

# City of Deltona

*Mayor*  
John Masiarczyk

*Vice Mayor*  
Nancy Schleicher  
*District 4*

*Commissioners:*

Mitch Honaker  
*District 1*

Diane Smith  
*District 2*

Heidi Herzberg  
*District 3*

Brian Soukup  
*District 5*

Chris Nabicht  
*District 6*

*City Manager*  
Jane K. Shang

**REGULAR CITY COMMISSION MEETING**  
**MONDAY, OCTOBER 5, 2015**  
**6:30 P.M.**

**DELTONA COMMISSION CHAMBERS**  
**2345 PROVIDENCE BLVD.**  
**DELTONA, FLORIDA**

◆—————◆  
**AGENDA**

- 1. CALL TO ORDER:**
- 2. ROLL CALL – CITY CLERK:**
- 3. INVOCATION AND PLEDGE TO THE FLAG:**
  - A. Invocation Presented by Vice Mayor Schleicher.**
- 4. APPROVAL OF MINUTES & AGENDA:**
  - A. Approval of Minutes – Special Commission Meeting, Regular City Commission Meeting and the Special and Executive Session Meeting of September 21, 2015.**
  - B. Additions or Deletions to Agenda.**
- 5. PRESENTATIONS/AWARDS/REPORTS:**
  - A. Presentation – Super Star Student of the Month Certificates for September, 2015.**

**6. CITY COMMISSION SPECIAL REPORTS:**

- 7. PUBLIC FORUM – Citizen comments limited to items not on the agenda and comments on items listed on the agenda will take place after discussion of each item. (4 minute maximum length per speaker)**

**CONSENT** All items marked with an \* will be considered by one motion unless **AGENDA:** removed from the Consent Agenda by a member of the City Commission. If an item is removed for clarification only, it will be discussed immediately following action on the Consent Agenda. If an item is removed for further discussion, it will be discussed under New Business immediately following the last listed item.

- 8. CONSENT AGENDA:** None.

**9. ORDINANCES AND -PUBLIC HEARINGS:**

- A. Public Hearing - Ordinance No. 14-2015, amending the Deltona Welcome Center Business Planned Unit Development (BPUD), at second and final reading - Chris Bowley, AICP, Planning & Development Services Department, (386) 878-8602.**

*The proposed amendment is considered a major amendment to the existing Deltona Welcome Center BPUD (BPUD). The Welcome Center BPUD consists of five lots, an access road and drainage retention. This proposed rezoning request is only to amend the existing BPUD Development Agreement (DA) to allow for more than one gas station/convenience store within the BPUD (one currently exists) and to allow right-in and right-out access on both DeBary Ave. and Deltona Blvd. for a proposed Racetrac facility on lots two and three.*

*The BPUD was approved in the early 2000's and the approved development standards for the BPUD include typical requirements that manage use, intensity, access management, etc. that are listed in the DA. Within the original DA, access to nearby roads was controlled by a 1-ft. non-vehicular easement along the frontage of both Deltona Blvd. and DeBary Ave., with the only access potential for lots two and three onto Welcome Center Drive. To facilitate direct access to major thoroughfares, which is needed for this type of facility, the applicant is proposing to amend the DA for access on to both Deltona Blvd. and DeBary Ave. Deltona Blvd. is a City facility and DeBary Ave. is a County roadway.*

*On August 19, 2015, the Planning and Zoning Board heard this rezoning request. The Board recommended the City Commission approve the requested BPUD amendment to allow more than one gas station/convenience store within the BPUD. The Board also cited traffic concerns for access management due to existing traffic conditions and recommended that there be no access allowed onto DeBary Ave. and a right-in access only off of Deltona Blvd. Of note, the subject site is within the proposed Community Redevelopment Area (CRA) and the Enterprise Overlay Zone. The proposed amendments to the existing DA do not amend the previously approved standards. This rezoning amendment is to allow a change in use for more than one service station within the BPUS and to allow for greater access potential to lots two and three.*

*Further, a member of the public attended the Planning and Zoning Board meeting and submitted the attached petition in opposition to the zoning action. None of the signatures on the petition have been verified.*

*Finally, the City Commission heard this item at the September 9, 2015, public hearing and unanimously voted to approve Ordinance No. 14-2015 at first reading. The motion included the date of Monday, September 21, 2015 for the second and final reading of the ordinance, however, there was not ample time to place the required advertisement for the ordinance therefore the item was tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.*

**B. Public Hearing - Ordinance No. 15-2015, rezoning ±9.28 acres located within the Deltona Activity Center from R-1AA to Mixed Use Planned Unit Development (MPUD), at second and final reading - Chris Bowley, AICP, Planning and Development Services Department (386) 878-8602.**

*The property is within the Deltona Activity Center and, consistent with the City's Comprehensive Plan, development within the Activity Center is required to be processed as a Planned Unit Development (PUD).*

*The project consists of a mixture of uses, a proposed assisted living facility on ±5.4-acres, and a self-storage mini-warehouse on ±3.8-acres that will comprise the MPUD. The MPUD is associated with a Development Agreement (DA) that includes proposed land uses, lot locations, dimensional requirements; infrastructure, aesthetics, etc. (see attached DA with recommended changes).*

*On August 19, 2015, the Planning and Zoning Board heard the MPUD rezoning request. At the hearing, staff informed the applicant that there were outstanding issues with the terms of the DA in specific areas. The areas include a maximum 35% lot coverage requirement for each lot within the project; a maximum 70% impervious surface ratio (ISR) for each lot within the MPUD; and suggested side yard setbacks. The building lot coverage, impervious surface ratios, and building setback issues were addressed from the first reading of the ordinance and the DA revised to reflect those changes.*

*Finally, the City Commission heard this item at the September 9, 2015, public hearing and unanimously voted to approve Ordinance No. 14-2015 at first reading. The motion included the date of Monday, September 21, 2015 for the second and final reading of the ordinance, however, there was not ample time to place the required advertisement for the ordinance therefore the item was tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.*

**C. Public Hearing - Ordinance No. 16-2015, amending Section 110-311(a) of the RM-2, Multiple Family Residential Dwelling, zoning classification, at second and final reading - Chris Bowley, AICP, Planning and Development Services Department (386) 878-8602.**

*City staff noticed an inconsistency between the density ranges for multi-family development listed within the City's Future Land Use Element and the City's Land Development Code (Code). This equated to two scrivener's errors in the RM-2 zoning*

*district text, as related to the RM-2 zoning designation. The listed density range allows for 12-20 units per acre that is consistent with the High Density Residential land use category. However, the existing zoning language of Section 110-311(a) calls for the RM-2 to be consistent with the Medium Density Residential land use category, which only allows for 6-12 units per acre. Changing the land use text from Medium Density Residential to High Density Residential would correct that issue, so that the density ranges are listed in both documents consistently. The second issue is the tense of the introduction, where it is written as past-tense, instead of present tense (i.e. changing “purposed” to “purpose” will correct this issue).*

*Finally, the City Commission heard this item at the September 9, 2015, public hearing and unanimously voted to approve Ordinance No. 14-2015 at first reading. The motion included the date of Monday, September 21, 2015 for the second and final reading of the ordinance, however, there was not ample time to place the required advertisement for the ordinance therefore the item was tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.*

**D. Public Hearing - Ordinance No. 17-2015, adopting a Temporary Moratorium on the Processing of Applications Proposing to Use a Package Plant, at first reading - Chris Bowley, AICP, Planning and Development Services Department (386) 878-8602.**

*The City of Deltona has provisions in the City’s Comprehensive Plan and Land Development Code (LDC) that allow for the use of a private package plant within certain parameters or conditions to utilize on-site wastewater treatment. These are antiquated regulations, as the City has made major capital investments to advance the City from a series of scattered residential lots utilizing on-site septic systems to central sanitary sewer facilities. Examples of these efforts include the extension of force-mains within the SR 415 and Howland Boulevard rights-of-way (ROW) , taking private lift-stations off-line and connecting them to central facilities, construction of a \$25-million± Eastern Wastewater Treatment Plant, providing additional capacity to the existing Fisher Wastewater Treatment Plant, extending reuse lines within the Doyle Road ROW, constructing a reuse storage tank and rapid-infiltration basins, adding a regional pump station, upgrading existing force-mains, and designing for commercial sewer service near Saxon Blvd.*

*As the City increases its population, prepares for additional growth, and becomes more urban, the provision for central utility services is more paramount to protect the health, safety, and welfare of its residents. Part of the City’s efforts is to direct development towards central public facilities and to accommodate retrofit of existing development towards that end.*

*To best process updates to the City’s Comprehensive Plan and LDC, Ordinance No. 17-2015 is created to provide up to a twelve (12) month moratorium to allow the City to analyze its current regulations towards private package facilities, to process applications to amend its current regulations, and to adopt new provisions that are consistent with its efforts towards capital projects of central sanitary sewage facilities. Finally, the Planning and Zoning Board recommended that the City Commission approve Ordinance No. 17-2015 at its September 16, 2015, meeting.*

- E. Public Hearing - Ordinance No. 18-2015, allowing for the ability to submit a comprehensive sign plan for renovated commercial development in blighted areas, at first reading - Chris Bowley, AICP, Planning and Development Services Department (386) 878-8602.**

*The City of Deltona focuses both on new development and redevelopment of its existing commercial building stock for economic development. A focus on redevelopment follows sound planning principals and ensures that the existing businesses and potential business retention, expansion, and relocations are accommodated on already impacted urban lands.*

*As a result of redevelopment of sites, oftentimes the existing vested signage structures are desired to be retrofitted to keep the current sign framework, while making adjustments or adding copy faces or supplementary signage. The proposed signage enhancement, due to its age, location, condition, etc. may not always comport to the existing City Sign Ordinance located as Chapter 102 of the Code of Ordinances. To accommodate greater flexibility and to facilitate economic development, business retention/relocation, and blight elimination, the proposed creation of Section 102-80 to allow for a comprehensive sign plan to be submitted to upgrade existing signage is provided within Ordinance No. 18-2015. As proposed, a comprehensive sign plan would only be considered for renovated commercial development in blighted areas and would need City staff, Planning & Zoning Board, and City Commission approval. Finally, the Planning and Zoning Board recommended that the City Commission approve Ordinance No. 18-2015 at its September 16, 2015, meeting.*

- F. Public Hearing - Resolution No. 2015-37, reaffirming, establishing and updating Water and Sewer rates, fees and charges – Gerald Chancellor, Public Works (386) 878-8998.**

*Burton & Associates has recently completed a rate study, at the request of the City, to evaluate and make recommendations pertaining to water and sewer rates, fees and charges.*

*A presentation of the recommendations was made at a recent City Commission Workshop. Some of the recommendations include reaffirming rate indexing previously approved via Resolution No. 2013-11, establishing certain rates whiles updating other rates, fees and charges that have not been evaluated for several years.*

*The attached Resolution and corresponding Exhibit describe the rate changes as well as minor operational updates.*

**10. OLD BUSINESS:** None.

**11. NEW BUSINESS:**

- A. Request for consideration of Commissioner Smith’s appointment to the Deltona Economic Development Advisory Board. - Joyce Raftery, City Clerk (386) 878-8502.**

*As of July 4, 2015 Joe Cerrato has resigned from his position on the City’s Deltona Economic Development Advisory Board.*

*The City has run press releases, posted the opening on D-TV, the City's web page and on bulletin boards.*

**B. Request for consideration of appointment or re-appointment of eleven members to the Affordable Housing Advisory Committee - Joyce Raftery, City Clerk (386) 878-8502.**

*The terms of all eleven (11) members of the Affordable Housing Advisory Committee will expire on October 6, 2015. All of the current members have expressed that they wish to be re-appointed to this Committee with the exception of William Bradley, John Enyart, Yordanis Gonzalez, Peter Kurkjian and Steven Sukow.*

*The City has run press releases, posted the openings on D-TV, the City's web page and bulletin boards. To date the City has received applications from the following individuals: Tom Burbank, Wesley Kihlmire, Michael Ruggieri and Nichole Turner.*

*The SHIP Act and Rule requirement has been reinstated per SHIP statute (F.S. 420.9076 and Rule 67-37.010) that in order to continue to qualify for funding, the local government must appoint an Affordable Housing Advisory Committee.*

*The proposed Housing & Community Development staff recommendations and the eleven (11) member Committee shall include:*

*(a) One citizen who is actively engaged in the residential home building industry in connection with affordable housing.*

***Nicole Turner***

*(b) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing*

*(c) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.*

***Wesley Khilmire***

*(d) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.*

***Michael Ruggieri***

*(e) One citizen who is actively engaged as a for-profit provider of affordable housing.*

***Eric James***

*(f) One citizen who is actively engaged as a not-for-profit provider of affordable housing.*

***Jodi Pena-Castaldi***

*(g) One citizen who is actively engaged as a real estate professional in connection with affordable housing*

***Michael Williams***

*(h) One citizen who actively serves on the local planning agency pursuant to § 163.3174.  
**Tom Burbank***

*(i) One citizen who resides within the City of Deltona.  
**Patricia Ulicny***

*(j) One citizen who represents employers within the City of Deltona.*

*(k) One citizen who represents essential services personnel, as defined in the local housing assistance plan.  
**Ruben Colon***

*If, due to reasonable factors, a citizen actively engaged in these activities in connection with affordable housing is not available for appointment to the Committee, a citizen engaged in the activity without regard to affordable housing may be appointed.*

*The AHAC Committee shall evaluate and report to the City Commission on established policies, procedures, ordinances, land development regulations, and review the comprehensive plan, to include, recommended changes as established in Section 420.9076, F.A.C.*

*The City shall transmit an electronic copy of the report, which was presented to the City Commission for consideration, to Florida Housing Finance Corporation.*

**12. CITY ATTORNEY COMMENTS:**

**13. CITY MANAGER COMMENTS:**

**A. Lobbyist Update.**

**14. CITY COMMISSION COMMENTS:**

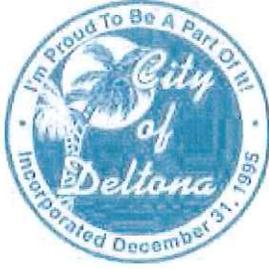
**A. Preview of the new Granicus agenda management, minutes, voting and streaming software to streamline all citywide agenda processes.**

*Staff will demonstrate the new Granicus agenda management software to include the voting system portion of the software. Also, a paper copy of a past agenda and minutes will be provided to show what the new documents will look like in the future.*

**15. ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she 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 (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.

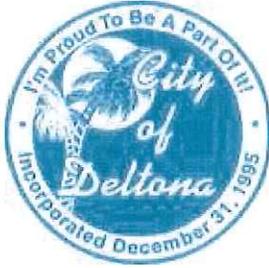


## AGENDA MEMO

**TO:** Mayor & City Commission                      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager                      **AGENDA ITEM:** 3 - A  
**SUBJECT:** Invocation Presented by Vice Mayor Schleicher.

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<b>LOCATION:</b>	N/A
<b>BACKGROUND:</b>	At the Regular City Commission Meeting on Monday, October 17, 2011, the City Commission approved to have each Commissioner by District schedule someone to present the invocation at each Regular City Commission meeting rotating each Commissioner by District starting with District #1, #2, #3, #4, #5, #6 and the Mayor.
<b>ORIGINATING DEPARTMENT:</b>	City Manager's Office
<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	City Manager
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	N/A - Invocation Only.
<b>POTENTIAL MOTION:</b>	N/A - Invocation Only.
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 4 - A  
**SUBJECT:** Approval of Minutes - Special Commission Meeting, Regular Commission Meeting and the Special and Executive Session of September 21, 2015 - Joyce Raftery, City Clerk (386) 878-8502.

<b>LOCATION:</b>	N/A
<b>BACKGROUND:</b>	N/A
<b>ORIGINATING DEPARTMENT:</b>	City Clerk's Office
<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	City Manager
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	City Clerk Joyce Raftery - That the Commission approve the minutes of the Special Commission Meeting, Regular Commission Meeting and the Special and Executive Session of September 21, 2015.
<b>POTENTIAL MOTION:</b>	"I move to approve the minutes of the Special Commission Meeting, Regular Commission Meeting and the Special and Executive Session of September 21, 2015, as presented."
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"><li>• September 21, 2015 SCM Minutes</li><li>• September 21, 2015 RCM Minutes</li><li>• September 21, 2015 SCM &amp; EXE Minutes</li></ul>

**CITY OF DELTONA, FLORIDA  
SPECIAL CITY COMMISSION MEETING  
MONDAY, SEPTEMBER 21, 2015**

A Special Meeting of the Deltona City Commission was held on Monday, September 21, 2015 at the City Hall Commission Chambers, 2345 Providence Boulevard, Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 5:30 p.m. by Mayor Masiarczyk.

**2. ROLL CALL:**

Mayor	John Masiarczyk	Present
Vice Mayor	Nancy Schleicher	Present
Commissioner	Heidi Herzberg	Present
Commissioner	Mitch Honaker	Present
Commissioner	Chris Nabicht	Present
Commissioner	Diane Smith	Present
Commissioner	Brian Soukup	Present
City Manager	Jane K. Shang	Present
City Attorney	Becky Vose	Present
City Clerk	Joyce Raftery	Present

Also present: Deputy City Manager Dale Baker; Planning & Development Services Director Chris Bowley; Public Works/Deltona Water Director Gerald Chancellor; Finance Director Robert Clinger; Fire Chief Mark Rhame; and Parks & Recreation Director Steve Moore.

**3. PLEDGE TO THE FLAG:**

Mayor Masiarczyk led everyone in the pledge to the flag.

**4. PUBLIC COMMENT: - Citizen comments limited to items not on the agenda and comments on items listed on the agenda will take place after discussion of each item.**

Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

**5. BUSINESS:**

**A. Public Hearing - Resolution No. 2015-24, Adopting the Final Millage Rate for FY 2015/2016 - Robert Clinger, Finance Department (386) 878-8552.**

Mayor Masiarczyk asked if there were any comments and there were none.

Mayor Masiarczyk stated this is a public hearing to hear and consider comments and questions regarding the City's millage rate and proposed annual budget for the coming FY 2015/2016. The City of Deltona hereby proposes a millage rate of 7.99, the millage rate reflects a 6.8% increase from the rolled-back rate of 7.4805 mills and the millage rate is higher than the rolled-back rate of 7.4805 in order to cover increased operating costs as well as additional sidewalk construction and road resurfacing. The floor is now open to hear any public comments and any questions from the public. Mayor Masiarczyk closed the public hearing as there were no public comments.

Mayor Masiarczyk asked if there were any questions by the Commission and there were none.

**Motion by Commissioner Herzberg, seconded by Commissioner Nabicht to approve Resolution No. 2015-24, adopting the final millage rate of 7.9900 for the levy of ad valorem taxes for FY 2015/2016.**

Mayor Masiarczyk read the title of Resolution No. 2015-24 for the record.

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA; ADOPTING AN AD VALOREM MILLAGE RATE FOR THE 2015-2016 FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.**

Commissioner Honaker stated he cannot support the millage rate, there are ways that the rate could have been brought down and there were other things he could have suggested but, there was no support from the Commission to do so. He stated he was on the Program Budget Advisory Committee for the entire Maryland National Guard who reviewed their budget quarterly so there are ways to reduce the budget. He stated staff tells the Commission what it needs and the millage rate to make that happen when as a Commission it should have met first and advised staff what the millage rate would be, make the budget work with that rate and bring forward a balanced budget.

Commissioner Smith stated she did not hear about any other cost saving measures on the millage rate other than the fire vehicle. She stated she believes that the visioning and the strategic plan will allow the Commission the opportunity to plan for next year's budget and if it is not in the strategic plan and not meeting the Commission's goals then it does not belong in the budget. She stated she would like to lower the millage rate but, she would need more specifics.

**Motion carried with members voting as follows:**

<b>Commissioner Herzberg</b>	<b>For</b>
<b>Commissioner Honaker</b>	<b>Against</b>
<b>Commissioner Nabicht</b>	<b>For</b>
<b>Commissioner Smith</b>	<b>For</b>
<b>Commissioner Soukup</b>	<b>For</b>
<b>Vice Mayor Schleicher</b>	<b>For</b>
<b>Mayor Masiarczyk</b>	<b>For</b>

Resolution No. 2015-24 was adopted at 5:40 p.m.

Mayor Masiarczyk stated the City of Deltona has adopted the final millage rate of 7.99 mills, the City has adopted the final ad valorem millage rate of 7.99 mills for FY 2015/2016, the tentative millage rate reflects a 6.8% increase from the rolled-back rate of 7.4805 mills.

**B. Public Hearing - Resolution No. 2015-25, Adopting the Final Annual Budget for FY 2015/2016 – Robert Clinger, Finance Department (386) 878-8552.**

Mayor Masiarczyk stated the proposed annual budget is summarized as follows: General Fund - \$57,260,168; Special Revenue Funds - \$23,248,650; Enterprise Fund - \$43,289,172; Capital Project Funds - \$6,408,769; and Total City-wide Annual Budget - \$130,242,759.

Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

Mayor Masiarczyk asked if the Commission had any questions and there were none.

**Motion by Commissioner Nabicht, seconded by Commissioner Herzberg to approve Resolution No. 2015-25, adopting a final budget for fiscal year 2015/2016.**

Mayor Masiarczyk read the title of Resolution No. 2015-25 for the record.

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, ADOPTING THE FINAL ANNUAL GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUND, AND CAPITAL PROJECT FUNDS BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; PROVIDING AN EFFECTIVE DATE.**

**Motion carried with members voting as follows:**

<b>Commissioner Herzberg</b>	<b>For</b>
<b>Commissioner Honaker</b>	<b>Against</b>
<b>Commissioner Nabicht</b>	<b>For</b>
<b>Commissioner Smith</b>	<b>For</b>
<b>Commissioner Soukup</b>	<b>For</b>
<b>Vice Mayor Schleicher</b>	<b>For</b>
<b>Mayor Masiarczyk</b>	<b>For</b>

Resolution No. 2015-25 was adopted at 5:43 p.m.

**6. ADJOURNMENT:**

There being no further business, the meeting adjourned at 5:43 p.m.

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**John Masiarczyk Sr., Mayor**

**ATTEST:**

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**Joyce Raftery, CMC, City Clerk**

**CITY OF DELTONA, FLORIDA  
REGULAR CITY COMMISSION MEETING  
MONDAY, SEPTEMBER 21, 2015**

1 A Regular Meeting of the Deltona City Commission was held on Monday, September 21, 2015  
2 at the City Hall Commission Chambers, 2345 Providence Boulevard, Deltona, Florida.

3  
4 **1. CALL TO ORDER:**

5  
6 The meeting was called to order at 6:30 p.m. by Mayor Masiarczyk.

7  
8 **2. ROLL CALL:**

9  
10 Mayor John Masiarczyk Present  
11 Vice Mayor Nancy Schleicher Present  
12 Commissioner Heidi Herzberg Present  
13 Commissioner Mitch Honaker Present  
14 Commissioner Chris Nabicht Present  
15 Commissioner Diane Smith Present  
16 Commissioner Brian Soukup Present  
17 City Manager Jane K. Shang Present  
18 City Attorney Becky Vose Present  
19 Deputy City Clerk Janet Day Present

20  
21 Also present: Deputy City Manager Dale Baker; Planning and Development Services Director  
22 Chris Bowley; Public Works/Deltona Water Director Gerald Chancellor; Finance Director Bob  
23 Clinger and VCSO Captain Eagan.

24  
25 **3. PLEDGE TO THE FLAG:**

26  
27 Commissioner Herzberg led everyone in a silent invocation and the pledge to the flag.

28  
29 The National Anthem was sung by Brooke Adams a University High School 9<sup>th</sup> Grader.

30  
31 **4. APPROVAL OF MINUTES & AGENDA:**

32  
33 **A. Minutes:**

34  
35 **1. Approval of Minutes – Special City Commission and Regular City Commission  
36 Meeting of September 9, 2015.**

37  
38 **Motion by Vice Mayor Schleicher, seconded by Commissioner Herzberg to approve the  
39 minutes of the Special Commission Meeting and Regular City Commission Meeting of  
40 September 21, 2015, as presented.**

41  
42 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;  
43 Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;  
44 Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

45  
46 **5. PRESENTATIONS/AWARDS/REPORTS:**

1  
2 **A. Presentation by Commissioner Soukup – Ms. Farrah Johnson, Florida’s Teacher**  
3 **Mentor.**

4  
5 Commissioner Soukup recognized Ms. Farrah Johnson, a teacher at Deltona High School for being  
6 named Florida’s Teacher Mentor by the National Association of Agricultural Educators. Ms.  
7 Johnson gave a brief explanation of the Florida Teacher Mentor Program and the Mayor and  
8 Commission presented her with a Certificate of Recognition.

9  
10 **B. Presentation – West Volusia Youth Baseball 10U World Series Champions.**

11  
12 Commissioner Soukup recognized the West Volusia Youth Baseball 10U World Series Champions  
13 and the Mayor and Commission presented the coaches and the team members with Certificates of  
14 Recognition.

15  
16 **C. Presentation – West Volusia Youth Baseball 14U All Star State Champions.**

17  
18 Commissioner Soukup recognized the West Volusia Youth Baseball 14U All Star State Champions  
19 and the Mayor and Commission presented the coaches and the team members with Certificates of  
20 Recognition.

21  
22 **6. CITY COMMISSION SPECIAL REPORTS:** None.

23  
24 **7. PUBLIC FORUM:** – Citizen comments limited to items not on the agenda and  
25 comments on items listed on the agenda will take place after discussion of each item.

26  
27 1) Jerry Yaris, 1320 Catalina Blvd., Deltona, spoke about Commissioner Smith’s dedication  
28 when she was on the School Board being unmeasurable, the accident that occurred Friday  
29 afternoon and the traffic jam it caused on Catalina Blvd., the City not having a 24 hour  
30 emergency hotline, entities not having information posted on their websites, the speed on  
31 Howland and Catalina Blvds., not being able to get out of his driveway and the City needing a  
32 means of communication, especially in an emergency.

33  
34 The Commission discussed the City Manager looking into the request to try and set something  
35 up, that it does not happen that often, there being a speeding issue in that area and that possibly  
36 the Volusia County Sheriff’s Office (VCSO) can do extra patrolling in that area and to have a  
37 discussion with the County regarding the reverse 911 system, using Facebook to alert residents  
38 specifically the “Community Watch” page of Facebook, the VCSO having a Public Information  
39 Officer (PIO) and it not being good to direct residents to an unofficial source for emergency type  
40 information, the Volusia County Communications Center being run by the VCSO and operates  
41 for every municipality and agency in the County and any information should come from the  
42 County PIO.

43  
44 **8. CONSENT AGENDA:**

45  
46 **A. Request for approval of the Interlocal Agreement for Provisions of Municipal Services**

1 **to the City of Deltona – Gerald Chancellor, Public Works Department (386) 878-8998.**

2  
3 Commissioner Nabicht asked if this was something that should go out to bid, especially for the  
4 private sector to be able to bid on. Public Works Director Gerald Chancellor replied that the  
5 agreement was bid out a few years ago and there were only two (2) bids, one being Chinchor  
6 Electric and one from Volusia County who was the lowest bid. Chinchor had the contract  
7 before, there were a few minor issues and the County not only takes care of the signalization but,  
8 also the mosquito spraying and the dumping fees at the County landfill for tires that are  
9 generated at the depot from all the vehicles.

10  
11 Commissioner Nabicht stated items like this should be put more toward the private sector instead  
12 of giving it to another government agency. Mr. Chancellor replied the problem is that there are  
13 only two (2) private companies that do signalization maintenance but, then the City would need  
14 to deal with the tire and mosquito issues which are always the responsibility of the County.

15  
16 Ms. Shang stated it is the intent that after the expiration of this agreement it will go out to bid.

17  
18 Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

19  
20 **Motion by Commissioner Herzberg, seconded by Vice Mayor Schleicher to approve the**  
21 **Interlocal Agreement for Provisions of Municipal Services to the City of Deltona and**  
22 **Volusia County.**

23  
24 **Motion carried with members voting as follows:**

25  
26 **Commissioner Herzberg For**  
27 **Commissioner Honaker For**  
28 **Commissioner Nabicht Against**  
29 **Commissioner Smith For**  
30 **Commissioner Soukup For**  
31 **Vice Mayor Schleicher For**  
32 **Mayor Masiarczyk For**

33  
34 **9. ORDINANCES AND PUBLIC HEARINGS:**

35  
36 City Manager Ms. Shang stated there was an advertising issue and the three (3) ordinances listed on  
37 the agenda will not be able to be heard until October 5, 2015.

38  
39 **Motion by Commissioner Nabicht, seconded by Vice Mayor Schleicher to table Ordinance**  
40 **No. 14-2015, Ordinance No. 15-2015 and Ordinance No. 16-2015 until the October 5, 2015**  
41 **Regular Commission Meeting.**

42  
43 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**  
44 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**  
45 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

1  
2 **A. Public Hearing - Ordinance No. 14-2015, Amending the Deltona Welcome Center**  
3 **Business Planned Unit Development (BPUD), at second and final reading - Chris Bowley,**  
4 **Planning and Development Services Department (386) 878-8602.**

5  
6 Item tabled to the Regular Commission Meeting on October 5, 2015.  
7

8 **B. Public Hearing - Ordinance No. 15-2015, Rezoning ±9.28 acres located within the**  
9 **Deltona Activity Center from R-1AA to Mixed Use Planned Unit Development (MPUD), at**  
10 **second and final reading - Chris Bowley, Planning and Development Services Department**  
11 **(386) 878-8602.**

12  
13 Item tabled to the Regular Commission Meeting on October 5, 2015.  
14

15 **C. Public Hearing - Ordinance No. 16-2015, Amending Section 110-311(a) of the RM-2,**  
16 **Multiple Family Residential Dwelling, zoning classification, at second and final reading -**  
17 **Chris Bowley, Planning and Development Services Department (386) 878-8602.**

18  
19 Item tabled to the Regular Commission Meeting on October 5, 2015.  
20

21 **10. OLD BUSINESS:** None.

22  
23 **11. NEW BUSINESS:** None.

24  
25 **12. CITY ATTORNEY COMMENTS:**  
26

27 **Mrs. Vose stated several members of the Ordinance Review Committee (ORC) have inquired**  
28 **as to when topics would be assigned to them for review and staff is suggesting the committee**  
29 **start with the food vendor ordinance and the parking ordinance and the Commission**  
30 **concurred.**

31  
32 Commissioner Honaker reminded the Commission that there was a violation on hold because of the  
33 ordinance dealing with fences, walls and hedges and the Commission had discussed the ORC  
34 looking at that ordinance. Mrs. Vose replied that the Planning & Zoning Board has jurisdiction over  
35 that and are the recommending board on anything having to do with land development issues and it  
36 would need to go to them for review and recommendation.  
37

38 The Commission and staff discussed the reason for establishing the ORC, that the ORC is to review  
39 and recommend to the Planning & Zoning Board, residents having a right to appear before the  
40 Planning & Zoning Board, that a resident standing up before the Planning & Zoning Board does not  
41 carry the same weight as a board established by the Commission, procedurally the City Attorney has  
42 stated what the procedure should be, that it is redundant for an ordinance to go before the ORC and  
43 then the Planning & Zoning Board, legally the ordinance has to go before the Planning & Zoning  
44 Board, the Commission needing clarification as to what the ORC is supposed to do and what the  
45 board members think it is supposed to do, wanting resident input and suggestions, it not being  
46 redundant for the ORC to review the ordinance and the City Attorney clarifying for the ORC what

1 can and cannot be done, the ordinances possibly looking different after it goes to the ORC and  
2 before it goes to the Planning & Zoning Board for review, the ORC needing a  
3 procedural/organizational meeting to explain why the board was set-up and to go over the  
4 guidelines of the board, the ordinances needing review that are holding up violations needing to be  
5 moved forward in a timely manner, and informing the violators who have violations on hold  
6 because of the process and a possible expected timeframe of the ordinance review process.

7  
8 Mrs. Shang stated that it is important that staff have an introductory meeting with the ORC because  
9 it is not that staff provides an ordinance and asks the ORC what it thinks, there are certain  
10 parameters that need to be discussed in regards to the board's role and what can be looked at  
11 because some ordinances have legal ramifications or are part of the Land Development Code (LDC)  
12 where some things cannot be changed. She stated if it is the will of the Commission, staff will run  
13 the ordinance regarding fences, walls and hedges through the board but, she cautioned the  
14 Commission that this ordinance relates to the LDC by statute and the Planning & Zoning Board has  
15 the ultimate say. Staff suggested the food vendor and the parking ordinances because staff thought  
16 those were more pertinent to obtain public input.

17  
18 **The Commission concurred to include the ordinance related to fences, walls and hedges to be**  
19 **reviewed by the ORC.**

20  
21 Mayor Masiarczyk stated that the ORC would provide a written recommendation to be provided to  
22 the Commission, the City Manager and the Planning & Zoning Board. Mrs. Vose replied that she  
23 would be working with the ORC to prepare the ordinance in a final form that the ORC thought was  
24 appropriate and it would be passed on to the Planning & Zoning Board or the Commission. Mayor  
25 Masiarczyk asked for clarification that it would be a written recommendation from the ORC and not  
26 re-writing the ordinance and Mrs. Vose replied "yes."

27  
28 **13. CITY MANAGER COMMENTS:**

29  
30 **Ms. Shang stated if it is acceptable to the Commission she would like to cancel the workshop**  
31 **scheduled for Monday, September 28<sup>th</sup> because she will be out of town and there are no**  
32 **pressing issues that could not wait until the following workshop and the Commission**  
33 **concurred.**

34  
35 **14. CITY COMMISSION COMMENTS:**

36  
37 Mayor Masiarczyk announced that the City Commission is going to have a shade meeting  
38 following the Regular Commission Meeting regarding contracts, the meeting is closed to the  
39 public, the meeting will be officially opened in the 2<sup>nd</sup> Floor Conference Room and anyone not  
40 authorized to be in the shade meeting will be asked to leave the room.

41  
42 Mrs. Vose stated that after the close of the shade meeting there may be, if the City Commission  
43 decides to take a vote on that issue, some substantiative matter after the closing of the shade  
44 meeting.

1 a) Commissioner Smith spoke about the Visioning Session on October 17<sup>th</sup> and her concern  
2 regarding how the information is going to be made public to the community. Ms. Shang replied  
3 that the information is on the City's website, a press release has been done, it will be sent out in  
4 the water bill, it will be sent out via e-mail to the residents and organizations such as the Deltona  
5 Business Alliance, the Senior Center and other areas of high traffic, the flyers will be dropped off  
6 at different locations such as the library, it will be on DTV and staff will make a very concerted  
7 effort to make sure there is a good attendance.

8  
9 Commissioner Smith congratulated Maritza Avila-Vazquez, Mr. Moore and staff regarding the  
10 Festival of Nations but, that the community was not in attendance and she spoke about the City  
11 needing to do a better job of informing the community, using the schools, service organizations  
12 and churches to promote events, the importance of the Visioning Session as it will be what the  
13 Commission uses to work on the strategic plan, and she suggested that anyone who has Facebook  
14 copy the Visioning Session flyer and share it.

15  
16 Commissioner Smith asked for the status of the sign ordinance that went to the Deltona Business  
17 Alliance and Mrs. Vose replied that she drafted the ordinance, it was forwarded to the  
18 Commission for responses but, she has not received any and she will resend it to the  
19 Commission.

20  
21 b) Commissioner Nabicht spoke about attending the Festival of Nations which had great  
22 food and entertainment but, not a good resident turnout, all the work and effort Ms. Avila-  
23 Vazquez and her team put into the event, word of mouth being the best advertisement, there  
24 being a foundation now for next year's Festival of Nations, that the men's soccer game between  
25 Bethune-Cookman University (BCU) and Florida A&M University (FAMU) also had low  
26 attendance and it being a shame that more residents do not attend these events, the City not doing  
27 a good job of advertising, one (1) of the best forms of advertising is the banners along the main  
28 streets like the City of DeLand, the City in the past utilizing the banners across the roads, there  
29 being concrete poles installed in the City for the banners, the sign shop being able to print the  
30 banners, Public Works having the equipment to install the banners, and that the Fire Department  
31 having wooden posts that an event or public safety banner could be hung between, the City  
32 utilizing the wooden posts and possibly installing them at other City facilities to display  
33 advertising. He also spoke about utilizing electric signs like the one (1) Mr. Kent has at Justin  
34 Plaza, that he supports the banners that are installed at schools to help offset the cost of supplies,  
35 the sign ordinance being under review and regulations may need to be loosened up to allow for a  
36 business to promote a special. He stated on October 4<sup>th</sup> there will be the Cycle For Life event to  
37 help fight against cystic fibrosis, there is a \$30 registration fee, the event is in combination with  
38 several organizations including Florida Hospital, attendees choose to ride either 32, 65 or 100  
39 miles to raise money, the course starts in Lake Mary, more information can be found at  
40 [www.fightcf.org](http://www.fightcf.org) or [www.orlando.cff.org/cycleforlife](http://www.orlando.cff.org/cycleforlife), the disease affects many people, it is a  
41 very unforgiving disease, and he has a family member who has the disease so this is very close to  
42 his heart. He stated although he will not be riding a bike at the event he will be at the Skate Park  
43 on Courtland Blvd. which is one (1) of the rest stations.

1 c) Vice Mayor Schleicher congratulated Maritza Avila-Vazquez for starting the Festival of  
2 Nations, that the first Spooktacular and Eggstravaganza the City put on had low attendance and  
3 that it takes a couple of years for the events to grow in attendance, another attendance factor  
4 being the weather, that she will be representing the City at the Spanish Heritage Gala on  
5 Saturday and the first responders will be honored at the event, that she attended the Veterans  
6 Memorial Park honoring the POW-MIA Veterans and she commended them for honoring the  
7 POW-MIA and the Air Force Birthday, that she hopes each Commissioner will make it their  
8 personal job to announce the Visioning Session everywhere they go and that she has already  
9 announced it at meetings that she has attended and will place it on Facebook. She stated next  
10 Wednesday at 7:30 a.m. will be the Wal-Mart Grocery ribbon cutting and at 4:30 p.m. the  
11 Florida Hospital ribbon cutting.

12  
13 d) Commissioner Honaker spoke about the excellent job that was done on the Festival of  
14 Nations event, he agreed with Commissioner Nabicht regarding the banners across the roads but,  
15 to also coordinate with the County to allow them across the major gateways, that the City  
16 utilized the banners in the past but, is no longer able to because of the poles breaking and it  
17 causing a safety issue, Wal-Mart allowing the City to set-up a table to distribute fliers, possibly  
18 utilizing students who need volunteer hours to hand out fliers at businesses, that social media is  
19 not the answer for advertising, there being 2,000 City residents on Facebook besides City  
20 employees, the webpage being a good resource but, how many people actually open the fliers on  
21 the site, the City Clerk having a software program that tells the number hits to the website or a  
22 particular page of the website, providing the fliers to Lowes who will stuff them in the bags  
23 when residents purchase items or put them at the service desk, and the City becoming a business  
24 partner with Volusia County Schools who will then hand out the fliers to all the classes. He  
25 encouraged everyone to attend the Latin Arts and Music Festival on October 4<sup>th</sup> from 11:00 a.m.  
26 to 7:00 p.m. at Dewey O. Boster Park which brings approximately 20,000 people a year and the  
27 organization doing good things for the community with the money they raise, on October 7<sup>th</sup> the  
28 Deltona Sons and Daughters of Italy Lodge #2441 for Italian Heritage Month, on October 11<sup>th</sup> at  
29 7:30 a.m. will be Florida Hospital's Pink Run on the nature trails at 20 Courtland Blvd. and that  
30 he attended the Bethune-Cookman soccer game. He stated he would be discussing with the City  
31 Manager putting the fire apparatus, the TNR release site, the sidewalk program, and the Capital  
32 Improvement Plan (CIP) review on a workshop agenda. He asked if there was a date for the  
33 social services summit and Mr. Bowley replied the date has not been set yet.

34  
35 e) Commissioner Herzberg spoke about Mr. Denny reporting to the Commission that the  
36 poles which held the banners were failing, banners being a huge way to advertise and possibly  
37 adding more poles, using the City's four (4) electronic signs and possibly using the VCSO's also  
38 and having an agreement with the County to place the banners across County roads.

39  
40 f) Commissioner Soukup spoke about being a believer in if it is worth doing, it is worth  
41 doing it right, looking forward to future Festival of Nations events, Dewey O. Boster not being  
42 the right venue for events, there being not enough parking at any of the City facilities for events,  
43 that Red Rocks Amphitheatre in Colorado being built in a hill and seats thousands of people, the  
44 City has many events and he suggested getting a facility to be able to host the events so the City  
45 can attend with ample parking and seating. He suggested partnering with Bethune-Cookman and

1 lean on them to do advertising in the City, soccer being the most played sport in the City,  
2 advertising not being done through the City's own sports organizations. He stated his thoughts  
3 and prayers go out to the family who lost their baby on Friday, it was tragic and hopefully they  
4 have peace.  
5

6 g) Mayor Masiarczyk spoke about agreeing with the banners because they work, it is  
7 important to get the banners up and down in a timely manner, people losing interest in the  
8 electronic signs advertising events, and the topic of banners has been discussed several times in  
9 the past but, it is time to really start looking at that option. He stated the other thing to do is  
10 surprise the people and he gave the example of Shawn Toman and Shawn Curtis with the Parks  
11 & Recreation Department who built a cross that was displayed on Memorial Day and can be  
12 displayed at any time at the Veterans Memorial Museum and that people passing by stopped to  
13 see the cross. He suggested placing holes for wooden posts (4x4) to hold banners in retention  
14 ponds or at City facilities but, the key is to take them down before they lose their effect. He  
15 stated if there is no objection, he has available a half mannequin and a BCU t-shirt to put on it  
16 that can be placed on the dais for advertising the soccer games, the banners or team schedule can  
17 be displayed from different schools on the dais and highlight a team school every month.  
18

19 Mayor Masiarczyk stated the Commission will now meet upstairs in the 2<sup>nd</sup> Floor Conference  
20 Room for the shade meeting.  
21

22 **14. ADJOURNMENT:**  
23

24 There being no further business, the meeting adjourned at 7:47 p.m.  
25  
26

27 **ATTEST:**  
28  
29

\_\_\_\_\_  
**John Masiarczyk Sr., Mayor**

\_\_\_\_\_  
**Joyce Raftery, CMC, City Clerk**  
30  
31

**CITY OF DELTONA, FLORIDA  
SPECIAL CITY COMMISSION MEETING  
AND EXECUTIVE SESSION  
MONDAY, SEPTEMBER 21, 2015**

1 A Special Meeting and Executive Session of the Deltona City Commission was held on Monday,  
2 September 21, 2015 at the City Hall, 2<sup>nd</sup> Floor Conference Room, 2345 Providence Boulevard,  
3 Deltona, Florida.

4  
5 **1. CALL TO ORDER:**

6  
7 The meeting was called to order at 7:56 p.m. by Mayor Masiarczyk.

8  
9 **2. ROLL CALL:**

10			
11	Mayor	John Masiarczyk	Present
12	Vice Mayor	Nancy Schleicher	Present
13	Commissioner	Heidi Herzberg	Present
14	Commissioner	Mitch Honaker	Present
15	Commissioner	Chris Nabicht	Present
16	Commissioner	Diane Smith	Present
17	Commissioner	Brian Soukup	Present
18	City Manager	Jane K. Shang	Present
19	City Attorney	Becky Vose	Present
20	City Clerk	Joyce Raftery	Present

21  
22 Also present: Deputy City Manager Dale Baker.

23  
24 **3. BUSINESS:**

25  
26 Mayor Masiarczyk announced the commencement of the Executive Session and that each  
27 Commissioner was in attendance along with City Manager Jane K. Shang, Deputy City Manager  
28 Dale Baker and City Attorney Becky Vose (Members of the City's Negotiating Team).

29  
30 Commissioner Nabicht stated "I am publically announcing pursuant to Florida Statute 112.143(3)(a)  
31 that I have a conflict of interest as to the collective bargaining agreement. The reason for my  
32 conflict relates to the fact that my son is a firefighter under the agreement, and I am retired from the  
33 fire department and pension issues are dealt with in the agreement. I will be filing the Commission  
34 on Ethics Form 8-B, and will refrain from voting on any matters relating to the agreement."

35  
36 Mayor Masiarczyk closed the Special Commission Meeting to the public at 7:56 p.m., he stated the  
37 discussion to take place is on the collective bargaining agreement and he asked everyone in the room  
38 who was not required to be part of the Executive Session to exit the room at this time.

