer base specification for the item or model number indicated, items in this group must meet the following FSA base specification:

FSA Item Group Description

- GVWR: Less than 12,000 lbs.
- Armored to NIJ Level 3
- Ballistic Glass

FSA25-VEL33.0: Pursuit, Administrative, and Other Vehicles
FSA Base Specifications

Pursuit Rated Vehicles

In addition to the manufacturer base specification for the item or model number indicated, items in this group must meet the following FSA base specification:

FSA Item Group Description

- Standard two (2) keys and/or fobs with one (1) additional key/fob
- Heavy duty rubber floor covering instead of carpet
- Manufacturer's standard production seats with power adjustable driver's seat
- Vinyl rear seat
- Driver-side LED spotlight

Special Service Vehicles

In addition to the manufacturer base specification for the item or model number indicated, items in this group must meet the following FSA base specification:

FSA Item Group Description

- Standard two (2) keys and/or fobs with one (1) additional key/fob
- Heavy duty rubber floor covering instead of carpet
- Manufacturer's standard production seats with power adjustable driver's seat

ATTACHMENT 1 - VEHICLES FOR THE POLICE

COCOA FORD INC.
1360 KING ST
COCOA FLORIDA 32922

PD SUMMARY

Friday, May 29, 2026
DATE

PURCHASER'S NAME

DEERFIELD BEACH

STREET ADDRESS

CITY | **STATE** | **ZIP** | **BUS PHONE**

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☐ TRUCK ☑ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
	SUMMARY PAGE				XL	
VIN NO.		**MILES**		**SALES REP**	KANE ROBBINS	

90 PATROL EXPLORERS WRAP INCLUDED	*PER UNIT-*	$62,346.99	$5,611,229.10	*TRADE-IN INFORMATION*	
5 EXECUTIVE POLICE ST-LINES "NO WRAP"	*PER UNIT-*	$54,561.50	$273,257.50	MAKE OF USED VEHICLE	
12 DETECTIVE BRONCOS "NO WRAP"	*PER UNIT*	$35,525.64	$425,908.68	YEAR	
				MODEL	
8 MAVERICKS PSA WRAP INCLUDED	*PER UNIT-*	$38,553.78	$308,270.24	VEHICLE IDENT. NO.	
13 EXEC COMMAND PIU's "NO WRAP"	*PER UNIT-*	$60,368.38	$784,788.94	MILEAGE	
2 CRIME SCENCE VANS WRAP INCLUDED	*PER UNIT-*	$61,476.22	$122,952.44	TRADE VALUE	
2 F150 RESPONDERS WRAP INCLUDED	*PER UNIT-*	$69,823.59	$139,647.18		
SUBTOTAL			$7,666,054.08	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE			$0.00	ORDERING FIN	
DOCUMENTATION FEE			$0.00	END USER FIN	
FLORDIA SALES TAX	6% + 50		$0.00	SALES TYPE	
			$0.00	GPC DISCOUNT	
			$0.00	GPC REF #	
INCLUDES DELIVERY			$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE	HARD PLATE		$0.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT			$0.00	RETAIL REBATE #	
TOTAL PRICE			$7,666,054.08	**TAX EXEMPT #**	
CASH DOWN PAYMENT			$0.00		
REBATE			$0.00	**REGISTER TO :**	
TOTAL DOWN PAYMENT			$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY			**$7,666,054.08**		

Total Price Includes the following: Vehicle Delivery, Frontline Upfitting and Vehicle Wraps (Graphics). The vehicles requiring wraps along with costs are displayed on the POLICE Department Vehicle Wrap Summary Page.

ACCEPTED BY: _____
PURCHASER'S SIGNATURE
DATE 5/29/2026

ACCEPTED BY: _____
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/29/2026

COCOA FORD INC.
1360 KING ST
COCOA FLORIDA 32922

POLICE DEPT WRAP SUMMARY PAGE

Friday, May 29, 2026
DATE

PURCHASER'S NAME

DEERFIELD BEACH

STREET ADDRESS

CITY **STATE** **ZIP** **BUS PHONE**

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☐ TRUCK ☑ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
	SUMMARY PAGE					
VIN NO.		**MILES**		**SALES REP**	KANE ROBBINS	

