

# City of Deltona

**REGULAR CITY COMMISSION MEETING**  
**MONDAY, SEPTEMBER 21, 2015**  
**6:30 P.M.**

*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

**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 Commissioner Herzberg.**
- 4. APPROVAL OF MINUTES & AGENDA:**
  - A. Approval of Minutes – Special Commission Meeting and Regular Commission Meeting of September 9, 2015 - Joyce Raftery, City Clerk (386) 878-8502.**
- 5. PRESENTATIONS/AWARDS/REPORT:**
  - A. Presentation by Commissioner Soukup – Ms. Farrah Johnson, Florida’s Teacher Mentor.**
  - B. Presentation – West Volusia Youth Baseball 10U World Series Champions.**
  - C. Presentation – West Volusia Youth Baseball 14U All Star State Champions.**

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  
**AGENDA:** unless 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:**

- A. **Request for approval of the Interlocal Agreement for Provisions of Municipal Services to the City of Deltona – Gerald Chancellor, Public Works Department (386) 878-8998.**

*The City of Deltona has contracted with Volusia County for various municipal services in the past and the County has again combined all of the services into one contract for ease of tracking.*

*The City of Deltona approved an Interlocal Agreement with Volusia County for Traffic Engineering Services which is good until September 30, 2018 with options to renew thereafter. The County currently provides maintenance and operation of our Traffic Control Devices which promotes and integrated balanced traffic network in Volusia County to benefit the residents.*

*The City relies on the County for Services like mosquito control as they have the qualified personnel and equipment to perform the test and treatment. The Road and Bridge Division of the County can provide services on an as needed basis for the roadway and drainage infrastructure maintenance or repairs.*

*This agreement will be in effect until September 30, 2018 with an option to renew thereafter.*

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, Planning and 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, circa early 2000s, and the Master Development Plan should comport to the existing DA with the proposed exceptions of the change in use to allow more than one service station 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 needs to be 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, 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 and impervious surface ratios were addressed. The side yard setback centers on the proposed interior lot line to create two lots; use the proposed ISR ratio; and provide a zero-ft. side-yard setback. The Code requires a 10-ft. setback on each created lot for the proposed ISR, which coincides with the landscape buffer width.*

*The applicant will have the option to either keep the MPUD project as a unified single lot or, where two lots are created, provide for the Code required setback and buffer from the interior lot line between the two lots.*

*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 needs to be 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, 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. 16-2015 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 needs to be tabled date-certain to the Regular City Commission Meeting to be held on Monday, October 5, 2015.*

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

**12. CITY ATTORNEY COMMENTS:**

**13. CITY MANAGER COMMENTS:**

**14. CITY COMMISSION COMMENTS:**

**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:** 9/21/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 3 - A  
**SUBJECT:** Invocation Presented by Commissioner Herzberg.

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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:** 9/21/2015  
**FROM:** Jane K. Shang, City Manager      **AGENDA ITEM:** 4 - A  
**SUBJECT:** Approval of Minutes - Special Commission Meeting and Regular Commission Meeting of September 9, 2015 - Joyce Raftery, City Clerk (386) 878-8502.

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<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 and Regular Commission Meeting of September 9, 2015.
<b>POTENTIAL MOTION:</b>	"I move to approve the minutes of the Special Commission Meeting and Regular Commission Meeting of September 9, 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 9, 2015 SCM Minutes</li><li>• September 9, 2015 RCM Minutes</li></ul>

**CITY OF DELTONA, FLORIDA  
SPECIAL CITY COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 9, 2015**

1 A Special Meeting of the Deltona City Commission was held on Wednesday, September 9, 2015 at  
2 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 5:30 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	City Clerk	Joyce Raftery	Present
20			

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

24  
25 Mayor Masiarczyk stated the Special City Commission Meeting will run from 5:30 to 6:30 p.m. and  
26 if additional time is needed he will call for a recess, open the Regular City Commission Meeting  
27 which starts at 6:30 p.m., recess that meeting and re-open the Special City Commission Meeting.