39  
40 **B. Discussion re: Union Negotiations.**

41  
42 Mayor Masiarczyk announced the termination of the Executive Session and reconvened the Special  
43 Commission Meeting at 9:37 p.m.

44  
45 **Motion by Vice Mayor Schleicher, seconded by Commissioner Honaker to direct the City  
46 Manager to move forward with the negotiations on the contract as presented.**

47  
48 **Motion carried with members voting as follows:**

1		
2	<b>Commissioner Herzberg</b>	<b>For</b>
3	<b>Commissioner Honaker</b>	<b>For</b>
4	<b>Commissioner Nabicht</b>	<b>Abstained</b>
5	<b>Commissioner Smith</b>	<b>For</b>
6	<b>Commissioner Soukup</b>	<b>Against</b>
7	<b>Vice Mayor Schleicher</b>	<b>For</b>
8	<b>Mayor Masiarczyk</b>	<b>For</b>
9		

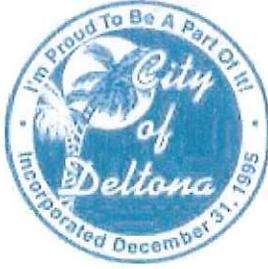
10 **4. ADJOURNMENT:**

11  
12 There being no further business, the meeting adjourned at 9:39 p.m.

13  
14  
15 \_\_\_\_\_  
16 **John Masiarczyk Sr., Mayor**

17 **ATTEST:**

18  
19 \_\_\_\_\_  
20 **Joyce Raftery, CMC, City Clerk**



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 5 - A  
**SUBJECT:** Presentation - Super Star Student of the Month Certificates for September, 2015.

**LOCATION:**

N/A

**BACKGROUND:**

Super Star Student of the Month awards for September 2015 will be presented to:

1. Deltona Lakes Elementary, Angelo Figueroa Bonilla, 5th Grade
2. Discovery Elementary, Blaine Davis, 5th Grade
3. Enterprise Elementary, Jalien Rease, 5th Grade
4. Forest Lake Elementary, Abigail Young, 5th Grade
5. Friendship Elementary, Savannah Arroyo, 5th Grade
6. Pride Elementary, Anastasia Kojac, 3rd Grade
7. Sunrise Elementary, Aryanna Scorpio, 5th Grade
8. Timbercrest Elementary, Marcus Cruz, 5th Grade
9. Deltona Middle, Kennaliz Roldan Mulero, 6th Grade
10. Galaxy Middle, Robert King, 8th Grade
11. Heritage Middle, Khanya Campbell, 7th Grade
12. Deltona High, Ashley Davis, 9th Grade
13. Pine Ridge High, Janice Nieves, 12th Grade

**ORIGINATING DEPARTMENT:**

City Manager's Office

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

N/A

**STAFF RECOMMENDATION PRESENTED BY:**

N/A - Presentation Only.

**POTENTIAL MOTION:**

N/A - Presentation Only.

**AGENDA ITEM  
APPROVED BY:**

---

Jane K. Shang, City Manager

**ATTACHMENTS:**

- Sept 2015 Super Star Student Achievements

**Super Star Students Read File – September 2015 presented on October 5, 2015.**

Teacher	School	Student	Grade	Reading Comments on Student Achievements
Miss Amanda Jones	Deltona Lakes Elementary	Angelo Figueroa Bonilla	5th	<p>Angelo Figueroa Bonilla, a 5<sup>th</sup> grade student at Deltona Lakes Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence in 3rd, 4th, and 5th grade; maintaining straight A's. He models the kind of engaged student that teachers love to have filling up their classrooms. He is a steady and committed student, day in and day out. He is organized and follows through with his work. His positive and open attitude have helped him build his knowledge and investigate new ideas. He listens well and eagerly shares his thoughts in class discussions. Angelo is willing to take the ask questions to check his understanding. He has the confidence to share connections he is making. He has frequently shown he is willing to go above and beyond in his efforts to progress. He sets goals for himself and then he works hard to meet his goals.</li> <li>• In addition to his enthusiastic approach to learning, Angelo is truly a great guy! He is genuine and upbeat with everyone. He engages in conversation with all his peers, always willing to help out. He is a kind and compassionate young man and always willing to be helpful.</li> <li>• Angelo has an outstanding commitment to being a good friend who is always willing to help other students and to be very actively involved in making Deltona Lakes the best school it can be. He is a great leader always working on improving himself and bringing that same sense of positive energy to everyone around him.</li> </ul>

Mrs. Wotton	Discovery Elementary	Blaine Davis	5th	<p>Blaine Davis, a 5<sup>th</sup> grade student at Discovery Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; his is currently taking a middle school Math Honors class in 6<sup>th</sup> grade.</li> <li>• He is responsible and works hard every day.</li> <li>• Blaine helps others in class as a peer tutor, and is always ready to offer assistance in a kind and friendly way.</li> </ul>
Mrs. Barbara Papoi	Enterprise Elementary	Jalien Rease	5th	<p>Jalien Rease, a 5<sup>th</sup> grade student at Enterprise Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• He comes into the classroom ready to learn.</li> <li>• Jalien is respectful, responsible, energetic and enthusiastic.</li> <li>• He possesses a quiet smile.</li> <li>• Jalien is willing to help any of his classmates.</li> <li>• He always wants to know: “When can we learn more by staying for extended studies?” or “Can we do an experiment today?”</li> <li>• Jalien enjoys playing basketball and helps around his home.</li> <li>• He is mature and a well-deserving student.</li> </ul>

Mrs. Junk	Forest Lake Elementary	Abigail Young	5th	<p>Abigail Young, a 5<sup>th</sup> grade student at Forest Lake Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; she is maintaining straight A's.</li> <li>• She is responsible, as demonstrated in her participation in our school news production team – Panther Network News (PNN) which airs each morning.</li> <li>• She is involved, as demonstrated in her participation in Girl Scouts.</li> <li>• She is involved in her community, as demonstrated by her personal support of the Ronald McDonald house. Abigail has collected over 500,000 pop tops to help support the Ronald McDonald house. She has also organized yard sales and other fund raisers to raise money for supplies (toys, art supplies, pillows, etc.) for the Ronald McDonald house.</li> <li>• Abigail was diagnosed with a brain tumor during her Kindergarten year. She has been in remission for the past several years; however, still undergoes various other treatments. Throughout all of her trials and tribulations, Abigail maintains a positive outlook, loves to help others, and is a friend to all who meet her.</li> </ul>
Mrs. Watson	Friendship Elementary	Savannah Arroyo	5th	<p>Savannah Arroyo, a 5<sup>th</sup> grade student from Friendship Elementary, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; she is maintaining straight A's.</li> <li>• She is a responsible and kind Safety Patrol. She has offered extra assistance at breakfast and also with walking little ones to class.</li> <li>• Savannah is caring and helpful with peers in class and everywhere else!</li> </ul>

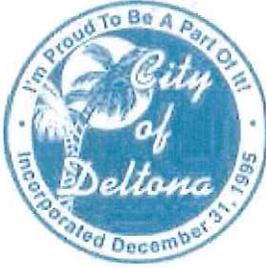
Mrs. Hatch	Pride Elementary	Anastasia Kojac	3rd	<p>Anastasia Kojac, a 3<sup>rd</sup> grade student at Pride Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; Anastasia is maintaining straight A's.</li> <li>• She is responsible, as demonstrated in her performance as a Safety Patrol.</li> <li>• Anastasia helps others in class as a peer tutor, and is always ready to offer assistance in a kind and friendly way.</li> </ul>
Mrs. Philyaw	Sunrise Elementary	Aryanna Scorpio	5th	<p>Aryanna Scorpio, a 5<sup>th</sup> grade student from Sunrise Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• She is a leader by following the 7 habits of successful students. She was chosen by her peers for showing exemplary behavior using Habit 3 – put first things first.</li> <li>• Aryanna is an honor roll student.</li> <li>• She is responsible, as demonstrated in her performance as a Safety Patrol.</li> <li>• Aryanna helps others in class as a peer tutor, and is always ready to offer assistance in a kind and friendly way.</li> </ul>

Mrs. Lanicci	Timbercrest Elementary	Marcus Cruz	5th	<p>Marcus Cruz, a 5<sup>th</sup> grade student from Timbercrest Elementary School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; Marcus finished the 2014-2015 school year with an A/B average.</li> <li>• He is conscientious and a responsible student.</li> <li>• Marcus is a member of the school's S.T.A.R. team (Show Thankfulness Appreciation &amp; Respect). On the team, he serves as a role model to other students on campus by demonstrating kindness and service as a "Tiger Buddy" to mentor younger students.</li> </ul>
Deltona Middle	Deltona Middle	Kennaliz Roldan Mulero	6th	<p>Kennaliz Roldan Mulero, a 6<sup>th</sup> grade student from Deltona Middle School is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Being a diligent student who conscientiously does her work.</li> <li>• Participating in class and asking questions of her teacher and during discussions.</li> <li>• She is always respectful and polite.</li> </ul>

Mrs. Coll	Galaxy Middle	Robert King	8th	<p>Robert King, an 8<sup>th</sup> grade student from Galaxy Middle School is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; he is maintaining Honor Roll – even when taking Advanced and High School level classes.</li> <li>• Robert is very involved in school activities, including Science Olympiad. In class he takes on a leadership role, and is always willing to explore new opportunities that are presented to him.</li> <li>• When asked to be part of the first group to explore the new Blended Center here at Galaxy, he jumped right in!</li> <li>• Robert is very kind, and treats others with respect.</li> </ul>
Mr. LeClerc	Heritage Middle	Khamya Campbell	7th	<p>Khamya Campbell, a 7<sup>th</sup> grade student from Heritage Middle School is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence; Honor Roll Student.</li> <li>• She is responsible, and demonstrates leadership skill in the classroom.</li> <li>• Khamya helps others in class and encourages her classmates to their best.</li> <li>• She is kind and respectful to her teachers.</li> </ul>

Mr. John Clark	Deltona High	Ashley Davis	9th	<p>Ashley Davis, a 9<sup>th</sup> grade student from Deltona High School is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Academic excellence: Ashley is dedicated to academic excellence and the first 9th grader selected to be in AP physics, traditionally a Senior level, high rigor science class. She is currently enrolled in 9 classes of which 2 are AP level and 4 are honors level. In middle school she successfully completed five high school level classes. She is a member of the academic honor societies for both math and English. Her career goal is to become an aerospace engineer and we need more woman pursuing careers in science. It is a privilege for me to be part of forwarding her along the path of academic and career success.</li> <li>• Extracurricular Science activities: Ashley will be continuing her participation in science competitions at Deltona High School where she will be a member our Science Olympiad and Physics Olympics teams this year. She also did tutoring in middle school helping new Science Olympiad team members be successful.</li> <li>• Extracurricular activities: Ashley is very active in Band as a flute player. In middle school she was selected to the all state band squad.</li> <li>• Service activities: Ashley is involved in several service related organizations - FFA, Key Club, SETA, SGA, and Girl Scouts.</li> </ul>
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Mrs. Goode	Pine Ridge High	Janice Nieves	12th	<p>Janice Nieves, a 12<sup>th</sup> grade student from Pine Ridge High School, is receiving a Super Star certificate for:</p> <ul style="list-style-type: none"> <li>• Her academic excellence; she maintains a 4.28 GPA.</li> <li>• She has taken 6 AP classes during 9-11<sup>th</sup> grades and is currently taking 3 AP classes.</li> <li>• She is the Secretary for both AVID and SGA and is a member of the National Honor Society.</li> <li>• AWARDS - Sunshine State Scholar Nominee and AVID Victorious Award Recipient.</li> <li>• Her hard work and determination, and caring nature sets her apart from her peers. She is the first in her family with the opportunity to go to college, and she is persevering all obstacles and hardships set in her way. She is a remarkable young lady.</li> </ul>
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## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 9 - A  
**SUBJECT:** Public Hearing - Ordinance No. 14-2015, amending the Deltona Welcome Center Business Planned Unit Development (BPUD), at second and final reading - Chris Bowley, Planning and Development Services Department (386) 878-8602.

---

**LOCATION:**

Located at the northeast corner of the intersection of Deltona Blvd. and DeBary Ave.

**BACKGROUND:**

The proposed amendment is considered a major amendment to the existing Deltona Welcome Center BPUD (BPUD). The Welcome Center BPUD consists of five lots, an access road and drainage retention. This proposed rezoning request is only to amend the existing BPUD Development Agreement (DA) to allow for more than one gas station/convenience store within the BPUD (one currently exists) and to allow right-in and right-out access on both DeBary Ave. and Deltona Blvd. for a proposed Racetrac facility on lots two and three.

The BPUD was approved in the early 2000's and the approved development standards for the BPUD include typical requirements that manage use, intensity, access management, etc. that are listed in the DA. Within the original DA, access to nearby roads was controlled by a 1-ft. non-vehicular easement along the frontage of both Deltona Blvd. and DeBary Ave., with the only access potential for lots two and three onto Welcome Center Drive. To facilitate direct access to major thoroughfares, which is needed for this type of facility, the applicant is proposing to amend the DA for access on to both Deltona Blvd. and DeBary Ave. Deltona Blvd. is a City facility and DeBary Ave. is a County roadway.

On August 19, 2015, the Planning and Zoning Board heard this rezoning request. The Board recommended the City Commission approve the requested BPUD amendment to allow more than one gas station/convenience store within the BPUD. The Board also cited traffic concerns for access

management due to existing traffic conditions and recommended that there be no access allowed onto DeBary Ave. and a right-in access only off of Deltona Blvd. Of note, the subject site is within the proposed Community Redevelopment Area (CRA) and the Enterprise Overlay Zone. The proposed amendments to the existing DA do not amend the previously approved standards. This rezoning amendment is to allow a change in use for more than one service station within the BPUS and to allow for greater access potential to lots two and three.

Further, a member of the public attended the Planning and Zoning Board meeting and submitted the attached petition in opposition to the zoning action. None of the signatures on the petition have been verified.

Finally, the City Commission heard this item at the September 9, 2015, public hearing and unanimously voted to approve Ordinance No. 14-2015 at first reading. The motion included the date of Monday, September 21, 2015 for the second and final reading of the ordinance, however, there was not ample time to place the required advertisement for the ordinance therefore the item was tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.

**ORIGINATING  
DEPARTMENT:**

Planning and Development Services

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

Planning Director, Finance Director, City Attorney, City Manager

**STAFF  
RECOMMENDATION  
PRESENTED BY:**

Chris Bowley, Planning and Development Services Director - Staff recommends that the Deltona Welcome Center BPUD be amended to allow for more than one gas station/convenience store on lots two and three and to permit one right-in and right-out access point each on Deltona Blvd. and DeBary Ave., at second and final reading.

**POTENTIAL  
MOTION:**

"I move to adopt Ordinance No. 14-2015, amending the Deltona Welcome Center Business Planned Unit Development (BPUD) to allow for more than one gas station/convenience store on lots two and three and to permit one right-in and right-out access point each on Deltona Blvd. and DeBary Ave., at second and final reading."

**AGENDA ITEM**

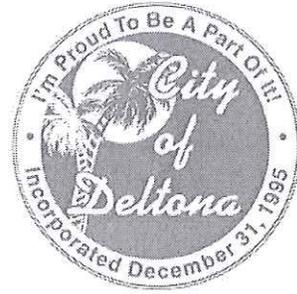
**APPROVED BY:**

---

Jane K. Shang, City Manager

**ATTACHMENTS:**

- Draft Staff Report RZ15-003 Racetrac welcome center-8-27-15
- Aerial
- Flood
- FLU
- Location
- Zoning
- Traffic Impact Analysis
- DL Amended Ord 14-2015 8-27-15
- Petition



# Staff Report

**To:** Planning and Zoning Board

**From:** Scott McGrath, Planner II

**Date:** August 7, 2015

**Re:** Project No. RZ15-003, Ordinance No. 14-2015, amending the Deltona Welcome Center Business Planned Unit Development

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## A. Summary of Application:

**Applicant:** Mikal R Hale, P.E.  
Traffic Engineering Solutions, Inc.

**Request:** amend the existing Deltona Welcome Center Business Planned Unit Development (BPUD) Development Agreement.

**Tax Parcel No.:** 01-19-30-08-00-0020 & 01-19-30-08-00-0030

**Property Acreage:** ±1.98 Acres

**Property Location:** northeast corner of the intersection of Deltona Boulevard and Dirksen/DeBary Avenue.

**Legal Description:** Lot 2 Deltona Welcome Center, Map Book 45, page 17 and Lot 3 Deltona Welcome Center Replat, per Map Book 50, Page 37, of the public records of Volusia County, Florida

**Existing Zoning:** BPUD

**B. Background:** The City has received an application to amend the Deltona Welcome Center Business Planned Unit Development (BPUD) zoning Development Agreement to allow more than one convenience store with fuel pumps and to allow greater access via the allowance of a driveway cut on both Deltona Boulevard and

Dirksen/DeBary Avenue. The request is submitted on behalf of the RaceTrac Corporation, who intends to build a nearly 6,000 square feet convenience store with 20 fuel pumps. A conflicting Volusia County easement will need to be removed and a County use permit will need to be issued to enable access to DeBary Avenue.

**C. Support Information**

**Public Facilities:**

- a. Potable Water: to be supplied by Deltona Water
- b. Sanitary Sewer: to be supplied by Deltona Water
- c. Fire Protection: Deltona Fire Station 62
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Duke Energy

**D. Matters for Consideration:**

Section 110-1101, Code of City Ordinances, states that the City shall consider the following matters when reviewing applications for amendments to the Official Zoning Map:

**1. Whether it is consistent with all adopted elements of the Comprehensive Plan.**

The original zoning and the proposed amendment are both consistent the goals and objectives of the City's Comprehensive plan.

***Policy FLU1-7.26***

*The City shall seek to expand commercial, industrial and mixed-use development at appropriate locations, including the three target areas identified in accordance with economic development strategies and initiatives.*

The subject property is located in one of three major gateways into the City, and is an ideal location for commercial development. Located with-in 600 feet of I-4, this property is an ideal fit for this use.

***Policy T1-3.2***

*The City of Deltona shall maintain land use regulations which provide for the continued safe and efficient movement of local traffic, and maintain a transportation system which accommodates demand at an acceptable level of service. 9J-5.019(4)(c)*

The Thoroughfares in the area operate well within the acceptable level of service threshold and the proposed use will largely serve passer-by traffic, thus not creating undue congestion.

***Policy I1-PW3.5***

*The "infilling" of developed areas shall be directed to locations where an existing central system of potable water is available and where capacity is adequate to service the intended development or to those areas where funds have been committed for the provision of adequate capacity. 9J-5.011(2)(c)(1)*

Development at this site would be an example of infill. Water and sewer utilities are already established in this area and capacity is available.

**2. Its impact upon the environment or natural resources.**

The subject property has been planned for urban and highway interchange development for quite some time. The site is densely wooded with a mix of palms hardwoods and a few pines. Gopher tortoises are known to inhabit the site and the applicant will need to follow state and federal procedures to remove those animals. No other listed species are known to inhabit the site.

**3. Its impact upon the economy of any affected area.**

The development of a RaceTrac gas station will create short-term construction trickle down economic growth and later result in several full-time management positions as well as up to 20 part-time positions.

**4. Notwithstanding the provisions of Article XIV of the Land Development Code, Ordinance No. 92-25 [Chapter 86, Code of Ordinances] as it may be amended from time to time, its impact upon necessary governmental services, such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste or transportation systems.**

a. **Schools:** This amendment should have no negative impact on local schools

b. **Sewage Disposal:** Wastewater will be treated by Deltona Water. The proposed use will generate approximately 1,300 Gallons Per Day (GPD) of wastewater; the Deltona Water sanitary sewer system currently has 250,000 GPD remaining treatment capacity.

c. **Potable Water:** Potable water will be supplied by Deltona Water. The proposed use will use approximately 1,300 GPD of potable water, which is

equivalent to four residential dwelling units. Deltona Water has ample potable water capacity.

d. **Drainage:** The site will not exceed an Impervious Surface Ratio (ISR) of 70%, leaving at minimum 30% of the site for absorbing runoff and rainfall. The Deltona Welcome Center PUD has a master stormwater system to compensate for any onsite detention need that is not met.

e. **Transportation Systems:** The surrounding thoroughfares have capacity and currently operate at a level of "D", with the exception of Dirksen/DeBary Avenue from Deltona Blvd to I-4 which operates at a level of "E". The applicant has provided a Transportation Impact Analysis (TIA) that indicates the following:

- The proposed development will generate a total of 1,704 net new daily trips, of which 82 new trips will occur in the AM peak hour and 102 new trips will occur in the PM peak hour.
- A review of roadway capacity indicates that currently all roadway segments operate within their capacities and are projected to continue to do so at project build-out.
- An analysis of intersection capacity and operations reveals that the study intersections currently operate adequately. The intersections are projected to continue to operate adequately after project build-out.

**5. Any changes in circumstances or conditions affecting the area.**

The Deltona Welcome Center PUD has underperformed for many years; even with the widening of DeBary Avenue five years ago. The Proposed project represents an opportunity for renewed investment in the welcome center area. Restrictions on the site may be hampering development and reducing restrictions on uses and access may encourage development in this area.

**6. Any mistakes in the original classification.**

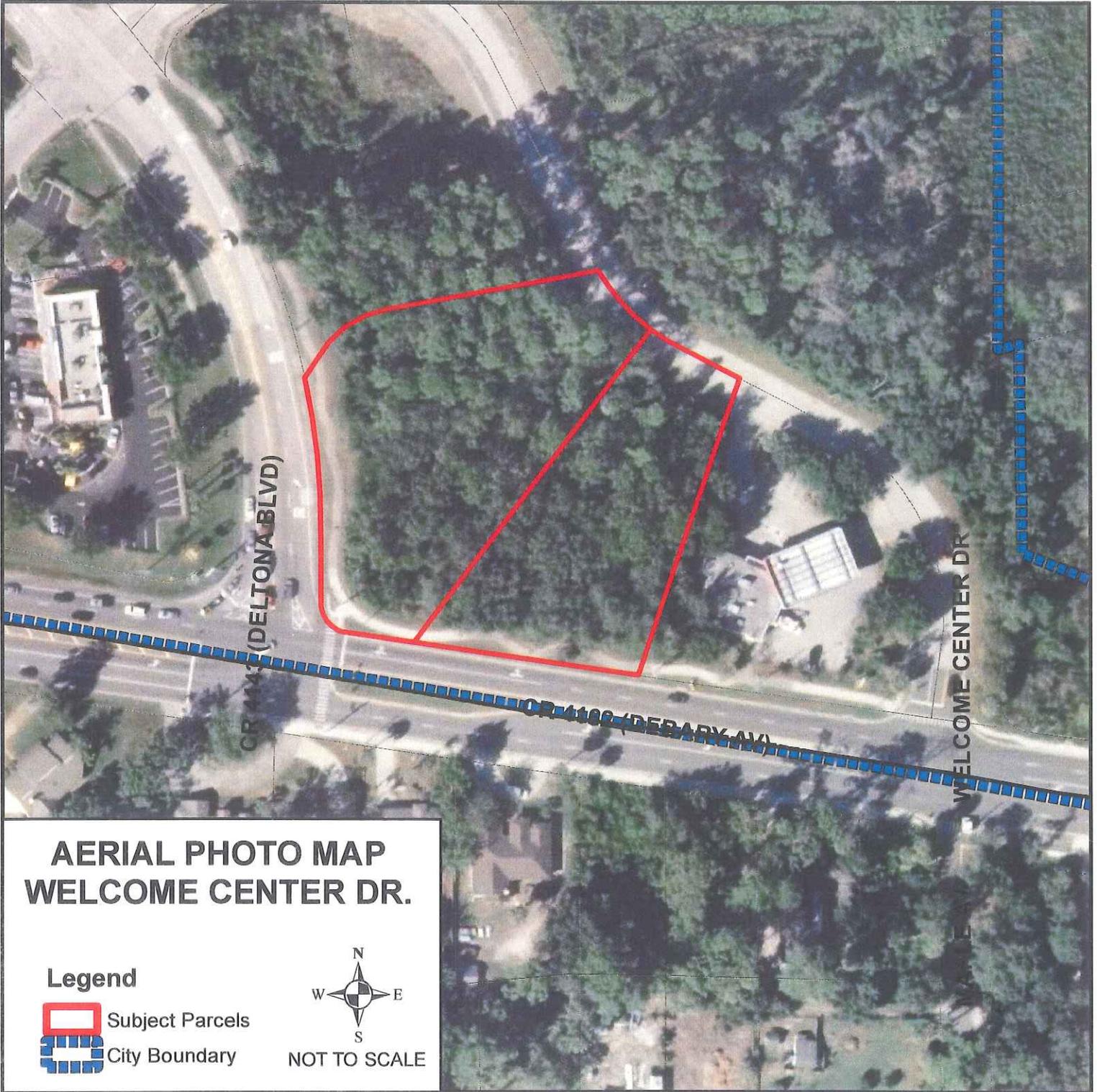
No known mistakes.

**7. Its effect upon the public health, welfare, safety, or morals.**

Amending the Developers Agreement and the development of this site should not have any negative impacts on the health safety or welfare of the City or its residents.

**CONCLUSION/STAFF RECOMMENDATION:**

Staff recommends approval of Ordinance 15-2015, removing the restrictions multiple fueling stations and allowing access to Deltona Boulevard and Dirksen/DeBary Avenue, (subject to removal of conflicting Volusia County easement and issuance of a Volusia County Use Permit).



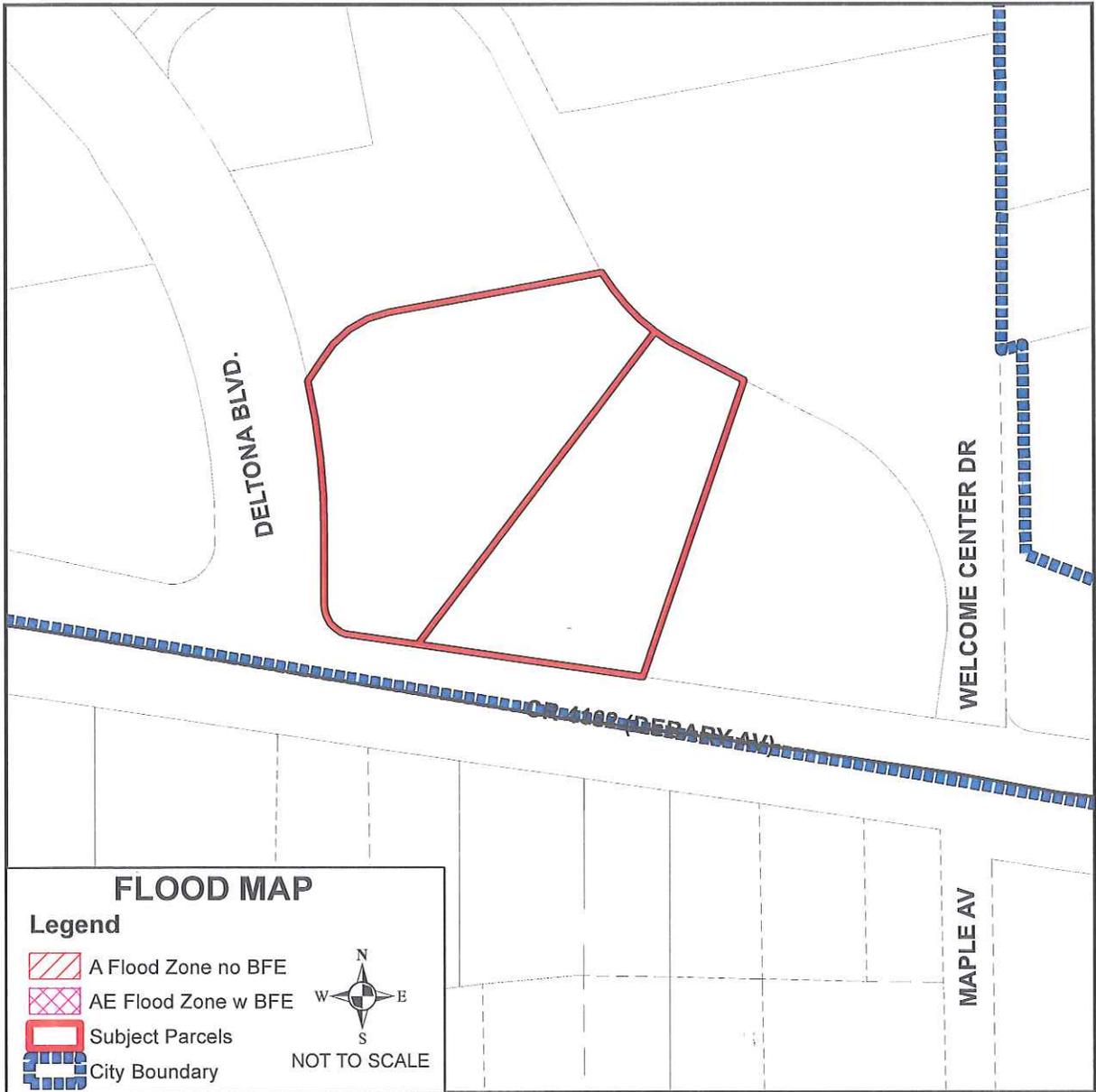
# AERIAL PHOTO MAP WELCOME CENTER DR.

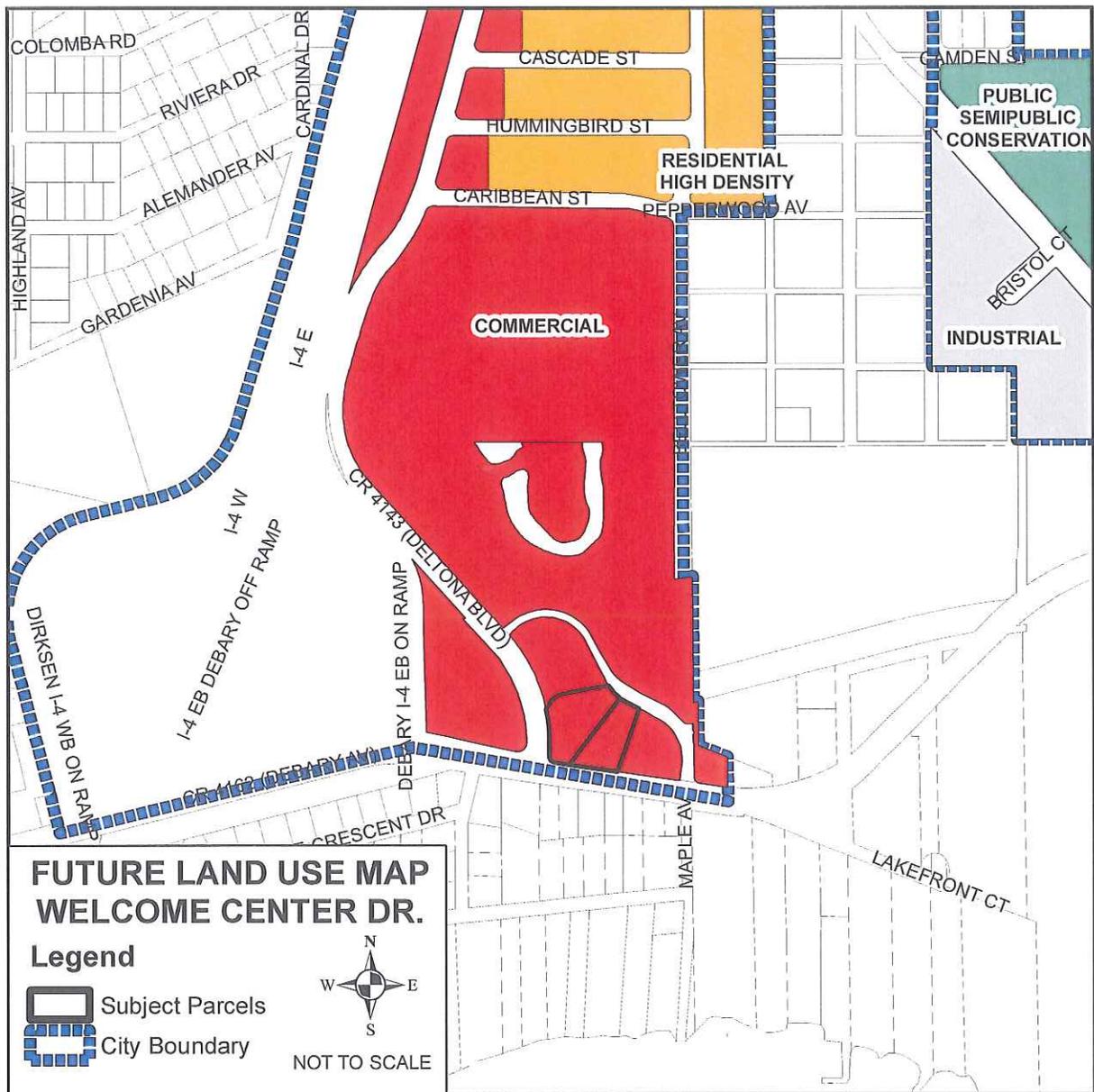
## Legend

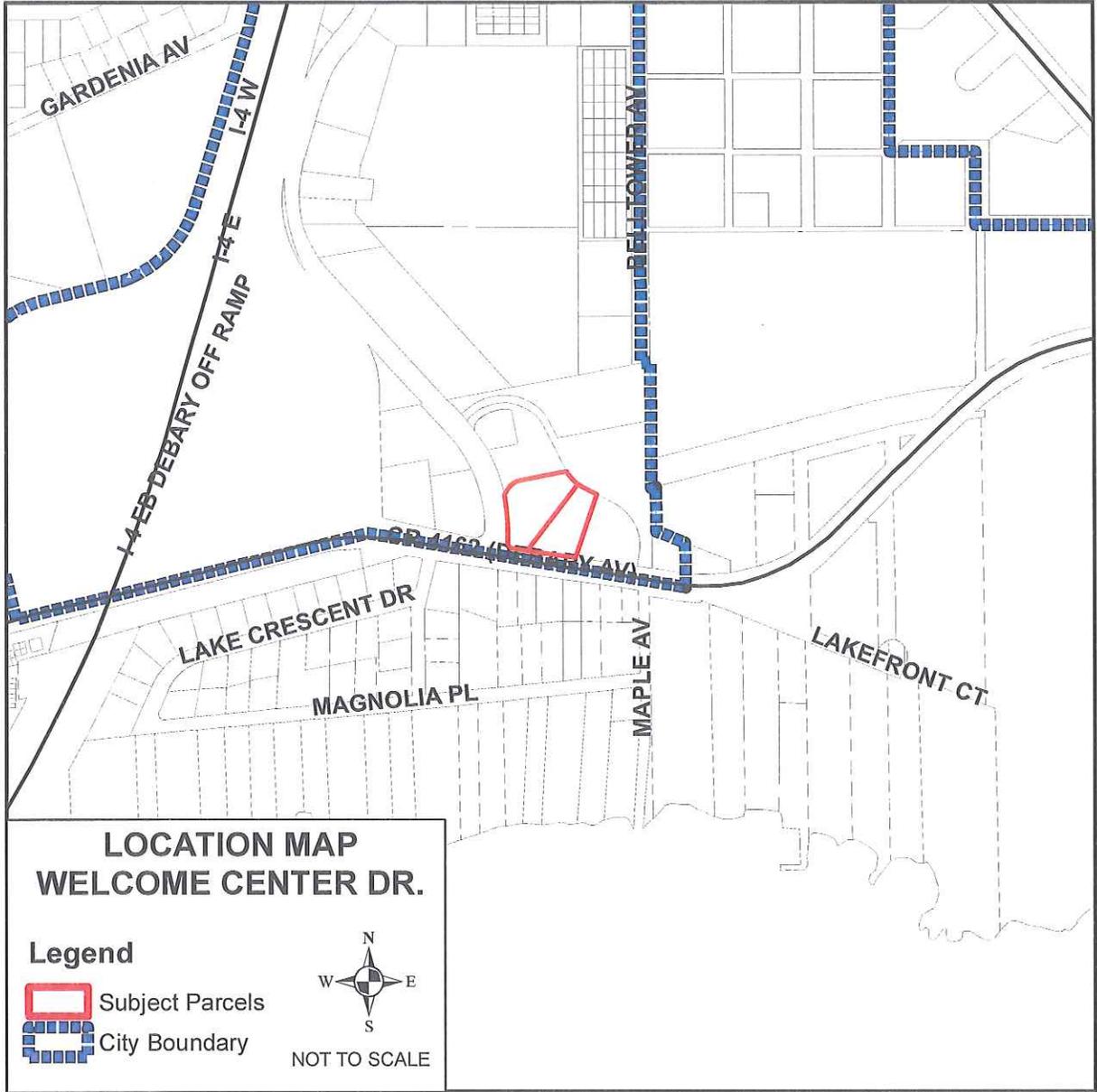
-  Subject Parcels
-  City Boundary

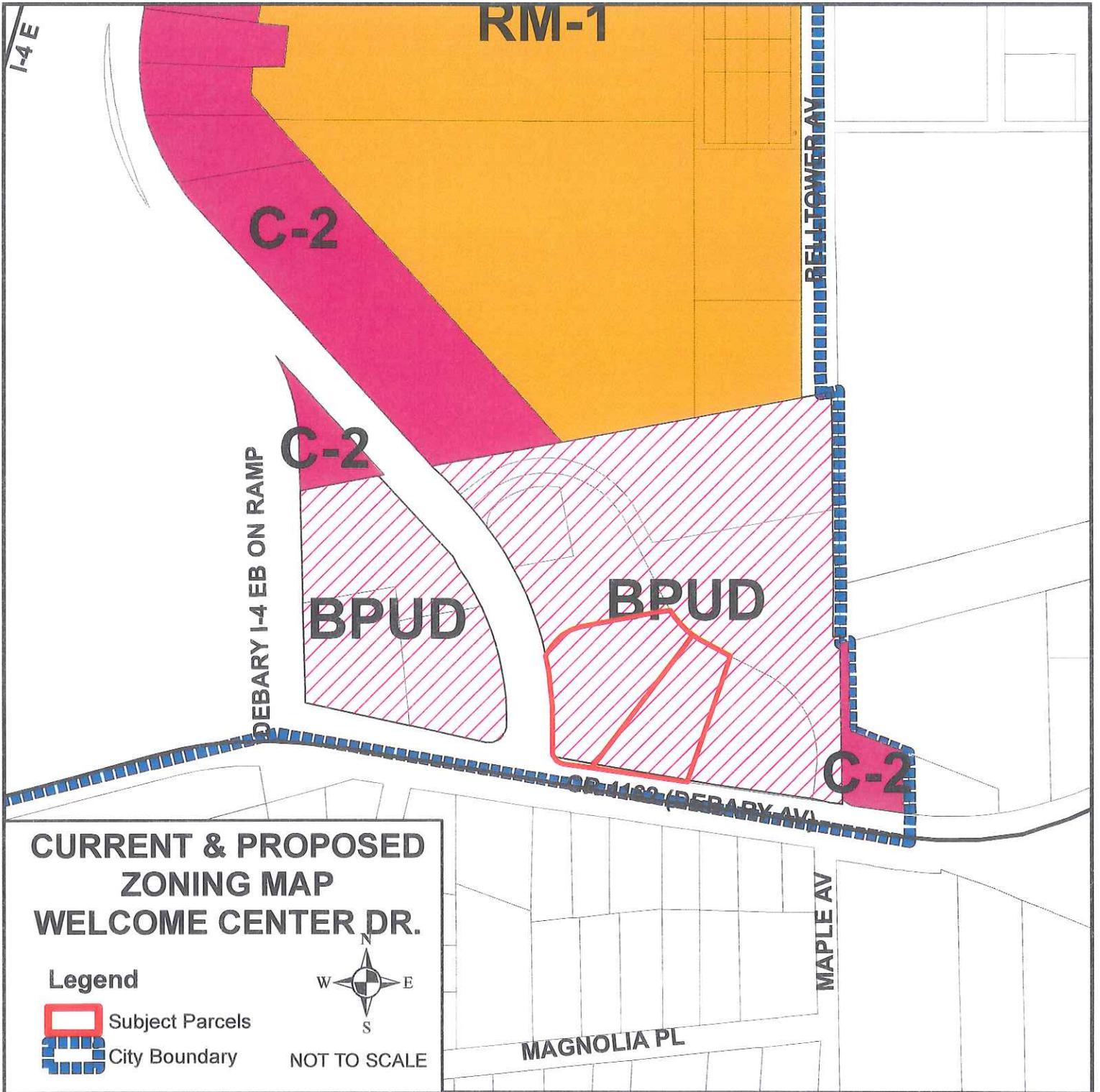


NOT TO SCALE









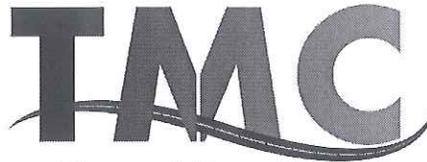
**RACETRAC #863 – DEBARY AVE**

Project № 15-027

May 2014

**TRAFFIC IMPACT ANALYSIS  
CITY OF DELTONA  
FLORIDA**

*Prepared by:*



**Traffic & Mobility Consultants**

1507 S. Hiwassee Road, Suite 212  
Orlando, Florida 32835  
[www.trafficmobility.com](http://www.trafficmobility.com)  
(407) 531-5332

*Prepared for:*

RaceTrac Petroleum  
3225 Cumberland Boulevard, Suite 100  
Atlanta, GA 30339

## EXECUTIVE SUMMARY

This traffic analysis was conducted to assess the traffic operations of the proposed RaceTrac convenience market with gas located in the northeast quadrant of the intersection of DeBary Avenue and Deltona Boulevard in the City of Deltona, Florida. The proposed project is a 5,928 square foot convenience store with 20 vehicle fueling positions. The analysis included a determination of project trip generation, a review of existing and projected roadway and intersection capacity, and a review of the proposed site access plan.

The results of the traffic analysis are summarized as follows:

- The proposed development will generate a total of 1,704 net new daily trips, of which 82 new trips will occur in the AM peak hour and 102 new trips will occur in the PM peak hour.
- A review of roadway capacity indicates that currently all roadway segments operate within their capacities and are projected to continue to do so at project buildout.
- An analysis of intersection capacity and operations reveals that the study intersections currently operate adequately. The intersections are projected to continue to operate adequately for the projected background and project buildout.
- A review of the project access plan reveals the following:
  - All proposed access points will operate with adequate capacity during the morning and evening peak hours.
  - The proposed driveway on DeBary Avenue allows westbound traffic to access the site without significantly affecting the adjacent signal. The limited right-in/right-out movements will minimize friction on the flow of traffic on the road.
  - The proposed driveway on Deltona Boulevard allows northbound traffic to access the site without significantly affecting the adjacent signal. The limited right-in/right-out movements and the existing right turn lane minimize friction from the driveway on the flow of traffic on the road.
  - The proposed site access plan is adequate for the site and presents minimal friction on the flow of traffic in the vicinity of the site.

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants, LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** RaceTrac # 863 – DeBary Ave

**LOCATION:** City of Deltona, Florida

**CLIENT:** RaceTrac Petroleum

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:** Mohammed Abdallah  
**P.E. No.:** Florida P.E. No. 56169  
**DATE:** May 8, 2015

**SIGNATURE:** \_\_\_\_\_

## TABLE OF CONTENTS

	Page
<b>1.0 INTRODUCTION.....</b>	<b>2</b>
<b>2.0 PROJECT TRAFFIC.....</b>	<b>4</b>
2.1 Trip Generation.....	4
2.2 Trip Distribution/Assignment.....	4
<b>3.0 CAPACITY ANALYSIS.....</b>	<b>5</b>
3.1 Existing and Projected Background Traffic.....	5
3.2 Roadway Segment Analysis.....	5
3.3 Intersection Analysis.....	8
3.4 Access Review.....	11
<b>4.0 STUDY CONCLUSIONS.....</b>	<b>12</b>
<b>APPENDICES.....</b>	<b>13</b>
Appendix A Proposed Site Plan	
Appendix B ITE Information Sheets	
Appendix C Historical Volumes & Seasonal Factors	
Appendix D Intersections Traffic Volume	
Appendix E Intersection Analysis Worksheets	

## LIST OF TABLES

Table 1 Roadway Segments Analyzed.....	2
Table 2 Trip Generation Analysis.....	4
Table 3 Segment Capacity Analysis.....	5
Table 4 Intersection Capacity Analysis.....	8

## LIST OF FIGURES

Figure 1 Site Location Map.....	3
Figure 2 Existing AM Peak Hour Volumes.....	6
Figure 3 Existing PM Peak Hour Volumes.....	7
Figure 4 Projected AM Peak Hour Volumes.....	9
Figure 5 Projected PM Peak Hour Volumes.....	10

## 1.0 INTRODUCTION

This traffic analysis was conducted to assess the traffic operations of the proposed RaceTrac gas station located in the northeast quadrant of the intersection of DeBary Boulevard and Deltona Avenue Boulevard in the City of Deltona. The proposed project is a 5,928 square foot convenience store with 20 vehicle fueling positions. **Figure 1** depicts the site location and the surrounding transportation network. The proposed site plan is included in **Appendix A**.