90 POLICE DEPT PATROL PIU'S	*PER UNIT*	$1,500.00	$135,000.00	*TRADE-IN INFORMATION*	
8 PSA MAVERICK'S	*PER UNIT*	$1,500.00	$12,000.00	MAKE OF USED VEHICLE	
2 F150 PD RESPONDERS	*PER UNIT*	$1,700.00	$3,400.00	YEAR	
2 CRIME SCENE TRANSITS	*PER UNIT*	$1,500.00	$3,000.00	MODEL	
				VEHICLE IDENT. NO.	
				MILEAGE	
				TRADE VALUE	
SUBTOTAL			$153,400.00	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE			$0.00	ORDERING FIN	
DOCUMENTATION FEE			$0.00	END USER FIN	
FLORDIA SALES TAX	6% + 50		$0.00	SALES TYPE	
			$0.00	GPC DISCOUNT	
			$0.00	GPC REF #	
INCLUDES DELIVERY			$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE	HARD PLATE		$0.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT			$0.00	RETAIL REBATE #	
TOTAL PRICE			$153,400.00	**TAX EXEMPT #**	
CASH DOWN PAYMENT			$0.00		
REBATE			$0.00	**REGISTER TO :**	
TOTAL DOWN PAYMENT			$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY			**$153,400.00**		

ACCEPTED BY:
PURCHASER'S SIGNATURE
DATE 5/29/2026

ACCEPTED BY:
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/29/2026

ATTACHMENT 2 - VEHICLES FOR THE FIRE DEPARTMENT

COCOA FORD INC.
1360 KING ST
COCOA FLORIDA 32922

QUOTE

Friday, May 29, 2026
DATE

PURCHASER'S NAME

DEERFIELD BEACH

STREET ADDRESS

CITY | **STATE** | **ZIP** | **BUS PHONE**

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☐ TRUCK ☑ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
	FIRE DEPT SUMMARY					
VIN NO.		**MILES**		**SALES REP**	KANE ROBBINS	

6- PIU FORD EXPLORER "NO WRAP"	*PER UNIT* $58,740.46	$352,442.76	*TRADE-IN INFORMATION*	
1-BATTALION CHIEF F150 WRAP INCLUDED PER UNIT	$71,390.12	$73,490.12	MAKE OF USED VEHICLE	
5- FIRE INSP MAVERICKS WRAP INCLUDED PER UNIT	$37,482.61	$187,413.05	YEAR	
			MODEL	
			VEHICLE IDENT. NO.	
			MILEAGE	
			TRADE VALUE	
SUBTOTAL		$613,345.93	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE		$0.00	ORDERING FIN	
DOCUMENTATION FEE		$0.00	END USER FIN	
FLORDIA SALES TAX	6% + 50	$0.00	SALES TYPE	
		$0.00	GPC DISCOUNT	
		$0.00	GPC REF #	
		$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE	HARD PLATE	$0.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT		$0.00	RETAIL REBATE #	
TOTAL PRICE	INCLUDING DELIVERY	$613,345.93	**TAX EXEMPT #**	
CASH DOWN PAYMENT		$0.00		
REBATE		$0.00	**REGISTER TO :**	
TOTAL DOWN PAYMENT		$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY		**$613,345.93**		

Total Price Includes the following: Vehicle Delivery, Frontline Upfitting and Vehicle Wraps (Graphics). The vehicles requiring wraps along with costs are displayed on the Fire Department Vehicle Wrap Summary Page.

ACCEPTED BY: _____
PURCHASER'S SIGNATURE
DATE 5/29/2026

ACCEPTED BY: _____
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/29/2026

COCOA FORD INC.
1360 KING ST
COCOA FLORIDA 32922

FIRE DEPT WRAP SUMMARY PAGE

Friday, May 29, 2026
DATE

PURCHASER'S NAME

DEERFIELD BEACH

STREET ADDRESS

CITY | **STATE** | **ZIP** | **BUS PHONE**

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☐ TRUCK ☑ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
	SUMMARY PAGE					
VIN NO.		MILES		SALES REP	KANE ROBBINS	