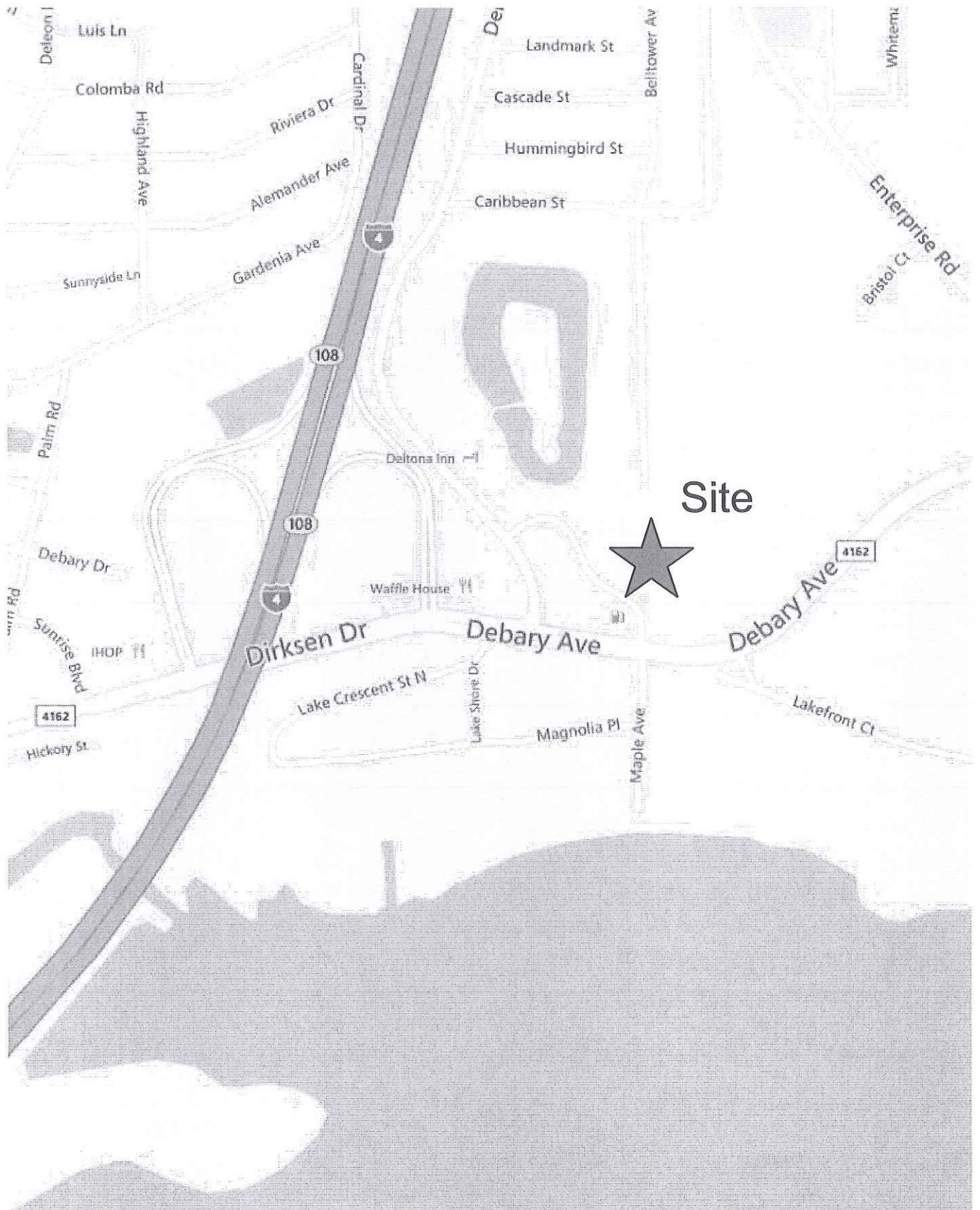
The analysis was conducted in accordance with City of Deltona requirements. The roadway segments considered in the analysis are listed in **Table 1**.

**Table 1**  
**Roadway Segments Analyzed**

Roadway	Segment
DeBary Avenue	I-4 to Deltona Blvd
	Deltona Blvd to Enterprise Rd
Deltona Boulevard	DeBary Avenue to Enterprise Rd

Additionally, the intersections within the project's influence area were analyzed:

1. DeBary Avenue & I-4 NB Ramps
2. DeBary Avenue & Deltona Boulevard
3. DeBary Avenue & Welcome Center Drive
4. Deltona Boulevard & Welcome Center Drive



## 2.0 PROJECT TRAFFIC

### 2.1 Trip Generation

Information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 9<sup>th</sup> Edition* was used to determine the trip generation of the existing land use and the proposed development as summarized in **Table 2**. The ITE information sheets are included in **Appendix B**.

**Table 2  
Trip Generation Analysis**

Description	LU Code	Quantity	Daily		AM Peak Hour Trips			PM Peak Hour Trips				
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
Convenience w/Gas	853	5,928 KSF	845.60	5,013	40.92	122	121	243	50.92	151	151	302
<i>Convenience Store Pass-by (66%)</i>				3,309	--	81	80	161	--	100	100	200
<b>Net New Trips</b>				<b>1,704</b>	--	<b>41</b>	<b>41</b>	<b>82</b>	--	<b>51</b>	<b>51</b>	<b>102</b>

Based on this calculation, the proposed development will generate a total of 1,704 net new daily trips, of which 82 new trips will occur in the AM Peak hour and 102 new trips will occur during the PM peak hour.

### 2.2 Trip Distribution/Assignment

The distribution of primary project trips was developed using engineering judgment and is based on the prevailing traffic flow patterns in the vicinity of the site and on the location of related attractions and productions in the area.

The trip distribution is described as follows:

To/from West on DeBary Ave	45%
To/from East on DeBary Ave	30%
To/from North on Deltona Blvd	25%

Pass-by traffic is drawn from the existing traffic stream on DeBary Avenue and Deltona Boulevard.

### 3.0 CAPACITY ANALYSIS

A capacity analysis was conducted for the roadway segments and intersections within the project's influence area. The analysis was prepared for existing traffic, projected background traffic, and projected traffic with proposed development.

#### 3.1 Existing and Projected Background Traffic

Existing traffic volume counts were obtained at the study intersections during the AM and PM peak hours. The FDOT seasonal adjustment factor is 1.0 for the time period of the count, therefore, the data did not require seasonal adjustment. The existing volumes are illustrated in **Figure 2** and **Figure 3**. Existing PM peak hour segment volumes were extracted from the intersection volumes.

A review of historical traffic growth on the DeBary Avenue and Deltona Boulevard indicates that traffic volumes have been decreasing consistently over the past few years and through the year 2015. Therefore, to project 2016 background traffic volume on the roadway network, a conservative 2% annual growth rate was applied to existing traffic volumes. Historical traffic volumes are included in **Appendix C**.

#### 3.2 Roadway Segment Analysis

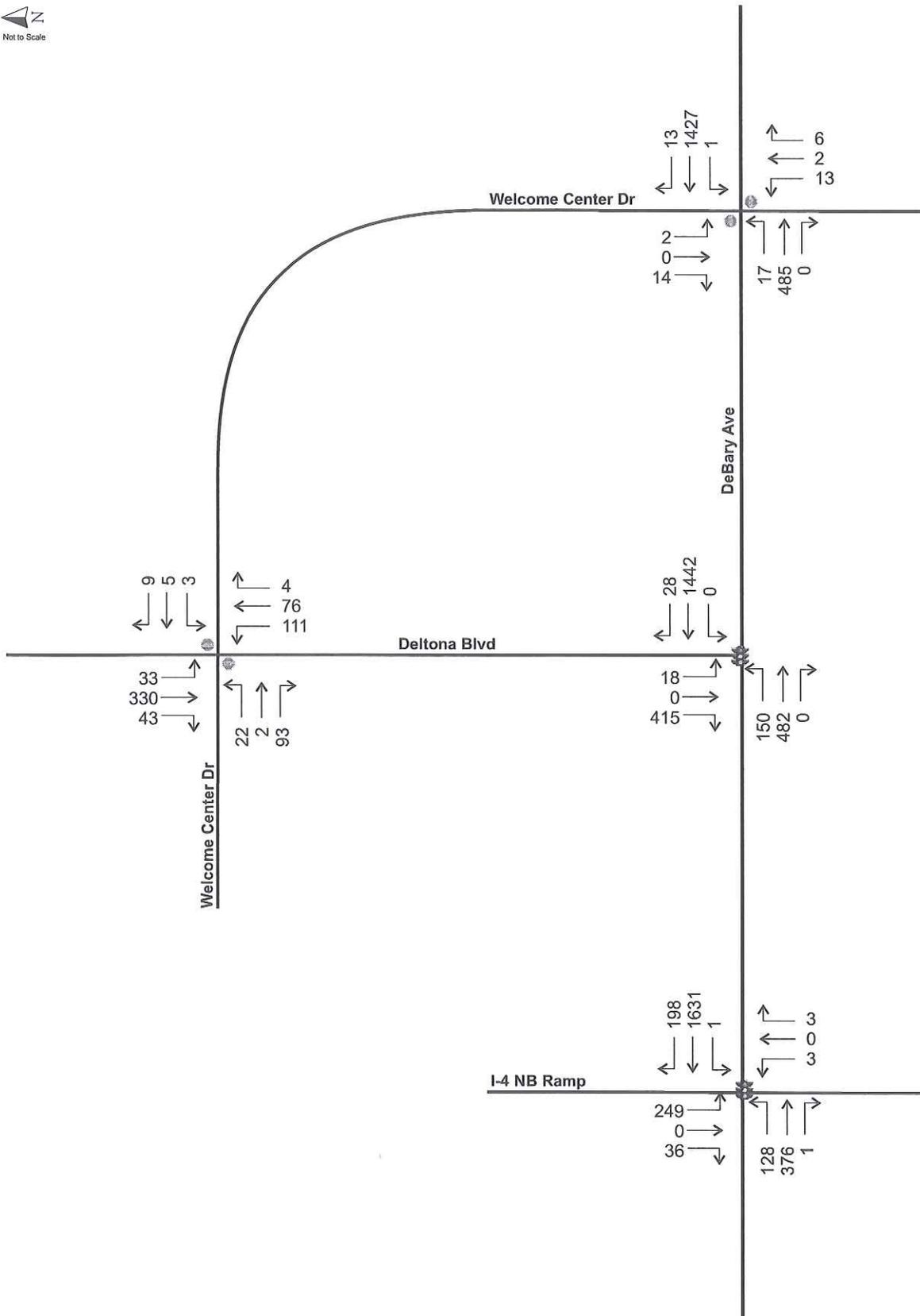
Roadway segment capacity was analyzed by comparing the traffic volumes on the study roadway segments to the service volumes at the adopted Level of Service (LOS) standard. The roadway segment analysis is summarized in **Table 3**.

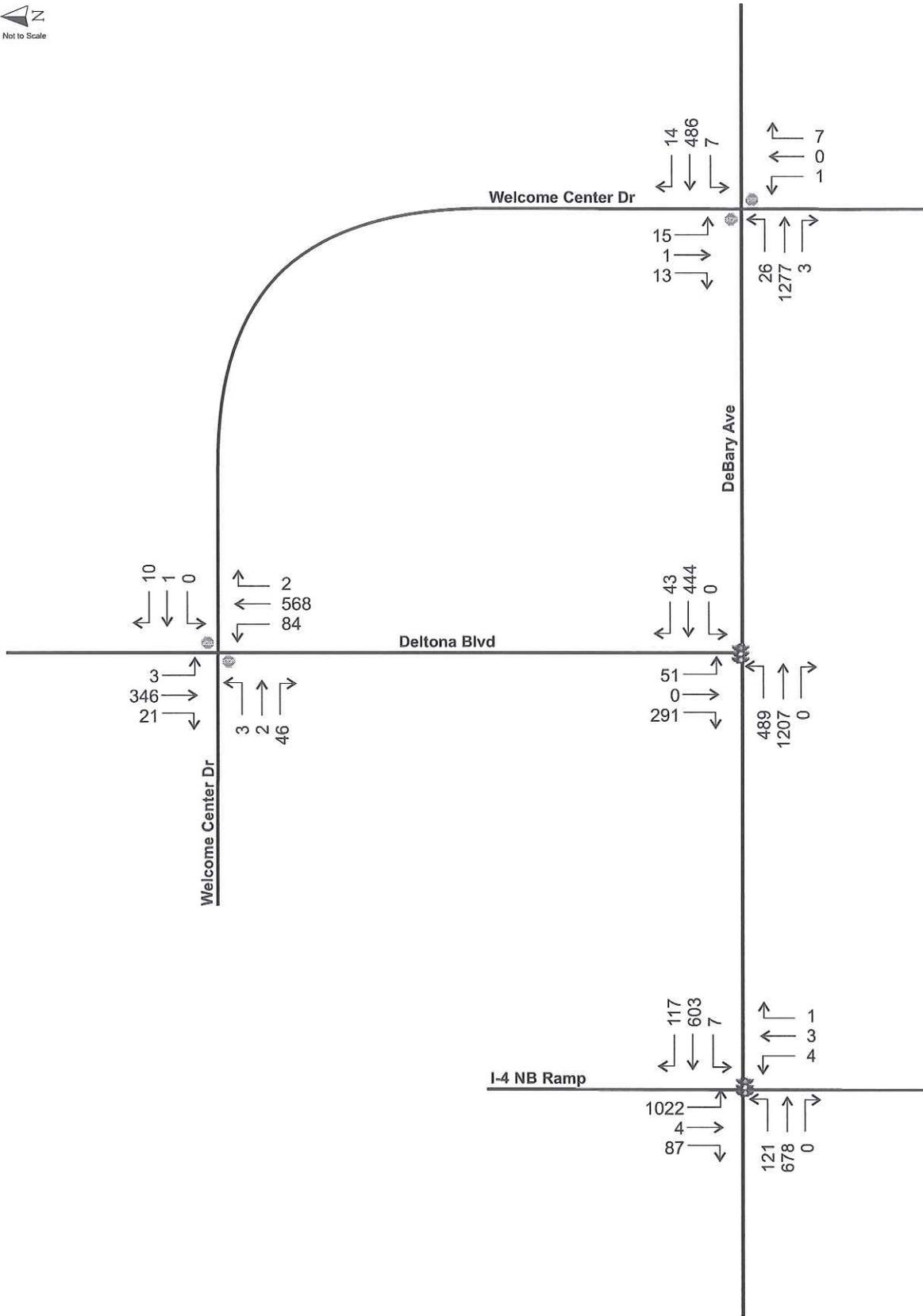
**Table 3  
Segment Capacity Analysis**

Roadway	Segment	# of Lns	Max Service Volume	Existing		Projected Backg'd		Project Trips		Total Projected	
				Volume	Deficient (Yes/No)?	Peak Hr	Deficient (Yes/No)?	Distrib (%)	Volume	Volume	Deficient (Yes/No)?
DeBary Ave	I-4 to Deltona Blvd	4	3,580	2,431	No	2,480	No	45%	46	2,526	No
	Deltona Blvd to Enterprise Rd	4	3,580	1,813	No	1,849	No	30%	31	1,880	No
Deltona Blvd	DeBary Ave to Enterprise Rd	2	1,480	874	No	891	No	25%	26	917	No

Existing Volumes were obtained from Intersection Volume Counts (2015)  
Service Volume from FDOT LOS Tables

The results of the analysis indicate that all the study roadway segments currently operate within their adopted capacity and are projected to continue to do so at project buildout.





### 3.3 Intersection Analysis

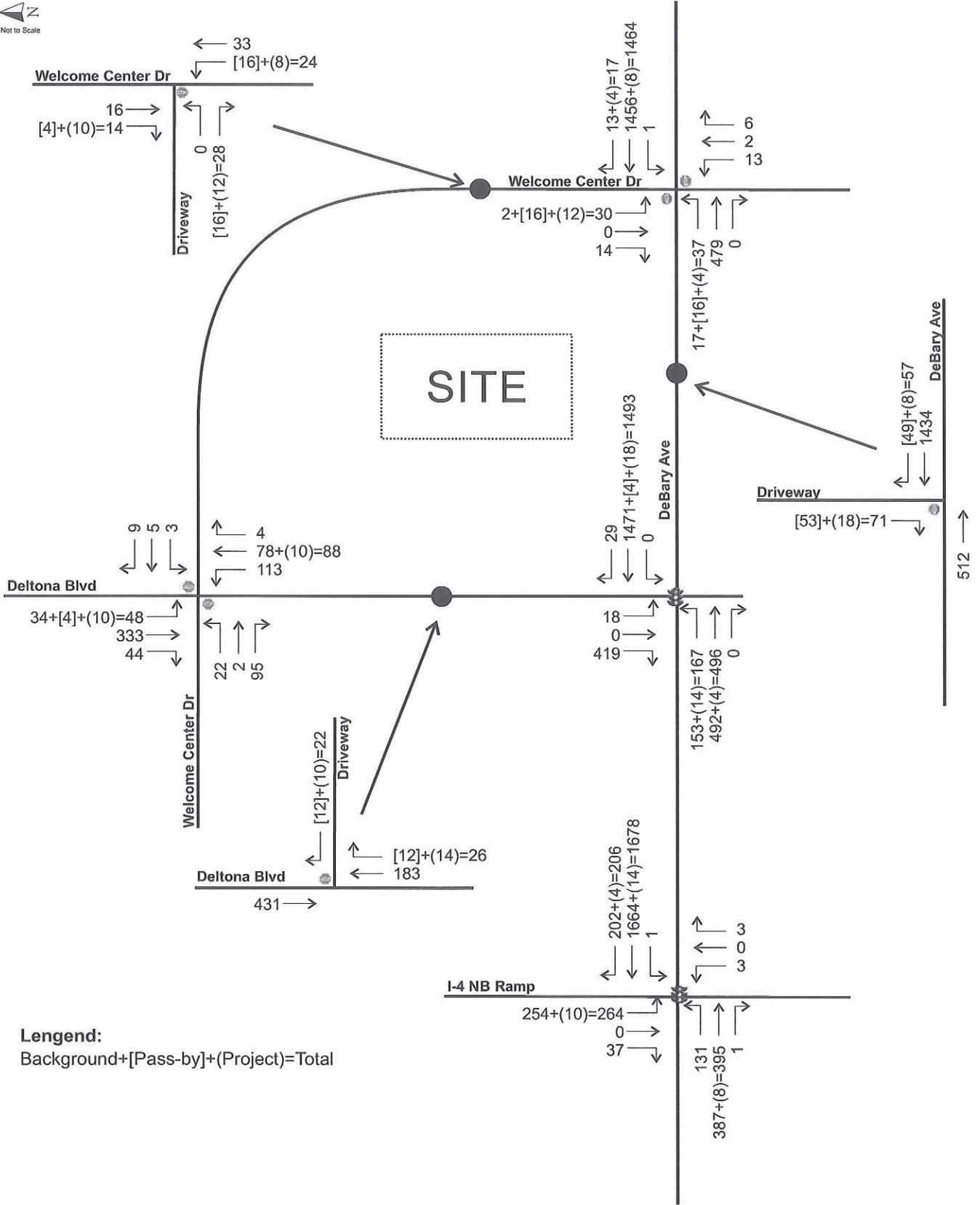
An intersection analysis was conducted using the *Synchro* software and the methods of the *Highway Capacity Manual (HCM) 2010*. The capacity analysis was performed using the existing and projected traffic volumes during the AM and PM peak hour. Existing turning movement counts were obtained at the study intersections and adjusted using an annual growth rate of 2%. **Figure 4** and **Figure 5** illustrate the projected AM and PM peak hour volumes, respectively.

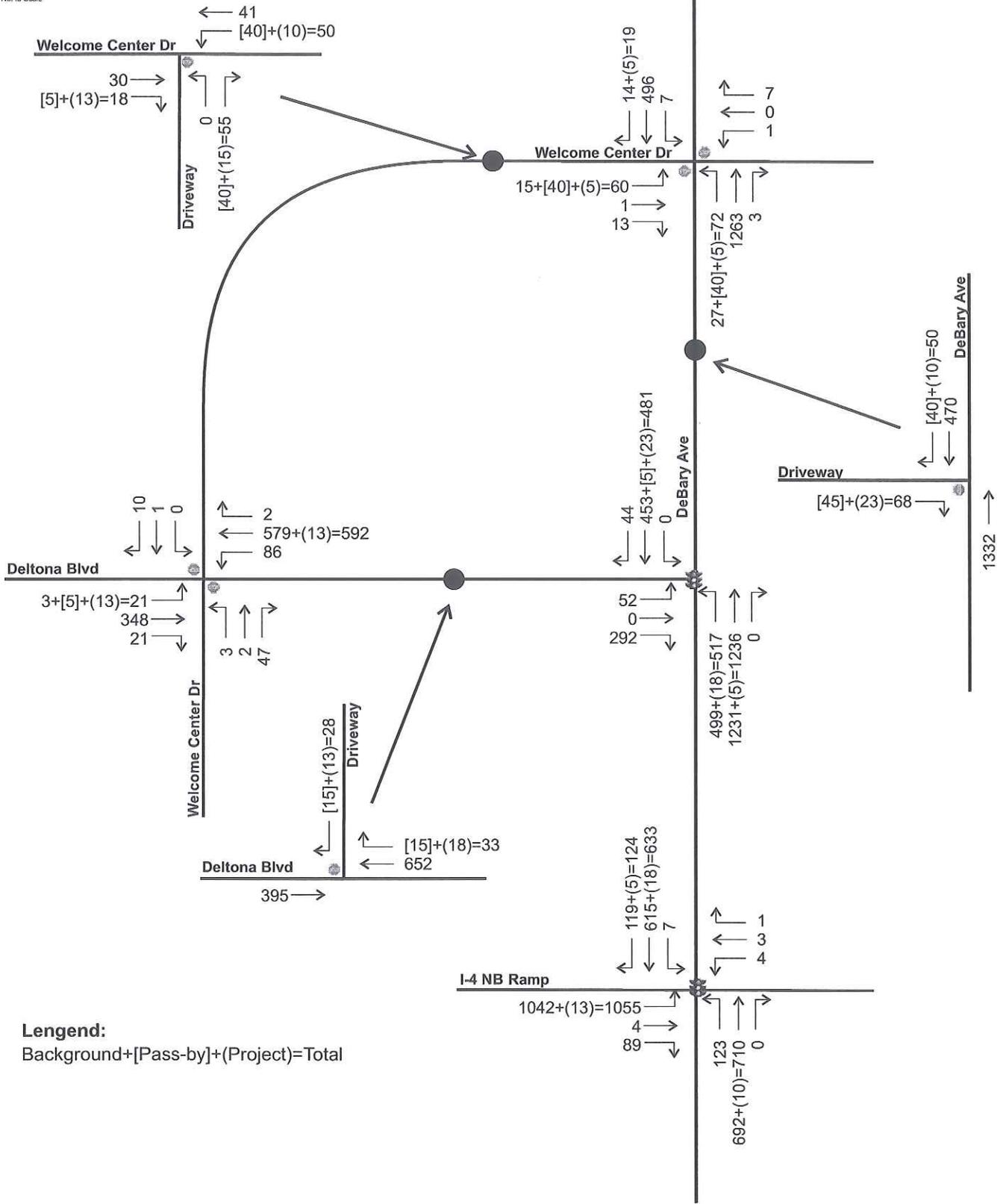
A summary of the intersection capacity analysis is provided in **Table 4**. This analysis indicates that all the study intersections and the project's access points operate at satisfactory LOS and are projected to continue to do so at project buildout. The raw intersection turning movement counts are included in **Appendix D** and the detailed intersection capacity analysis worksheets are included in **Appendix E**.

**Table 4**  
**Intersection Capacity Analysis**

Intersection	Control	Analysis	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
<b>AM Peak Hour</b>												
DeBary Ave & I4 NB Ramps	Signal	Existing	4.6	A	2.0	A	--	--	72.3	E	10.8	B
		Projected	4.6	A	2.2	A	--	--	73.6	E	11.3	B
DeBary Ave & Deltona Blvd	Signal	Existing	14.9	B	52.6	D	--	--	63.9	E	44.2	D
		Projected	16.8	B	57.4	E	--	--	64.5	E	47.5	D
DeBary Ave & Welcome Ctr	Stop	Existing	13.5	B	8.4	A	20.1	C	18.8	C	--	--
		Projected	14.3	B	8.4	A	22.0	C	48.3	E	--	--
Deltona Blvd & Welcome Ctr	Stop	Existing	12.4	B	13.0	B	8.3	A	7.4	A	--	--
		Projected	12.7	B	13.6	B	8.3	A	7.5	A	--	--
Deltona Blvd & Driveway	Stop	Projected	--	--	9.3	A	--	--	--	--	--	--
DeBary Ave & Driveway	Stop	Projected	--	--	--	--	--	--	18.6	C	--	--
Welcome Center & Driveway	Stop	Projected	8.5	A	--	--	7.3	A	--	--	--	--
<b>PM Peak Hour</b>												
DeBary Ave & I4 NB Ramps	Signal	Existing	16.6	B	48.4	D	--	--	42.7	D	35.8	D
		Projected	16.8	B	49.2	D	--	--	45.2	D	37.1	D
DeBary Ave & Deltona Blvd	Signal	Existing	4.5	A	43.1	D	--	--	56.2	E	17.5	B
		Projected	5.0	A	44.6	D	--	--	56.4	E	18.3	B
DeBary Ave & Welcome Ctr	Stop	Existing	8.5	A	12.1	B	16.9	C	16.4	C	--	--
		Projected	8.8	A	12.0	B	17.5	C	26.7	D	--	--
Deltona Blvd & Welcome Ctr	Stop	Existing	12.3	B	13.4	B	8.2	A	8.7	A	--	--
		Projected	12.5	B	13.8	B	8.2	A	8.8	A	--	--
Deltona Blvd & Driveway	Stop	Projected	--	--	13.6	B	--	--	--	--	--	--
DeBary Ave & Driveway	Stop	Projected	--	--	--	--	--	--	10.5	B	--	--
Welcome Center & Driveway	Stop	Projected	8.7	A	--	--	7.4	A	--	--	--	--

Average delay is expressed in Seconds/Vehicle





### 3.4 Access Review

#### DeBary Avenue

A limited right-in/right-out driveway is proposed from DeBary Avenue. The location of the driveway is approximately 225 feet east of the signal at Deltona Boulevard. This driveway will allow traffic from westbound DeBary Avenue to access the site with minimal impact on the adjacent intersections. The limited movements minimize the friction presented by this driveway to the flow of traffic on DeBary Avenue.

#### Deltona Boulevard Access

A limited right-in/right-out driveway is proposed on Deltona Boulevard. The location of the driveway is approximately 250 feet north of the signal at DeBary Avenue. This driveway will allow traffic from northbound Deltona Boulevard to access the site with minimal impact on the adjacent intersections. The limited movements and the location of the driveway in an existing right-turn deceleration lane, minimize the friction presented by this driveway to the flow of traffic on Deltona Boulevard.

#### Welcome Center Drive Access

A driveway is proposed on Welcome Center Drive, which is a local access road located to the east of the site. The full access driveway will serve traffic movements that are otherwise restricted at the site's primary access points on Deltona Boulevard and DeBary Avenue.

Generally, the proposed site access allows for adequate traffic flow to and from the site and presents minimal friction to the primary roadways and intersections in the vicinity of the site.

#### 4.0 STUDY CONCLUSIONS

This traffic analysis was conducted to assess the traffic operations of the proposed RaceTrac convenience market with gas located in the northeast quadrant of the intersection of DeBary Avenue and Deltona Boulevard in the City of Deltona, Florida. The proposed project is a 5,928 square foot convenience store with 20 vehicle fueling positions. The analysis included a determination of project trip generation, a review of existing and projected roadway and intersection capacity, and a review of the proposed site access plan.

The results of the traffic analysis are summarized as follows:

- The proposed development will generate a total of 1,704 net new daily trips, of which 82 new trips will occur in the AM peak hour and 102 new trips will occur in the PM peak hour.
- A review of roadway capacity indicates that currently all roadway segments operate within their capacities and are projected to continue to do so at project buildout.
- An analysis of intersection capacity and operations reveals that the study intersections currently operate adequately. The intersections are projected to continue to operate adequately for the projected background and project buildout.
- A review of the project access plan reveals the following:
  - All proposed access points will operate with adequate capacity during the morning and evening peak hours.
  - The proposed driveway on DeBary Avenue allows westbound traffic to access the site without significantly affecting the adjacent signal. The limited right-in/right-out movements will minimize friction on the flow of traffic on the road.
  - The proposed driveway on Deltona Boulevard allows northbound traffic to access the site without significantly affecting the adjacent signal. The limited right-in/right-out movements and the existing right turn lane minimize friction from the driveway on the flow of traffic on the road.
  - The proposed site access plan is adequate for the site and presents minimal friction on the flow of traffic in the vicinity of the site.

## APPENDICES

**Appendix A**  
Proposed Site Plan

SITE DATA	
EXISTING LAND USE:	VACANT
EXISTING ZONING:	BUSINESS PLANNED UNIT DEVELOPMENT (BPUD)
EXISTING FUTURE LAND USE:	COMMERCIAL
PROPOSED USE:	RACETRAC MARKET AND CONVENIENCE STORE

SITE AREA	
PURCHASE PROPERTY (LOTS 2 & 3)	86,039 AC
PROPOSED PAV. DIRECTION	11,160 AC
UNIMPAVED SITE AREA PROPOSED LOT 2 IN REP (P) 1	85,279 AC
UNIMPAVED ALLOCABLE PAV.	85,279 AC

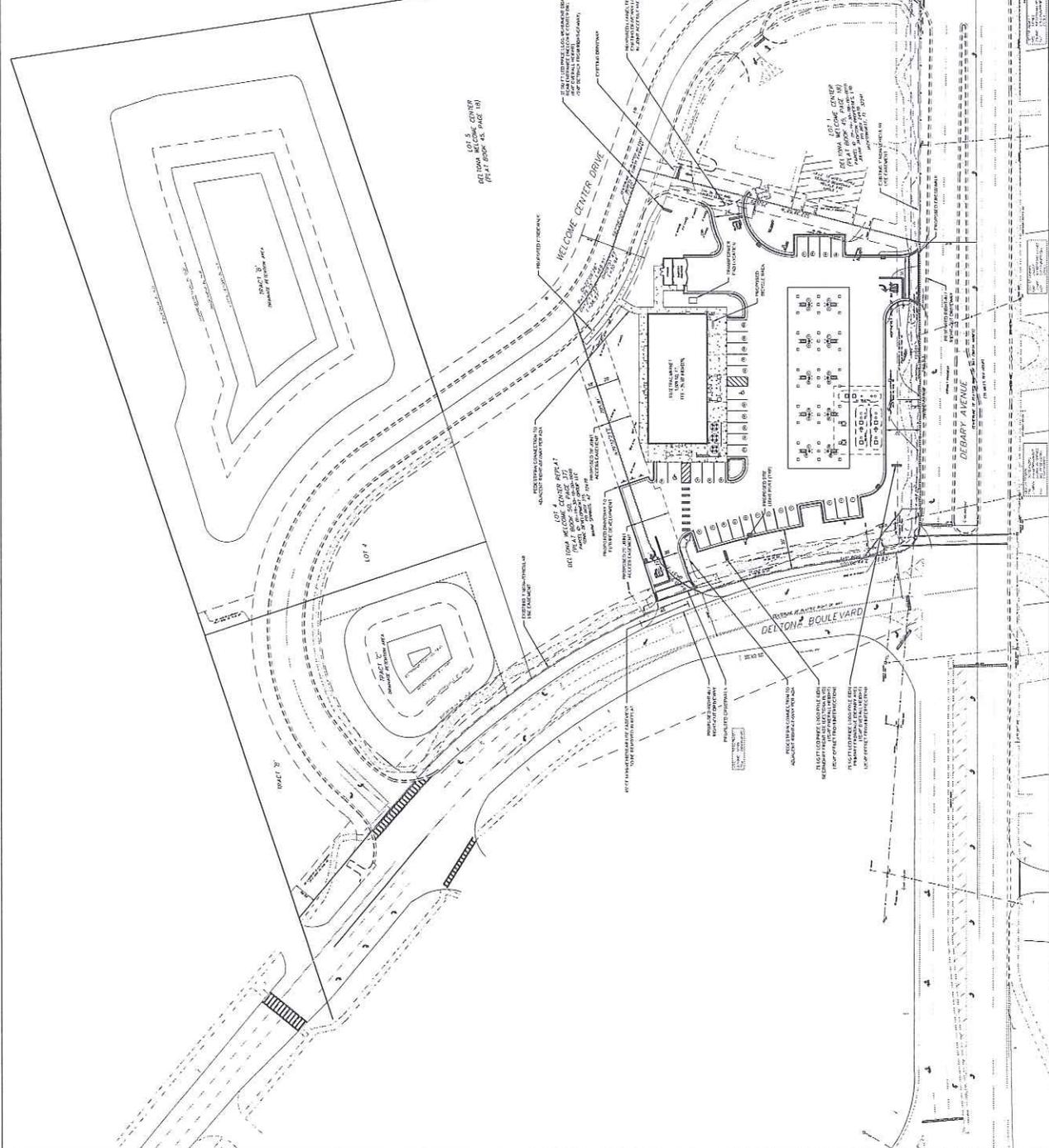
BUILDING AREA	
PROPOSED BUILDING AREA	5,974 SF
FLOOR AREA RATIO (FAR)	0.069
PROPOSED FAR	0.100
MAXIMUM ALLOWABLE FAR	0.100

IMPROVEMENT AREA CALCULATIONS	
CONDITIONS PROPOSED ON REMAINING SITE AREA	
PROPOSED LOT 2 IN REP (P) 1	SF AC %
PROPOSED PAV. DIRECTION	11,160 25.63%
UNIMPAVED AREA	85,279 19.37%
TOTAL	96,439 22.00%

FOR STORMWATER MANAGEMENT DESIGN CONSIDERATIONS PERMITTED IN PREVIOUS STORMWATER MANAGEMENT DESIGN (Issue 1)	
MINIMUM 5 SPACE PER 1,000 SF GFA * 1918/1000 *	
AND 1 PUMP POSITION PER FUEL PUMP	
REGULAR PARKING SPACES	30 SPACES
HANDICAP PARKING SPACES	3 SPACES
TOTAL PARKING SPACES	33 SPACES
TOTAL PUMPING POSITIONS	30 POSITIONS



**Appendix B**  
ITE Information Sheets

## Convenience Market with Gasoline Pumps (853)

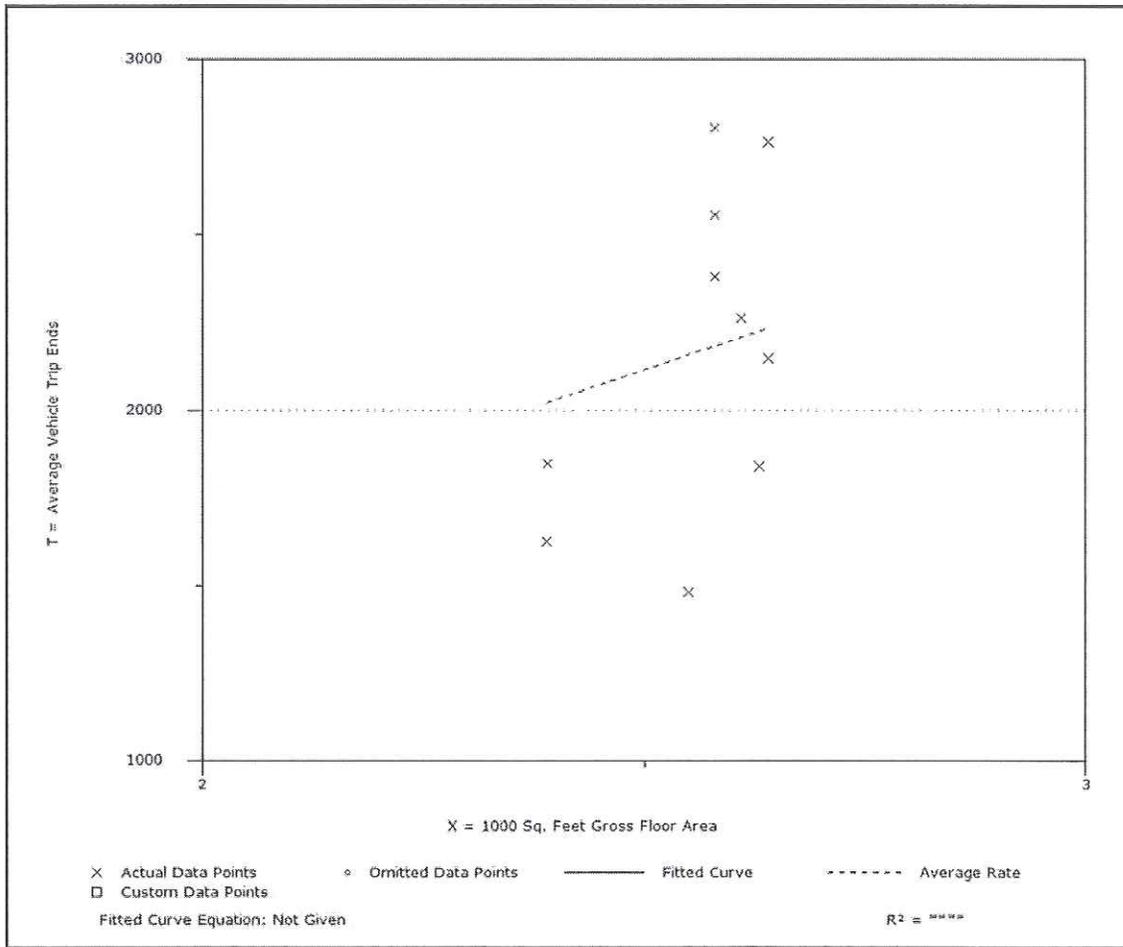
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**

Number of Studies: 10  
Average 1000 Sq. Feet GFA: 3  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
845.60	578.52 - 1,084.72	163.67

### Data Plot and Equation



Trip Generation, 9th Edition

## Convenience Market with Gasoline Pumps (853)

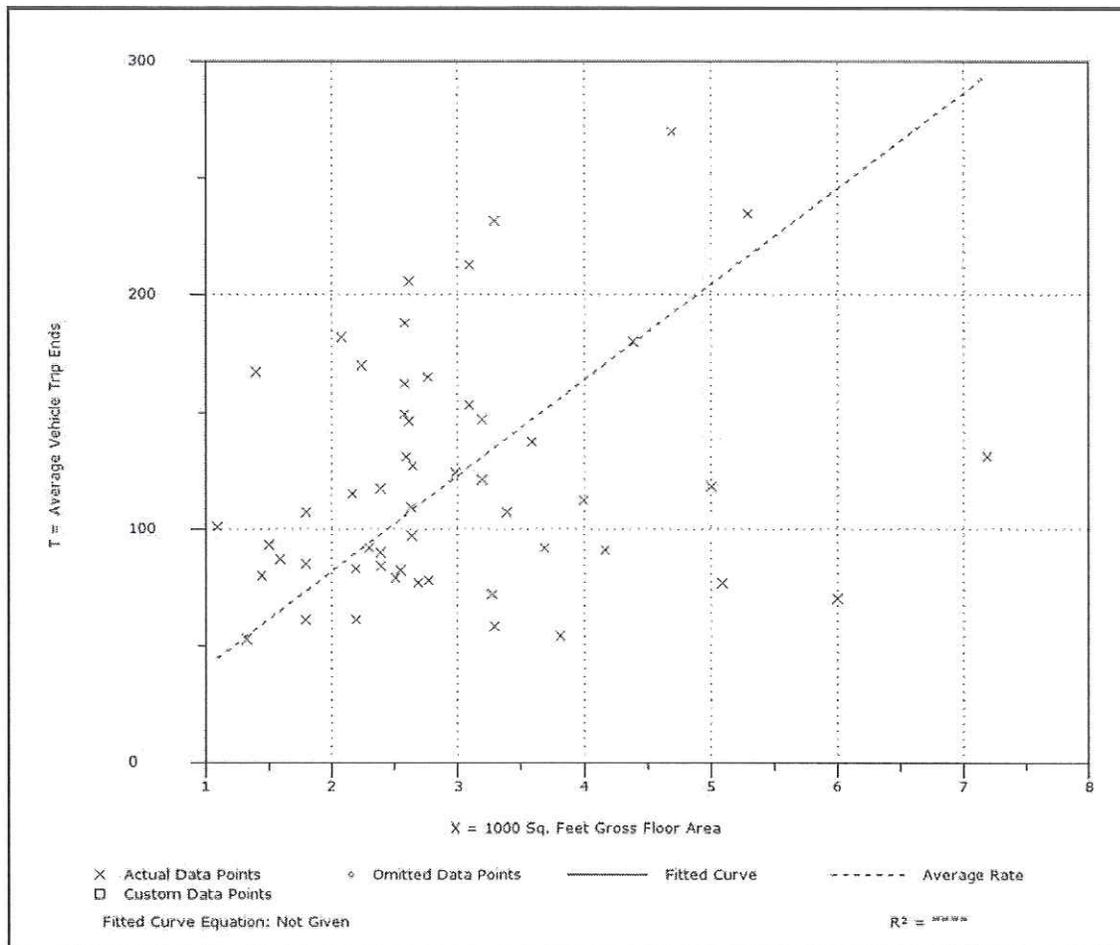
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 53  
 Average 1000 Sq. Feet GFA: 3  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
40.92	11.67 - 119.29	20.75

### Data Plot and Equation



Trip Generation, 9th Edition

## Convenience Market with Gasoline Pumps (853)

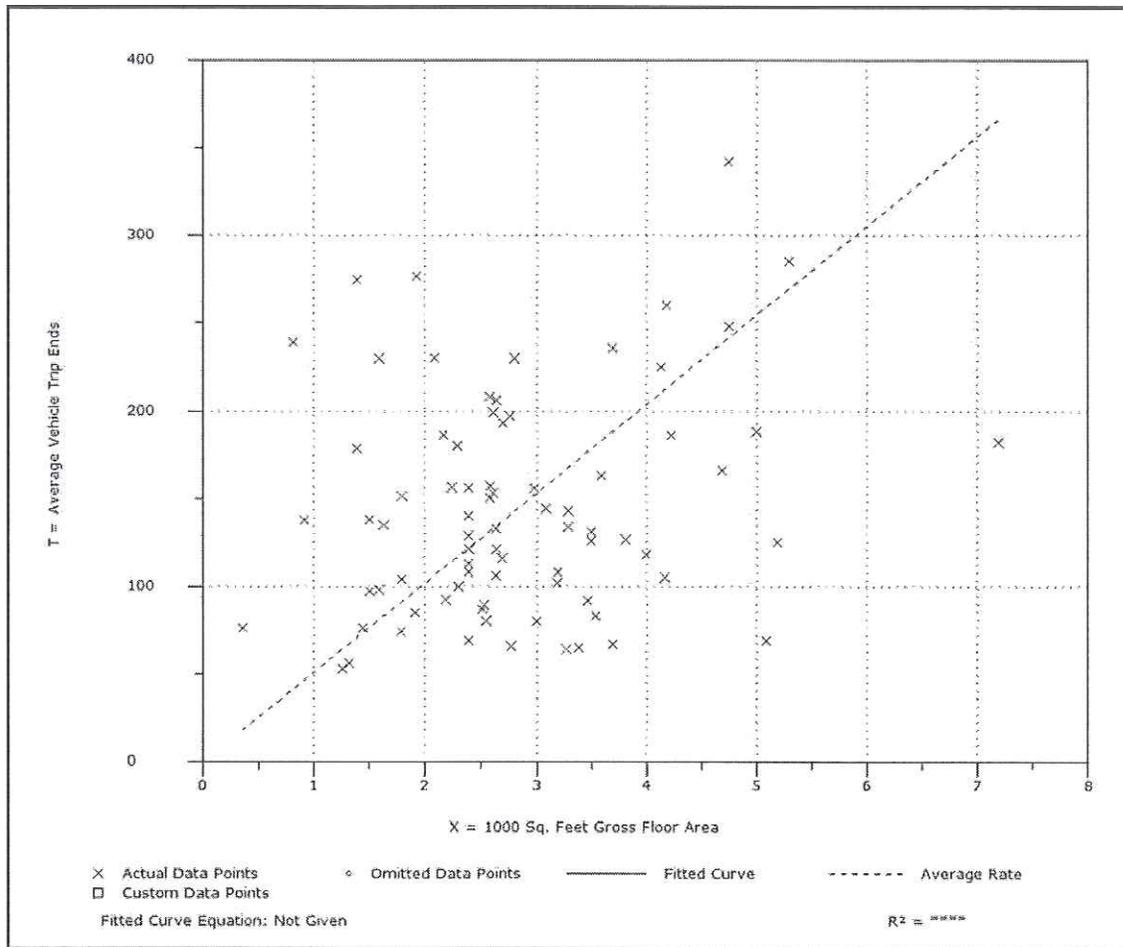
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 78  
 Average 1000 Sq. Feet GFA: 3  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
50.92	13.53 - 292.89	32.15

### Data Plot and Equation



Trip Generation, 9th Edition

**Appendix C**  
Historical Volumes & Seasonal Factors



2012 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 7900 VOLUSIA COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2012 - 01/07/2012	1.01	1.07
2	01/08/2012 - 01/14/2012	1.00	1.06
3	01/15/2012 - 01/21/2012	1.00	1.06
4	01/22/2012 - 01/28/2012	0.98	1.04
* 5	01/29/2012 - 02/04/2012	0.97	1.03
* 6	02/05/2012 - 02/11/2012	0.95	1.00
* 7	02/12/2012 - 02/18/2012	0.94	0.99
* 8	02/19/2012 - 02/25/2012	0.93	0.98
* 9	02/26/2012 - 03/03/2012	0.93	0.98
*10	03/04/2012 - 03/10/2012	0.93	0.98
*11	03/11/2012 - 03/17/2012	0.92	0.97
*12	03/18/2012 - 03/24/2012	0.93	0.98
*13	03/25/2012 - 03/31/2012	0.94	0.99
*14	04/01/2012 - 04/07/2012	0.95	1.00
*15	04/08/2012 - 04/14/2012	0.96	1.01
*16	04/15/2012 - 04/21/2012	0.97	1.03
*17	04/22/2012 - 04/28/2012	0.98	1.04
18	04/29/2012 - 05/05/2012	0.99	1.05
19	05/06/2012 - 05/12/2012	1.00	1.06
20	05/13/2012 - 05/19/2012	1.01	1.07
21	05/20/2012 - 05/26/2012	1.02	1.08
22	05/27/2012 - 06/02/2012	1.02	1.08
23	06/03/2012 - 06/09/2012	1.02	1.08
24	06/10/2012 - 06/16/2012	1.03	1.09
25	06/17/2012 - 06/23/2012	1.03	1.09
26	06/24/2012 - 06/30/2012	1.04	1.10
27	07/01/2012 - 07/07/2012	1.04	1.10
28	07/08/2012 - 07/14/2012	1.04	1.10
29	07/15/2012 - 07/21/2012	1.05	1.11
30	07/22/2012 - 07/28/2012	1.05	1.11
31	07/29/2012 - 08/04/2012	1.05	1.11
32	08/05/2012 - 08/11/2012	1.05	1.11
33	08/12/2012 - 08/18/2012	1.05	1.11
34	08/19/2012 - 08/25/2012	1.05	1.11
35	08/26/2012 - 09/01/2012	1.04	1.10
36	09/02/2012 - 09/08/2012	1.04	1.10
37	09/09/2012 - 09/15/2012	1.04	1.10
38	09/16/2012 - 09/22/2012	1.03	1.09
39	09/23/2012 - 09/29/2012	1.02	1.08
40	09/30/2012 - 10/06/2012	1.01	1.07
41	10/07/2012 - 10/13/2012	1.00	1.06
42	10/14/2012 - 10/20/2012	0.99	1.05
43	10/21/2012 - 10/27/2012	1.00	1.06
44	10/28/2012 - 11/03/2012	1.00	1.06
45	11/04/2012 - 11/10/2012	1.00	1.06
46	11/11/2012 - 11/17/2012	1.00	1.06
47	11/18/2012 - 11/24/2012	1.01	1.07
48	11/25/2012 - 12/01/2012	1.01	1.07
49	12/02/2012 - 12/08/2012	1.01	1.07
50	12/09/2012 - 12/15/2012	1.01	1.07
51	12/16/2012 - 12/22/2012	1.01	1.07
52	12/23/2012 - 12/29/2012	1.00	1.06
53	12/30/2012 - 12/31/2012	1.00	1.06

\* PEAK SEASON

08-FEB-2013 12:30:05

830UPD [1,0,0,1]

5\_7900\_PKSEASON.TXT

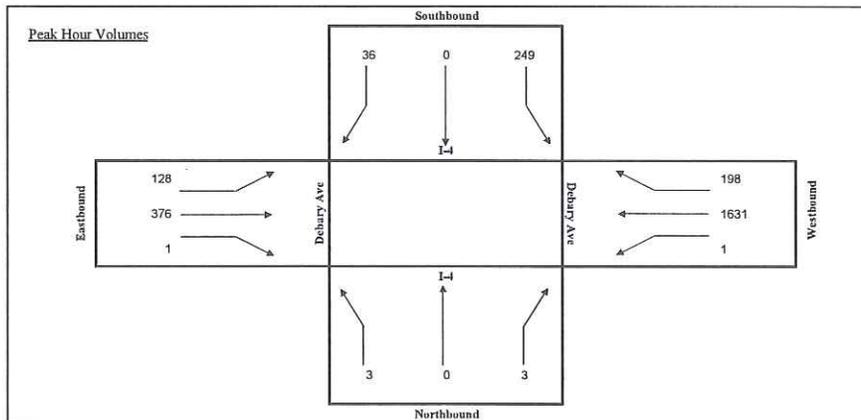
**Appendix D**  
Intersections Traffic Volume

**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): I-4  
Intersection (E/W): Debarry Ave  
Date: 5/7/2015

Start	End	I-4 NB			I-4 SB			Debarry Ave EB			Debarry Ave WB			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM	3	0	2	37	0	2	28	59	0	1	422	37	591
7:15 AM	7:30 AM	1	0	0	61	0	8	25	96	0	0	444	40	675
7:30 AM	7:45 AM	1	0	1	55	0	6	33	88	1	1	389	51	626
7:45 AM	8:00 AM	0	0	0	70	0	12	29	105	0	0	420	48	684
8:00 AM	8:15 AM	1	0	2	63	0	10	41	87	0	0	378	59	641
8:15 AM	8:30 AM	0	0	1	59	0	9	30	66	1	1	359	47	573
8:30 AM	8:45 AM	1	0	1	72	0	17	33	49	0	1	303	36	513
8:45 AM	9:00 AM	1	0	0	51	0	11	36	51	1	2	275	32	460

Total for:	7:00 AM	8:00 AM	5	0	3	223	0	28	115	348	1	2	1675	176	2576
Total for:	8:00 AM	9:00 AM	3	0	4	245	0	47	140	253	2	4	1315	174	2187
<b>Total Peak Hour:</b>	<b>7:15 AM</b>	<b>8:15 AM</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>249</b>	<b>0</b>	<b>36</b>	<b>128</b>	<b>376</b>	<b>1</b>	<b>1</b>	<b>1631</b>	<b>198</b>	<b>2626</b>
<b>Overall PHF:</b>	0.96														

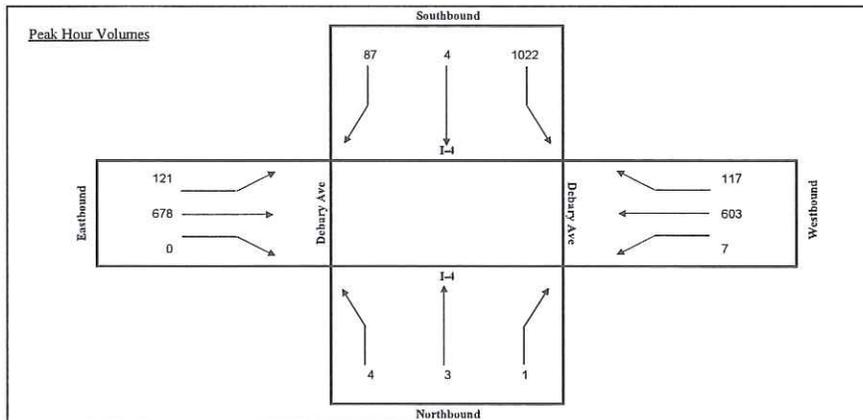


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): I-4  
Intersection (E/W): Debary Ave  
Date: 5/7/2015

Start	End	I-4 NB			I-4 SB			Debary Ave EB			Debary Ave WB			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	1	1	0	259	2	23	24	103	0	2	130	37	582
4:15 PM	4:30 PM	1	0	1	268	0	28	27	108	0	2	122	29	586
4:30 PM	4:45 PM	2	1	1	246	1	33	25	111	0	6	137	31	594
4:45 PM	5:00 PM	0	0	0	222	1	25	30	133	0	1	155	30	597
5:00 PM	5:15 PM	1	2	0	243	2	22	25	175	0	3	141	28	642
5:15 PM	5:30 PM	2	1	1	291	0	22	36	169	0	1	163	32	718
5:30 PM	5:45 PM	1	0	0	266	1	18	30	201	0	2	144	27	690
5:45 PM	6:00 PM	0	1	1	205	0	10	27	166	0	3	137	36	586

Total for:	4:00 PM	5:00 PM	4	2	2	995	4	109	106	455	0	11	544	127	2359
Total for:	5:00 PM	6:00 PM	4	4	2	1005	3	72	118	711	0	9	585	123	2636
<b>Total Peak Hour:</b>	<b>4:45 PM</b>	<b>5:45 PM</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>1022</b>	<b>4</b>	<b>87</b>	<b>121</b>	<b>678</b>	<b>0</b>	<b>7</b>	<b>603</b>	<b>117</b>	<b>2647</b>
<b>Overall PHF:</b>	<b>0.92</b>														

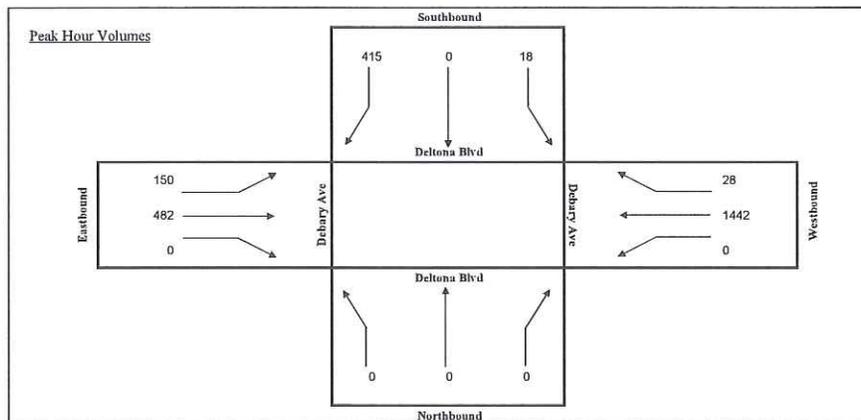


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): Deltona Blvd  
Intersection (E/W): Debary Ave  
Date: 5/7/2015

Start	End	Deltona Blvd			Deltona Blvd			Debary Ave			Debary Ave			TOTAL
		NB			SB			EB			WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM	0	0	0	7	0	96	25	74	0	0	360	6	568
7:15 AM	7:30 AM	0	0	0	3	0	110	41	120	0	0	378	4	656
7:30 AM	7:45 AM	0	0	0	7	0	105	36	107	0	0	340	10	605
7:45 AM	8:00 AM	0	0	0	5	0	99	40	140	0	0	372	5	661
8:00 AM	8:15 AM	0	0	0	3	0	101	33	115	0	0	352	9	613
8:15 AM	8:30 AM	0	0	0	7	0	88	29	99	0	0	336	11	570
8:30 AM	8:45 AM	0	0	0	2	0	75	18	108	0	0	275	9	487
8:45 AM	9:00 AM	0	0	0	6	0	81	23	87	0	0	241	8	446

Total for:	7:00 AM	8:00 AM	0	0	0	22	0	410	142	441	0	0	1450	25	2490
Total for:	8:00 AM	9:00 AM	0	0	0	18	0	345	103	409	0	0	1204	37	2116
<b>Total Peak Hour:</b>	<b>7:15 AM</b>	<b>8:15 AM</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>415</b>	<b>150</b>	<b>482</b>	<b>0</b>	<b>0</b>	<b>1442</b>	<b>28</b>	<b>2535</b>
<b>Overall PHF:</b>	0.96														

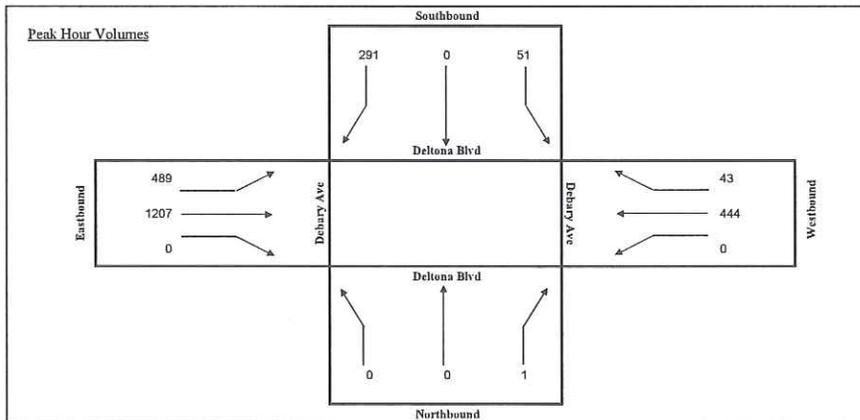


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): Deltona Blvd  
Intersection (E/W): Debary Ave  
Date: 5/7/2015

Start	End	Deltona Blvd			Deltona Blvd			Debary Ave			Debary Ave			TOTAL
		NB			SB			EB			WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	0	0	0	9	0	53	88	274	0	0	115	3	542
4:15 PM	4:30 PM	0	0	1	11	0	62	115	280	0	0	99	4	572
4:30 PM	4:45 PM	0	0	1	12	0	70	121	242	0	0	102	5	553
4:45 PM	5:00 PM	0	0	0	14	0	80	133	230	0	0	109	9	575
5:00 PM	5:15 PM	0	0	0	11	0	74	115	298	0	0	102	11	611
5:15 PM	5:30 PM	0	0	1	15	0	72	122	341	0	0	125	8	684
5:30 PM	5:45 PM	0	0	0	11	0	65	119	338	0	0	108	15	656
5:45 PM	6:00 PM	0	0	0	15	0	57	94	274	0	0	123	9	572

Total for:	4:00 PM	5:00 PM	0	0	2	46	0	265	457	1026	0	0	425	21	2242
Total for:	5:00 PM	6:00 PM	0	0	1	52	0	268	450	1251	0	0	458	43	2523
<b>Tota Peak Hour:</b>	<b>4:45 PM</b>	<b>5:45 PM</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>51</b>	<b>0</b>	<b>291</b>	<b>489</b>	<b>1207</b>	<b>0</b>	<b>0</b>	<b>444</b>	<b>43</b>	<b>2526</b>
<b>Overall PHF:</b>	0.92														

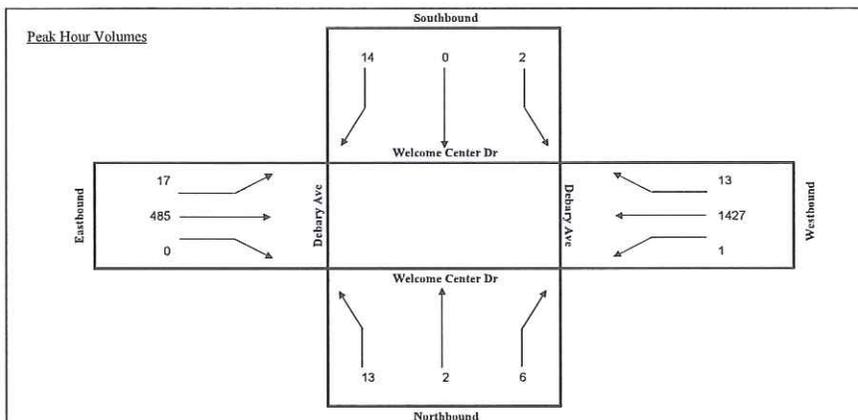


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): Welcome Center Dr  
 Intersection (E/W): Debarry Ave  
 Date: 5/7/2015

Start	End	Welcome Center Dr			Welcome Center Dr			Debarry Ave			Debarry Ave			TOTAL
		NB			SB			EB			WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM	2	0	0	2	0	2	2	78	0	0	357	2	445
7:15 AM	7:30 AM	1	1	3	0	0	5	2	120	0	0	370	1	503
7:30 AM	7:45 AM	5	0	1	1	0	3	5	108	0	0	337	3	463
7:45 AM	8:00 AM	4	0	0	0	0	0	3	146	0	0	375	4	532
8:00 AM	8:15 AM	3	1	2	1	0	6	7	111	0	1	345	5	482
8:15 AM	8:30 AM	3	0	0	2	0	6	6	98	2	1	328	4	450
8:30 AM	8:45 AM	2	1	1	4	0	2	5	103	1	0	270	6	395
8:45 AM	9:00 AM	4	0	3	3	0	4	6	84	0	0	246	5	355

Total for:	7:00 AM	8:00 AM	12	1	4	3	0	10	12	452	0	0	1439	10	1943
Total for:	8:00 AM	9:00 AM	12	2	6	10	0	18	24	396	3	2	1189	20	1682
Tota Peak Hour:	7:15 AM	8:15 AM	13	2	6	2	0	14	17	485	0	1	1427	13	1980
Overall PHIF:	0.93														

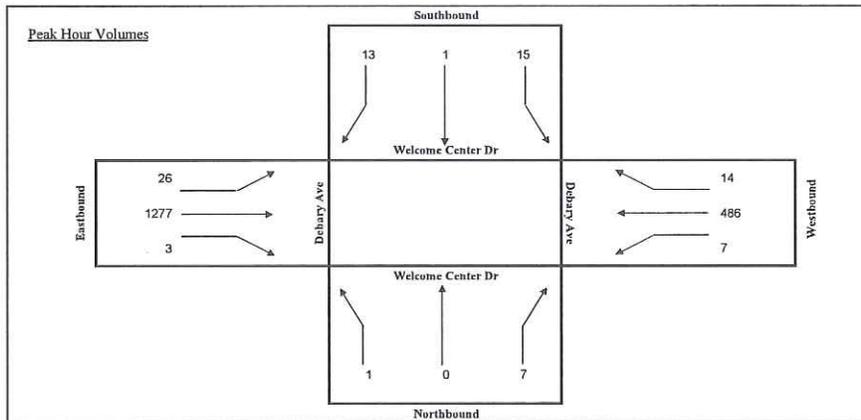


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): Welcome Center Dr  
Intersection (E/W): Debary Ave  
Date: 5/7/2015

Start	End	Welcome Center Dr			Welcome Center Dr			Debary Ave			Debary Ave			TOTAL
		NB			SB			EB			WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	1	0	2	2	0	3	2	250	0	1	116	1	378
4:15 PM	4:30 PM	0	0	1	3	1	5	5	287	2	2	101	2	409
4:30 PM	4:45 PM	1	0	0	2	0	2	6	260	0	0	103	5	379
4:45 PM	5:00 PM	2	0	3	4	0	6	3	235	4	3	116	3	379
5:00 PM	5:15 PM	0	0	0	5	1	3	8	302	0	0	107	7	433
5:15 PM	5:30 PM	0	0	2	3	0	1	5	351	1	1	130	2	496
5:30 PM	5:45 PM	1	0	2	5	0	3	6	343	1	4	121	2	488
5:45 PM	6:00 PM	0	0	3	2	0	6	7	281	1	2	128	3	433

Total for:	4:00 PM	5:00 PM	4	0	6	11	1	16	16	1032	6	6	436	11	1545	
Total for:	5:00 PM	6:00 PM	1	0	7	15	1	13	26	1277	3	7	486	14	1850	
<b>Total Peak Hour:</b>	<b>5:00 PM</b>	<b>6:00 PM</b>	<b>1</b>	<b>0</b>	<b>7</b>	<b>15</b>	<b>1</b>	<b>13</b>	<b>26</b>	<b>1277</b>	<b>3</b>	<b>7</b>	<b>486</b>	<b>14</b>	<b>1850</b>	
<b>Overall PHIF:</b>			0.93													

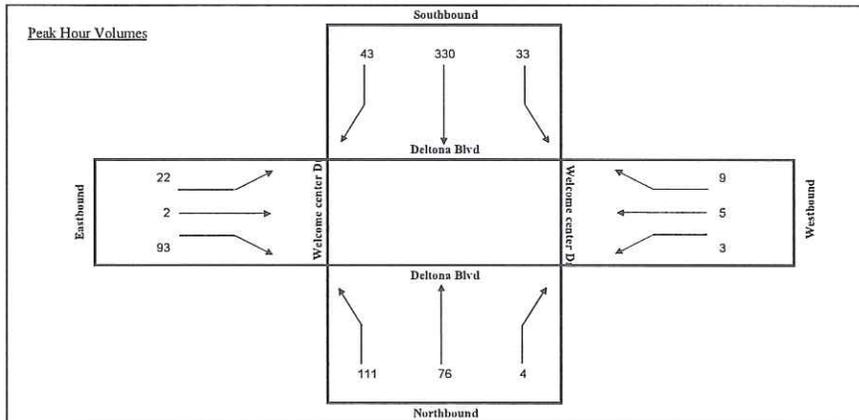


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): Deltona Blvd  
Intersection (E/W): Welcome center Dr  
Date: 5/7/2015

Start	End	Deltona Blvd			Deltona Blvd			Welcome center Dr			Welcome center Dr			TOTAL
		NB	SB	EB	NB	SB	EB	WB	WB	WB	WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM	15	18	1	3	85	7	1	1	20	3	1	1	156
7:15 AM	7:30 AM	24	21	0	8	90	8	2	0	27	0	0	0	180
7:30 AM	7:45 AM	33	18	2	7	81	10	7	0	24	2	2	2	188
7:45 AM	8:00 AM	29	16	2	7	75	14	7	2	24	1	3	7	187
8:00 AM	8:15 AM	25	21	0	11	84	11	6	0	18	0	0	0	176
8:15 AM	8:30 AM	28	12	1	8	70	15	5	0	30	1	2	2	174
8:30 AM	8:45 AM	18	15	0	3	59	9	7	1	22	2	1	3	140
8:45 AM	9:00 AM	20	14	1	5	73	10	2	0	17	2	3	1	148

Total for:	7:00 AM	8:00 AM	101	73	5	25	331	39	17	3	95	6	6	10	711
Total for:	8:00 AM	9:00 AM	91	62	2	27	286	45	20	1	87	5	6	6	638
<b>Total Peak Hour:</b>	<b>7:15 AM</b>	<b>8:15 AM</b>	<b>111</b>	<b>76</b>	<b>4</b>	<b>33</b>	<b>330</b>	<b>43</b>	<b>22</b>	<b>2</b>	<b>93</b>	<b>3</b>	<b>5</b>	<b>9</b>	<b>731</b>
<b>Overall PHF:</b>	<b>0.97</b>														

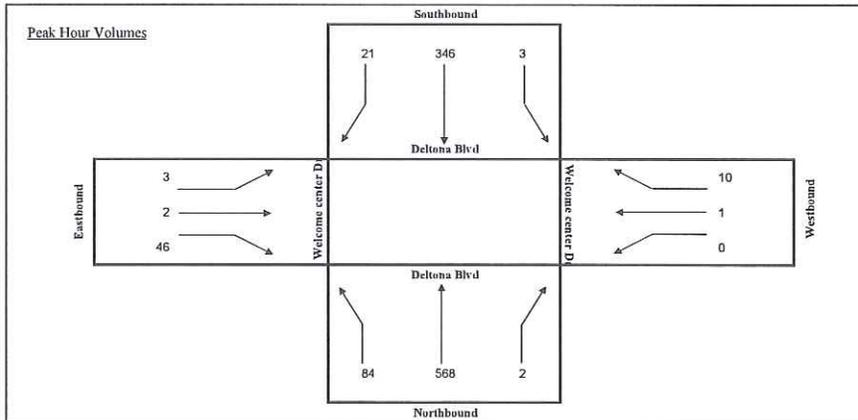


**TURNING MOVEMENT COUNT ANALYSIS**  
AUTOS & TRUCKS

Intersection (N/S): Deltona Blvd  
Intersection (E/W): Welcome center Dr  
Date: 5/7/2015

Start	End	Deltona Blvd			Deltona Blvd			Welcome center Dr			Welcome center Dr			TOTAL
		NB			SB			EB			WB			
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	10	91	1	0	65	2	1	0	5	0	2	1	178
4:15 PM	4:30 PM	15	119	0	0	72	5	0	1	9	0	0	2	223
4:30 PM	4:45 PM	20	126	2	1	86	7	2	0	11	0	1	1	257
4:45 PM	5:00 PM	22	142	0	0	97	6	0	1	10	0	0	0	278
5:00 PM	5:15 PM	24	122	1	1	86	7	2	0	15	0	1	6	265
5:15 PM	5:30 PM	18	150	0	0	88	3	1	0	12	0	0	3	275
5:30 PM	5:45 PM	20	154	1	2	75	5	0	1	9	0	0	1	268
5:45 PM	6:00 PM	21	103	0	0	74	4	1	0	12	0	1	3	219

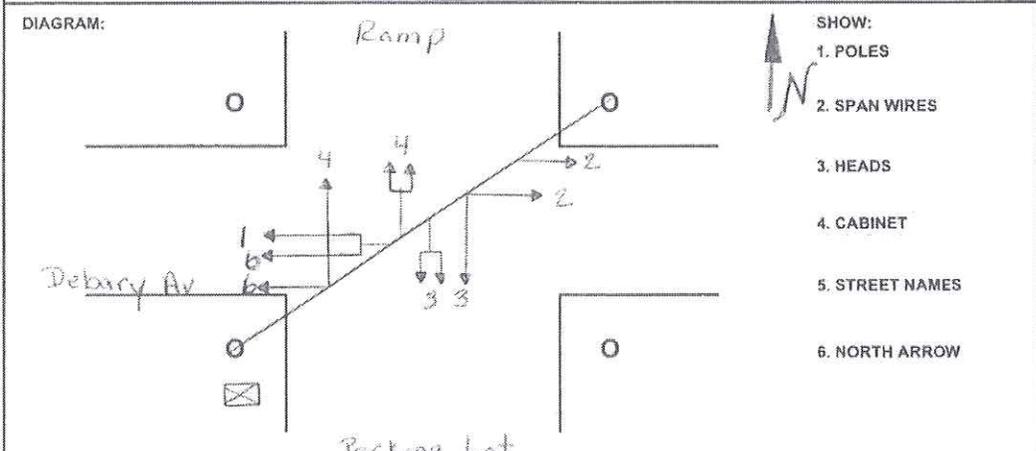
Total for:	4:00 PM	5:00 PM	67	478	3	1	320	20	3	2	35	0	3	4	936
Total for:	5:00 PM	6:00 PM	83	529	2	3	323	19	4	1	48	0	2	13	1027
<b>Tota Peak Hour:</b>	<b>4:45 PM</b>	<b>5:45 PM</b>	<b>84</b>	<b>568</b>	<b>2</b>	<b>3</b>	<b>346</b>	<b>21</b>	<b>3</b>	<b>2</b>	<b>46</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>1086</b>
Overall PHF:	0.98														



**COUNTY OF VOLUSIA TRAFFIC SIGNAL MAINTENANCE INVENTORY SHEET**

LOCATION: Debarry Ave @ I-4 EB Ramp ISOLATED: \_\_\_\_\_ NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNAL #: #188 DLT CO-ORD: X NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

MASTER INFORMATION: CLOSED LOOP: MASTER LOC #: \_\_\_\_\_ PHONE #: \_\_\_\_\_ CENTRAL PX: \_\_\_\_\_ MOVEMENT CHART: \_\_\_\_\_  
 LOCAL LOC #: \_\_\_\_\_ LOCAL PX: \_\_\_\_\_



PH	MOVE	INT	EXT	CLR	RED	MAX1	MAX2	WALK	FDW	RECALL	DET. FUNC	FLASH
1	1/6	5	3	4	2	15					NL	
2/6	2/6	15	4	4	2	30				min	L	Y
3	3	5	3	4	2	15					NL	R
4	4	6	4	4	2	30					NL	R

MAX 2					GENERAL INFORMATION				
T.O.D.					CONTROLLER TYPE PHASES <u>30</u> <u>3000E</u> <u>50</u> <u>0PED</u>				
DAY OF WEEK:					PROM NUMBER <u>8216A 3.7.3</u>				
					CABINET TYPE <u>V</u> <u>02/1997</u>				
MAX 3					MAX 2 CLOCK/TBC MOD <u>Fiber</u>				
PH	LIMIT	ADJ	UP	DOWN	CONDITION OF OVERHEAD <u>Good</u>				
					OVERHEAD STREET NAMES YES _____ NO <u>X</u>				
					ILLUMINATED STREET NAMES YES <u>X</u> NO _____				
					PRE-EMPTION YES _____ NO <u>X</u>				
					TYPE				

LEDS: RED 8 N S E W RED ARROW \_\_\_\_\_ N S E W  
 AMBER 8 N S E W AMBER ARROW 3 N S E W  
 GREEN 8 N S E W GREEN ARROW 3 N S E W  
 PED 0 NE SE NW SW ALL LED

BLANK OUT: N S E W 0

REMARKS:

**COUNTY OF VOLUSIA TRAFFIC SIGNAL TIMING SHEET**

LOCATION: Debary Ave/Dirksen Dr & I-4 EB Ramp  
Deltona

ISOLATED:

DATE: 3/27/2015

SIGNAL #: 188

CO-ORD:  X

Design By: M. Tobin

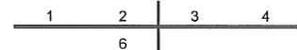
System #: 6

**Controller Timing Chart**

PHASE	1	2	3	4	5	6	7	8
DIRECTION	EBL	WB	NB	SB	-	EB	-	-
TURN TYPE	PERM/PROT	-	SPLIT LEAD	SPLIT LAG	-	-	-	-
MIN GREEN	5	12	5	6		12		
EXTENSION	3	3	3	4		3		
CLEARANCE	4.0	5.0	3.5	4.0		4.0		
ALL RED	2.5	2.0	2.5	2.5		2.0		
WALK	-	-	-	-		-		
FDW	-	-	-	-		-		
MAX 1	15	30	15	30		30		
MAX 2	-	-	-	-		-		
MAX 3	30	-	-	-		-		
ADJUST	10	-	-	-		-		
RECALL	-	MIN	-	-		MIN		
DETECTOR	NON-LOCK	LOCK	NON-LOCK	LOCK		LOCK		
FLASH	-	YELLOW	RED	RED		YELLOW		
SET	2	-	-	-		-		
CLEAR	2	-	-	-		-		
BASE DAY	1	2	3	4	5	6	7	
MON #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00		Crosswalk Length
	PLAN	FREE	C301S1	C101S1	C201S1	FREE		
TUES#1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00		P2
	PLAN	FREE	C301S1	C101S1	C201S1	FREE		
WED #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00		-
	PLAN	FREE	C301S1	C101S1	C201S1	FREE		
THU #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00		P4
	PLAN	FREE	C301S1	C101S1	C201S1	FREE		
FRI #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00		-
	PLAN	FREE	C301S1	C101S1	C201S1	FREE		
SAT #2	TIME	00:01-09:00	09:00-18:00	18:00-00:00				P6
	PLAN	FREE	C101S1	FREE				
SUN #3	TIME	00:01-09:00	09:00-18:00	18:00-00:00				-
	PLAN	FREE	C101S1	FREE				
CONTROLLER TYPE		CONDITION OF OVERHEAD			New	PROM NUMBER		P8
3000E		OVERHEAD STREET NAMES			NO			
PHASES:	8Φ	ILLUMINATED STREET NAMES			YES	8216A 3.7.3		SIGNAL OWNER <sup>4</sup>
CABINET TYPE	V	PRE-EMPTION			NO	IP ADDRESS		County
CABINET DATE	02/1997	PRE-EMPTION TYPE			N/A	10.77.8.34		LED YES

REMARKS:

Omit Phase 1 when Phase 2 is On





**COUNTY OF VOLUSIA TRAFFIC SIGNAL MAINTENANCE INVENTORY SHEET**

LOCATION: <u>Debarry Av @ Deltona Bl</u>		ISOLATED: _____	NAME: _____	DATE: _____								
SIGNAL #: <u>258 DLT</u>		CO-ORD: <u>X</u>	NAME: _____	DATE: _____								
NAME: _____		NAME: _____	NAME: _____	DATE: _____								
MASTER INFORMATION:			MOVEMENT CHART:									
CLOSED LOOP: MASTER LOC #: _____		PHONE #: _____	CENTRAL PX: _____									
LOCAL LOC #: _____		LOCAL PX: _____	LOCAL PX: _____									
DIAGRAM: <u>Deltona Bl</u>			SHOW:									
			1. POLES									
			2. SPAN WIRES									
			3. HEADS									
			4. CABINET									
			5. STREET NAMES									
			6. NORTH ARROW									
PH	MOVE	INT	EXT	CLR	RED	MAX1	MAX2	WALK	FDW	RECALL	DET. FUNC	FLASH
1	1/6	7	4	4	2	25					NL	
2/6	2/6	15	4	4	2	35				MIN	L	Y
8	8	10	4	4	2	25		7	24		NL	R
MAX 2						GENERAL INFORMATION						
T.O.D.				CONTROLLER TYPE		PHASES		<u>40 1-OLA</u> <u>89 3000E 1 PED</u>				
DAY OF WEEK:				PROM NUMBER		<u>8216A 3.7.3</u>						
				CABINET TYPE		<u>I 09/2008</u>						
MAX 3						MAX 2 CLOCK/TBC MOD		<u>Fiber</u>				
PH	LIMIT	ADJ	UP	DOWN	CONDITION OF OVERHEAD		<u>Good</u>					
					OVERHEAD STREET NAMES		YES _____ NO <u>X</u>					
					ILLUMINATED STREET NAMES		YES <u>X</u> NO _____					
					PRE-EMPTION		YES _____ NO <u>X</u>					
						TYPE						
LEDS: RED <u>6</u> N S E W RED ARROW _____ N S E W _____						BLANK OUT: N S E W <u>6</u>						
AMBER <u>6</u> N S E W AMBER ARROW <u>2</u> N S E W _____												
GREEN <u>6</u> N S E W GREEN ARROW <u>2</u> N S E W _____												
PED <u>2</u> NE SE NW SW <u>ALL LED</u>												
REMARKS:												

**COUNTY OF VOLUSIA TRAFFIC SIGNAL TIMING SHEET**

LOCATION: Debary Avenue & Deltona Blvd

Deltona

ISOLATED:

DATE: 1/15/2015

SIGNAL #: 258

CO-ORD:

Design By: M. Tobin

System #: 6

**Controller Timing Chart**

PHASE	1	2	3	4	5	6	7	8	
DIRECTION	EBL	WB	-	-	-	EB	-	SB	
TURN TYPE	PERM/PROT	-	-	-	-	-	-	-	
MIN GREEN	5	11				11		5	
EXTENSION	4	4				4		4	
CLEARANCE	4.5	4.5				4.5		3.5	
ALL RED	3.5	3.5				3.5		3.5	
WALK	-	-				-		7	
FDW	-	-				-		24	
MAX 1	20	35				35		20	
MAX 2						-		-	
MAX 3	-	-				-		-	
ADJUST	-	-				-		-	
RECALL	-	MIN				MIN		-	
DETECTOR	NON-LOCK	LOCK				LOCK		NON-LOCK	
FLASH	-	YELLOW				YELLOW		RED	
SET	-	-				-		-	
CLEAR	-	-				-		-	
BASE DAY	1	2	3	4	5	6	7		
MON #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00			Crosswalk Length
	PLAN	FREE	C301S1	C101S1	C201S1	FREE			
TUES#1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00			P2
	PLAN	FREE	C301S1	C101S1	C201S1	FREE			
WED #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00			P4
	PLAN	FREE	C301S1	C101S1	C201S1	FREE			
THU #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00			-
	PLAN	FREE	C301S1	C101S1	C201S1	FREE			
FRI #1	TIME	00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00			P6
	PLAN	FREE	C301S1	C101S1	C201S1	FREE			
SAT #2	TIME	00:01-09:00	09:00-18:00	18:00-00:00					-
	PLAN	FREE	C101S1	FREE					
SUN #3	TIME	00:01-09:00	09:00-18:00	18:00-00:00					-
	PLAN	FREE	C101S1	FREE					
CONTROLLER TYPE		CONDITION OF OVERHEAD			New - 2010		PROM NUMBER		P8
3000E		OVERHEAD STREET NAMES			NO				
PHASES:	8Φ	ILLUMINATED STREET NAMES			YES		8216A 3.7.3		SIGNAL OWNER <sup>4</sup>
CABINET TYPE	V	PRE-EMPTION			NO		IP ADDRESS		County
CABINET DATE	09/2008	PRE-EMPTION TYPE			N/A		10.77.8.35		LED

REMARKS:

No Uturn on EB Left.

1 & 8R	2
	6   8



**Appendix E**  
Intersection Analysis Worksheets

**Existing AM**

# HCM 2010 Signalized Intersection Summary

## 7: DeBary Ave & I4 NB Ramp

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	128	376	1631	198	249	36		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	135	396	1717	0	262	38		
Adj No. of Lanes	1	2	2	0	2	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	407	2848	2357	0	424	195		
Arrive On Green	0.10	0.80	1.00	0.00	0.12	0.12		
Sat Flow, veh/h	1792	3668	3762	0	3476	1599		
Grp Volume(v), veh/h	135	396	1717	0	262	38		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	0	1738	1599		
Q Serve(g_s), s	3.0	4.0	0.0	0.0	11.5	3.4		
Cycle Q Clear(g_c), s	3.0	4.0	0.0	0.0	11.5	3.4		
Prop In Lane	1.00			0.00	1.00	1.00		
Lane Grp Cap(c), veh/h	407	2848	2357	0	424	195		
V/C Ratio(X)	0.33	0.14	0.73	0.00	0.62	0.19		
Avail Cap(c_a), veh/h	407	2848	2357	0	424	195		
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	1.00		
Uniform Delay (d), s/veh	4.7	3.7	0.0	0.0	66.7	63.2		
Incr Delay (d2), s/veh	2.2	0.1	2.0	0.0	6.6	2.2		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.7	2.0	0.7	0.0	5.9	3.3		
LnGrp Delay(d),s/veh	6.8	3.8	2.0	0.0	73.4	65.4		
LnGrp LOS	A	A	A		E	E		
Approach Vol, veh/h		531	1717		300			
Approach Delay, s/veh		4.6	2.0		72.3			
Approach LOS		A	A		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				134.0		26.0	22.0	112.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				127.5		19.5	15.5	105.5
Max Q Clear Time (g_c+I1), s				6.0		13.5	5.0	2.0
Green Ext Time (p_c), s				32.9		0.5	0.2	32.1
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			10.8					
HCM 2010 LOS			B					

### HCM 2010 Signalized Intersection Summary 3: DeBary Ave & Deltona Blvd

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations		 	 					
Volume (veh/h)	150	482	1442	28	18	415		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	158	507	1518	29	19	304		
Adj No. of Lanes	1	2	2	0	1	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	263	2357	1693	32	465	415		
Arrive On Green	0.29	1.00	0.47	0.47	0.26	0.26		
Sat Flow, veh/h	1792	3668	3682	68	1792	1599		
Grp Volume(v), veh/h	158	507	755	792	19	304		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	1869	1792	1599		
Q Serve(g_s), s	12.1	0.0	61.9	62.1	1.3	27.8		
Cycle Q Clear(g_c), s	12.1	0.0	61.9	62.1	1.3	27.8		
Prop In Lane	1.00			0.04	1.00	1.00		
Lane Grp Cap(c), veh/h	263	2357	843	882	465	415		
V/C Ratio(X)	0.60	0.22	0.90	0.90	0.04	0.73		
Avail Cap(c_a), veh/h	263	2357	843	882	465	415		
HCM Platoon Ratio	2.00	2.00	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	52.5	0.0	38.6	38.7	44.4	54.2		
Incr Delay (d2), s/veh	9.8	0.2	14.1	13.8	0.2	10.9		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	6.7	0.1	33.7	35.3	0.6	24.7		
LnGrp Delay(d),s/veh	62.2	0.2	52.7	52.5	44.5	65.1		
LnGrp LOS	E	A	D	D	D	E		
Approach Vol, veh/h		665	1547		323			
Approach Delay, s/veh		14.9	52.6		63.9			
Approach LOS		B	D		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				112.0		48.0	30.0	82.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				105.5		41.5	23.5	75.5
Max Q Clear Time (g_c+I1), s				2.0		29.8	14.1	64.1
Green Ext Time (p_c), s				26.0		0.9	0.3	8.6
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			44.2					
HCM 2010 LOS			D					

HCM 2010 TWSC  
5: DeBary Ave & Welcome Center

Intersection												
Int Delay, s/veh	0.5											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	17	485	0	1	1427	13	13	2	6	2	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	300	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	18	511	0	1	1502	14	14	2	6	2	0	15

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1516	0	0	511	0	0	1299	2064	255	1803	2057	758
Stage 1	-	-	-	-	-	-	546	546	-	1511	1511	-
Stage 2	-	-	-	-	-	-	753	1518	-	292	546	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.52	6.52	6.92	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.51	4.01	3.31	3.51	4.01	3.31
Pot Cap-1 Maneuver	442	-	-	1057	-	-	120	55	747	50	55	352
Stage 1	-	-	-	-	-	-	492	519	-	127	183	-
Stage 2	-	-	-	-	-	-	370	182	-	695	519	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	442	-	-	1057	-	-	111	53	747	47	53	352
Mov Cap-2 Maneuver	-	-	-	-	-	-	228	129	-	104	140	-
Stage 1	-	-	-	-	-	-	472	498	-	122	183	-
Stage 2	-	-	-	-	-	-	354	182	-	658	498	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	20.1	18.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	261	442	-	-	1057	-	-	104	352
HCM Lane V/C Ratio	0.085	0.04	-	-	0.001	-	-	0.02	0.042
HCM Control Delay (s)	20.1	13.5	-	-	8.4	-	-	40.3	15.7
HCM Lane LOS	C	B	-	-	A	-	-	E	C
HCM 95th %tile Q(veh)	0.3	0.1	-	-	0	-	-	0.1	0.1

HCM 2010 TWSC  
10: Deltona Blvd & Welcome Center

Intersection												
Int Delay, s/veh	3.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	22	2	93	3	5	9	111	76	4	33	330	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	0	100	-	0	0	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	23	2	98	3	5	9	117	80	4	35	347	45
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	733	731	347	732	731	80	347	0	0	80	0	0
Stage 1	417	417	-	314	314	-	-	-	-	-	-	-
Stage 2	316	314	-	418	417	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	338	350	698	338	350	983	1218	-	-	1524	-	-
Stage 1	615	593	-	699	658	-	-	-	-	-	-	-
Stage 2	697	658	-	614	593	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	301	309	698	263	309	983	1218	-	-	1524	-	-
Mov Cap-2 Maneuver	301	309	-	263	309	-	-	-	-	-	-	-
Stage 1	556	579	-	632	595	-	-	-	-	-	-	-
Stage 2	618	595	-	514	579	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	12.4			13			4.8			0.6		
HCM LOS	B			B								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR		
Capacity (veh/h)	1218	-	-	302	698	290	983	1524	-	-		
HCM Lane V/C Ratio	0.096	-	-	0.084	0.14	0.029	0.01	0.023	-	-		
HCM Control Delay (s)	8.3	-	-	18	11	17.8	8.7	7.4	-	-		
HCM Lane LOS	A	-	-	C	B	C	A	A	-	-		
HCM 95th %tile Q(veh)	0.3	-	-	0.3	0.5	0.1	0	0.1	-	-		