5- FIRE INSPECTOR MAVERICKS	*PER UNIT*	$1,500.00	$7,500.00	*TRADE-IN INFORMATION*	
1 FIRE BATTALION CHIEF F150	*PER UNIT*	$1,700.00	$1,700.00	MAKE OF USED VEHICLE	
				YEAR	
				MODEL	
				VEHICLE IDENT. NO.	
				MILEAGE	
				TRADE VALUE	
SUBTOTAL			$9,200.00	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE			$0.00	ORDERING FIN	
DOCUMENTATION FEE			$0.00	END USER FIN	
FLORDIA SALES TAX	6% + 50		$0.00	SALES TYPE	
			$0.00	GPC DISCOUNT	
			$0.00	GPC REF #	
INCLUDES DELIVERY			$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE	HARD PLATE		$0.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT			$0.00	RETAIL REBATE #	
TOTAL PRICE			$9,200.00	**TAX EXEMPT #**	
CASH DOWN PAYMENT			$0.00		
REBATE			$0.00	**REGISTER TO :**	
TOTAL DOWN PAYMENT			$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY			**$9,200.00**		

ACCEPTED BY:
PURCHASER'S SIGNATURE
DATE 5/29/2026

ACCEPTED BY:
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/29/2026

ATTACHMENT 3 - PREMIUM MAINTENANCE PLAN

COCOA FORD INC.
1360 KING ST
COCOA FLORIDA 32922

QUOTE

Thursday, May 21, 2026
DATE

PURCHASER'S NAME

DEERFIELD BEACH

STREET ADDRESS

CITY | **STATE** | **ZIP** | **BUS PHONE**

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☐ TRUCK ☑ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
	PREMUIM CARE QUOTE					
VIN NO.		**MILES**		**SALES REP**	KANE ROBBINS	

PREMUIM CARE 5 YR 100k MILE 7.5k INTERVAL			*TRADE-IN INFORMATION*	
PRICE PER UNIT	$3,265.00		MAKE OF USED VEHICLE	
144 UNITS TOTAL		$470,160.00	YEAR	
			MODEL	
			VEHICLE IDENT. NO.	
			MILEAGE	
			TRADE VALUE	
SUBTOTAL		$470,160.00	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE		$0.00	ORDERING FIN	
DOCUMENTATION FEE		$0.00	END USER FIN	
FLORDIA SALES TAX	6% + 50	$0.00	SALES TYPE	
		$0.00	GPC DISCOUNT	
		$0.00	GPC REF #	
		$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE	HARD PLATE	$0.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT		$0.00	RETAIL REBATE #	
TOTAL PRICE		$470,160.00	**TAX EXEMPT #**	
CASH DOWN PAYMENT		$0.00		
REBATE		$0.00	**REGISTER TO :**	
TOTAL DOWN PAYMENT		$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY		**$470,160.00**		

ACCEPTED BY:
PURCHASER'S SIGNATURE
DATE 5/21/2026

ACCEPTED BY:
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/21/2026

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

October 1, 2025

SAG Cocoa, LLC dba Cocoa Ford
Alex Kadish
1360 W King St
Cocoa, FL 32922

RE: FSA25-VEL33.0 Pursuit, Administrative, and Other Vehicles

Mr. Kadish,

Thank you for responding to the above referenced bid(s). The bids have been evaluated, and an award has been made to your company. The published final award document is available online at https://flsheriffs.org/purchasingprogram/

If you would like to respond to this communication, please submit responses to cpp@flsheriffs.org.

Sincerely,

Megan E. Taber

Megan Taber
Cooperative Purchasing Program Director

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

City of Deerfield Beach

Face Sheet
File Number: I.D. 2026-337

Agenda Date: 6/16/2026

Status: CITY COMMISSION BUSINESS

In Control: City Commission

Title
Discussion regarding City Charter Amendments and Charter Review Board recommendations. *(Addendum)*

Background/History
The Charter Review Board has completed its review of the City Charter and forwarded its recommendations to the City Commission for consideration. In anticipation of presenting proposed Charter amendments to the electorate at the November 3, 2026, General Election, the City Commission may discuss the process and timeline for reviewing the recommendations, conducting any necessary public outreach, and adopting the legislation required to place any proposed City Charter amendments before the voters.

This item is for discussion purposes only. Opportunities for public comment will be provided during City Commission Workshops, as well as during the First and Second Readings of any legislation that proposes City Charter amendments for placement on the ballot.