**Projected AM**

HCM 2010 Signalized Intersection Summary  
 7: DeBary Ave & I4 NB Ramp

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	131	395	1678	206	264	37		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	138	416	1766	0	278	39		
Adj No. of Lanes	1	2	2	0	2	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	398	2848	2357	0	424	195		
Arrive On Green	0.10	0.80	1.00	0.00	0.12	0.12		
Sat Flow, veh/h	1792	3668	3762	0	3476	1599		
Grp Volume(v), veh/h	138	416	1766	0	278	39		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	0	1738	1599		
Q Serve(g_s), s	3.1	4.3	0.0	0.0	12.2	3.5		
Cycle Q Clear(g_c), s	3.1	4.3	0.0	0.0	12.2	3.5		
Prop In Lane	1.00			0.00	1.00	1.00		
Lane Grp Cap(c), veh/h	398	2848	2357	0	424	195		
V/C Ratio(X)	0.35	0.15	0.75	0.00	0.66	0.20		
Avail Cap(c_a), veh/h	398	2848	2357	0	424	195		
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	1.00		
Uniform Delay (d), s/veh	4.7	3.7	0.0	0.0	67.1	63.2		
Incr Delay (d2), s/veh	2.4	0.1	2.2	0.0	7.7	2.3		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.8	2.1	0.7	0.0	6.3	3.4		
LnGrp Delay(d),s/veh	7.0	3.8	2.2	0.0	74.8	65.5		
LnGrp LOS	A	A	A		E	E		
Approach Vol, veh/h		554	1766		317			
Approach Delay, s/veh		4.6	2.2		73.6			
Approach LOS		A	A		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				134.0		26.0	22.0	112.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				127.5		19.5	15.5	105.5
Max Q Clear Time (g_c+I1), s				6.3		14.2	5.1	2.0
Green Ext Time (p_c), s				35.7		0.5	0.2	34.7
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			11.3					
HCM 2010 LOS			B					

### HCM 2010 Signalized Intersection Summary 3: DeBary Ave & Deltona Blvd

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	167	496	1493	29	18	419		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	176	522	1572	31	19	308		
Adj No. of Lanes	1	2	2	0	1	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	263	2357	1692	33	465	415		
Arrive On Green	0.29	1.00	0.47	0.47	0.26	0.26		
Sat Flow, veh/h	1792	3668	3679	71	1792	1599		
Grp Volume(v), veh/h	176	522	782	821	19	308		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	1869	1792	1599		
Q Serve(g_s), s	13.8	0.0	65.8	66.1	1.3	28.3		
Cycle Q Clear(g_c), s	13.8	0.0	65.8	66.1	1.3	28.3		
Prop In Lane	1.00			0.04	1.00	1.00		
Lane Grp Cap(c), veh/h	263	2357	843	882	465	415		
V/C Ratio(X)	0.67	0.22	0.93	0.93	0.04	0.74		
Avail Cap(c_a), veh/h	263	2357	843	882	465	415		
HCM Platoon Ratio	2.00	2.00	1.00	1.00	1.00	1.00		
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	53.1	0.0	39.7	39.8	44.4	54.4		
Incr Delay (d2), s/veh	12.7	0.2	17.8	17.5	0.2	11.4		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	7.8	0.1	36.5	38.2	0.6	25.1		
LnGrp Delay(d),s/veh	65.8	0.2	57.4	57.3	44.5	65.8		
LnGrp LOS	E	A	E	E	D	E		
Approach Vol, veh/h		698	1603		327			
Approach Delay, s/veh		16.8	57.4		64.5			
Approach LOS		B	E		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				112.0		48.0	30.0	82.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				105.5		41.5	23.5	75.5
Max Q Clear Time (g_c+I1), s				2.0		30.3	15.8	68.1
Green Ext Time (p_c), s				28.4		0.9	0.3	6.1
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			47.5					
HCM 2010 LOS			D					

HCM 2010 TWSC  
5: DeBary Ave & Welcome Center

Intersection												
Int Delay, s/veh	1.5											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	37	479	0	1	1464	17	13	2	6	30	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	300	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	39	504	0	1	1541	18	14	2	6	32	0	15

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1559	0	0	504	0	0	1355	2143	252	1883	2134	779
Stage 1	-	-	-	-	-	-	582	582	-	1552	1552	-
Stage 2	-	-	-	-	-	-	773	1561	-	331	582	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.52	6.52	6.92	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.51	4.01	3.31	3.51	4.01	3.31
Pot Cap-1 Maneuver	425	-	-	1064	-	-	109	49	751	44	49	341
Stage 1	-	-	-	-	-	-	468	500	-	120	175	-
Stage 2	-	-	-	-	-	-	360	173	-	659	500	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	425	-	-	1064	-	-	97	44	751	40	44	341
Mov Cap-2 Maneuver	-	-	-	-	-	-	205	108	-	92	131	-
Stage 1	-	-	-	-	-	-	425	454	-	109	175	-
Stage 2	-	-	-	-	-	-	344	173	-	591	454	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0	22	48.3
HCM LOS	C		C	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	234	425	-	-	1064	-	-	92	341
HCM Lane V/C Ratio	0.094	0.092	-	-	0.001	-	-	0.343	0.043
HCM Control Delay (s)	22	14.3	-	-	8.4	-	-	63.3	16
HCM Lane LOS	C	B	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.3	0.3	-	-	0	-	-	1.3	0.1

HCM 2010 TWSC  
10: Deltona Blvd & Welcome Center

Intersection												
Int Delay, s/veh	3.9											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	22	2	95	3	5	9	113	88	4	48	333	44
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	0	-	-	0	100	-	0	0	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	23	2	100	3	5	9	119	93	4	51	351	46

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	785	783	351	784	783	93	351	0	0	93	0	0
Stage 1	452	452	-	331	331	-	-	-	-	-	-	-
Stage 2	333	331	-	453	452	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	311	327	695	312	327	967	1213	-	-	1508	-	-
Stage 1	589	572	-	684	647	-	-	-	-	-	-	-
Stage 2	683	647	-	588	572	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	274	285	695	239	285	967	1213	-	-	1508	-	-
Mov Cap-2 Maneuver	274	285	-	239	285	-	-	-	-	-	-	-
Stage 1	531	553	-	617	584	-	-	-	-	-	-	-
Stage 2	604	584	-	485	553	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.7	13.6	4.6	0.8
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1213	-	-	275	695	266	967	1508	-	-
HCM Lane V/C Ratio	0.098	-	-	0.092	0.144	0.032	0.01	0.034	-	-
HCM Control Delay (s)	8.3	-	-	19.4	11	19	8.8	7.5	-	-
HCM Lane LOS	A	-	-	C	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.3	0.5	0.1	0	0.1	-	-

HCM 2010 TWSC  
13: Deltona Blvd & Dvwy

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	0	22	183	26	0	431
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	0	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	0	23	193	27	0	454

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	647	193	0 0 193 0
Stage 1	193	-	- - - -
Stage 2	454	-	- - - -
Critical Hdwy	6.41	6.21	- - 4.11 -
Critical Hdwy Stg 1	5.41	-	- - - -
Critical Hdwy Stg 2	5.41	-	- - - -
Follow-up Hdwy	3.509	3.309	- - 2.209 -
Pot Cap-1 Maneuver	437	851	- - 1386 -
Stage 1	842	-	- - - -
Stage 2	642	-	- - - -
Platoon blocked, %			- - - -
Mov Cap-1 Maneuver	437	851	- - 1386 -
Mov Cap-2 Maneuver	437	-	- - - -
Stage 1	842	-	- - - -
Stage 2	642	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	851	1386	-
HCM Lane V/C Ratio	-	-	0.027	-	-
HCM Control Delay (s)	-	-	9.3	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

HCM 2010 TWSC  
15: DeBary Ave & Dvwy

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	0	512	1434	57	0	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	0	539	1509	60	0	75

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1569	0	1808
Stage 1	-	-	1539
Stage 2	-	-	269
Critical Hdwy	4.12	-	6.82
Critical Hdwy Stg 1	-	-	5.82
Critical Hdwy Stg 2	-	-	5.82
Follow-up Hdwy	2.21	-	3.51
Pot Cap-1 Maneuver	421	-	71
Stage 1	-	-	165
Stage 2	-	-	755
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	421	-	71
Mov Cap-2 Maneuver	-	-	71
Stage 1	-	-	165
Stage 2	-	-	755

Approach	EB	WB	SB
HCM Control Delay, s	0	0	18.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	421	-	-	-	338
HCM Lane V/C Ratio	-	-	-	-	0.221
HCM Control Delay (s)	0	-	-	-	18.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.8

HCM 2010 TWSC  
17: Welcome Center & Dvwy

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	0	28	24	33	16	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	0	29	25	35	17	15

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	109	24	32	0	-
Stage 1	24	-	-	-	-
Stage 2	85	-	-	-	-
Critical Hdwy	6.41	6.21	4.11	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.209	-	-
Pot Cap-1 Maneuver	891	1055	1587	-	-
Stage 1	1001	-	-	-	-
Stage 2	941	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	877	1055	1587	-	-
Mov Cap-2 Maneuver	877	-	-	-	-
Stage 1	1001	-	-	-	-
Stage 2	926	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	3.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1587	-	-	1055	-	-
HCM Lane V/C Ratio	0.016	-	-	0.028	-	-
HCM Control Delay (s)	7.3	-	0	8.5	-	-
HCM Lane LOS	A	-	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-

**Existing PM**

# HCM 2010 Signalized Intersection Summary

## 7: DeBary Ave & I4 NB Ramp

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	121	678	603	117	1022	87		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	127	714	635	0	1076	92		
Adj No. of Lanes	1	2	2	0	2	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	494	1911	1041	0	1224	563		
Arrive On Green	0.19	0.53	0.10	0.00	0.35	0.35		
Sat Flow, veh/h	1792	3668	3762	0	3476	1599		
Grp Volume(v), veh/h	127	714	635	0	1076	92		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	0	1738	1599		
Q Serve(g_s), s	4.4	13.4	19.6	0.0	33.4	4.5		
Cycle Q Clear(g_c), s	4.4	13.4	19.6	0.0	33.4	4.5		
Prop In Lane	1.00			0.00	1.00	1.00		
Lane Grp Cap(c), veh/h	494	1911	1041	0	1224	563		
V/C Ratio(X)	0.26	0.37	0.61	0.00	0.88	0.16		
Avail Cap(c_a), veh/h	494	1911	1041	0	1224	563		
HCM Platoon Ratio	1.00	1.00	0.33	0.33	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	1.00		
Uniform Delay (d), s/veh	18.2	15.6	45.7	0.0	35.0	25.6		
Incr Delay (d2), s/veh	1.3	0.6	2.7	0.0	9.1	0.6		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	2.3	6.7	10.1	0.0	17.5	4.9		
LnGrp Delay(d),s/veh	19.4	16.1	48.4	0.0	44.1	26.2		
LnGrp LOS	B	B	D		D	C		
Approach Vol, veh/h		841	635		1168			
Approach Delay, s/veh		16.6	48.4		42.7			
Approach LOS		B	D		D			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				68.0		47.0	28.0	40.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				61.5		40.5	21.5	33.5
Max Q Clear Time (g_c+I1), s				15.4		35.4	6.4	21.6
Green Ext Time (p_c), s				11.2		2.3	0.2	6.3
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			35.8					
HCM 2010 LOS			D					

HCM 2010 Signalized Intersection Summary  
 3: DeBary Ave & Deltona Blvd

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations		 	 			 		
Volume (veh/h)	489	1207	444	43	51	291		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	515	1271	467	45	54	209		
Adj No. of Lanes	1	2	2	0	1	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	724	2533	817	78	319	285		
Arrive On Green	0.81	1.00	0.25	0.25	0.18	0.18		
Sat Flow, veh/h	1792	3668	3390	316	1792	1599		
Grp Volume(v), veh/h	515	1271	252	260	54	209		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	1825	1792	1599		
Q Serve(g_s), s	14.9	0.0	14.2	14.3	2.9	14.2		
Cycle Q Clear(g_c), s	14.9	0.0	14.2	14.3	2.9	14.2		
Prop In Lane	1.00			0.17	1.00	1.00		
Lane Grp Cap(c), veh/h	724	2533	443	452	319	285		
V/C Ratio(X)	0.71	0.50	0.57	0.57	0.17	0.73		
Avail Cap(c_a), veh/h	724	2533	443	452	319	285		
HCM Platoon Ratio	2.00	2.00	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	8.0	0.0	37.9	37.9	40.0	44.7		
Incr Delay (d2), s/veh	5.8	0.7	5.2	5.2	1.1	15.4		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	8.2	0.3	7.7	7.9	1.6	13.3		
LnGrp Delay(d),s/veh	13.8	0.7	43.1	43.1	41.2	60.1		
LnGrp LOS	B	A	D	D	D	E		
Approach Vol, veh/h		1786	512		263			
Approach Delay, s/veh		4.5	43.1		56.2			
Approach LOS		A	D		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				88.0		27.0	53.0	35.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				81.5		20.5	46.5	28.5
Max Q Clear Time (g_c+I1), s				2.0		16.2	16.9	16.3
Green Ext Time (p_c), s				19.1		0.3	1.6	8.2
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			17.5					
HCM 2010 LOS			B					

HCM 2010 TWSC  
5: DeBary Ave & Welcome Center

Intersection												
Int Delay, s/veh	0.5											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	26	1277	3	7	486	14	1	0	7	15	1	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	300	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	27	1344	3	7	512	15	1	0	7	16	1	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	526	0	0	1347	0	0	1672	1942	674	1261	1936	263
Stage 1	-	-	-	-	-	-	1401	1401	-	534	534	-
Stage 2	-	-	-	-	-	-	271	541	-	727	1402	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.52	6.52	6.92	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.51	4.01	3.31	3.51	4.01	3.31
Pot Cap-1 Maneuver	1044	-	-	512	-	-	63	65	399	128	66	739
Stage 1	-	-	-	-	-	-	149	207	-	500	525	-
Stage 2	-	-	-	-	-	-	714	521	-	384	207	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1044	-	-	512	-	-	60	62	399	122	63	739
Mov Cap-2 Maneuver	-	-	-	-	-	-	123	153	-	243	151	-
Stage 1	-	-	-	-	-	-	145	202	-	487	518	-
Stage 2	-	-	-	-	-	-	690	514	-	367	202	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.2	16.9	16.4
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	312	1044	-	-	512	-	-	234	739
HCM Lane V/C Ratio	0.027	0.026	-	-	0.014	-	-	0.072	0.019
HCM Control Delay (s)	16.9	8.5	-	-	12.1	-	-	21.6	10
HCM Lane LOS	C	A	-	-	B	-	-	C	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.2	0.1

HCM 2010 TWSC  
10: Deltona Blvd & Welcome Center

Intersection												
Int Delay, s/veh	1.4											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	3	2	46	0	1	10	84	568	2	3	346	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	0	-	-	0	100	-	0	0	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	3	2	48	0	1	11	88	598	2	3	364	22

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1146	1146	364	1147	1146	598	364	0	0	598	0	0
Stage 1	371	371	-	775	775	-	-	-	-	-	-	-
Stage 2	775	775	-	372	371	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	177	200	683	177	200	504	1200	-	-	984	-	-
Stage 1	651	621	-	392	409	-	-	-	-	-	-	-
Stage 2	392	409	-	651	621	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	163	185	683	154	185	504	1200	-	-	984	-	-
Mov Cap-2 Maneuver	163	185	-	154	185	-	-	-	-	-	-	-
Stage 1	603	619	-	363	379	-	-	-	-	-	-	-
Stage 2	355	379	-	601	619	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.3	13.4	1.1	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1200	-	-	171	683	185	504	984	-	-
HCM Lane V/C Ratio	0.074	-	-	0.031	0.071	0.006	0.021	0.003	-	-
HCM Control Delay (s)	8.2	-	-	26.7	10.7	24.6	12.3	8.7	-	-
HCM Lane LOS	A	-	-	D	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.1	0.2	0	0.1	0	-	-

**Projected PM**

# HCM 2010 Signalized Intersection Summary

## 7: DeBary Ave & I4 NB Ramp

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	123	710	633	124	1055	89		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	129	747	666	0	1111	94		
Adj No. of Lanes	1	2	2	0	2	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	484	1911	1041	0	1224	563		
Arrive On Green	0.19	0.53	0.10	0.00	0.35	0.35		
Sat Flow, veh/h	1792	3668	3762	0	3476	1599		
Grp Volume(v), veh/h	129	747	666	0	1111	94		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	0	1738	1599		
Q Serve(g_s), s	4.5	14.1	20.6	0.0	35.0	4.7		
Cycle Q Clear(g_c), s	4.5	14.1	20.6	0.0	35.0	4.7		
Prop In Lane	1.00			0.00	1.00	1.00		
Lane Grp Cap(c), veh/h	484	1911	1041	0	1224	563		
V/C Ratio(X)	0.27	0.39	0.64	0.00	0.91	0.17		
Avail Cap(c_a), veh/h	484	1911	1041	0	1224	563		
HCM Platoon Ratio	1.00	1.00	0.33	0.33	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	1.00		
Uniform Delay (d), s/veh	18.4	15.7	46.2	0.0	35.5	25.6		
Incr Delay (d2), s/veh	1.3	0.6	3.0	0.0	11.4	0.6		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	2.4	7.1	10.7	0.0	18.7	5.0		
LnGrp Delay(d),s/veh	19.8	16.3	49.2	0.0	46.8	26.3		
LnGrp LOS	B	B	D		D	C		
Approach Vol, veh/h		876	666		1205			
Approach Delay, s/veh		16.8	49.2		45.2			
Approach LOS		B	D		D			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				68.0		47.0	28.0	40.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				61.5		40.5	21.5	33.5
Max Q Clear Time (g_c+I1), s				16.1		37.0	6.5	22.6
Green Ext Time (p_c), s				11.9		1.8	0.2	6.2
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			37.1					
HCM 2010 LOS			D					

HCM 2010 Signalized Intersection Summary  
 3: DeBary Ave & Deltona Blvd

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations		 	 					
Volume (veh/h)	517	1236	481	44	52	292		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
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		
Adj Sat Flow, veh/h/ln	1881	1881	1881	1900	1881	1881		
Adj Flow Rate, veh/h	544	1301	506	46	55	210		
Adj No. of Lanes	1	2	2	0	1	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	1	1	1	1	1	1		
Cap, veh/h	724	2533	821	74	319	285		
Arrive On Green	0.81	1.00	0.25	0.25	0.18	0.18		
Sat Flow, veh/h	1792	3668	3409	300	1792	1599		
Grp Volume(v), veh/h	544	1301	272	280	55	210		
Grp Sat Flow(s),veh/h/ln	1792	1787	1787	1828	1792	1599		
Q Serve(g_s), s	17.0	0.0	15.5	15.6	3.0	14.3		
Cycle Q Clear(g_c), s	17.0	0.0	15.5	15.6	3.0	14.3		
Prop In Lane	1.00			0.16	1.00	1.00		
Lane Grp Cap(c), veh/h	724	2533	443	453	319	285		
V/C Ratio(X)	0.75	0.51	0.61	0.62	0.17	0.74		
Avail Cap(c_a), veh/h	724	2533	443	453	319	285		
HCM Platoon Ratio	2.00	2.00	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	8.2	0.0	38.4	38.4	40.1	44.7		
Incr Delay (d2), s/veh	7.0	0.7	6.3	6.2	1.2	15.6		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	9.1	0.3	8.4	8.6	1.6	13.4		
LnGrp Delay(d),s/veh	15.2	0.7	44.6	44.6	41.2	60.3		
LnGrp LOS	B	A	D	D	D	E		
Approach Vol, veh/h		1845	552		265			
Approach Delay, s/veh		5.0	44.6		56.4			
Approach LOS		A	D		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				88.0		27.0	53.0	35.0
Change Period (Y+Rc), s				6.5		6.5	6.5	6.5
Max Green Setting (Gmax), s				81.5		20.5	46.5	28.5
Max Q Clear Time (g_c+I1), s				2.0		16.3	19.0	17.6
Green Ext Time (p_c), s				20.5		0.3	1.7	7.7
<b>Intersection Summary</b>								
HCM 2010 Ctrl Delay			18.3					
HCM 2010 LOS			B					

HCM 2010 TWSC  
5: DeBary Ave & Welcome Center

Intersection												
Int Delay, s/veh	1.5											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	72	1263	3	7	496	19	1	0	7	60	1	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	300	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	76	1329	3	7	522	20	1	0	7	63	1	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	542	0	0	1333	0	0	1759	2040	666	1363	2031	271
Stage 1	-	-	-	-	-	-	1483	1483	-	547	547	-
Stage 2	-	-	-	-	-	-	276	557	-	816	1484	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.52	6.52	6.92	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.52	5.52	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.51	4.01	3.31	3.51	4.01	3.31
Pot Cap-1 Maneuver	1030	-	-	519	-	-	54	57	404	108	57	730
Stage 1	-	-	-	-	-	-	132	189	-	491	518	-
Stage 2	-	-	-	-	-	-	710	513	-	339	189	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1030	-	-	519	-	-	49	52	404	99	52	730
Mov Cap-2 Maneuver	-	-	-	-	-	-	104	132	-	208	132	-
Stage 1	-	-	-	-	-	-	122	175	-	455	511	-
Stage 2	-	-	-	-	-	-	686	506	-	308	175	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.2	17.5	26.7
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	297	1030	-	-	519	-	-	206	730
HCM Lane V/C Ratio	0.028	0.074	-	-	0.014	-	-	0.312	0.019
HCM Control Delay (s)	17.5	8.8	-	-	12	-	-	30.2	10
HCM Lane LOS	C	A	-	-	B	-	-	D	B
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0	-	-	1.3	0.1

HCM 2010 TWSC  
10: Deltona Blvd & Welcome Center

Intersection												
Int Delay, s/veh	1.5											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	3	2	47	0	1	10	86	592	2	21	348	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	0	-	-	0	100	-	0	0	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	3	2	49	0	1	11	91	623	2	22	366	22

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1216	1215	366	1216	1215	623	366	0	0	623	0	0
Stage 1	411	411	-	804	804	-	-	-	-	-	-	-
Stage 2	805	804	-	412	411	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4.009	3.309	3.509	4.009	3.309	2.209	-	-	2.209	-	-
Pot Cap-1 Maneuver	159	182	681	159	182	488	1198	-	-	963	-	-
Stage 1	620	597	-	378	397	-	-	-	-	-	-	-
Stage 2	378	397	-	619	597	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	143	164	681	135	164	488	1198	-	-	963	-	-
Mov Cap-2 Maneuver	143	164	-	135	164	-	-	-	-	-	-	-
Stage 1	573	583	-	349	367	-	-	-	-	-	-	-
Stage 2	341	367	-	559	583	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.5	13.8	1	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1198	-	-	151	681	164	488	963	-	-
HCM Lane V/C Ratio	0.076	-	-	0.035	0.073	0.006	0.022	0.023	-	-
HCM Control Delay (s)	8.2	-	-	29.7	10.7	27.1	12.5	8.8	-	-
HCM Lane LOS	A	-	-	D	B	D	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.1	0.2	0	0.1	0.1	-	-

HCM 2010 TWSC  
13: Deltona Blvd & Dvwy

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	0	28	652	33	0	395
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	0	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	0	29	686	35	0	416

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1102	686	0 0 686 0
Stage 1	686	-	- - - -
Stage 2	416	-	- - - -
Critical Hdwy	6.41	6.21	- - 4.11 -
Critical Hdwy Stg 1	5.41	-	- - - -
Critical Hdwy Stg 2	5.41	-	- - - -
Follow-up Hdwy	3.509	3.309	- - 2.209 -
Pot Cap-1 Maneuver	235	449	- - 912 -
Stage 1	502	-	- - - -
Stage 2	668	-	- - - -
Platoon blocked, %			- - - -
Mov Cap-1 Maneuver	235	449	- - 912 -
Mov Cap-2 Maneuver	235	-	- - - -
Stage 1	502	-	- - - -
Stage 2	668	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	13.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 449	912	-
HCM Lane V/C Ratio	-	- 0.066	-	-
HCM Control Delay (s)	-	- 13.6	0	-
HCM Lane LOS	-	- B	A	-
HCM 95th %tile Q(veh)	-	- 0.2	0	-

HCM 2010 TWSC  
15: DeBary Ave & Dvwy

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	0	1332	470	50	0	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	0	1402	495	53	0	72

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	547	0	1222
Stage 1	-	-	521
Stage 2	-	-	701
Critical Hdwy	4.12	-	6.82
Critical Hdwy Stg 1	-	-	5.82
Critical Hdwy Stg 2	-	-	5.82
Follow-up Hdwy	2.21	-	3.51
Pot Cap-1 Maneuver	1025	-	173
Stage 1	-	-	563
Stage 2	-	-	456
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1025	-	173
Mov Cap-2 Maneuver	-	-	173
Stage 1	-	-	563
Stage 2	-	-	456

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1025	-	-	-	727
HCM Lane V/C Ratio	-	-	-	-	0.098
HCM Control Delay (s)	0	-	-	-	10.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

HCM 2010 TWSC  
 17: Welcome Center & Dvwy

Intersection

Int Delay, s/veh 4.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	0	55	50	41	30	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	0	58	53	43	32	19

Major/Minor	Minor2	Major1			Major2	
Conflicting Flow All	189	41	51	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.41	6.21	4.11	-	-	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	2.209	-	-	-
Pot Cap-1 Maneuver	802	1033	1562	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	882	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	775	1033	1562	-	-	-
Mov Cap-2 Maneuver	775	-	-	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	852	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	4.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1562	-	-	1033	-	-
HCM Lane V/C Ratio	0.034	-	-	0.056	-	-
HCM Control Delay (s)	7.4	-	0	8.7	-	-
HCM Lane LOS	A	-	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	-	-

**ORDINANCE NO. 14-2015**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE DELTONA WELCOME CENTER BUSINESS PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE FOLLOWING PARCELS: LOT 2, DELTONA WELCOME CENTER, MAP BOOK 45, PAGE 17 AND LOT 3 DELTONA WELCOME CENTER REPLAT, PER MAP BOOK 50, PAGE 37, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOTALING APPROXIMATELY ±1.98 ACRES; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received an application to amend the February 23, 2003 Deltona Welcome Center Business Planned Unit (BPUD) Development Agreement by removing the text “(maximum of one lot)” that limits the list of permitted principal uses within the BPUD; and amending the Development Agreement access provisions to allow for two right-in/right-out driveway cuts, one to Debary Avenue (predicated on Volusia County approval) and the other one to Deltona Boulevard, as shown on the revised Master Development Plan (sheet 3).

WHEREAS, the City of Deltona, Florida, and its Land Planning Agency have complied with the requirements of Municipal Home Rule Powers Act, sections 166.011 et seq., Florida Statutes, in considering the proposed BPUD amendment; and

WHEREAS, after said public hearing, the City Commission of the City of Deltona, Florida, has determined that the Deltona Welcome Center BPUD will be amended to increase the number of access points, (subject to removal of conflicting Volusia County easement and issuance of a use permit), and remove the text “(maximum of one lot)” from the permitted principal uses to allow more than one convenience store with fuel pumps within the Deltona Welcome Center BPUD, and has further determined that said zoning action is consistent with the Comprehensive Plan of the City of Deltona, Florida.

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**SECTION 1.** The Deltona Welcome Center BPUD located in the City of Deltona, Florida, is hereby amended to remove the text “(maximum of one lot)” for a convenience store with fuel pumps from the permitted principal uses and allow one right-in/right-out access from Deltona Boulevard to lots 3&4 and allow one access point for right-in/right-out to DeBary Avenue, (subject to removal of conflicting Volusia County easement and issuance of a use permit), for the following property:

Parcel# 01-19-30-08-00-0020 and 01-19-30-10-00-0030, lot 2, Deltona Welcome Center, map book 45, page 17 and lot 3 Deltona Welcome Center replat, per map book 50, page 37 of the public records of Volusia County, Florida

**SECTION 2.** This Ordinance is adopted in conformity with and pursuant to the Comprehensive Plan of the City of Deltona, the local government Planning and Land Development Act, Sections 163.161 et. Seq., Florida Statutes, and the Municipal Home Rule Powers Act, Sections 166.011 et. seq., Florida Statutes.

**SECTION 3. CONFLICTS.** All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

**SECTION 4. CODIFICATION.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

**SECTION 5. SEVERABILITY.** In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

FIRST READING: \_\_\_\_\_

ADVERTISED: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
JOHN C. MASIARCZYK SR., MAYOR

City of Deltona, Florida  
Ordinance No. 14-2015  
Page 3 of 3

**ATTEST:**

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**JOYCE RAFTERY, CITY CLERK**

Approved as to form and legality for use  
and reliance by the City of Deltona, Florida

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**GRETCHEN R. H. VOSE, CITY ATTORNEY**

# TO WHOM IT MAY CONCERN

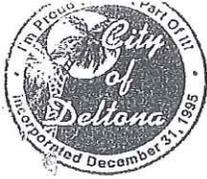
COPY

My Name is Kevin  
G E Pla & 200 B memb

We, the undersigned, request You ( Planning and Zoning Board & City commission of City Of Deltona ) to strictly deny any request to build a Gas Station at the property located at the Northeast corner of the intersection of Deltona Boulevard and Debary/ Dirkson Avenue or to Amend the Deltona Welcome Center BUPD Developer's Agreement due to the following reasons and major concerns :

- 1) There are already 8- Gas Stations ( One of which converted to Auto Repair and One closed down ) in half mile radius of the Interstate I-4 Exit 108 to the entrance of City Of Deltona, which represents the **HIGHEST NUMBER OF GAS STATIONS** on any exit corridor of I-4.
- 2) We love our quiet, beautiful city of Deltona and its reputation. Lets preserve this reputation of this side of Deltona as dreamed by the founders Mackle Brothers in 1962. We do not want city to be called AS " CITY OF GAS STATIONS ".
- 3) There is already a Citgo Gas station on the corner which is struggling to survive in this tight competition.
- 4) Increased Traffic and Accidents : *I want you to imagine A* We have numerous accidents and deaths at this corner even without a gas station on the corner. Huge traffic lines at peak morning and evening time will cause more accidents and deaths of valuable Human life. Traffic safety will be violated bigtime with any entrance given on either side of the road or even inside on welcome center drive. *Human life is more imp.*
- 5) Soil contamination : Already contaminated land of welcome center due to one gas station there, will be more contaminated and will harm the water wells and vegetation in nearby land.
- 6) We do want to preserve the conservation and environment of the nature due to increased sink-holes and nearby Lake Monroe species.
- 7) More Crime : This kind of development will bring nothing but more crime as you can see from the records of existing CITGO gas station for past 4-years.
- 8) Rather Open the closed gas station, then build the new one by destroying TREES and conservation lot.
- 9) Any development in this area need lots of aspects to think before even considering since we had road sub-merged into the lake during the hurricane season. The ancient sand dunes and the foliage that adapted there are now an ecosystem that is quickly becoming scarce in Florida because of development.

10) 8 Gas Station employing 54 emp



# City of Deltona

**PUBLIC HEARING NOTICE FOR**  
**REQUESTS BEFORE THE CITY OF DELTONA**  
**PLANNING & ZONING ADVISORY BOARD**  
**AND DELTONA CITY COMMISSION**

The City of Deltona, Florida will hold a public hearing on the following:

The City has received an application to amend the Deltona Welcome Center Business Planned Unit Development (BPUD) Developer's Agreement. The property affected is located at the northeast corner of the intersection of Deltona Boulevard and DeBary/Dirkson Avenue. Ordinance Number 14-2015.

{Insert Map Here}

Public hearing will be held as follows:

Planning and Zoning Board - August 19, 2015 at 7:00 p.m.

City Commission - September 8, 2015 at 6:30 p.m.

at City Hall, 2345 Providence Boulevard, Deltona, Florida.

All interested parties are invited to provide their comments, views and objections to the Deltona Planning and Zoning Board and/or City Commission as part of the public hearing(s). The failure of a person to appear during said public hearing(s) and to object either in person or in writing to said case may severely restrict the ability of such a person to contest it at a later date.

The associated paperwork may be inspected by the public at the Deltona City Hall, 2345 Providence Blvd., Deltona, Florida, Monday – Friday, 8:00 a.m. – 5:00 p.m. For further information, contact the City Clerk's Office at (386) 878-8500. The date, time and place of any continuance of the above scheduled public hearing(s) will be announced at said public hearing(s) and no further notice regarding said continuance is required to be published.

If a person decides to appeal any decision made by the Deltona City Commission with respect to any matter considered at such meeting or hearing(s), he or she will need a record of the proceedings, for such purpose, he or she may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide this verbatim record.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery, 48 hours in advance of the meeting date and time at (386) 878-8500.

ALL PARTIES IN INTEREST AND PERSONS FOR OR AGAINST aforementioned items will be given an opportunity to be heard at said Public Hearing(s).

Joyce Raftery, CMC  
City Clerk, City of Deltona

**OFFICE OF THE CITY CLERK**

Deltona Municipal Complex 2345 Providence Boulevard Deltona, Florida 32725

(386) 878-8500 • Fax (386) 878-8501

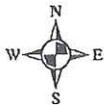
Webpage: [www.deltonafl.gov](http://www.deltonafl.gov) • Email: [jraftery@deltonafl.gov](mailto:jraftery@deltonafl.gov)



**LOCATION**

**Legend**

-  Subject Parcels
-  City Boundary



NOT TO SCALE

NAME :	ADDRESS :	PHONE NUMBER
Kathleen Cipriano	331 DRAKE CT DELTONA 33725	386 320-1546
Rox Cipriano	331 DRAKE CT DELTONA 33725	407 300-9051
Sarah Cipriano	331 Drake Ct Deltona 33725	321-460-2767
Therique McClinton	Lelel merima Street	(347) 828-2723
Joland KETAGUE	2461 WAKELAND AVE	386-960-6824
Edwin DAVIS	624 Callaghan St Deltona	386 215-5371
Barbara DAVIS	624 Callaghan St Deltona	386 215 5571
Edie Vazaris	1431 N. Normandy Blvd Deltona	(386) 842-5578
Selome Hawkins SR	1716 CONCERT ROAD DELTONA FL	(386) 316-5981
JUAN CRUZ	1321 FOUNTAINHEAD	386-574-7470
Wanda Lorenzi	708 S. Wellington DR.	386-837-5935
Nelson Lorenzi	708 S	407-209-6081
Jonathan Lorenzi	708 S Wellington DR	386-259-5561
Eric Lorenzi	Deltona	"
Brandon Lorenzi	Deltona	386-259-5561
Jimmy Key	1097 W. Hancock Dr. Deltona 33725	386 366 4094

Anar Cumpiano	1250 Hancock DR.	386-320-4060
Teixeira Rodriguez	1138 Gerona Ave	973-572-8602
Jonathan Cruz	1138 Gerona Ave	973-572-8602
Jazmine Ruiz	708 S Wellington DR	386-259-5561
Wabda Ruiz	708 S. Wellington DR	386-259-5561
Julio Rodriguez	702 S. Wellington DR	386-216-6761
Vannessa Lebron	1138 Gerona Ave	914-255-6238
Saira Benitez	1138 Gerona Ave	407-272-5095
Michael Avila	1250 Whitewood	407-444-772x
Dean Rosado	902 Loren St	386-259-5561
Julio Gonzalez	1301 Hyde	321-672-4043
Hailey Ortolaza-Ruiz	704 S. Wellington	215-939-4931
Skilyn Perez	2444 Beck Circle	267-515-3751
Yerlitzia Ortolaza	1689 Deltona Blvd	386-401-2932
Wendy Almonte	508 Wanda Lane	267-232-0111
Dean Winchester	1138 Hartley	347-410-2713
Marisol Rodriguez	904 Loren DR.	386-320-4060
Oscar Rodriguez	904 Loren DR.	386-320-4060
Bernard Goodwin	1155 Northway Blvd	386-240-1114
Chris Dader	Finland Ave	386-215-3791
Marlene Avila	1250 Whitewood DR	407-444-7728
Mark Avila	1250 Whitewood DR	407-444-7728
Justin Rodriguez	1131 Whitewood DR	386-9728-4011
Joey Rosado	504 Loren DR	386-259-5561
Marissa Rosado	1121 Warda Lane	386-259-5561
Aric Crosby Jr	1041 Galgano Ave	
Tyler McMichael	920 Summer RD.	

Glomira Morales	Hancock DR	386-259-5561
Juan Carlos Morales	Hancock DR	386-259-5561
Jessica Soto	902 Sweetbrier DR	(228) 563-3911
Goldie Soto	902 Sweetbrier DR	" " "
Martin Soto	902 Sweetbrier DR	(228) 563-3911
Steven Rasado	528 Prescott DR	386-388-2724
Mamita Gonzalez	528 Prescott DR	386-388-2724

NAME:	ADDRESS:	PHONE NUMBER:
Cristina Denizard	16 Estrella Rd DeBary	386-668-9923
Karla Miller	37 Marigold DeBary	386-624-2872
Taylor Ozher	42 Carnation Lane DeBary	386-848-6912
Rebecca Thorpe	15 Dogwood Trail #1 DeBary FL	(386) 320-1384
Frank Streb	15 Dogwood trl #1 DeBary, FL	(386) 474-1156
BEAU SHANKS	10 PADDOCK CT DEBARY, FL	
DAVID BRINKMAN	292 Country Cir Dr W	814 977 8409
Vivian Burnett	43 Wistaria Dr DeBary	
Krysta Ramsey	15 Dogwood trl #1 DeBary FL	386-218-8599
MIKE STITHAM	310 FOXHILL CT	837 9787
Jeanne Smith	111 E Taylor Rd	512-966-0452
<del>Bob Cole</del>	<del>95 CHAINMOUNT AVE</del>	386-216-3454
Bob Cole		
James Strickland		
Indu Singh	732 Lakewood Dr	407-474-3543
NONNE BOWERS	356 Oak Springs Dr DeBary	
Tami Joyner	55 Lantana Dr. DeBary	386-344-0575
Larry Cuenca	129 Florence Blvd DeBary	407-920-6619
Tom Urbanovic	508 Waterford Heights	407 461 1600
Howie Zager	488 West High Woods	NA
Karen Cruse	142 Angeles Dr.	
Jean Anderson	142 Angeles Dr.	
Diane Jeffrey	45 Buddy Ave DB	
Scott Niewi	408 W. High Woods RD	386-661

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John Vieder	10035 Volusia	(386) 215-7331
RICKY DANIELS	516 GASPARD AVE.	386 748 3402
John Smith	1230 <sup>8</sup> Orange St	386-871-9198
W. Mann	1110 Broadway	
Erik Flores	1108 Gerona Ave	386 320
YEIDY MARRERO	1309 BUCCANEER AVE	4824
Alison Woods	731 Leland Dr Deltona	(386) 860-2195
Donna Silva	245 TOMS RD	407-252-0623
Bill Brunner	1377 BAILEY AVE	386-747-2071
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LISA Day	3210 Clewiston St	386 804-9085
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Nick son	Waffle House	(386) 860-5547
Miki Grimes	363 Magnolia Pl DeBam	(386) 571-0848
Junny Nequette	391 Magnolia Pl DeBam	407 7489711
Christopher Berry		386-279-3715

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Donna Wallace	111 Hazelcrest	407-732-3573
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Alex Javier	S/A	407-501-0878
Doris Evangelista	609 Leband Dr	610-506-3701
JOBBERT.	1125 WILMINGTON. DR DELTONA. 32725	386 748 3812.
SONI.	1125 WILMINGTON DR DELTONA, 32725.	386 801 2314.
ALFRED	1125 WILMINGTON DR	386 575 0093.
DAVE Coxeter	778 HAZEN AV DR	386-847-4498
Delek Noel	1329 Fallwood DG	386-265-3244
dreg Fernandes "	450 Elizabeth St Enterprise, FL.	386.631.0626
gud	2312 PARSONS RD	386-789-5949
Nonno	384 Magnolia Pl Deltona	unlisted
? machara	374 Blythville Ave	386-218-8503
inda Wetherell	171 Hibiscus Lane	407-322 8501

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Mike Mucaro	Osteen	407-33003
Shimel Kn	Deltona	407-446-5261 <sup>22</sup>
Jim Sandman	Deltona	386-960-4254
Eric Littlefield		352 978 6756
Ian McKeven	2022 enterprise	386-473-9814
Hanna-Mia Reber	310 Pine Ave #B	857-218-9112
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William Mage	331 Maguire St.	(407) 779-0000
Ken Megrowski	1349 Wildberry Lane	(386) 216-2346
Wanda B	3331 Caldwell Street	376 315 6020
Frank Cutliff	843 Windbrook Dr.	386-232-0909
John Ortiz	870 Regatta Lane Delton	386-221-8438
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Edna J. J.		
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CHARLES STANULEWICH	453 COVENTRY ESTATES BLVD	845 224 6336
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Alexander Diaz Carracho		
Chelle Brooks	518 Fremington Ave	386-215-6287 407-484-4004 :
Mara Lebron		
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Lillie DeParz	PO Box 740224	407-733-2573
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John Washington	110 Cypress Woods of APT 98 32725	407-376-1577
HERBELL Jefferson	776 Whitewood DR	386 320 8768
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Justine Hooper		

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244 Autumn Ridge RD.

386-215-0292

James H. [Signature]

1842 Maysville Dr.

407-416-850

[Signature]

521 Rita Ct. 32725

386-245 1151

[Signature]

617 Anderson dr.

Deltona FL

386 215 6734

L. Morale

537 Leland Dr

321-304-9110

Katrin Killeen

125 Madison PL

Kelly Edward

1405 Shell Road

407-509-3979

Curtis [Signature]

Rachel [Signature]

[Signature]

[Signature]

[Signature]

733 West Colonial Drive

407-620-3224

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Angel Ortiz Kimberly Marvin James J. Juran Theresa Coney Betty Patrick Mike Walsh [Signature] Dillan Fontaine [Signature] Terri A. Kona	2nd Shift	321-888-9035 386-748-4292 386-589-6804 407-878-2580 386 801 1827 407-427-2707
Jose Cruz Nathaniel Laracuente Tabitha Pitchford Smith Kenneth Fred Weisner Ronald Bouse [Signature] Ernest Lopez Mrs Dominguez [Signature] [Signature]	OMAR SAO OMAR SAO JR 117 Longline	388 320 1873 (386) 742-7238 954-950-8258 386-844-2752 321-263-8204 386-254-4361

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Ruthy Lopez Benjamin Montgomery mark Lewis		(386) 802-7592
De'Eric mclendon Marc PACE		386 500 8702 843-304-4501
Eunice Allen Dillon / <del>Alan</del> Dan Jenee Euell Kadejea Buckner		386-837-9209  407-690-1601
Anthony Colon Charles Julius		321-262-5130 386 583 0813
Juan M. Romero M.W. Bay Releu Manis		786-556-8949 407-324-8340 787-704-9106
F. Pitta Juncos Lillian Hawthorn oni Brang		386-574-9355, 386-589-4311
Urnaldo De Leon Iris Doue?	830 Debarry Ave.	407-272-4240

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Green Park

Mary M<sup>A</sup>  
Shandra Cole

Cameron Council  
Van Gordon

JOE ANTHON

Jack Anglade  
Genesis Feliz-Lopez

Bill Averell  
K KOSAL

HILLARD

P. Gomez

Will Garay

Reva Thatchek

Heather Johnson

Ran Altman



386-216-1411

386-801-3650

386-216-2333

9182649183

407-272-3142

386-215-4514

386 721 4384

407 455.8415

(386) 960-3250

(407) 241-9340

386-837-6160

386-571-0263

386 216 8000

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Carlos Medina		407 431 4528
Rithyn Smith		607 379 8153
Jeremy Lugo		607 379 8152
Avon Shotts		386 747 1536
Walter Brown		
Michelle Johnson		386 960 4301
India Casanova		407 362 8045
Zachary		407-637-2042
Nelody Miller		386 315 3844
ABAT Kuitl		321-362-8531
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Kevin Patel	871 Blairmont Ln	321-662-3584
Alicia Capchin	1008 Springdale.	352-540-8642
<del>XXXXXXXXXX</del> Tina Capchin	527 S. Cox St,	386-631-776

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Edward Russell

**ADDRESS:**

331. Male Ct Kettma

**PHONE NUMBER**

386-320-1546

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Lawrence Jefferson		
Sean Caldwell		
Andrew Fakeman		
Anthony Spruce		
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Jose Caballero		
Dennisha		
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TRAVIS MOORE	432 COVENTRY ESTATES BLVD	321 577 8524
Karissa Pomurlean	391 Coventry Estates Blvd	386-315-1747
JOHN ECKHARD		
Ryan Clark		386 315 6248
Ricci Soria		
Antiyah Zolbins	634 Lakeland Dr	386 470 6012
John Soria	St. Cloud	

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Weidrick Jones	Same 1	
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BRIAN BORDEAUX	3126 SHALLOWFORD ST. DELTONA FL 32738	386-215-1875
Rocco M. Pisani	1235 Providence Blvd Del	221-377-0198
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Don Rhymes	126 Hibiscus wds ct 9A 32725	386 820-9696
Eugenia Rodriguez	1044 Fountainhead	407 416 4210.
Laura Aguilera	1044 Fountainhead Dr	407 416 4985
Jelina Vasquez	335 Lake Crescent Dr	386 215-7649

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~~Robert Rodriguez~~

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Mickie  
Paul Brown

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ORANGE CITY FL 32763

Carol Rudolf

1st & Wacanta Rd DeBary  
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Roger James  
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NAME:

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Daniel

Amber Anderson

Juan

~~\_\_\_\_\_~~

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Richie Gonzalez

Lorne Jones

Alan Cook

Matthew Gutierrez

~~\_\_\_\_\_~~

FRANK MAXWELL

~~\_\_\_\_\_~~

Chris Garcia

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674 Red Jetway

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**NAME:**

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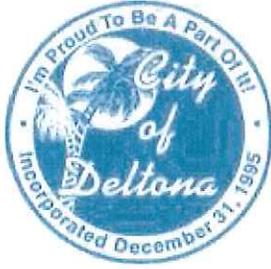
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Mike Label	896 Deltona Blvd Deltona	386-574-3131
Sejal Patel	- 11 -	- 11 -
Charlene Anderson	1043 Town Center Dr. Orange City, FL 32763	352-246-0041 386-774-0188



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015

**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 9 - B

**SUBJECT:** Public Hearing - Ordinance No. 15-2015, Rezoning +/-9.28 acres located within the Deltona Activity Center from R-1AA to Mixed Use Planned Unit Development (MPUD), at second and final reading - Chris Bowley, Planning and Development Services Department (386) 878-8502.

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**LOCATION:**

The property is addressed at 2306 N. Normandy Blvd. and is located on the west side of N. Normandy Blvd., north of the N. Normandy Blvd. Firwood Av. intersetion.

**BACKGROUND:**

The property is within the Deltona Activity Center and, consistent with the City's Comprehensive Plan, development within the Activity Center is required to be processed as a Planned Unit Development (PUD).

The project consists of a mixture of uses, a proposed assisted living facility on ±5.4-acres, and a self-storage mini-warehouse on ±3.8-acres that will comprise the MPUD. The MPUD is associated with a Development Agreement (DA) that includes proposed land uses, lot locations, dimensional requirements; infrastructure, aesthetics, etc. (see attached DA with recommended changes).

On August 19, 2015, the Planning and Zoning Board heard the MPUD rezoning request. At the hearing, staff informed the applicant that there were outstanding issues with the terms of the DA in specific areas. The areas include a maximum 35% lot coverage requirement for each lot within the project; a maximum 70% impervious surface ratio (ISR) for each lot within the MPUD; and suggested side yard setbacks. The building lot coverage, impervious surface ratios, and building setback issues were addressed from the first reading of the ordinance and the DA revised to reflect those changes.

Finally, the City Commission heard this item at the September 9, 2015, public hearing and unanimously voted to approve Ordinance No. 15-2015 at first reading. The motion included the date of Monday, September 21, 2015 for the

second and final reading of the ordinance, however, there was not ample time to place the required advertisement for the ordinance therefore the item was tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.

**ORIGINATING  
DEPARTMENT:**

Planning and Development Services

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

Planning Director, Finance Director, City Attorney, City Manager

**STAFF  
RECOMMENDATION  
PRESENTED BY:**

Chris Bowley, Planning and Development Services Department - Staff recommends that the City Commission approve Ordinance No. 15-2015, the Gold Choice MPUD rezoning, with the changes to the MPUD Development Agreement, at second and final reading.

**POTENTIAL  
MOTION:**

“I move to adopt Ordinance No. 15-2015, the Gold Choice Mixed Use Planned Unit Development (MPUD) rezoning, with the proposed changes to the MPUD Development Agreement at second and final reading.”

**AGENDA ITEM  
APPROVED BY:**

---

Jane K. Shang, City Manager

**ATTACHMENTS:**

- goldchoicestaffreprrtaug3
- Aerial
- Flood
- FLU
- Location
- Proposed Zoning
- Zoning
- goldchoiceon0825
- Ord 15-2015 Gold Choice
- Master Development Plan rcvd 8.14.15



# Staff Report

**To:** Planning and Zoning Board

**From:** Chris Bowley, AICP, Director of Planning and Development Services

**Date:** August 7, 2015

**Re:** Project No. RZ15-004

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## A. Summary of Application:

**Applicant:** Newkirk Engineering  
1370 North U.S. 1  
Suite 204  
Ormond Beach, FL 32174

**Request:** The City has received an application to amend the official zoning from R1-AA to Mixed Use Planned Unit Development (MPUD) for a portion of the Deltona Activity Center.

**Tax Parcel No.:** 18-18-31-00-0031, 18-18-31-00-0032, 18-18-31-00-0037

**Property Acreage:** ± 9.28 Acres

**Property Location:** 2306 N. Normandy Boulevard

**Legal Description:** The south half (1/2) of the north half (1/2) government lot 4, of section 18, township 18 south, range 31 east, Volusia County, Florida, less the right-of-way of interstate highway no. 4, less the right-of-way of Normandy Boulevard, and less the following: begin at the point of intersection of the north line of the Florida Power and Light Company right-of-way easement with the east right-of-way line of interstate highway no. 4, as shown on the plat of Deltona Lakes unit 4, recorded in plat book 25, on page 124, public records of Volusia County, Florida; thence run north 15 degrees 23 minutes 47 seconds east, along said right-of-way line, 685.10 feet; thence departing

said right-of-way line run north 89 degrees 41 minutes 43 seconds east, 326.22 feet; thence south 00 degrees 13 minutes 28 seconds east, 660.25 feet to the aforementioned north line of that Florida Power and Light Company right-of-way easement, thence south 89 degrees, 46 minutes, 32 seconds west along said line 510.70 feet to the point of beginning as recorded in the public records of Volusia County, Florida

**Existing Zoning: R1-AA**

**B. Background:** The City has received an application to amend the official zoning map from R1-AA to Mixed Use Planned Unit Development (MPUD) for a +/- 9.23 acre area of the Deltona Activity Center. The property is situated on the west side of N. Normandy Blvd. approximately 200 feet north of the intersection of N. Normandy Blvd. and Firwood Dr. The applicant is planning a two lot subdivision; Lot 1, totaling approximately 5.4 acres, would be used for a 102 room, 114 bed assisted living facility (ALF); and approximately 3.8 acre Lot 2 would be used for self-storage mini warehouses.

**C. Support Information**

**Public Facilities:**

- a. Potable Water: to be supplied by Volusia County Water Resources and Utilities.
- b. Sanitary Sewer: to be supplied by Volusia County Water Resources and Utilities.
- c. Fire Protection: Deltona Fire Station 65
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Duke Energy

**D. Matters for Consideration:**

Section 110-1101, Code of City Ordinances, states that the City shall consider the following matters when reviewing applications for amendments to the Official Zoning Map:

**1. Whether it is consistent with all adopted elements of the Comprehensive Plan.**

Rezoning activity is required to be consistent with the Comprehensive Plan. The proposed rezoning to MPUD has been analyzed with regard to the Comprehensive Plan. Applicable provisions of the Comprehensive Pan are illustrated and relevance discussed below:

**Policy FLU2-1.7**

*Future development within the Activity Center shall require rezoning to a Planned Unit Development (PUD) or amendment to an existing PUD. Provided, however, that any development of an existing parcel that is 0.5 acres or less in size and which is permissible by the existing zoning classification assigned the parcel shall not require rezoning to PUD if the existing zoning classification is consistent with the Activity Center Plan future land use designation.*

*9J-5.006(3)(c)(1,2)*

The property is located within the Deltona Activity Center. The above policy requires that most developments within the Activity Center be processed as a Planned Unit Development. Consistent with this policy, the property is proposed to be rezoned to Mixed Use Planned Unit Development (MPUD).

**OBJECTIVE FLU2-1**

*Achieve an integrated and well-planned mixture of urban land uses within The Deltona Activity Center that encourages the creation of an employment center.*

*9J-5.006(3)(b)(10)*

The above provision establishes the essential purpose and intent of the Activity Center. Existing land uses and land use entitlements granted within the Activity Center include retail, entertainment, service, medical, office, etc. allowances. The proposed MPUD includes an assisted living facility (ALF) and a mini warehouse. The MPUD represents a mixture of uses on a unified development parcel. In addition, the MPUD will complement existing and planned uses for the Activity Center at large.

**Policy FLU2-1.13**

*Individual developments within the Activity Center shall be designed consistent with the City of Deltona's Urban Design Pattern Book and Urban Design Master Plan as it may be updated from time to time to provide visual compatibility and functional continuity with other adjacent developments within the Activity Center. 9J-5.006(3)(b)(2)*

Even though the two documents (Urban Design Pattern Book and the Urban Design Master Plan) are advisory in nature, some of the elements illustrated in these documents can be applied to the project. In addition, the spirit and intent of these documents has been incorporated into other Activity Center rezoning Development Agreements. Therefore, the application of these documents where reasonable and practical would be consistent with this policy.

**Policy FLU2-1.14**

*New development (including redevelopment) should, at a minimum, be required to: provide for a unified appearance by utilizing such mechanisms as sign control (i.e. number, height, and display area), landscape screening/buffering requirements (i.e. width and composition), underground utilities (including electric), and building setbacks and height requirements;*

- use shared parking, access and loading facilities, as practical, in an effort to reduce impervious surfaces;*
- promote pedestrian, bicycle vehicular (including mass transit) and non-vehicular movement throughout the Activity Center;*
- provide a network of unifying open spaces (said open spaces shall be in, or predominately in, a natural state) which promote linkage with other adjoining developments;*
- cluster in order to protect listed species and their habitat;*
- use common frontage/service roads;*
- use shared or joint facilities such as stormwater, bus stops, and utility easements.*

Aesthetics and the quality of the built environment are of importance to the City. While some of the points of this policy are not really applicable to the subject MPUD application, the theme of this policy involves a unified architectural appearance and appropriate landscaping. These architectural and landscaping elements are contained within the MPUD Development Agreement.

**Policy FLU1-8.4**

*Group homes, community residential living facilities, nursing homes and boarding houses exceeding seven unrelated residents shall be encouraged in commercial land use designations as long as it is compatible with the character of the surrounding residential area. 9J-5.006(3)(c)(2)*

The Activity Center is an area that is earmarked for various future land uses including commercial, office and industrial. Further, the Activity Center planning concept does recognize residential as an appropriate component. In the case of the MPUD request, a use with a residential element is proposed – assisted living facility (ALF). The ALF for the purposes of the above policy is considered a residential living facility. Such living facilities are encouraged in commercial areas as per the above policy. Therefore, the ALF aspect of the requested MPUD would advance the policies of the Activity Center.

**Policy FLU1-1.1**

*Development consistent with the Future Land Use Map shall not occur until services and facilities have been determined to be available concurrent with the impacts of the proposed development.*

And

**Policy FLU1-1.8**

*Sites for development shall be accessible to the following essential public facilities and services at the levels of service adopted in this Comprehensive Plan: fire services, transportation, potable water, an appropriate wastewater treatment facility, solid waste and stormwater management.*

*9J-5.006(3)(c)(3)*

The above two policies address a cornerstone of the City planning program – concurrency regarding the adequacy of public utilities and services. Based on research by City staff there is adequate concurrency capacity to support the demand on public services created by the MPUD project. Concurrency is discussed in detail elsewhere within this report.

**2. Its impact upon the environment or natural resources.**

The property is vacant and undeveloped. The property is densely vegetated with an over story of sand pines. Other vegetation includes various scrub oak species and palmetto. The soils are sandy and well drained. There are no wetlands on site and none of the property is located within the 100 year floodplain. Finally, the property may provide habitat for listed wildlife including gopher tortoises and scrub jays. However, the dense and high profile nature of the vegetation is not conducive scrub jay habitat. Gopher tortoises may be on site but the dense nature of the site vegetation would preclude a high tortoise per acre population. As part of the site plan review process the property will be surveyed for both scrub jays and gopher tortoises.

**3. Its impact upon the economy of any affected area.**

The Activity Center has for many years been viewed by the City as an opportunity for economic growth and diversification. Slowly but surely, notwithstanding platting and other challenges, the Activity Center is starting to evolve from a nearly vacant landscape to an area that shows early signs of economic synergy. There are retail and service uses (gas station/convenience store and theater) established in the Activity Center. In another section of the Activity Center, medical uses are slated to dominate a 130 tract recently approved as a Business Planned Unit Development. The assisted living facility and mini warehouse uses planned for the subject MPUD represent a logical evolution of Activity Center growth. ALF facilities represent job opportunities in the medical field ranging from entry level care givers to well-paid medical staff members. While a mini warehouse use is not a significant job creator, it has a relatively low impact on public utilities and services.

**4. Notwithstanding the provisions of Article XIV of the Land Development Code, Ordinance No. 92-25 [Chapter 86, Code of Ordinances] as it may be amended from time to time, its impact upon necessary governmental services, such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste or transportation systems.**

- a. **Schools:** The MPUD does not generate pupil yield and will not have any negative impact on local schools
- b. **Sewage Disposal:** Wastewater will be treated by Volusia County Water Resources and Utilities.
- c. **Potable Water:** Potable water will be supplied by Volusia County Water Resources and Utilities.
- d. **Drainage:** All drainage will be treated by an onsite stormwater system and will require approval by the City prior to issuance of a Development Order. The stormwater system will be the responsibility of the property owner's association to maintain.
- e. **Transportation Systems:** According to the applicant submitted traffic impact analysis, the project will generate 539 daily trips on the City thoroughfare roadway network. The most impacted thoroughfare roadway is the segment of North Normandy Blvd. between Graves Av. and Saxon Blvd. This segment features both two and four lane designs. N. Normandy Blvd. between Firwood Dr. and Saxon Blvd. is a four lane facility and the segment from Firwood Dr. to Graves Av. is two lanes. . However, regardless of the design differences, N. Normandy Blvd. from Graves Av. to Saxon Blvd. is operating at a level of service "C". The LOS "C" operating status of the subject segment of N. Normandy was determined utilizing City of Deltona 2015 traffic counts.

The City level of service threshold for City thoroughfares is "E". LOS "E" implies that there will be some traffic congestion. However, LOS "E" basically represents the maximum use of a facility without the roadway being congested to a point where traffic does not flow. In the case of the MPUD project, there is ample traffic capacity to support the proposed uses without causing City deleterious impacts to the local City thoroughfare network.

**5. Any changes in circumstances or conditions affecting the area.**

None.

**6. Any mistakes in the original classification.**

No known mistakes.

**7. Its effect upon the public health, welfare, safety, or morals.**

The +/-9.23 acres is located in the southwestern corner of the Activity Center and is located in the vicinity of established single-family neighborhoods. However, there is ample separation between the proposed use and existing neighborhoods via a 50 foot wide power line easement and on planned on-site setbacks and buffers. In addition, the inherent nature of the proposed uses – ALF and mini warehouse –pose insignificant land use conflicts, including traffic and sensory impacts, with nearby residential areas. Therefore, development of this site should not have any negative impacts on the health safety or welfare of the City or its residents.

The proposed Mixed Use Planned Unit Development (MPUD) is associated with the written Development Agreement (DA) that represents a set of development standards and conditions for the subject property. Such standards include setbacks, lot sizes, land uses, aesthetic considerations, infrastructure improvements, signage, parking, landscaping etc. Staff has reviewed the subject MPUD Development Agreement and has provided revisions to the DA. The revisions are presented in an underline and strike-through format. The revisions include design requirements and architectural guidelines. To implement these DA provisions, color elevations will be presented to the City for review as part of the administrative site plan review process. According to the City Land Development Code, residential elements of Planned Unit Developments, such as Lot 1, are required to afford 25% common open space that is accessible to the residents. Therefore, 25% of Lot 1 will need to be recognized as common open space. The common open space will be illustrated on MPUD master development plan. Other changes include modifications to dimensional requirements and allowed land uses.

**CONCLUSION/STAFF RECOMMENDATION:**

The Activity Center for many years has been the subject of extensive planning and study by various local governments, including Deltona. The basic premise of the Activity Center has always been the promotion of economic advancement represented by aesthetically appropriate, high value development. The subject MPUD, with the staff changes to the

Development Agreement, comports with the long standing vision of the City of Deltona regarding the Activity Center. Therefore, staff recommends approval of Ordinance 15-2015, incorporating the staff recommended changes to the Development Agreement, amending the official zoning map for parcels 18-18-31-00-0031, 18-18-31-00-0032, and 18-18-31-00-0037 from RI-AA to MPUD.



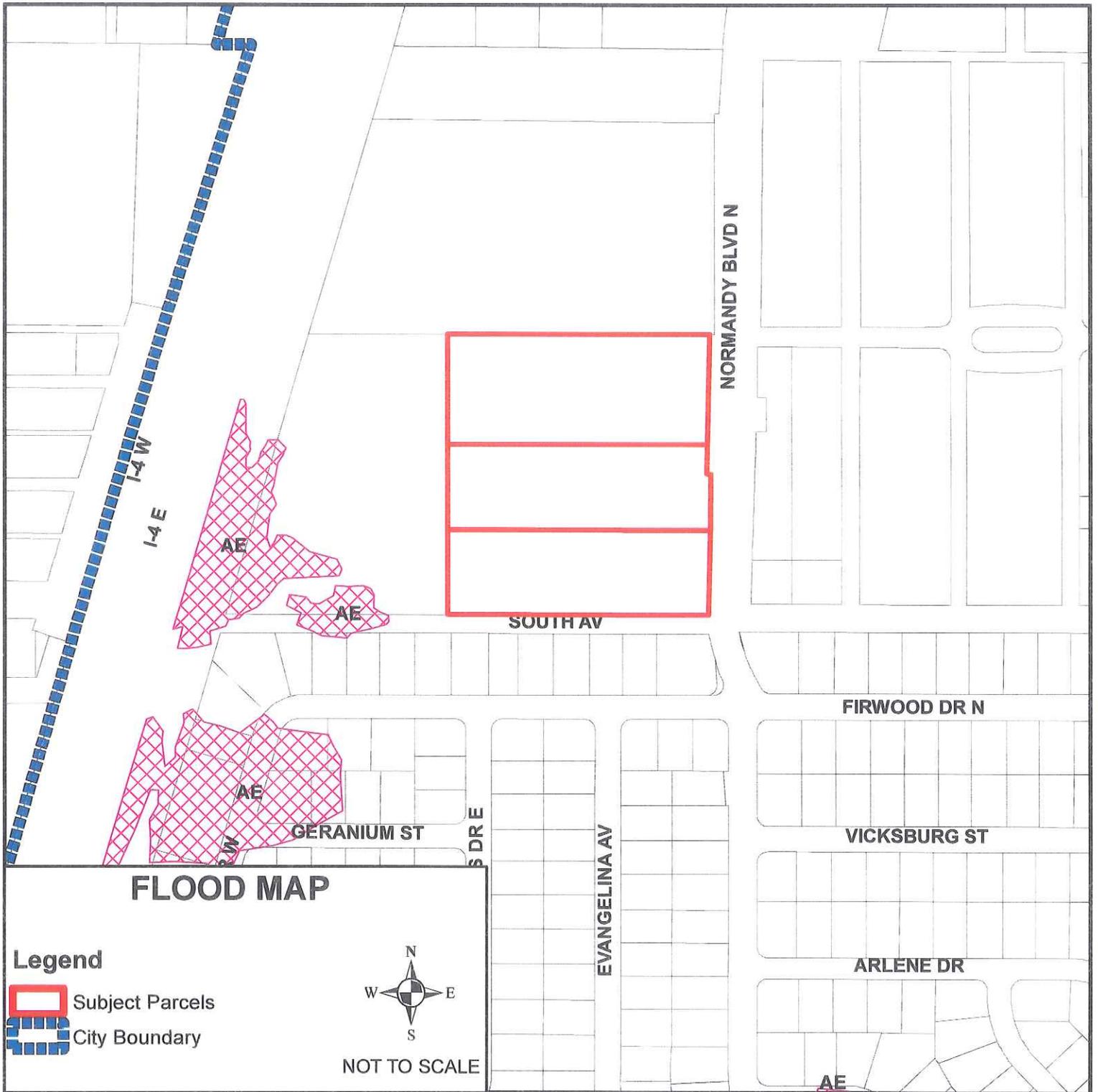
# AERIAL PHOTO

## Legend

-  Subject Parcels
-  City Boundary

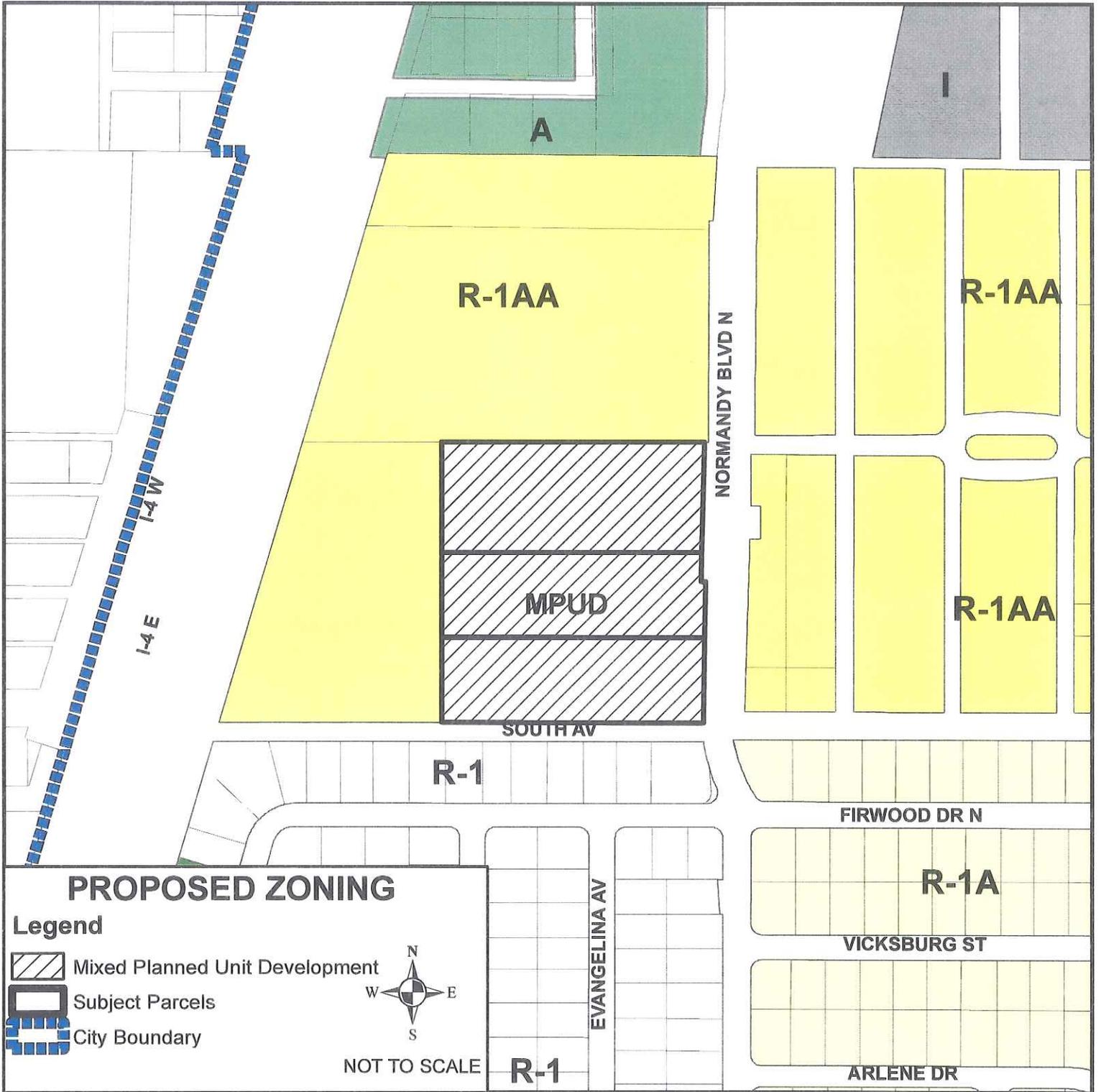


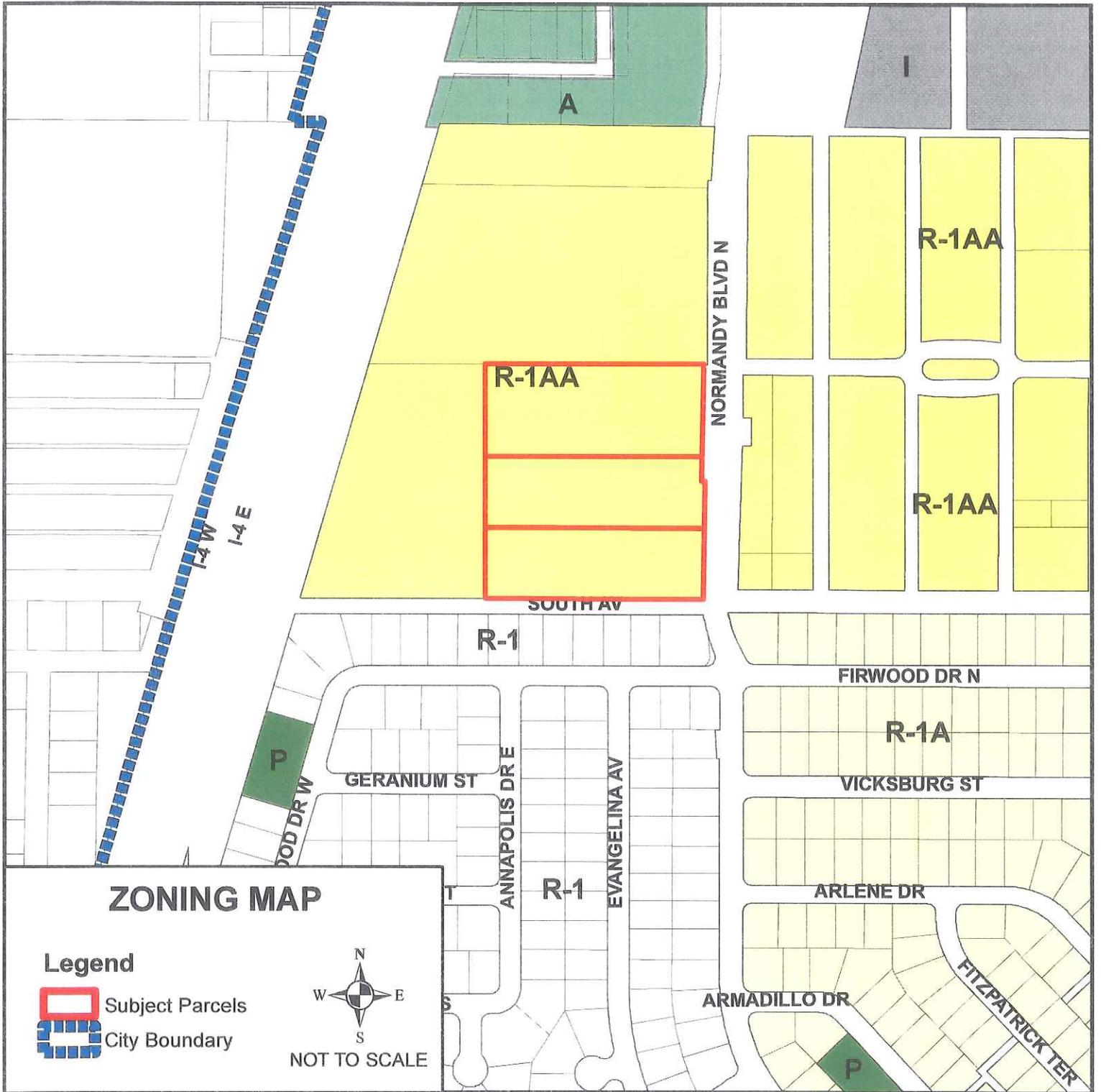
NOT TO SCALE



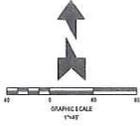








INTERSTATE HIGHWAY 4



**SITE DEVELOPMENT USAGE (LOT 1)**

1. SETBACK:	BURDEN	LANDSCAPE
FRONT (ON NORMANDY BOULEVARD)	35 FEET	20 FEET
REAR (WEST)	10 FEET	10 FEET
WEST SIDE (SOUTH)	5 FEET	10 FEET
EAST SIDE (SOUTH)	5 FEET	10 FEET

2. PROPOSED SITE COVERAGE:	sq. FT.	ACRES	%
BUILDING	43,327	1.01	19.2
BUILDING MAINTENANCE	214	0.00	0.4
PARKING	35,111	0.80	14.5
CONCRETE SUBGRADE	5,400	0.12	1.1
INTERIOR LANDSCAPE	1,522	0.03	0.3
EXTERIOR LANDSCAPE	147,247	3.34	69.1
TOTAL SITE	233,821	5.31	100.00
TOTAL IMPERVIOUS	58,334	1.33	25.1
TOTAL OPEN	175,487	3.97	74.9

3. FLOOR AREA RATIO (FAR):	0.392 (0.274)
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4. PARKING REQUIREMENTS:	
MINIMUM AND COMPLEMENTARY FACILITIES	
114 BEDS + 1 SPC PER 200 TREAT BEDS + 1	
TOTAL PARKING REQUIRED:	17

5. PARKING PROVIDED:	
MINIMUM	8
STANDARD	8
TOTAL PARKING PROVIDED:	16

**SITE DEVELOPMENT USAGE (LOT 2)**

1. SETBACK:	BURDEN	LANDSCAPE
FRONT (ON NORMANDY BOULEVARD)	35 FEET	20 FEET
REAR (WEST)	10 FEET	10 FEET
WEST SIDE (SOUTH)	5 FEET	10 FEET
EAST SIDE (SOUTH)	5 FEET	10 FEET

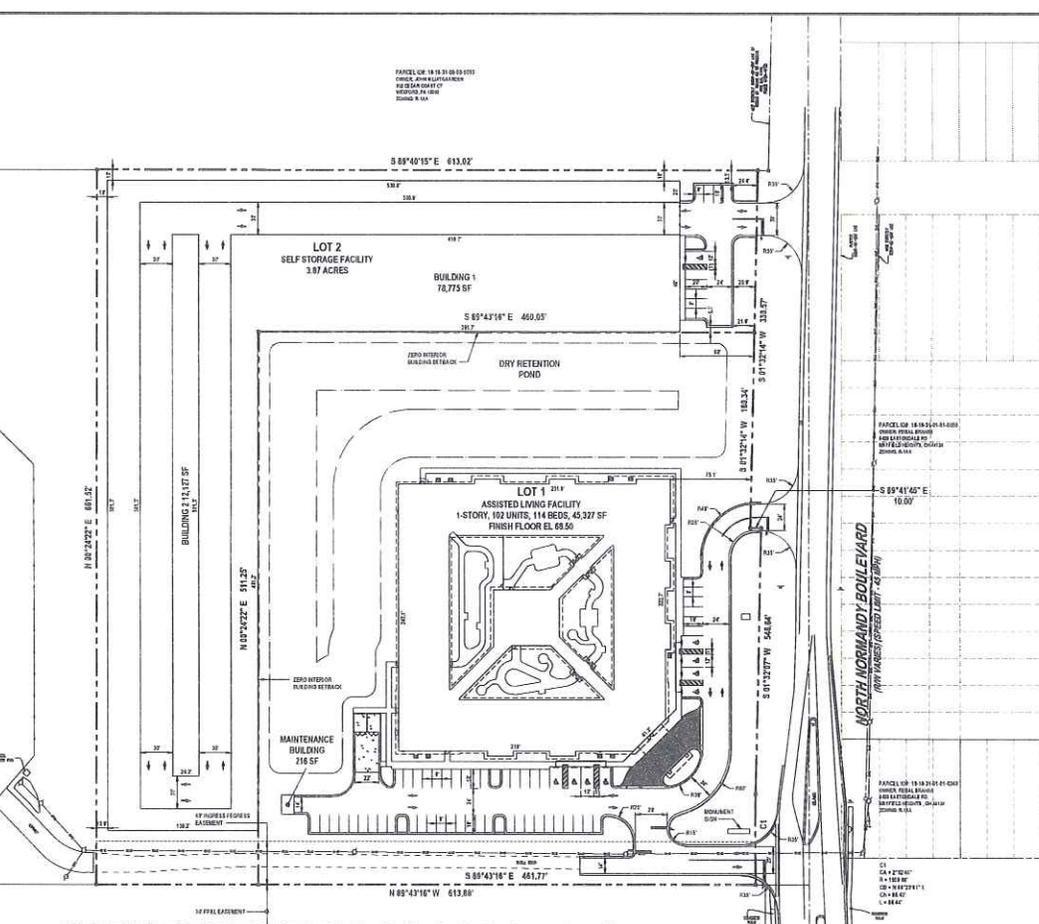
2. PROPOSED SITE COVERAGE:	sq. FT.	ACRES	%
BUILDING	46,222	1.05	13.9
PARKING	31,124	0.71	9.2
CONCRETE SUBGRADE	331	0.01	0.4
INTERIOR LANDSCAPE	136	0.00	0.2
EXTERIOR LANDSCAPE	33,221	0.76	10.4
TOTAL SITE	108,222	2.49	33.9
TOTAL IMPERVIOUS	142,312	3.22	85.9
TOTAL OPEN	33,644	0.77	14.1

3. FLOOR AREA RATIO (FAR):	0.227 (0.174)
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4. PARKING PROVIDED:	
MINIMUM	8
STANDARD	8
TOTAL PARKING PROVIDED:	16



REVISIONS	
DATE	DESCRIPTION

**NEWKIRK ENGINEERING**  
 1274 South US-1, Suite 214  
 Ocala, Florida 32111  
 Phone (352) 239-3392  
 newkirk@newkirkeng.com

Professional Engineer  
 No. 20241  
 Civil Engineering  
 Land Development  
 Construction Engineering & Inspection

**MASTER DEVELOPMENT PLAN (MDP)**  
 2306 NORMANDY SUBDIVISION  
 2306 NORTH NORMANDY BOULEVARD  
 DELTONA, FLORIDA 32725

NO. 02897  
 PROJECT No. 2015-28  
 DATE: JUNE 20, 2015

DESIGN BY: HRS  
 DRAWN BY: GSK  
 CHECKED BY: HRS  
 SCALE: 1" = 60'

DRAWING NUMBER  
**1**

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Gretchen R. H. Vose, Esq.  
City Attorney  
City of Deltona  
2345 Providence Boulevard  
Deltona, Florida 32725

For Recording Purposes Only

**Exhibit "A" to Ordinance No. 15-004**

**DEVELOPMENT AGREEMENT**

for the project known as 2306 Normandy Mixed Use Planned Unit Development (MPUD) located at 2306 North Normandy Boulevard, Deltona, Florida 32725 (hereinafter referred to as the "Subject Property").

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is entered into and made as of the \_\_\_ day of \_\_\_\_\_, 201\_\_, by and between the CITY OF DELTONA, a Florida municipal corporation, with a mailing address of 2345 Providence Boulevard, Deltona, Florida 32725, (hereinafter referred to as the "City"), and 2306 Normandy, LLC, (hereinafter referred to as the "Owner or Owner/Developer"), and the Developer has an executed Notarized Owner Authorization from the Owner/Developer).

**WITNESSETH**

**WHEREAS**, the Owner warrants that it holds legal title to the lands located in Volusia County, Florida, and within the corporate limits of the City of Deltona, said lands being more particularly described in Exhibit "B", Legal Description for the Subject Property, attached hereto and by this reference made a part hereof; and that the

holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

**WHEREAS**, the Owner/Developer has clear title of the Subject Property and intends to develop such property as an assisted living facility and a mini warehouse facility.

**WHEREAS**, the Owner/Developer or Developer desires to facilitate the orderly development of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer or Developer desires to ensure that its development is compatible with other properties in the area and planned traffic patterns; and

**WHEREAS**, the development permitted or proposed under this Development Agreement is consistent with the City's Comprehensive Plan, concurrency management system, and all land development regulations and this Agreement does not replace, supersede, or grant variances to those regulations; and

**WHEREAS**, it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

**WHEREAS**, the Owner/Developer and/or Developer have sought the City's approval to develop the Subject Property, and the City approved Ordinance No. \_\_\_\_\_, through rezoning the Subject Property to a form of Mixed Use Planned Unit Development (MPUD), as defined under the City's Land Development Code on \_\_\_\_\_. The MPUD shall consist of this Agreement as the Written Agreement of the MPUD and an Exhibit "C", Master Development Plan (MDP), attached hereto and by this reference made a part hereof as the Preliminary Plan, subject to the covenants, restrictions, and easements offered by the Owner/Developer or Developer and contained herein, (hereinafter the "Master Development Plan"). Where more detailed criteria for City required submittals exceed the criteria required for a Master Development Plan, the more detailed criteria applies.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Land Development Code as it may be amended from time to time, unless otherwise indicated.

2. **Ownership.** The legal and equitable owners of the Subject Property are: 2306 Normandy LLC.

3. **Title Opinion/Certification.** The Owner/Developer will provide to the City, in advance of the City's execution and recordation of this Agreement, a title opinion from a licensed attorney in the state of Florida, or a certification by an abstractor or title company authorized to do business in the state of Florida, verifying marketable title to the Subject Property to be in the name of the Owner/Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.

4. **Subordination/Joinder.** Unless otherwise agreed to by the City and if applicable, all liens, mortgages, and other encumbrances that is are not satisfied or released of record, must be subordinated to the terms of this Agreement or the Lienholder join in this Agreement. It shall be the responsibility of the Owner/Developer and/or Developer to promptly obtain the said subordination or joinder, in form and substance that is acceptable to the City Attorney, prior to the execution and recordation of this Agreement.

5. **Duration.** The duration of this Agreement is binding and runs with the land in perpetuity, unless amended.

6. **Development of the Subject Property.** Development of the Subject Property shall be subject to performance standards listed in this Agreement. Where a land use listed below differs from a defined use in the City of Deltona's Code of Ordinances, the use listed in this Agreement shall prevail.

A. Comprehensive Plan Policies specific to this Subject Property.

B. Permitted principal uses allowable on the Subject Property:

1. Assisted living facility
2. Nursing home and nursing home facility
3. Medical offices and clinics ancillary to the assisted living facility/nursing home.
4. General offices subordinate and ancillary to the assisted living facility/mini-warehouse.
5. Mini-warehouse: Lot 2 only (if subdivided)
6. ~~Retail sales and service~~
7. Essential Public Utilities
8. Exempt Excavations

C. Prohibited principal uses, if any:

1. ~~Adult entertainment~~ All other uses prohibited.

2. ~~Automobile service stations~~

- D. ~~Proposed minimum density/minimum intensity: none (in number of dwelling units per acre) or minimum intensity (measured in floor area ratio): 2 units per acre, FAR = 0.10~~
- E. ~~Proposed maximum density/intensity: Lot 1 – FAR 0.20; Lot 2 - FAR 0.55. (in number of dwelling units per acre) or maximum intensity (measured in floor area ratio), if any: 20 units per acre, FAR = 0.50~~
- F. ~~Impervious surface ratio is not to exceed 70% of the gross square footage of entire 9.28 acre parcel. for the Subject Property.~~
- G. ~~Maximum lot coverage 35% entire 9.28 acre parcel. (in %) (dry retention systems can be used towards open space): 40~~
- H. ~~Minimum Landscaping and bufferyards shall comply with Section 110-808 as it may be amended from time to time. requirements are per the City's Land Development Code. Stormwater management facilities shall not be placed within bufferyards.~~
- I. Maximum number of lots: 2. However, the property can be developed as a unified development if reflected as such on the MDP.
- J. Minimum lot size area, if subdivided (in acreage or square footage): 40,000 Lot 1 – 235,877 square feet; Lot 2 – 168,577 square feet or approved as per Final Plat application FP 15-003.
- K. Minimum lot width/street frontage (if subdivided): (in feet): 100 The lot width and frontage shall be maintained consistent with Final Plat FP 15-003.
- L. Minimum yard setbacks:
  - 1. Front yard: 25 35 ft.
  - 2. Side yard: 5 10 ft.
  - 3. Street side yard: 15 ft
  - 4. Rear yard: 10 ft.

~~Side yard may be reduced to zero foot where adjacent with proposed building with zero foot setback.~~
- M. Maximum building height (in feet): 35 ft
- N. The mini warehouse use on the project shall comply with applicable sections

of Chapter 110-814(h), or equivalent, as it may be amended from time to time.

- O. Parking requirements shall meet the provisions of Sections. 110-828 and 110-829 of the City's Land Development Code as it may be amended from time to time.
- P. All Signage shall comply with the provisions of Chapter 102 of the City Land Development Code as it may be amended from time to time.
- Q. Required lighting standards per the City's Land Development Code shall be included on a separate Illumination Plan to be provided at the time of site plan submittal.
- R. Architectural controls and development on the Subject Property shall follow a common architectural theme as listed in this Agreement by harmoniously coordinating the general appearance of all buildings and accessory structures, and to the extent practicable, be designed consistent with the City of Deltona's Urban Design Pattern Book and Urban Design Master Plan, as it may be amended from time to time. The intent is to provide visual compatibility and functional continuity with adjacent developments within the Activity Center. For the purposes herein, general appearance includes, but is not limited to, exterior wall finishes, construction materials, roof styles, slopes, architectural details and ornamentation. The following general requirements shall apply to development on the Subject Property:
  - a. All structures shall complement one another and shall convey a sense of quality and permanence.
  - b. Exterior walls facing public rights-of-way shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood, or concrete fiberboard, or other similar material on all sides.
  - c. The architectural elements of amenities, accessory structures and signage shall be consistent.
  - d. All service areas and mechanical equipment visible from public rights-of-way (ground or roof) including but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machine dispensers, vending machines, and other mechanicals, shall be screened using architectural features consistent with the structure, or landscaping of sufficient density and maturity at planting to provide opaque screening.
  - e. Loading docks shall be located away from the street and screened from public view.
  - f. Metal buildings shall comply with Sec. 110-814(i) as it may be amended from time to time.

~~All of the above guidelines, controls and variations shall be defined by a~~

~~Homeowners Association or Property Owners Association, as defined within this Agreement.~~

Architectural elevations, depicted in color, shall be submitted with a Final Site Plan application for each lot and the Development Review Committee (DRC) shall determine compliance before issuing a Development Order.

- S. Utility provision and dedication: The Owner/Developer or Developer shall connect to ~~the City of Deltona's central utility systems, when available, or to Volusia County's central utility systems, where applicable, at their sole cost and expense.~~ Utility fees shall be paid to ~~Deltona Water or Volusia County, respectively,~~ before any building permit is issued. Central utility systems are to be designed, permitted, and constructed to ~~the respective service provider specifications and dedicated to the respective service provider upon final inspection, clearance, and acceptance by the service provider.~~
- T. Stormwater and environmental: ~~Per parcel stormwater systems or master~~ The stormwater system shall be a master design, owned and maintained by an established Homeowners Association or Property Owners Association in private ownership and shall not be dedicated to or become the responsibility of the City of Deltona. All environmental permitting, mitigation, and/or soil and erosion control for the property shall conform to all federal, state, and local permits/requirements, shall be the sole responsibility of the owner/developer. Homeowners Association or Property Owners Association, and The stormwater management system shall be maintained in good condition/standing with the applicable permitting authorities. Best Management Practices and conformance to National Pollutant Discharge Elimination System (NPDES) criteria are required.
- U. Transportation, site access, and traffic devices: The Owner/Developer or Developer is responsible for all transportation improvements within the Subject Property and any off-site transportation requirements, as a result of the proposed development, for site function, that maintains or improves the level of service for area roadways, and ensures the public health, safety, and welfare for the community. All permits shall be obtained from appropriate permitting agencies prior to development and the City shall determine the appropriate level of service per the City Comprehensive Plan and current traffic counts. Each lot will be granted one direct access to North Normandy Blvd. Another access to North Normandy Blvd. will be improved by the Owner/Developer that coincides with an ingress and egress easement utilized by the City of Deltona to access nearby City utility infrastructure. All access points shall be designed, including with appropriate storage, consistent with the City Land Development Code.

V. Open Space: There is a residential element of the MPUD that includes a living facility which is proposed for Lot 1. Therefore, at least 25% of Lot 1 shall be incorporated into common open space accessible to the residents. The common open space may include but not be limited to a central courtyard and the retention area could be incorporated into an exercise trail, outside dining amenity etc. The common open space shall be depicted on the Final Site Plan for Lot 1. If the property is not subdivided, the common open space shall be calculated utilizing 235,877 square feet.

7. **Public Facilities/Land Dedication.** ~~Facilities or tracts that either are or shall become public facilities/tracts that will serve the development and/or are on the Subject Property are, as follows: The applicable dedication of facilities or land will be addressed through the City Plat process.~~

8. **Development Permits/Fees.** The Owner/Developer or Developer is responsible for obtaining, permitting, and the payment of all fees for facilities and services to ~~ensure for~~ facilitate development of the Subject Property. Any site permits shall be kept current with the respective permitting agency and shall ensure the protection of the public health, safety, and welfare of the community and the development. All impact fees are applicable and no impact fee credits shall be awarded through this Agreement. ~~unless a cessation exists through a City moratorium that is Citywide.~~ Proportionate fair share site improvements shall not be used in lieu of impact fees.

9. **Obligations.** Should the Owner/Developer or Developer fail to undertake and complete its obligations as described in this Agreement to the City's specifications, then the City shall give the Owner/Developer or Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation. If the Owner/Developer or Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer or Developer, or its successors in interest, may, without prejudice to any other rights or remedies it may have, place liens and take enforcement action on the Subject Property. A lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. Notice to the Owner/Developer or Developer and its successors in interest shall be deemed to have been given upon the mailing of notice to the address or addresses set forth in Paragraph (23) hereof.

10. **Site Plan/Plat Approval.** The Master Development Plan (Exhibit "C") shall not replace, supersede, or absolve the Owner/Developer or Developer from approvals for any site plan, preliminary plat, and/or final plat and respective regulations. Where more detailed criteria for City required submittals exceed the criteria required for a

Master Development Plan, the more detailed criteria applies.

11. **Indemnification.** The Owner/Developer or Developer shall indemnify and hold the City harmless from any and against all claims, demands, disputes, damages, costs, expenses, (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Subject Property, except those claims or liabilities caused by or arising from the negligence or intentional acts of the City, or its employees or agents. It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Subject Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

12. **Compliance.** The Owner/Developer or Developer agrees that it, and their successors and assigns, will abide by the provisions of this Agreement, the City's Comprehensive Plan and the City's Code of Ordinances, including but not limited to, the site plan regulations of the City as amended from time to time, which are incorporated herein by reference and such subsequent amendments hereto as may be applicable. Further, all required improvements, including landscaping, shall be continuously maintained by the Owner/Developer or Developer, or their successors and assigns, in accordance with the City's Code of Ordinances. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, Certificates of Occupancy or plan/plat approvals to the Subject Property, should the Owner/Developer or Developer fail to comply with the terms of this Agreement. In the event of a conflict between this Development Agreement and the City's Land Development Code, the more restrictive regulations shall govern the development of the Subject Property.

13. **Obligations for Improvements.** Any surface improvement as described and required hereunder included, but not limited to such as signalization, walls, stormwater management facilities, medians, and utilities, or any other surface improvement shall be performed, prior to the issuance of the first Certificate of Occupancy on that portion of the Subject Property that the surface improvement(s) relates or is otherwise scheduled in this Agreement. Should the Owner/Developer or Developer fail to undertake and complete its obligations as described in this Agreement and to the City's specifications, then the City shall give the Owner/Developer or Developer thirty (30) days written notice to commence and ninety (90) days to complete said required obligation at the sole expense of the Owner/Developer or Developer. If the Owner/Developer or Developer fails to complete the obligations within the ninety (90) day period, then the City, without further notice to the Owner/Developer or Developer and their successors and assigns in interest, may but shall not be required to, perform such obligations at the expense of the Owner/Developer or Developer or their successors and assigns in interest, without prejudice to any other rights or remedies the City may have under this Agreement. Further, the City is hereby

authorized to immediately recover the actual and verified cost of completing the obligations required under this Agreement and any legal fees from the Owner/Developer or Developer in an action at law for damages, as well as record a lien against the Subject Property in that amount. The lien of such assessments shall be superior to all others, and all existing lienholders and mortgagees, by their execution of the subordination or joinder documents, agree to subordinate their liens or mortgages to the City's said liens or assessments. Notice to the Owner/Developer or Developer and their successors and assigns in interest shall be deemed to have been given upon the mailing of notice as provided in paragraph (24) of this Agreement.

14. **Concurrency and Vested Rights.** The Owner/Developer or Developer acknowledges and agrees that prior to the issuance of any development orders for the Property, the Owner/Developer or Developer must have received and be in the possession of a valid unexpired certificate of capacity/concurrency management system approval consistent with the City's Land Development Code. The capacity certificate/approval consistent with Chapter 86 of the City Land Development Code, verifies the availability of infrastructure and service capacity sufficient to permit the proposed development of the Subject Property without causing a reduction in the levels of service adopted in the City's Comprehensive Plan. The certificate of capacity/approval shall be effective for a term, as defined in the City's Code of Ordinances. Neither this Agreement nor the approved Master Development Plan shall create or result in a vested right or rights to develop the Subject Property, as cited in Section 86-34 of the City's Land Development Code.

15. **Environmental and Tree Preservation.** The Owner/Developer or Developer is responsible to obtain all site related permits and approval prior to any development activity on or for the Subject Property. Before development is commenced (i.e. before any work or clearing is done on the property) the permit holder must have acquired the required State or Federal permits. This may involve mitigation for habitat of threatened or endangered flora and fauna or for species identified for proportion (i.e. tree preservation). This Agreement does not vest or exempt the Owner/Developer or Developer from any permitting and mitigation obligations needed to develop a Subject Property. Irrigation shall comply with the requirements of the utility servicing the project and applicable permitting agencies with appropriate irrigation methods utilized. Owner/Developer or Developer shall install appropriate reuse irrigation lines/infrastructure, including stub-outs, throughout the project as development occurs. Upon reclaimed water lines being available (extended along the frontage of the property), with sufficient capacity to service the development, Owner/Developer or Developer shall connect to the reclaimed water source and irrigation by other means other than reclaimed water shall be discontinued.

16. **Homeowners Association or Property Owners Association.** The charter and by-laws of any Homeowners Association ("HOA") or Property Owners

Association ("POA") for the Subject Property and any deed restrictions related thereto shall be furnished to the City for approval by the City Attorney prior to the recording thereof in the Public Records of Volusia County, Florida. Such recording shall take place before a Certificate of Occupancy is issued for the first development project on land covered by this Agreement. The HOA or POA shall at a minimum be responsible for maintaining the common open space, any common utility systems, such as for irrigation and site lighting, and project signage. The Owner/Developer or Developer shall be responsible for establishing the HOA or POA and recording said information in the Public Records of Volusia County, Florida. The City is not responsible for the enforcement of any agreements or deed restrictions entered into between property owners or occupiers of the Subject Property. If maintenance for the Subject Property is not maintained following issuance of a Certificate of Occupancy, the City has Code Enforcement services.

17. **Enforcement.** Both parties may seek specific performance of this Agreement and/or bring an action for damages in a court within Volusia County, Florida, if this Agreement is breached by either party. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer or Developer shall be responsible for the payment of all of the City's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Such costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Subject Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Subject Property and the Owner/Developer or Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

18. **Utility Easements.** For any easement not established on a plat for the Subject Property, the Owner/Developer or Developer shall provide to the City such easements and other legal documentation, in form mutually acceptable to the City Attorney and the Owner/Developer or Developer, as the City may deem reasonably necessary or appropriate for the installation and maintenance of the utility and other services, including but not limited to, sanitary sewer, potable water, and reclaimed water services, electric, cable, gas, fire protection and telecommunications.

19. **Periodic Review.** The City reserves the right to review the Subject Property subject in relation to this Agreement periodically to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds that on the basis of substantial competent evidence that there has been a failure to comply with the terms of this Agreement, the City may not issue development orders or

permits until compliance with this Agreement has been established.

20. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

**OWNER/DEVELOPER'S OR DEVELOPER'S REPRESENTATIVES:**

[INSERT NAMES AND ADDRESSES]

**CITY'S REPRESENTATIVES:**

City Manager  
City of Deltona  
2345 Providence Boulevard  
Deltona, Florida 32725

With copy to:

Director  
Planning & Development Services  
City of Deltona  
2345 Providence Boulevard  
Deltona, Florida 32725

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer's or Developer obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

21. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner/Developer or Developer of the Subject Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

22. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

23. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Owner/Developer or Developer and their successors and assigns in interest, and the City and their successor and assigns in interest. This Agreement shall become effective upon its execution and recordation with

the Public Records of Volusia County, Florida. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

24. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

25. **Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Development Agreement is declared severable.

26. **Covenant Running with the Land.** This Agreement shall run with the Subject Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

27. **Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Owner/Developer's expense, in the Public Records of Volusia County, Florida.

28. **Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue of any litigation relating to this Agreement shall be in the courts of Volusia County, Florida.

29. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer or Developer shall execute this Agreement within ten (10) business days of City Commission adoption of Ordinance No. \_\_\_\_\_; and agrees to pay the cost of recording this document in the Public Records of Volusia County, Florida. Failure to execute this Agreement within ten (10) business days of this ordinance adoption may result in the City not issuing development orders or permits until execution and recordation of this Agreement has occurred.

30. **Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings and agreements, with respect to the subject matter hereof; provided, however, that it is agreed that this Agreement is supplemental to the City's

Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

31. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Public Records of Volusia County, Florida.

**IN WITNESS WHEREOF**, the Owner, the Developer and the City have executed this Agreement.

**OWNER/DEVELOPER**

**By:**

\_\_\_\_\_  
Signature of Witness # 1

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or type name

\_\_\_\_\_  
Print or type name

**As:**

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Print or type

\_\_\_\_\_  
Print or type name

**ATTEST:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name

**As:**

\_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 201\_\_, by \_\_\_\_\_, and \_\_\_\_\_, of \_\_\_\_\_, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification and who did not (did) take an oath.

\_\_\_\_\_  
Signature of Notary

(NOTARY SEAL)

\_\_\_\_\_  
Print or type name

**CITY OF DELTONA:**

**By:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_

Mailing Address:

City of Deltona  
2345 Providence Boulevard  
Deltona, Florida 32725

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_day \_\_\_\_\_ of \_\_\_\_\_, 201\_\_, by \_\_\_\_\_, and \_\_\_\_\_, who are personally known to me and acknowledge executing the same freely and voluntarily under authority vested in them by the City of Deltona.

\_\_\_\_\_  
Signature of Notary

(NOTARY SEAL)

\_\_\_\_\_  
Print or type name

Approved as to form and legality for use and  
reliance by the City of Deltona, Florida

\_\_\_\_\_  
Gretchen R. H. Vose  
City Attorney

**ORDINANCE NO. 15-2015**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP PURSUANT TO CHAPTER 110, SECTION 1101 OF THE CITY CODE OF ORDINANCES FOR PROPERTY TOTALING APPROXIMATELY ±9.28 ACRES LOCATED NORTH OF FIRWOOD DRIVE ON NORTH NORMANDY BOULEVARD IN THE DELTONA ACTIVITY CENTER FROM R1-AA TO MIXED USE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.**

WHEREAS, the City has received an application to amend the zoning for a 9.28+/- acre portion of area known as the Deltona Activity Center from R1-AA to Mixed Use Planned Unit Development (MPUD); and

WHEREAS, the City of Deltona, Florida, and its Land Planning Agency have complied with the requirements of Municipal Home Rule Powers Act, sections 166.011 et seq., Florida Statutes, in considering the proposed MPUD amendment; and

WHEREAS, after said public hearing, the City Commission of the City of Deltona, Florida, has determined that the MPUD zoning is consistent with the Comprehensive Plan of the City of Deltona, Florida.

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**SECTION 1.** Located in the City of Deltona, Florida, The Gold Choice zoning is hereby amended from R1-AA Single family Residential to MPUD for the following property: the south half (1/2) of the north half (1/2) government lot 4, of section 18, township 18 south, range 31 east, Volusia County, Florida, less the right-of-way of interstate highway no. 4, less the right-of-way of Normandy Boulevard, and less the following: begin at the point of intersection of the north line of the Florida Power and Light Company right-of-way easement with the east right-of-way line of interstate highway no. 4, as shown on the plat of Deltona Lakes unit 4, recorded in plat book 25, on page 124, public records of Volusia County, Florida; thence run north 15 degrees 23 minutes 47 seconds east, along said right-of-way line, 685.10 feet; thence departing said right-of-way line run north 89 degrees 41 minutes 43 seconds east, 326.22 feet; thence south 00 degrees 13 minutes 28 seconds east, 660.25 feet to the aforementioned north line of that Florida Power and Light Company right-of-way easement, thence south 89 degrees, 46 minutes, 32 seconds west along

said line 510.70 feet to the point of beginning as recorded in the public records of Volusia County, Florida.

**SECTION 2.** This Ordinance is adopted in conformity with and pursuant to the Comprehensive Plan of the City of Deltona, the Local Government Planning and Land Development Act, Sections 163.161 et. Seq., Florida Statutes, and the Municipal Home Rule Powers Act, Sections 166.011 et. seq., Florida Statutes.

**SECTION 3. CONFLICTS.** All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

**SECTION 4. CODIFICATION.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

**SECTION 5. SEVERABILITY.** In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final passage and adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**FIRST READING:** \_\_\_\_\_

**ADVERTISED:** \_\_\_\_\_

**SECOND READING:** \_\_\_\_\_

\_\_\_\_\_  
**JOHN C. MASIARCZYK SR., MAYOR**

**ATTEST:**

City of Deltona, Florida  
Ordinance No. 15-2015  
Page 3 of 3

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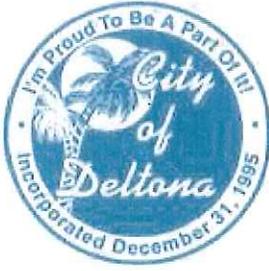
**JOYCE RAFTERY, CITY CLERK**

Approved as to form and legality for use  
and reliance by the City of Deltona, Florida

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**GRETCHEN R. H. VOSE, CITY ATTORNEY**





## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015

**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 9 - C

**SUBJECT:** Public Hearing - Ordinance No. 16-2015, Amending Section 110-311(a) of the RM-2, Multiple Family Residential Dwelling, zoning classification, at second and final reading - Chris Bowley, Planning and Development Services Department (386) 878-8602.

**LOCATION:**

Citywide

**BACKGROUND:**

City staff noticed an inconsistency between the density ranges for multi-family development listed within the City's Future Land Use Element and the City's Land Development Code (Code). This equated to two scrivener's errors in the RM-2 zoning district text, as related to the RM-2 zoning designation. The listed density range allows for 12-20 units per acre that is consistent with the High Density Residential land use category. However, the existing zoning language of Section 110-311(a) calls for the RM-2 to be consistent with the Medium Density Residential land use category, which only allows for 6-12 units per acre. Changing the land use text from Medium Density Residential to High Density Residential would correct that issue, so that the density ranges are listed in both documents consistently. The second issue is the tense of the introduction, where it is written as past-tense, instead of present tense (i.e. changing "purposed" to "purpose" will correct this issue).

Finally, the City Commission heard this item at the September 9, 2015, public hearing and unanimously voted to approve Ordinance No. 14-2015 at first reading. The motion included the date of Monday, September 21, 2015 for the second and final reading of the ordinance, however, there was not ample time to place the required advertisement for the ordinance therefore the item was tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.

**ORIGINATING DEPARTMENT:**

Planning and Development Services

<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	Planning Director, Finance Director, City Attorney, City Manager
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	Chris Bowley, Planning and Development Services Department - Staff recommends that the City Commission adopt Ordinance No. 16-2015, to change the RM-2 text of Section 110-311(a) to change "Medium Density" to "High Density" and to insert the word "purpose" instead of "purposed."
<b>POTENTIAL MOTION:</b>	"I move to adopt Ordinance No. 16-2015, amending Section 110-311(a) of the RM-2, Multiple Family Residential Dwelling, zoning classification, at second and final reading."
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Staff Report Ordinance No. 01-2015-8-27-15</li> <li>• Ordinance No 16-2015 8-27-15</li> </ul>



# Memorandum

**To:** Planning and Zoning Board

**From:** Scott McGrath, Planner II  
Planning & Development Services

**Date:** August 6, 2015

**Re:** Ordinance No. 01-2015, RM-2 Multifamily Zoning Text Amendment

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## I. SUMMARY OF APPLICATION:

**Applicant:** City of Deltona

**Request:** Amend the RM-2 Multiple Family Residential Dwelling district language to correct the unit counts to match the Comprehensive Plan.

**Background:** City staff has noticed two errors in the RM-2 zoning district text. One of these errors renders the district unusable in its current form, the other is merely a misspelling of the word "purpose". The RM-2 zoning district was intended to allow 12-20 units per acre consistent with High Density Residential land use category that also allows 12-20 units per acre. However, the existing zoning language calls for the RM-2 to be located in the Medium Density Residential land use category which only allows for 6-12 units per acre. The current ordinance provides:

*Sec. 110-311. - RM-2, Multiple Family Residential Dwelling District.*

*Purposed and intent. The purpose of this zoning district is to allow single-family detached patio homes, duplex dwellings, and multiple-family dwellings consistent with the development standards and density requirements of the Medium Density Residential Future Land Use Category.*

To correct these errors, the Medium Density Residential text should be changed to High Density Residential as shown below:

*Purposed and intent. The purpose of this zoning district is to allow single-family detached patio homes, duplex dwellings, and multiple-family dwellings consistent with the development standards and density requirements of the Medium High Density Residential Future Land Use Category*

- II. CONCLUSION/STAFF RECOMMENDATION:** Staff recommends approval of the attached Ordinance number 16-2015, amending the RM-2 Multiple Family Residential Dwelling district.

**ORDINANCE NO. 16-2015**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, BY AMENDING AND REVISING THE PROVISIONS OF CHAPTER 110 SECTION 311, RM-2 MULTIPLE FAMILY RESIDENTIAL DWELLING DISTRICT, OF THE CITY OF DELTONA CODE OF ORDINANCES; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.**

WHEREAS, the City of Deltona adopted Chapter 110-311, RM-2 Multiple Family Residential Dwelling district as amended via Ordinance No. 06-2013 on June 17, 2013; and

WHEREAS, Section 110-311(a) of Chapter 110 has inconsistent terminology that makes the RM-2 zoning district unusable in its current state, and City staff has determined that revisions to Section 110-311(a) are warranted; and

WHEREAS, the City of Deltona, Florida, and its Land Planning Agency have complied with the requirements of Municipal Home Rule Powers Act, Sections 166.011 et seq., Florida Statutes, in considering the proposed textual amendment; and

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**SECTION 1.** The foregoing “Whereas” clauses are true and correct and are hereby ratified and confirmed by the City Commission.

**SECTION 2.** Section 110-311(a) shall be amended to read as follows:

Purpose and intent. The purpose of this zoning district is to allow single-family detached patio homes, duplex dwellings, and multiple-family dwellings consistent with the development standards and density requirements of the ~~Medium~~ High Density Residential Future Land Use Category.

**SECTION 3. CONFLICTS.** All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

**SECTION 4. CODIFICATION.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

**SECTION 5. SEVERABILITY.** In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final passage and adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**FIRST READING:** \_\_\_\_\_

**ADVERTISED:** \_\_\_\_\_

**SECOND READING:** \_\_\_\_\_

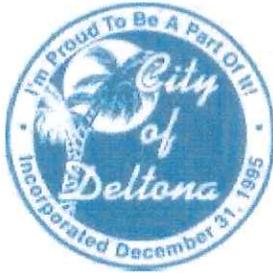
\_\_\_\_\_  
**JOHN C. MASIARCZYK SR., MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JOYCE RAFTERY, CITY CLERK**

Approved as to form and legality for use  
and reliance by the City of Deltona, Florida

\_\_\_\_\_  
**GRETCHEN R. H. VOSE, CITY ATTORNEY**



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015

**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 9 - D

**SUBJECT:** Public Hearing - Ordinance No. 17-2015, adopting a temporary moratorium on the processing of applications proposing to use a package plant, at first reading - Chris Bowley, Planning and Development Services Department (386) 878-8602.

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**LOCATION:**

Citywide

**BACKGROUND:**

The City of Deltona has provisions in the City's Comprehensive Plan and Land Development Code (LDC) that allow for the use of a private package plant within certain parameters or conditions to utilize on-site wastewater treatment. These are antiquated regulations, as the City has made major capital investments to advance the City from a series of scattered residential lots utilizing on-site septic systems to central sanitary sewer facilities. Examples of these efforts include the extension of force-mains within the SR 415 and Howland Boulevard rights-of-way (ROW) , taking private lift-stations off-line and connecting them to central facilities, construction of a \$25-million± Eastern Wastewater Treatment Plant, providing additional capacity to the existing Fisher Wastewater Treatment Plant, extending reuse lines within the Doyle Road ROW, constructing a reuse storage tank and rapid-infiltration basins, adding a regional pump station, upgrading existing force-mains, and designing for commercial sewer service near Saxon Blvd.

As the City increases its population, prepares for additional growth, and becomes more urban, the provision for central utility services is more paramount to protect the health, safety, and welfare of its residents. Part of the City's efforts is to direct development towards central public facilities and to accommodate retrofit of existing development towards that end.

To best process updates to the City's Comprehensive Plan and LDC, Ordinance No. 17-2015 is created to provide up to a twelve (12) month moratorium to allow the City to analyze its current regulations towards private package facilities, to process applications to amend its current regulations, and to

adopt new provisions that are consistent with its efforts towards capital projects of central sanitary sewage facilities. Finally, the Planning and Zoning Board recommended that the City Commission approve Ordinance No. 17-2015 at its September 16, 2015, meeting.

**ORIGINATING  
DEPARTMENT:**

Planning and Development Services

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

Planning Director, Finance Director, City Attorney, City Manager

**STAFF  
RECOMMENDATION  
PRESENTED BY:**

Chris Bowley, AICP, Director of Planning and Development Services - Staff recommends that the City Commission approve Ordinance No. 17-2015 that allows for a temporary moratorium on the processing of applications that propose use of a package plant, at first reading.

**POTENTIAL  
MOTION:**

“I move to approve Ordinance No. 17-2015 that allows for a temporary moratorium on the processing of applications that propose use of a package plant, at first reading.”

**AGENDA ITEM  
APPROVED BY:**

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Jane K. Shang, City Manager

**ATTACHMENTS:**

- Ordinance No. 17-2015 Package Plant Moratorium 081815
- Staff Report Ord No. 17-2015 Package Plant Moratorium

**ORDINANCE NO. 17– 2015**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, ADOPTING A TEMPORARY MORATORIUM ON THE PROCESSING OF DEVELOPMENT APPLICATIONS THAT INCLUDE A REQUEST TO UTILIZE AN ON-SITE PACKAGE PLANT FOR WASTEWATER DISPOSAL PENDING A COMPREHENSIVE REVIEW OF ISSUE AND ENACTMENT OF REGULATIONS RELATING TO SAME; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Deltona is in the process of a comprehensive review of its regulations and the revising of its land-use regulations as they relate to development that may request the disposal of wastewater through the use of an on-site package plant; and

**WHEREAS**, in furtherance of its process of review and revision, the City of Deltona is working with City Public Works Department and Planning and Development Services Department, and requesting input from citizens of the City of Deltona and all others with an interest in the subject; and

**WHEREAS**, the City of Deltona finds it in the best interests of its citizens to enact a temporary moratorium on the acceptance and/or processing of development applications of developments that request to utilize an on-site package plant for wastewater disposal as a land-use tool to promote effective planning, public health, safety, and welfare, and to preserve the status quo during this review and revision process; and

**WHEREAS**, the City of Deltona anticipates that it will take up to twelve (12) months from the date of the enactment of this ordinance to complete the review and revision process; and

**WHEREAS**, the City of Deltona finds that using this planning tool will prevent development that is inconsistent with its pending changes in development regulations and zoning amendments in progress, as well as any public utility capital programming efforts.

**THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**SECTION 1. MORATORIUM.** The City of Deltona, Florida, hereby enacts a temporary moratorium for a period of up to twelve (12) months from the date of enactment of this ordinance on the acceptance and processing of development applications in which the applicant proposes to utilize an on-site package plant to dispose of wastewater, pending the comprehensive review and revision of its land use regulations, as relates to that subject.

**SECTION 2. CONFLICTS.** All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

**SECTION 3. CODIFICATION.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

**SECTION 4. SEVERABILITY.** In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final passage and adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**FIRST READING:** \_\_\_\_\_

**ADVERTISED:** \_\_\_\_\_

**SECOND READING:** \_\_\_\_\_

\_\_\_\_\_  
**JOHN C. MASIARCZYK SR., MAYOR**

City of Deltona, Florida  
Ordinance No. 17-2015  
Page 3 of 3

**ATTEST:**

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**JOYCE RAFTERY, CITY CLERK**

Approved as to form and legality for use  
and reliance by the City of Deltona, Florida

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**GRETCHEN R. H. VOSE, CITY ATTORNEY**



# Staff Report

**To:** Planning and Zoning Board

**From:** Chris Bowley, AICP, Director  
Planning & Development Services

**Date:** August 18, 2015

**Re:** Ordinance No. 17-2015: Adopting a Temporary Moratorium on the Processing of Applications Proposing to Use a Package Plant

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## A. Summary of Application:

**Applicant:** City of Deltona

**Request:** To allow for a temporary moratorium on the processing of applications that proposes use of a package plant.

## B. Background:

The City of Deltona has provisions in the City's Comprehensive Plan and Land Development Code (LDC) that allow for the use of a private package plant within certain parameters or conditions to utilize on-site wastewater treatment. These are antiquated regulations, as the City has made major capital investments to advance the City from a series of scattered residential lots utilizing on-site septic systems to central sanitary sewer facilities. Examples of these efforts include the extension of force-mains within the SR 415 and Howland Boulevard rights-of-way (ROW), taking private lift-stations off-line and connecting them to central facilities, construction of a \$25-million± Eastern Wastewater Treatment Plant, providing additional capacity to the existing Fisher Wastewater Treatment Plant, extending reuse lines within the Doyle Road ROW, constructing a reuse storage tank and rapid-infiltration basins, adding a regional pump station, upgrading existing force-mains, and designing for commercial sewer service near Saxon Blvd.

As the City increases its population, prepares for additional growth, and becomes more urban, the provision for central utility services is more paramount to protect the health, safety, and welfare of its residents. Part of the City's efforts is to direct development towards central public facilities and to accommodate retrofit of existing development towards that end.

To best process updates to the City's Comprehensive Plan and LDC, Ordinance No. 17-2015 is created to provide up to a twelve (12) month moratorium to allow the City to analyze its current regulations towards private package facilities, to process applications to amend its current regulations, and to adopt new provisions that are consistent with its efforts towards capital projects of central sanitary sewage facilities.

**CONCLUSION/STAFF RECOMMENDATION:**

Staff recommends that Ordinance No. 17-2015 be reviewed by the Planning and Zoning Board with a recommendation of approval to the City Commission that allows for a temporary moratorium on the processing of applications that propose use of a package plant.



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015

**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 9 - E

**SUBJECT:** Public Hearing - Ordinance No. 18-2015, allowing for the ability to submit a comprehensive plan for renovated commercial development in blighted areas, at first reading - Chris Bowley, Planning and Development Services Department (386) 878-8602.

**LOCATION:**

Citywide

**BACKGROUND:**

The City of Deltona focuses both on new development and redevelopment of its existing commercial building stock for economic development. A focus on redevelopment follows sound planning principals and ensures that the existing businesses and potential business retention, expansion, and relocations are accommodated on already impacted urban lands.

As a result of redevelopment of sites, oftentimes the existing vested signage structures are desired to be retrofitted to keep the current sign framework, while making adjustments or adding copy faces or supplementary signage. The proposed signage enhancement, due to its age, location, condition, etc. may not always comport to the existing City Sign Ordinance located as Chapter 102 of the Code of Ordinances. To accommodate greater flexibility and to facilitate economic development, business retention/relocation, and blight elimination, the proposed creation of Section 102-80 to allow for a comprehensive sign plan to be submitted to upgrade existing signage is provided within Ordinance No. 18-2015. As proposed, a comprehensive sign plan would only be considered for renovated commercial development in blighted areas and would need City staff, Planning & Zoning Board, and City Commission approval. Finally, the Planning and Zoning Board recommended that the City Commission approve Ordinance No. 18-2015 at its September 16, 2015, meeting.

**ORIGINATING DEPARTMENT:**

Planning and Development Services

<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	Planning Director, Finance Director, City Attorney, City Manager
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	Chris Bowley, AICP, Director of Planning and Development Services - Staff recommends that the City Commission approve Ordinance No. 18-2015 that allows for the ability to submit a comprehensive sign plan for renovated commercial development in blighted areas, at first reading.
<b>POTENTIAL MOTION:</b>	“I move to approve Ordinance No. 18-2015 that allows for the ability to submit a comprehensive sign plan for renovated commercial development in blighted areas, at first reading.”
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Ordinance No. 18-2015 Comp Sign Plan</li> <li>• Staff Report Ord No. 18-2015 Comp Sign Plan</li> </ul>

**ORDINANCE NO. 18– 2015**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING CHAPTER 102, SIGNS, OF THE CITY CODE OF ORDINANCES, BY ADDING SECTION 102-80, COMPREHENSIVE SIGN PLAN FOR RENOVATED COMMERCIAL DEVELOPMENT IN BLIGHTED AREAS; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, the City of Deltona supports citizens and business establishments within the City of Deltona and recognizes that there is a range of existing development conditions for its commercial building stock; and

WHEREAS, the City of Deltona supports economic development and the continued viability of existing businesses within the City and use of existing commercial structures to their maximum development potential; and

WHEREAS, the use, reuse, and redevelopment of the existing commercial building stock within the City of Deltona, especially in blighted areas, promotes sound economic development principals, discourages sprawl, provides employment opportunities to citizens, and protects the City’s urban service boundary; and

WHEREAS, redevelopment costs of existing commercial structures and sites, particularly those that are blighted or outdated, may include resurfacing of existing parking facilities, upgrades to on-site signage, enhancement of landscaping, repainting buildings, providing safe pedestrian access, signage enhancement, and site lighting upgrades are associated with significant development costs; and

WHEREAS, in an effort to promote and encourage economic development for façade improvements and site redevelopment, the City of Deltona, through adoption of this Ordinance, proposes the inclusion of Section 102-80, Comprehensive sign plan for renovated commercial development in blighted areas to the City’s Code of Ordinances.

**THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**SECTION 1.** Section 102-80, Comprehensive sign plan for renovated commercial development in blighted areas. A comprehensive sign plan package may be

submitted to the City for renovated commercial developments within blighted areas, as defined by age, condition, preponderance of functional obsolescence, or within a special overlay district, such as and not limited to a community redevelopment area, tax increment financing district, brownfield area, or area otherwise geographically or descriptively defined. In order to facilitate the renovation of commercial developments that are located in areas that are determined by the City to be blighted, the City may at its reasonable discretion, allow signage in accordance with a comprehensive sign plan package submitted for review to the planning and development services staff, the Planning and Zoning Board, and the City Commission. The comprehensive sign plan shall include one or more of the following criteria to qualify for this review and approval and not be part of a variance application:

- (a) The commercial development is located within a City established redevelopment area or special overlay district; or
- (b) The commercial development is considered blighted by the City through age, appearance, or functional obsolescence, as supported in writing by the City; or
- (c) The commercial development is undergoing what is determined by the City to be a major renovation, either through the proposed improvements, existing work performed, cost estimates, projected increased property values, or by a similar method.

The comprehensive sign plan package shall be consistent with the criteria and process listed in Section 102-31 of the City code of ordinances, accompanied by an application for a permit and appropriate application fee, to include and not be limited to the size, design, and location of all major current signs, signs to be retained, signs to be removed, signs to be renovated, and signs to be added. City staff shall review the comprehensive sign plan package for appropriate criteria and shall determine that the implementation of the comprehensive sign plan will have a positive effect in relieving blight in the area of

the commercial development. The comprehensive sign plan package shall receive City Commission approval prior to becoming effective and prior to signage installation.

**SECTION 2. CONFLICTS.** All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

**SECTION 3. CODIFICATION.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

**SECTION 4. SEVERABILITY.** In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final passage and adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**FIRST READING:** \_\_\_\_\_

**ADVERTISED:** \_\_\_\_\_

**SECOND READING:** \_\_\_\_\_

\_\_\_\_\_  
**JOHN C. MASIARCZYK SR., MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JOYCE RAFTERY, CITY CLERK**

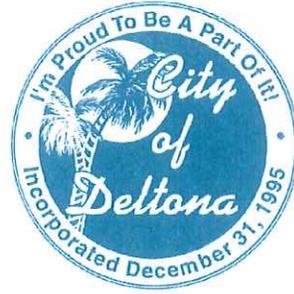
Approved as to form and legality for use

City of Deltona, Florida  
Ordinance No. 18-2015  
Page 4 of 4

and reliance by the City of Deltona, Florida

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**GRETCHEN R. H. VOSE, CITY ATTORNEY**



# Staff Report

**To:** Planning and Zoning Board

**From:** Chris Bowley, AICP, Director  
Planning & Development Services

**Date:** August 20, 2015

**Re:** Ordinance No. 18-2015: An Amendment to allow a Comprehensive Sign Plan for Renovated Commercial Development in Blighted Areas.

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## A. Summary of Application:

**Applicant:** City of Deltona

**Request:** Amend Chapter 102, Signs, of the City's Code of Ordinances to allow for a comprehensive sign plan for renovated commercial development in blighted areas within a new Section 102-80.

## B. Background:

The City of Deltona focuses both on new development and redevelopment of its existing commercial building stock for economic development. A focus on redevelopment follows sound planning principals and ensures that the existing businesses and potential business retention, expansion, and relocations are accommodated on already impacted urban lands.

As a result of redevelopment of sites, oftentimes the existing vested signage structures are desired to be retrofitted to keep the current sign framework, while making adjustments or adding copy faces or supplementary signage. The proposed signage enhancement, due to its age, location, condition, etc. may not always comport to the existing City Sign Ordinance located as Chapter 102 of the Code of Ordinances. To accommodate greater flexibility and to facilitate economic development, business retention/relocation, and blight elimination, the proposed creation of Section 102-80 to allow for a comprehensive sign plan to be submitted to upgrade

existing signage is provided within Ordinance No. 18-2015. As proposed, a comprehensive sign plan would only be considered for renovated commercial development in blighted areas and would need City staff, Planning & Zoning Board, and City Commission approval.

**CONCLUSION/STAFF RECOMMENDATION:**

Staff recommends that Ordinance No. 18-2015 be reviewed by the Planning and Zoning Board with a recommendation of approval to the City Commission that allows for the ability to submit a comprehensive sign plan for renovated commercial development in blighted areas.



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 9 - F  
**SUBJECT:** Public Hearing - Resolution No. 2015-37, reaffirming, establishing and updating water and sewer rates, fees and charges - Gerald Chancellor, Public Works Department (386) 878-8998.

<b>LOCATION:</b>	N/A
<b>BACKGROUND:</b>	<p>Burton and Associates has recently completed a rate study, at the request of the City, to evaluate and make recommendations pertaining to water and sewer rates, fees and charges.</p> <p>A presentation of the recommendations was made at a recent City Commission Workshop. Some of the recommendations include reaffirming rate indexing previously approved via Resolution No. 2013-11, establishing certain rates while updating other rates, fees and charges that have not been evaluated for several years.</p> <p>The attached Resolution and corresponding exhibit describe the rate changes as well as minor operational updates.</p>
<b>ORIGINATING DEPARTMENT:</b>	Public Works/Deltona Water
<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	Public Works Director, Finance Director, City Attorney
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	Gerald Chancellor, Public Works Director - Staff recommends that the Commission approve Resolution No. 2015-37, reaffirming, establishing and updating water and sewer rates, fees and charges.
<b>POTENTIAL MOTION:</b>	"I move to approve Resolution No. 2015-37, reaffirming,

establishing and updating water and sewer rates, fees and charges."

**AGENDA ITEM  
APPROVED BY:**

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Jane K. Shang, City Manager

**ATTACHMENTS:**

- Resolution No. 2015-37
- Exhibit A 2015

**RESOLUTION NO. 2015-37**  
**(Supersedes Res. No. 2013-11, No. 2008-56 and No. 2003-29)**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, REAFFIRMING INDEXING OF WATER, IRRIGATION, SANITARY SEWER (“WASTEWATER”), AND RECLAIMED USAGE RATES; ESTABLISHING RECLAIMED BASE RATES AND UPDATING CUSTOMER DEPOSITS, FEES AND CHARGES; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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WHEREAS, the City deems it appropriate to reaffirm, amend or establish rates for miscellaneous service charges; meter installation charges; ; customer deposits; returned check charges; late payment fees; terms of payment; inspection fees; preparation of developer’s agreement; plan review; temporary hydrant meter charges; and severability; and

WHEREAS, the City deems it appropriate to restate the terms previously adopted by Resolution No. 2013-11.

**THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA THAT:**

**SECTION 1. FIRE PROTECTION CHARGES.** Pursuant to the Water and Wastewater Utility Rate Ordinance, the City hereby updates and adopts Fire Protection Charges Rate Schedule as set forth in **Exhibit “A”**.

The updated Fire Protection rates set forth in **Exhibit “A”** shall be effective with bills dated on or after November 1, 2015. The City hereby reaffirms the previously approved surcharge for those City utility customers whose property is outside of city limits as well as the additional 4.5 percent for each subsequent year thereafter unless amended by the City Commission.

**SECTION 2. CUSTOMER DEPOSITS.** Pursuant to the Water and Wastewater Utility Rate Ordinance, the City hereby updates Customer Deposits for water, irrigation and wastewater services as set forth in **Exhibit “A”**.

**2.1** The City retains the right to increase the amount of Deposit for those customers who show a history of inconsistent payment, defined as two (2) or more disconnects for non-payment in a six (6) month period.

**SECTION 3. MISCELLANEOUS CHARGES.** Pursuant to the Water and Wastewater Utility Rate Ordinance, the City hereby updates the Miscellaneous Service Charges, Miscellaneous Service Installation Charges, and Connection fees (Tap) as set forth in **Exhibit "A"**.

**3.1** Wastewater Service Installations will be charged at the actual cost at the time of service installation.

**3.2** If a meter test is requested and it is determined by the City that the meter registers outside of acceptable accuracy limits, the meter test service fee will not be charged and adjustments will be made per Sec. 68-57 of the City's Water and Wastewater Utility Rate Ordinance.

**3.3** Inspection Fees shall be set forth in **Exhibit "A"** for field and office time by each person required for inspection pursuant to the Water and Wastewater Utility Rate Ordinance. A minimum of 3 hours will be charged for any inspection fees.

**3.4** All utility developer's agreements shall have a minimum processing fee of Five Hundred dollars (\$500.00) for preparation, review or approval services.

**SECTION 4. RETURNED CHECK CHARGE.** The City hereby reaffirms the returned check service fee in the amounts authorized under F.S. Section 832.08(5), or five percent (5%) of the face value amount of each returned check, whichever is greater, for each returned check received by the City from City utility customers.

**SECTION 5. LATE PAYMENT FEES.** Pursuant to the Water and Wastewater Utility Rate Ordinance, the City hereby reaffirms the Late Payment Fees as set forth under Miscellaneous Service Charges contained in **Exhibit "A"**. Late Payment Fees are applied to all delinquent balances, except for bills in amounts less than Ten Dollars (\$10.00).

**SECTION 6. NON-PAYMENT FEE.** Pursuant to the Water and Wastewater Utility Rate Ordinance, the City hereby updates the Non-payment fee set forth under Miscellaneous Service Charges contained in **Exhibit "A"**. Non-Payment Fees are applied to all delinquent balances, except for past due balances in amounts less than Thirty Dollars (\$30.00). Non-payment fees will be applied to those accounts that have a past due balance of Thirty Dollars (\$30.00) or greater after the due date stated on the delinquent notice.

**SECTION 7. TERMS OF PAYMENT.** Bills are due and payable when rendered and are delinquent if not paid within twenty (20) days from the issue date of the

bill. Service may be discontinued for non-payment after five (5) working days from the date of the written notice of non-payment. Such notice shall be separate and apart from any bill for utility service.

**SECTION 8. CONSTRUCTION WATER, TEMPORARY USE WATER, TANKER REFILL AND OTHER INTERIM USE CUSTOMERS.** The interim use of water is available throughout City service areas. Such service shall be obtained from a fire hydrant equipped with a backflow prevention device and a meter set by the City. The deposit is Three Hundred Dollars (\$300.00) for each meter location. The set fee is also an additional One Hundred Dollars (\$100.00) for each meter location. Current base and commercial charges will apply at the time service is provided.

**SECTION 9. SEVERABILITY.** It is hereby declared to be the intent of the City that if any Section, subsection, clause, phrase or provision of this resolution is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed to render invalid or unconstitutional the remaining provisions of this Resolution.

**SECTION 10. COURTESY ADJUSTMENTS.** Adjustments will be considered and handled in accordance with the City's Courtesy Adjustment policy. Adjustments will not be made on closed accounts or those accounts that do not have a minimum of six (6) months of consecutive usage. Adjustment requests submitted for accounts with less than six months of usage will be held until such time that the account has six months of usage outside of the adjusted bill. Customers wishing to submit for an adjustment must do so by submitting the Adjustment Request Form along with all supporting documentation within 30 days of the first bill date in which the customer is requesting the adjustment.

Submission of an adjustment request does not guarantee that an adjustment will be granted. Additionally it does not preclude the customer from paying the billed amount in order to avoid additional service charges or service interruption. Once an adjustment is completed, it will be considered final. Adjustments will not be reversed at a later time.

**10.1 Courtesy Leak Adjustments.** The City may, upon written request along with supporting documentation, consider one and only one courtesy leak adjustment per 12 month period for customers who experience above average usage due to a leak. Leak adjustments will be limited to no more than two consecutive bills that are effected by the leak and meet all other guidelines as set forth in the Courtesy Adjustment Policy.

**10.2 Courtesy Adjustment.** The City may, upon written request along with supporting documentation, consider one and only one courtesy adjustment for water loss due to theft, vandalism, or an unexplained water loss per 24 month period. Only one bill will be considered.

**10.3 Courtesy Pool Fill Adjustments.** The City may, upon written request along with supporting documentation, consider one and only one courtesy adjustment per 12 month period for those residents who have both the City's water and wastewater services for the purpose of filling their pool. Customers must meet all requirements as set forth in the Courtesy Adjustment Policy. An adjustment will only be considered for the wastewater portion of the customer's bill.

**SECTION 11. EFFECTIVE DATE.** This Resolution shall take effect upon adoption by the Commission.

**ADOPTED BY** the City Commission of the City of Deltona, Florida this 5<sup>th</sup> day of October, 2015.

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**JOHN C. MASIARCZYK SR., MAYOR**

**ATTEST:**

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**JOYCE RAFTERY, CITY CLERK**

Approved as to form and legality for use  
and reliance by the City of Deltona, Florida

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**GRETCHEN R. H. VOSE, CITY ATTORNEY**

Exhibit A

Fire Protection Charges (billed monthly)			Reclaimed Base Facility Charges – Residential / Commercial					
Meter Size	Inside City Limits	Outside City Limits	Meter Size	Inside City limits	Outside City limits	Meter Size	Inside City limits	Outside City limits
2" or less	\$4.58	\$5.73	5/8 x 3/4"	\$3.22	\$4.03	4"	\$80.50	\$100.63
4"	\$28.34	\$35.43	3/4"	\$4.83	\$6.04	6"	\$161.00	\$201.25
6"	\$82.33	\$102.91	1"	\$8.05	\$10.06	8"	\$257.60	\$322.00
8"	\$175.45	\$219.31	1 1/2"	\$16.10	\$20.13	10"	\$370.30	\$462.88
10"	\$315.52	\$394.40	2"	\$25.76	\$32.20	12"	\$692.30	\$865.38
12"	\$509.65	\$637.06	3"	\$48.30	\$60.38			

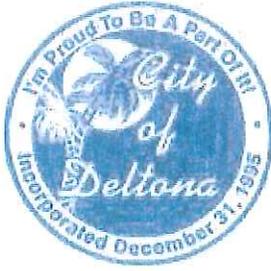
Miscellaneous Service Charges	
Service Initiation Fee	\$35.00
Non-Payment Fee	\$62.00
After Hours Non-Payment Fee - payment made after 3:30 for same day reconnection	\$100.00
Premise Visit	\$29.00
Meter Reread	\$23.00
Violation Fee	\$100.00
Illegal Connection	\$500.00
Unauthorized Tap	\$500.00
Field Accuracy Test	\$54.00
Meter Bench Test (1.5" and under)	\$106.00
Broken Lock Fee	\$5.00
Credit Card Convenience Fee	\$1.00
Late Payment Fee	\$4.00 + 1.5% of unpaid balance

Miscellaneous Service Installation Charges	
Meter Installation Charges	
5/8 x 3/4"	\$131.00
1"	\$213.00
1 1/2"	\$420.00
2"	\$579.00

Connection Fee (Tap)	
1" and under	\$498.00

Plan Review	\$43.00 per sheet
Inspection Fees (business hours)	\$47.00 per hour
Inspection Fees (after hours)	\$73.00 per hour
Developers Agreement	\$500.00 minimum

Customer Deposits						
Residential / Multi-family (individually metered)				Commercial / Multi-family (master metered)		
Meter Size	Water, Irrigation, Reclaim	Sewer	Total	Water, Irrigation, Reclaim	Sewer	Total
5/8 x 3/4"	\$40.00	\$175.00	\$215.00	\$50.00	\$155.00	\$205.00
1"	\$75.00	\$290.00	\$365.00	\$125.00	\$470.00	\$595.00
1 1/2"	\$130.00	\$430.00	\$560.00	\$230.00	\$840.00	\$1,070.00
2"	\$195.00	\$550.00	\$745.00	\$425.00	\$1,680.00	\$2,105.00
3"	Residential deposits for meter sizes exceeding 2" shall be determined on a case-by-case basis by the City.			\$1,015.00	\$4,200.00	\$5,215.00
4"				\$1,395.00	\$5,625.00	\$7,020.00
6"				\$2,885.00	\$11,785.00	\$14,670.00
8"				\$5,675.00	\$24,205.00	\$29,880.00
10"				\$11,095.00	\$49,425.00	\$60,520.00
12"				\$22,935.00	\$103,765.00	\$126,700.00



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 11 - A  
**SUBJECT:** Request for consideration of Commissioner Smith's appointment to the Deltona Economic Development Advisory Board (DEDAB) - Joyce Raftery, City Clerk (386) 878-8502.

<b>LOCATION:</b>	N/A
<b>BACKGROUND:</b>	<p>As of July 4, 2015 Joe Cerrato has resigned from his position on the City's Deltona Economic Development Advisory Board .</p> <p>The City has run press releases, posted the opening on D-TV, the City's web page and on bulletin boards.</p>
<b>ORIGINATING DEPARTMENT:</b>	City Clerk's Office
<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	City Clerk, City Manager
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	Joyce Raftery, City Clerk - That the Commission confirm Commissioner Smith's appointment of Jerry Yaris to the Deltona Economic Development Advisory Board for the remainder of a two (2) year term to expire on May 31, 2017.
<b>POTENTIAL MOTION:</b>	"I move to confirm Commissioner Smith's appointment of Jerry Yaris to the Deltona Economic Development Advisory Board for the remainder of a two (2) year term to expire on May 31, 2017."
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager

**ATTACHMENTS:**

- DEDAB Member List
- Application - Yaris

**City of Deltona, Florida**  
**ECONOMIC DEVELOPMENT ADVISORY BOARD**

	<u>Appointed By</u>	<u>Apptd. Date</u>	<u>Term Expiration</u>
Tanya Boggs <b>Chariperson</b> 360 Monaco Avenue Deltona, FL 32725 (386) 574-9771 Email: <a href="mailto:tboggs@fairwinds.org">tboggs@fairwinds.org</a>	Commissioner Honaker (District 1)	05-18-2015 (Re-Apptd) 05-19-2014 (Re-Apptd) 05-20-2013	05-31-2017
Eric Alexander <b>Vice-Chairman</b> 1470 Brayton Circle Deltona, FL 32725 (386) 956-9366 Email: <a href="mailto:ericalexanderrealtor@gmail.com">ericalexanderrealtor@gmail.com</a>	Commissioner Nabicht (District 6)	05-18-2015 (Re-Apptd) 06-16-2014	05-31-2017
Jean Armstrong 1428 Summit Hill Drive Deltona, FL 32725 (386) 789-2100 Email: <a href="mailto:jeanarmstrong@cfl.rr.com">jeanarmstrong@cfl.rr.com</a>	Vice Mayor Herzberg (District 3)	05-18-2015 (Re-Apptd) 05-19-2014	05-31-2017
Roy L. Braddy 2958 Allegro Court Deltona, FL 32738 (386) 532-5261 Email: <a href="mailto:basshole62@yahoo.com">basshole62@yahoo.com</a>	Commissioner Soukup (District 5)	05-18-2015 (Re-Apptd) 05-19-2014 (Re-Apptd) 05-20-2013 (Re-Apptd) 05-07-2012 03-19-2012	05-31-2017
Rick Demeter 2001 Montecito Avenue Deltona, FL 32738 (386) 532-4169 (386) 860-1252 Email: <a href="mailto:rickdemeter1@earthlink.net">rickdemeter1@earthlink.net</a>	Mayor Masiarczyk	05-18-2015 (Re-Apptd) 05-19-2014 (Re-Apptd) 05-20-2013 (Re-Apptd) 10-17-2011	05-31-2017
George Voll 2972 Jay Court Deltona, FL 32738 (386) 804-2594 Email: <a href="mailto:gvoll@jandjsecurity.com">gvoll@jandjsecurity.com</a>	Commissioner Schleicher (District 4)	05-18-2015 (Re-Apptd) 05-19-2014 (Re-Apptd) 05-20-2013	05-31-2017
<b><u>Alternates:</u></b>			
Dismissed by DEDAB on 08-14-2015			
Eduardo Mosearella 592 S. Anchor Drive Deltona, FL 32725 (407) 733-9124 Email: <a href="mailto:eddiemosc@hotmail.com">eddiemosc@hotmail.com</a>		05-18-2015	05-31-2017
Christine Peacock 1190 July Circle Deltona, FL 32738 (386) 868-1196		05-18-2015	05-31-2017

**City of Deltona, Florida**  
**ECONOMIC DEVELOPMENT ADVISORY BOARD**

Fax: (386) 868-1196  
Email: [legal@digital-studios.biz](mailto:legal@digital-studios.biz)

Carlos Valderrama P.O. Box 391253 Deltona, FL 32739 (321) 206-8377 Fax: (321) 206-3199 Email: <a href="mailto:carlos@valderrama.us">carlos@valderrama.us</a>	05-18-2015	05-31-2017
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Glenn Woodley 2945 Devonshire Street Deltona, FL 32738 (407) 322-7704 Alt Phone: (386) 218-8551 Email: <a href="mailto:glennmat1@aol.com">glennmat1@aol.com</a>	05-18-2015	05-31-2017
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**Staff Liaison:**  
**Jerry Mayes**  
**Business Development Administrator**  
**Phone:(386) 878-8619**  
**Fax: (386) 878-8851**  
**[jmayes@deltonafl.gov](mailto:jmayes@deltonafl.gov)**

Received June 30, 2015

Specified on June 30, 2015 via e-mail that he would like to be on the Ordinance Review Committee

Specified on September 23, 2015 via phone conversation that he would like to be considered for the Deltona Economic Development Advisory Board.

Request From: Jerald "Jerry" Yaris

Email: [yaris2@embarqmail.com](mailto:yaris2@embarqmail.com)

Source IP: 66.86.182.245

Address: 1320 Catalina Blvd

City: Deltona

State: Florida

Zip: 32725

Phone: 386-956-1136

Alt Phone: 389-956-2425

Fax:

Organization:

Checkbox Choices

Other Boards/Committees (Write Board Name in "Additional Information"),

Number of Years as a Deltona Resident

16 - 20 Years

What Commission district do you reside in?

District 1

Are you a registered voter in Volusia County?

Yes

Who is your employer? (Please include number of years, address, phone number and title/position)

Retired

Please summarize your work experience.

Former resident district manager and manager of Custodial Services and Grounds for VCSB for 17 years

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Meals on Wheels, Deltona Library Book Nest, Big Brothers-Big Sisters, Relay For Life

Received June 30, 2015

Specified on June 30, 2015 via e-mail that he would like to be on the Ordinance Review Committee

Specified on September 23, 2015 via phone conversation that he would like to be considered for the Deltona Economic Development Advisory Board.

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

N/A

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

Strong managerial and finance background

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

I have a great interest in improving the quality of life of the Deltona Community

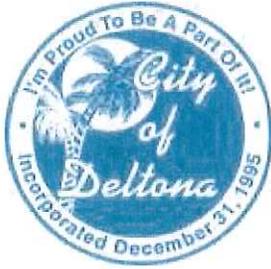
Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

None

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Mark Bryant, 2616 Tansboro, Deltona, 386/801-2218; Bill Malfitano, 3470 Oakwater Pointe, Orlando 32812, 407/855-6376; Randy Johnson, 312 Coble, Longwood, 32779, 407/786-2841

Additional Information or Comments



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 10/5/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 11 - B  
**SUBJECT:** Request for consideration of appointments or re-appointments of eleven (11) members to the Affordable Housing Advisory Committee - Joyce Raftery, City Clerk (386) 878-8502.

**LOCATION:**

N/A

**BACKGROUND:**

The terms of all eleven (11) members of the Affordable Housing Advisory Committee will expire on October 6, 2015. All of the current members have expressed that they wish to be re-appointed to this Committee with the exception of William Bradley, John Enyart, Yordanis Gonzalez, Peter Kurkjian and Steven Sukow.

The City has run press releases, posted the openings on D-TV, the City's web page and bulletin boards. To date the City has received applications from the following individuals: Tom Burbank, Wesley Kihlmire, Michael Ruggieri and Nichole Turner.

The SHIP Act and Rule requirement has been reinstated per SHIP statute (F.S. 420.9076 and Rule 67-37.010) that in order to continue to qualify for funding, the local government must appoint an Affordable Housing Advisory Committee.

The proposed Housing & Community Development staff recommendations and the eleven (11) Committee shall include:

(a) One citizen who is actively engaged in the residential home building industry in connection with affordable housing.

**Nicole Turner**

(b) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing

(c) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.

**Wesley Khilmire**

(d) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

**Michael Ruggieri**

(e) One citizen who is actively engaged as a for-profit provider of affordable housing.

**Eric James**

(f) One citizen who is actively engaged as a not-for-profit provider of affordable housing.

**Jodi Pena-Castaldi**

(g) One citizen who is actively engaged as a real estate professional in connection with affordable housing

**Michael Williams**

(h) One citizen who actively serves on the local planning agency pursuant to § 163.3174.

**Tom Burbank**

(i) One citizen who resides within the City of Deltona.

**Patricia Ulicny**

(j) One citizen who represents employers within the City of Deltona.

(k) One citizen who represents essential services personnel, as defined in the local housing assistance plan.

**Ruben Colon**

If, due to reasonable factors, a citizen actively engaged in these activities in connection with affordable housing is not available for appointment to the Committee, a citizen engaged in the activity without regard to affordable housing may be appointed.

The AHAC Committee shall evaluate and report to the City Commission on established policies, procedures, ordinances, land development regulations, and review the comprehensive plan; to include, recommended changes as established in Section 420.9076, F.A.C.

The City shall transmit an electronic copy of the report, which was presented to the City Commission for consideration, to Florida Housing Finance Corporation.

**ORIGINATING**

<b>DEPARTMENT:</b>	Housing and Community Development
<b>SOURCE OF FUNDS:</b>	N/A
<b>COST:</b>	N/A
<b>REVIEWED BY:</b>	Planning Director, Finance Director, City Attorney, City Manager
<b>STAFF RECOMMENDATION PRESENTED BY:</b>	Joyce Raftery, City Clerk - That the Commission members select their appointments or re-appointments to the Affordable Housing Advisory Committee with a term to expire October 5, 2017.
<b>POTENTIAL MOTION:</b>	"I move to confirm the Commission member's appointments or re-appointments with a term to expire on October 5, 2017 to the Affordable Housing Advisory Committee."
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"><li>• Affordable Housing Advisory Committee Member List</li><li>• Affordable Housing Advisory Committee By-Laws</li><li>• Application - Pena-Castaldi</li><li>• Application - Colon</li><li>• Application - James</li><li>• Application - Ulicny</li><li>• Application - Williams</li><li>• Application - Burbank</li><li>• Applicant - Kihlmire</li><li>• Application - Ruggieri</li><li>• Application - Turner</li></ul>

**City of Deltona, Florida**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**

		<u>Apptd. Date</u>	<u>Term Expiration</u>
William L. Bradley Jr. 1055 W. Seagate Dr. Deltona, FL 32725 (386) 789-8490 Alt.: (386) 216-5171 Fax: (386) 532-8482 Email: <a href="mailto:Williambradley@embarqmail.com">Williambradley@embarqmail.com</a>	Pastor	10-06-14	10-06-15
Jodi Pena-Castaldi 725 Manchester Ave. Deltona, FL 32725 (386) 225-6573 ext. 2518 Alt.: (386) 860-4434 Fax: (800) 875-8785 Email: <a href="mailto:jodip@clsmf.org">jodip@clsmf.org</a>	Non-Profit Provider for Affordable Housing	10-06-14	10-06-15
Ruben Colon 559 Baldwin Ct. Deltona, FL 32725 (386) 532-1518 Alt.: (386) 801-3122 Email: <a href="mailto:rc4642@yahoo.com">rc4642@yahoo.com</a>	Essential Services in connection with Affordable Housing	10-06-14	10-06-15
John Enyart 1742 Mitten Ter. Deltona, FL 32738 (386) 473-7404 Alt.: (662) 574-3267 Email: <a href="mailto:habitatjohnms@gmail.com">habitatjohnms@gmail.com</a>	Home Building in connection with Affordable Housing	10-06-14	10-06-15
Yordanis Gonzalez 961 Buttercup Ter. Deltona, FL 32725 (386) 804-4109 Alt.: (386) 860-3970 Fax: (386) 626-8770 Email: <a href="mailto:empireroofing@ymail.com">empireroofing@ymail.com</a>	Residential Home Building Industry	10-06-14	10-06-15
Eric James 212 Roman Ct. Deltona, FL 32738 (407) 925-3328 Email: <a href="mailto:ericjames5@gmail.com">ericjames5@gmail.com</a>	For-Profit Provider for Affordable Housing	10-06-14	10-06-15

**City of Deltona, Florida**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**

Peter J. Kurkjian 401 Jeffers St. Deltona, FL 32725-3250 (386) 837-7086 Alt.: (386) 668-2626 Fax: (888) 873-6702 Email: <a href="mailto:Peter@CFLHomePros.com">Peter@CFLHomePros.com</a>	Advocate for Low Income Persons	10-06-14	10-06-15
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Steven Sukow 1897 Piper Ter. Deltona, FL 32738 (407) 252-2780 Alt.: (407) 303-9239 Email: <a href="mailto:steve.sukowii@flhosp.org">steve.sukowii@flhosp.org</a>	Deltona Resident	10-06-14	10-06-15
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Patricia Ulicny 1545 Roble Lane Deltona, FL 32738 (678) 644-2648 Alt.: (386) 789-9033 Email: <a href="mailto:paulicny@aol.com">paulicny@aol.com</a>	Deltona Resident	10-06-14	10-06-15
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Michael E. Williams 2889 Cottageville St. Deltona, FL 32738 (386) 574-6425 Alt.: (386) 574-3339 Email: <a href="mailto:Peabodyi@aol.com">Peabodyi@aol.com</a>	Real Estate Professional	10-06-14	10-06-15
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**Staff Liaison:**

Ron Paradise  
Assistant Director  
Dept. of Planning & Development Services  
2345 Providence Blvd.  
Deltona, FL 32725  
Phone: (386) 868-8610  
Email: [RParadise@deltonafl.gov](mailto:RParadise@deltonafl.gov)

## Deltona Affordable Housing Advisory Committee By-Laws

### ***Article I: Name***

An Affordable Housing Advisory Committee (AHAC) was created by the City Commission as part of Ordinance No. 08-2001. The AHAC shall be referred to in these by-laws as “the Committee.” The jurisdiction of the Committee shall be throughout the area of the City of Deltona. The business of the AHAC shall be governed by these by-laws.

### ***Article II: Mission and Purposes***

#### ***Sec. 1***

The mission of the Committee shall be to recommend specific initiatives to encourage or facilitate affordable housing while protecting the value of the property within the City’s neighborhoods. The purpose of the Committee shall be to make advisory recommendations to the City Commission regarding local housing incentive strategies. Committee recommendations shall be made to the City Commission through the Department of Planning and Development Services and the City Manager. Recommendations approved by the City Commission shall be included in an amendment to the Deltona Local Housing Assistance Plan.

#### ***Sec. 2***

The Committee shall make a recommendation to the City Commission by formal written approved motion of the Committee as to the conclusion of the Committee that an incentive strategy or proposal should be considered by the City Commission for approval, approval with specific conditions recommended by the Committee, or denial. The Committee’s recommendation shall be transmitted to the City Commission with all related staff reports, an index and executive summary of written materials submitted by the public for consideration at the Committee’s public hearing, and a summary of public comments at the hearing.

#### ***Sec. 3***

In developing its recommendations, the Committee shall triennially review the established policies and procedures, ordinances, land development regulations, and adopted comprehensive plan of the City of Deltona. Such recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions. At a minimum, the Committee shall make recommendations on affordable housing incentives in the following areas:

- (a) The processing of approvals of development orders or permits, as defined in § 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in density levels for affordable housing.

- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally-owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The Committee may perform other duties at the request of the City Commission including:

- (a) The provision of mentoring services to affordable housing partners including developers, banking institutions, employers and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.
- (b) The creation of best practices for the development of affordable housing in the community.

#### **Sec. 4**

The Committee recommendations must also include other affordable housing incentives identified by the Committee. The recommendations of the Committee are required to be logically related to the provision of affordable housing in the City. Such recommendations shall be limited in scope to the Committee's charge to improve the delivery of affordable housing units within the city of Deltona, while at the same time preserving or enhancing residential property value and quality of life. Appropriate supporting analyses demonstrating the required logical relationship between recommendations of the need for affordable housing and the improved delivery of affordable housing shall be included as an appendix to the Committee's recommendations. Said appendix shall be developed by the Department of Planning and Development Services, or such other individuals or agencies as may be directed by the City Manager.

**Article III: Membership****Sec. 1**

The Committee shall have eleven members appointed by the City Commission by resolution. Each member shall serve for a term of one year. Appointments shall be ratified by a majority vote of the City Commission. No elected official and no employee of the city or county government shall be appointed to serve on the Committee. The Committee must include:

- (a) One citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) One citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) One citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) One citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) One citizen who actively serves on the local planning agency pursuant to § 163.3174.
- (i) One citizen who resides within the City of Deltona.
- (j) One citizen who represents employers within the City of Deltona.
- (k) One citizen who represents essential services personnel, as defined in the local housing assistance plan.

**Article IV: Meetings and Notice****Sec. 1**

Meetings of the Committee, or any two or more of its members, are subject to the requirements of the Florida government in the Sunshine laws.

**Sec. 2**

Regular meetings, which shall include any business meeting of individual members, shall be held at least once each month in accordance with the schedule agreed upon by the members at their organizational meeting. The schedule may be changed upon approval of a motion by a majority of the Committee members present at a scheduled meeting and constituting a quorum.

**Sec. 3**

Notice of meetings shall be posted in City Hall and at the Department of Planning and Development Services offices or as required by the City Clerk. Meetings shall be open to the public.

**Sec. 4**

Notice of the time, date and place of the public hearing of the Committee to adopt final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the local housing incentives strategies recommendations to be considered by the Committee. The notice must state the public place where a copy of the tentative advisory committee recommendations can be obtained by interested persons.

**Article V: Quorum and Voting****Sec. 1**

A majority of the appointed membership shall constitute a quorum for the transaction of all business of the committee. A quorum shall be six members.

**Sec. 2**

Each member shall be entitled to one vote on any matter presented to the Committee membership for a vote.

**Sec. 3**

No voting by proxy or absentee ballot shall be permitted on any matter presented to the Committee membership for a vote.

**Sec. 4**

The affirmative vote of at least a majority of those members who are present and voting at a duly held business meeting at which a quorum is present shall be the act of the Committee.

**Article VI: Officers****Sec. 1**

The committee shall elect a chairperson and vice-chairperson from among its members. The terms of all Committee officers shall be one year. At the organizational meeting of the Committee the staff representative to the Committee shall call the Committee meeting to order and shall then call for nominations for the chairperson. Upon election of a chairperson, the staff representative to the Committee shall pass the gavel to the chair. The chairperson shall then call for nominations for vice-chairperson. Upon election of a vice-chairperson, the chairperson shall proceed with the Committee meeting.

**Sec. 2**

The Officers of this Committee shall be a Committee Chairperson and a Vice-Chairperson.

**Sec. 3**

The Officers of the Committee shall be elected by the appointed members of the Committee as provided herein.

**Sec. 4**

Any Officer of the Committee may resign, provided that any such resignation must be made in writing and delivered to the Committee Chairperson or City Clerk. Unless any such resignation is, by its terms, effective on a later date, it shall be effective on delivery to such Committee Officer, and no acceptance by the Committee shall be required to make it effective. Any Officer of the committee may be removed from office at any time, with or without cause, by majority vote of the members present and constituting a quorum at a business meeting of the Committee.

**Sec. 5**

Any vacancy in an Office shall be filled by a special election held at the next business meeting following the announcement of the vacancy.

**Sec. 6**

If a member is absent for three consecutive meetings without being excused by the chairperson, said member shall forfeit his or her office and it shall be deemed vacant. Any vacancy occurring during the un-expired term of office of any member shall be filled by the City Commission for the remainder of the term. The vacancy shall be filled within 30 days from the time it occurs. Any member of the Committee may be removed from office for cause by the City Commission, upon written charges and after public hearing.

**Article II: Duties of Officers**

**Sec. 1**

The Chairperson is the chief executive officer of this Committee, and is responsible for fulfilling the mission of this Committee. The Chairperson presides at all meetings and has general supervision of the operation of the Committee.

**Sec. 2**

The Vice Chairperson is the second ranking Committee Officer and is responsible for presiding over meetings in the absence of the Chairperson.

**Article VIII: Employees, Administrative Services**

**Sec. 1**

The Committee shall have no employees or contract vendors. The Department of Planning and Development Services shall provide clerical staff and support by formatting and packaging board agendas, posting agendas for public notice, creating summary minutes of meetings and maintaining Committee records. The Department of Planning and Development Services shall also provide technical assistance to the Committee consistent with its staffing and funding as approved by the City Commission.

The Director of Planning and Development Services shall or his/her designee shall bring Committee reports and recommendations to the City Commission in appropriate communications, the format and medium of which shall be determined by the City Manager. Such communications shall include staff reports and recommendations, application materials, correspondence, and other relevant information as determined by the Committee, the Director of Planning and Development Services, the City Manager, or the City Commission to be necessary to assist the City Commission in its deliberations.

The Committee shall not direct the staff to undertake any project, but may request reasonable staff assistance and may report through the staff and City Manager to the City Commission any projects which the Committee deems worthwhile for Commission consideration by a majority vote of the Committee's entire membership.

### ***Article IX: Rules of Order***

#### ***Sec. 1***

Insofar as they do not conflict with the by-laws, Robert's Rules of Order Newly Revised shall be the final authority as to parliamentary procedure.

Points of order shall not be raised in Committee meetings by members of the audience. The City's Planning and Development Services Director, or his/her representative, shall be an ex-officio member of the Committee.

The Sheriff's Office or, upon its creation, the City's police department shall provide a sergeant-at-arms to maintain order at Committee Meetings upon the request of either the Chairperson or the Director of Planning and Development Services.

#### ***Sec. 2***

The Committee shall meet at regular intervals once each month, and at such other times as it may deem necessary, for the transaction of its business. It shall follow these by-laws adopted by resolution of the City Commission.

#### ***Sec. 3***

The Committee, through the Department of Planning and Development Services, shall keep a properly indexed public record of its resolutions, transactions, findings and recommendations.

### ***Article X: Legal Status and Dissolution***

#### ***Sec. 1***

This Committee is an unincorporated association formed solely for the purpose of recommending affordable housing initiatives to the Deltona City Commission.

#### ***Sec. 2***

The by-laws of this Committee shall be governed by and interpreted in accordance with the laws of the State of Florida.

### ***Article XI: Amendments***

#### ***Sec. 1***

The scope of these by-laws, and any amendments to these by-laws, is limited to the matters specifically placed within the discretion of this Committee by the City Commission. This Committee shall not have the power to amend these by-laws without City Commission approval.

Received April 8, 2013

Request From: Jodi Pena Castaldi  
Email: jodip@clsmf.org  
Source IP: 66.64.204.138

Address: 725 Manchester Ave  
City: Deltona  
State: FL  
Zip: 32725  
Phone: 386-255-6573 ext 2518  
Alt Phone: 386-860-4434  
Fax: 800-875-8785  
Organization: Community Legal Services of Mid Florida

Checkbox Choices  
Affordable Housing Advisory Committee,

Number of Years as a Deltona Resident  
2 - 5 Years

What Commission district do you reside in?  
District 4

Are you a registered voter in Volusia County?  
Yes

Who is your employer? (Please include number of years, address, phone number and title/position)  
Community Legal Services of Mid-Florida 128 Orange Ave Daytona Beach, FL 32114  
(386)255-6573 ext 2518 Program Manager - Housing Counseling Unit. 7/2010-present

Please summarize your work experience.  
I have worked in the affordable housing arena since 1992 when I first became a HUD Housing Counselor. Starting my career at the City of Jackson, Jackson, MI working in their non-profit division - Jackson Affordable Housing and prior to starting with Community Legal Services (CLSMF) I worked for the Ocala Housing Authority for 10 yrs as the Resident Opportunity Coordinator in charge of their HUD Housing Counseling, First-time Homebuyers and Resident Self-Sufficiency Programs. Helping others is my passion

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

Received April 8, 2013

Marion County Homeless Council - served on Board of Directors for 8 years. Elected Board Chair for 3 terms and Vice Chair for 1 term.

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

I have worked in the affordable housing arena for 21 years - providing housing counseling for both purchase as well as assisting those in foreclosure. I worked with both public housing and section 8 residents through self-sufficiency programs. I provided the First-Time Homebuyer education for the City of Ocala's SHIP and NSP programs.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

I relocated to the City of Deltona when I took the job with CLSMF - preserving affordable housing is my passion, and even more so in my own community.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

None.

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No.

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Sue Edmunds - Grants Administrator CLSMF (386)255-6573 ext 2511 128 Orange Ave.  
Daytona Beach

TiJuana Jenkins Woods - Deputy Director Ocala Housing Authority 1629 NW 4th St.  
Ocala, FL. 352-369-2636 ext 242

Lena Smith - Pro Bono Manager-Volunteer Lawyers Project CLSMF Ocala office  
(352)629-0105 ext 2912

Additional Information or Comments

I declare the foregoing facts to be true, correct, and complete.

I agree

Received August 21, 2015

Request From: Ruben Colon  
Email: [ruben.colon@fhfm.org](mailto:ruben.colon@fhfm.org)  
Source IP: 204.139.85.242

Address: 559 Baldwin Ct.  
City: Deltona  
State: FL  
Zip: 32725  
Phone: 386-532-1518  
Alt Phone: 386-801-3122  
Fax:  
Organization: Florida Hospital

Checkbox Choices

Affordable Housing Advisory Committee, Economic Development Advisory Board,  
Planning & Zoning Board, Ordinance Review Committee,

Number of Years as a Deltona Resident

11 - 15 Years

What Commission district do you reside in?

District 2

Are you a registered voter in Volusia County?

Yes

Who is your employer? (Please include number of years, address, phone number and title/position)

Florida Hospital Fish Memorial

1055 Saxon Blvd.

Deltona, FL 32725

Clinical Informatics Specialist

Please summarize your work experience.

Real Estate Sales Associate in Deltona, Employee of Florida Hospital, Current Chair of Affordable Housing Committee

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Received August 21, 2015

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

Yes, Current Chair of AHAC. Appointed by Governor Scott to the Board of Respiratory Care

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

Long time resident of Deltona who understand housing

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

I would like to continue the good work that this committee has done.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

None

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Mike Williams, Deltona Realtor, Current Ahac Member 386-801-6136

Eric James, Property Owner, Current Ahac Member 407-925-3328

William Bradley, Deltona Pastor, Current Ahac Member Phone on file with City Staff

Additional Information or Comments

I would like to continue to serve on this committee to serve are neighbors as it related to affordable housing.

Received July 1, 2014

Request From: Eric James  
Email: [ericpjames5@gmail.com](mailto:ericpjames5@gmail.com)  
Source IP: 107.145.165.182

Address: 212 Roman Ct  
City: Deltona  
State: Fl  
Zip: 32738  
Phone: 407-925-3328  
Alt Phone:  
Fax:  
Organization: Friend of Bill Harvey

Checkbox Choices

Affordable Housing Advisory Committee, Economic Development Advisory Board, Parks & Recreation Advisory Committee, William S. Harvey Scholarship Selection Committee , Parks & Recreation Youth Advisory Sub-Committee,

Number of Years as a Deltona Resident  
11 - 15 Years

What Commission district do you reside in?  
District 6

Are you a registered voter in Volusia County?  
Yes

Who is your employer? (Please include number of years, address, phone number and title/position)  
Full time student/ simiretired

Please summarize your work experience.  
Currently, Information Technology;specializing in Project management,Security, networking.  
Property Manager, managing multiple properties and staff.

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.  
Deltona Panthers, Voulusia Panthers Pop Warner Football; volunteer

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.  
No

Received July 1, 2014

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

with my Managerial and Technical Background, I have been in some form of Customer Service all of my Professional career.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

I would bring another perspective to the table to assist the Local Government keep up to date with emerging technologies and trends.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

no

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

no

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Dr. Fredrick Humphries FAMU Regent Professor 407-254-3215

[fredrick.humphries@famuedu](mailto:fredrick.humphries@famuedu)

Professor Omar Saleem FAMU Associate Dean of Academic Affairs

[omar.saleem@famuedu](mailto:omar.saleem@famuedu) 407-254-4011

Angela Biggs 386-878-6814

Additional Information or Comments

I declare the foregoing facts to be true, correct, and complete.

I agree

Received: 7-20-2014

Per e-mail on 7-22-2014, Board/Committees desired are Parks and Recreation Advisory Board, Parks and Recreation Senior Advisory Sub-Committee and Affordable Housing Advisory Committee.

Request From: Patricia A Ulicny

Email: [paulicny@aol.com](mailto:paulicny@aol.com)

Source IP: 71.2.141.111

Address: 1545 Roblr Lane

City: Deltona

State: Florida

Zip: 32738

Phone: 678-644-2648

Alt Phone: 386-789-9033

Fax:

Organization:

Checkbox Choices

Other Boards/Committees (Write Board Name in "Additional Information"),

Number of Years as a Deltona Resident

2 - 5 Years

What Commission district do you reside in?

District 5

Are you a registered voter in Volusia County?

Yes

Who is your employer? (Please include number of years, address, phone number and title/position)

Clinique@ Belk Dept Store in Deland. 2617 South Woodland Blvd., Deland Fla. 32720. Semi-retired and work their part time. Store no. 386-785-0043

Please summarize your work experience.

Degree in Interior Design. Worked 30 yrs in this industry. Partner in design business for 12 yrs. Fellow member of the Retail Design Institute. Taught Interior Design . Now semi-retired

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Fellow member of the Retail Design Institute-Atlanta chapter President- International Sect. Member of this group for over 20 Yrs.

Received: 7-20-2014

Per e-mail on 7-22-2014, Board/Committees desired are Parks and Recreation Advisory Board, Parks and Recreation Senior Advisory Sub-Committee and Affordable Housing Advisory Committee.

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

No

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

Like people-want to see city look good and have good programs for its citizens. Worked for the city of Smyrna Geo. selling city T-shirts @ functions and events and town summer concerts.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

Like working with people-and understand design. Also would like to see programs implemented for senior citizens and improvement of the architecture and "Keep Deltona Beautiful" camapign.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

No

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Bill Hoback 386-789-9033---Mike Ulicny 404-909-1798---Pam Thompson407-493-8065

Additional Information or Comments

Would be interested in an architectural committee-senior citizen advisory sub-committee and planning. Not sure I can committee 3yrs to the planning due to other committments. Would like to sit on some of the meeting before I committ, to make sure their is a fit, and to make some suggestions and share some ideas. Would like to see a "Keep Deltona Beautiful" campaign implemented that would encompass several issues we have with how areas and homes look.

I declare the foregoing facts to be true, correct, and complete.

I agree

City Clerk's Office Use  
 App'd. to \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Other Boards of Interest/Date Contacted:  
 \_\_\_\_\_  
 \_\_\_\_\_

**City of Deltona**  
**Citizen Board/Committee Application**

Name of Board/Committee: Affordable Housing Advisory Committee

**1. Personal Information:**

Name: Michael E. Williams  
 Address: 2889 Cottageville Street  
 City: Deltona Zip: 32738 # Years: 27 District: 5  
 Telephone #: (386) 574-6425 Are you a registered voter? Yes X No \_\_\_\_\_  
 E-mail Address: Peabodyie@aol.com  
 Employer: Remax Associates, Inc # years: 20 years  
 Address: 690 Deltona Blvd, Deltona, FL 32725  
 Telephone #: (386) 574-3339 Position: Real Estate Agent  
 Summarize your work experience: Selling Real Estate, Working with both Sellers and Buyers. Help sellers determine value and qualify Buyers

**2. Education:**

School	Years	Degree
Chisholm High School / New Smyrna Beach, FL	12	
Florida A&M University / Tallahassee, FL	4	B.S. Sociology
Atlanta University / Atlanta, GA	1	

**3. Volunteer, Civic, Professional & Other Activities:**

- a. List any volunteer service organizations, clubs or professional societies you are a member of and give the positions or titles you have held.  
West Volusia Beach NAACP - President  
Deltona Dr. Martin Luther King Celebration - Chairman  
African Association of Deltona - Vice President
- b. Have you ever served on a committee or advisory board? If so, give the details, including any positions held.  
House Next Door - Helped family with problems - Treasurer  
Volusia County Affordable Housing Board - Vice President  
Deltona Affordable Housing Advisory Committee -
- c. Have you ever held public office? If so, give the details, including the offices involved, whether elected or appointed, and the length of service.  
No

4. Reasons for serving:

a. Describe any additional knowledge, skill, education or experience you have, which would assist you in the duties of this Board/Committee.

I have been a Realtor for 27 years. My experience has been working with first-time home buyers and low-income buyers. I have assisted over 100 families to purchase homes.

b. Explain why you want to serve on this Board/Committee, and include any particular potential contribution your selection would bring.

I have always had a passion for helping people who need assistance in housing or other areas. I have seen how grateful people are when they receive the help. They always tell me "thank you".

5. Miscellaneous:

a. Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

NO

b. Have you ever been convicted for violation of any federal, state, county or municipal law, regulation or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

NO

6. References:

List names, addresses and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

1. Mayor John Maciarczyk - 386-299-2896

2. Commissioner Webster Barnaby - 386-548-2600

3. Jim Lawrence - 386-574-3339

4. Commissioner Fred Lowry - 386-801-1036

7. Additional information or comments:

There is definitely a need for the Deltona Affordable Housing Advisory Committee. I would continue to reach out to the Deltona community to make them aware of the housing programs.

I DECLARE THE FOREGOING FACTS TO BE TRUE, CORRECT AND COMPLETE.

Signature: Michael E. Williams

Date: 4-11-2013

Return completed application to:

City of Deltona ♦ City Clerk's Office ♦ 2345 Providence Blvd. ♦ Deltona, FL 32725

\*\* Please note that the City Clerk's Office keeps applications active for 6 months from the date of receipt if you are not chosen to fill the Board/Committee vacancy. If at a later date you wish to be considered for another Board/Committee vacancy other than the Board originally applied for, you must contact the City Clerk's Office at (386) 561-2100 and request your application be pulled for consideration.

Received August 22, 2015

Request From: Tom Burbank  
Email: [tburbank@cfl.rr.com](mailto:tburbank@cfl.rr.com)  
Source IP: 107.145.128.119

Address: 2073 Brewster Drive  
City: Deltona  
State: Florida  
Zip: 32738  
Phone: 386-789-3054  
Alt Phone: 386-747-1944  
Fax:  
Organization:

Checkbox Choices

Affordable Housing Advisory Committee,

Number of Years as a Deltona Resident

25+ Years

What Commission district do you reside in?

District 1

Are you a registered voter in Volusia County?

Yes

Who is your employer? (Please include number of years, address, phone number and title/position)

Retired

Please summarize your work experience.

1975-1990 County of Volusia (Property Appraiser's office/Planing and Zoning, GIS)

1990-2007 Zev Cohen and Associates (civil engineers, surveyors, landscape architects)(Project Manager)

2007-2010 City of Deltona (Planner II/Planning Manager/Acting Director

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Received August 22, 2015

Deltona Municipal Services District Advisory Board / Parks and Rec. (Committee member)

Four Townes Family YMCA Board of Directors (current member & four time Board Chair)

Volusia / Flagler YMCA Board of Directors (Board member)

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

Yes, 2004-2007 and 2010 to present - City of Deltona Planning and Zoning Board (one term as Secretary, one term as Vice-chairman and four terms as Board chairman (current chair)

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

Based on education and experience I have considerable knowledge in the following disciplines:

Public records research,

Property appraisal methodology,

Civil engineering

Zoning matters,

Land use planning,

Land surveying

Management,

Environmental Management

and.....having been a resident since 1967 I have considerable awareness of our local geography and demographics.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

Received August 22, 2015

I was raised to believe that every citizen should contribute, as best one can, to their community. Being retired I have the time and the expertise that this committee is looking for.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

None

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Deltona Mayor John Masiarczyk (you may have his contact info on file)

Four Townes Family YMCA Executive Director Patti Stephens 386-532-9622

Zev Cohen and Assoc., Inc. President M. Dwight Durant 386-677-2482

Additional Information or Comments

Received 08-25-2015

Request From: Wesley Kihlmire

Email: [lyric@cfl.rr.com](mailto:lyric@cfl.rr.com)

Source IP: 107.145.129.212

Address: 1113 Lyric Dr.

City: Deltona

State: Florida

Zip: 32738

Phone: 3865747605

Alt Phone: 3868483260

Fax:

Organization:

Checkbox Choices

Affordable Housing Advisory Committee,

Number of Years as a Deltona Resident

25+ Years

What Commission district do you reside in?

District 5

Are you a registered voter in Volusia County?

Yes

Who is your employer? (Please include number of years, address, phone number and title/position)

West Volusia Habitat for Humanity

604 S. Spring Garden Ave.

Deland FL 32720

386-734-7268

Construction Manager

Please summarize your work experience.

Licensed General Contractor CGC061416. forty years in the construction industry, twelve in the senior housing market. After retiring joined West Volusia Habitat for Humanity.

Received 08-25-2015

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

City of Deltona Planning and Zoning Board 2003 - 2010 Chairman 2007-2009

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

Believe everyone deserves a safe, secure and affordable place to live. Would like to help make that happen.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

None

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Linnea Collier

604 S. Spring Garden Ave.

Deland, FL

386-734-7268

Chris Bowley

2345 Providence Blvd

Deltona, FL

Received 08-25-2015

386-878-8600

Lynn Griffis

106 Knollcrest Dr.

Longwood, FL

407-808-1846

Additional Information or Comments

Received August 26, 2015

Request From: Michael Ruggieri  
Email: [edgewatercondo@ymail.com](mailto:edgewatercondo@ymail.com)  
Source IP: 107.146.121.43

Address: 2026 Jessamine Court  
City: Deltona  
State: Florida  
Zip: 32738  
Phone: 386-574-6719  
Alt Phone:  
Fax: 386-860-0353  
Organization: Edgewater Condominium Apartments of Deltona, Florida, Inc.

#### Checkbox Choices

Affordable Housing Advisory Committee,

Number of Years as a Deltona Resident

6 - 10 Years

What Commission district do you reside in?

District 5

Are you a registered voter in Volusia County?

No

Who is your employer? (Please include number of years, address, phone number and title/position)

Edgewater Condominium Apartments of Deltona, Florida, Inc 4 years 175 Palmetto Woods Court Deltona, FL 32725 386-574-6719 Manager

Please summarize your work experience.

State of Florida LCAM 15 years, State of Florida Realtor 30 years

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

NRA

Have you ever served on a committee or advisory board? If so, give the details,

Received August 26, 2015

including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

Saint Johns River Homeowners Association Board member

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

I have been working with low income citizen's providing them with housing.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

I would like to help citizen's find affordable housing

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

No

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Charles Kasmer 100 Sweetgum Woods Court #6-A Deltona, FL 32725 386-574-7277

Ruthanne Sykes 657 Lear Terrace Deltona, FL 32725 386-837-9511

Joseph Felker 180 Magnolia Woods Court #10-B Deltona, FL 32725 386-860-6379

Additional Information or Comments

Received August 21, 2015

Request From: Nicole B. Turner  
Email: [nicole18tg@gmail.com](mailto:nicole18tg@gmail.com)  
Source IP: 50.88.71.30

Address: 185 N. Hill Ave.  
City: DeLand  
State: Florida  
Zip: 32724  
Phone: 407-367-9283  
Alt Phone:  
Fax:  
Organization: Consultant

Checkbox Choices

Affordable Housing Advisory Committee,

Number of Years as a Deltona Resident

0 - 1 Year

What Commission district do you reside in?

District 1

Are you a registered voter in Volusia County?

Yes

Who is your employer? (Please include number of years, address, phone number and title/position)

Self.

Please summarize your work experience.

Over forty years in property management having managed over 500,000 apartments in 48 states and former official with the U. S. Department of Housing and Urban Development.

List any volunteer service organizations, clubs, or professional societies you are a member of and give the positions or titles you have held.

Volunteers of Amefrica/Chairperson, National Barrier Awaremenss/board Member and President. Elder Source Advisory Board Member. Officer and board member of several

Received August 21, 2015

apartment associations. senior Vice President and Director of Operations for AIMCO the largest residential real estate investment trust in the country. Too many to list.

Have you ever served on a committee or advisory board? If so, give the details, including any positions held. Have you ever held public office? If so, give the details, including offices involved, whether elected or appointed, and the length of service.

Human Rights Commissioner City of Newport News, Va. Many others.

Describe any additional knowledge, skill, education, or experience you have, which would assist you in the duties of this Board/Committee.

MBA Real Estate Management. Expert witness in housing cases. Guest lecturer at Stetson, FIU, Webster and Florida Tech.

Explain why you want to serve on this Board/Committee, and include any potential contribution you selection would bring.

Potential conflict of interest: Do you do business, or are you engaged in the management of any business enterprise that has a financial interest with the City of Deltona? Please give details, including the name of the enterprise, the nature of the business, and the position you hold.

No

Have you ever been convicted for violation of any federal, state, county, or municipal law, regulation, or ordinance? If so, give details. Do not include traffic violations or fines of \$100 or less that were imposed, unless it also included a jail sentence.

No

List names, addresses, and telephone numbers of at least three persons who are in a position to comment on your qualifications and of whom inquiry may be made by the City of Deltona.

Dr. Sarah Mahler, 488 W. Highbanks Rd. #128 Debary, Fl. 32713 305-389-8688

Barbara Shepherd Publisher and CEO the West Volusia Beacon W. New York Ave. DeLand, Fl. 32720386-717-9500. Jerry Meronek 185 N. Hill Ave. DeLand, Fl. 32724 386-490-2548

Additional Information or Comments

Winner of several awards including the HUD Fair Housing Award. Also teach Fair Housing Nationally. Served on two community housing resource boards.



## AGENDA MEMO

**TO:** Mayor & City Commission

**AGENDA DATE:** 10/5/2015

**FROM:** Jane K. Shang, City Manager

**AGENDA ITEM:** 14 - A

**SUBJECT:** Preview of the new Granicus agenda management, minutes, voting and streaming software to streamline all citywide agenda processes.

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**LOCATION:**

Citywide

**BACKGROUND:**

Staff will demonstrate the new Granicus agenda management software to include the voting system portion of the software. Also, a paper copy of a past agenda and minutes will be provided to show what the new documents will look like in the future.

**ORIGINATING DEPARTMENT:**

City Clerk's Office

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

City Clerk, City Manager

**STAFF RECOMMENDATION PRESENTED BY:**

N/A - Demonstration Only.

**POTENTIAL MOTION:**

N/A - Demonstration Only.

**AGENDA ITEM APPROVED BY:**

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Jane K. Shang, City Manager