28  
29 **3. PLEDGE TO THE FLAG:**

30  
31 Mayor Masiarczyk led everyone in the pledge to the flag.

32  
33 **4. PUBLIC COMMENT: - Citizen comments limited to items not on the agenda and  
34 comments on items listed on the agenda will take place after discussion of each item.**

35  
36 Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

37  
38 **5. BUSINESS:**

39  
40 **A. Public Hearing - Resolution No. 2015-22, Adopting the Tentative Millage Rate for FY  
41 2015/2016 - Robert Clinger, Finance Department (386) 878-8552.**

42  
43 Mayor Masiarczyk stated the public hearing is required by State law.

44  
45 Commissioner Honaker discussed that every City has standing beliefs and policies, the frontline fire  
46 apparatus being rotated out from frontline service to reserve service every 10 years, and that changes  
47 to technology, safety innovations and the National Fire Protection Association setting higher  
48 proactive standards which state all apparatus built after 1991 should stay in service a minimum of 15  
49 years or longer depending on a variety of reasons after an evaluation has been completed. He

1 provided a history of his qualifications on this topic and he believes the most important part of  
2 replacing a piece of equipment is not the years in service but, the hours of use, then take into  
3 consideration how much it was serviced over the years, has it been costing the City more in service,  
4 how long was it out of service for and what was being serviced. From Annex D of the inspection  
5 maintenance testing and retirement in-service automotive fire apparatus most would agree that the  
6 care of fire apparatus while being used and the quality of timeliness of maintenance are perhaps the  
7 most significant factors in determining how well a fire apparatus ages. With modern technology the  
8 City needs to re-evaluate the screening criteria as only 5% or less of the City's calls are fire calls  
9 where the equipment is fully operating. He stated equipment could be rotated out instead of at eight  
10 (8) years, 15-20 years and there needs to be a fire apparatus replacement line created in the budget  
11 every year instead of waiting until the suggested year to replace it.

12  
13 **Motion by Commissioner Honaker, to remove the purchase of the fire engine from the**  
14 **2015/2016 budget, to add a fire department apparatus replacement line to the City budget, and**  
15 **to dedicate \$150,000 to that budget line item, and to reduce the millage rate for 2015/2016 to a**  
16 **rate reflective of a \$425,000 reduction in fire apparatus expenditures.**

17  
18 **Motion died for lack of a second.**

19  
20 Commissioner Herzberg stated there is a new City Manager; the Commission will be having a  
21 strategic planning session with the residents on October 17<sup>th</sup> to look at items like this to determine  
22 how to budget them. Today is not the time for this; the Commission needs to weigh in the priorities  
23 as a City and the strategic planning session is a good place to discuss this.

24  
25 **Motion by Commissioner Herzberg, seconded by Vice Mayor Schleicher to approve Resolution**  
26 **No. 2015-22, adopting the tentative millage rate of 7.9900 for the levy of ad valorem taxes for**  
27 **FY 2015/2016.**

28  
29 Mayor Masiarczyk read the title of Resolution No. 2015-22 for the record.

30  
31 **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA;**  
32 **ADOPTING A TENTATIVE MILLAGE RATE FOR THE 2015-2016 FISCAL YEAR;**  
33 **COMPARING TENTATIVE MILLAGE RATE WITH THE ROLLED-BACK RATE;**  
34 **ESTABLISHING A DATE, TIME, AND PLACE AT WHICH A PUBLIC HEARING WILL**  
35 **BE HELD TO ADOPT A FINAL MILLAGE RATE; PROVIDING FOR AN EFFECTIVE**  
36 **DATE.**

37  
38 Mayor Masiarczyk opened up the public hearing, this is a public hearing to hear and consider  
39 comments and questions regarding the City's tentative millage rate and proposed annual budget for  
40 the coming FY 2015/2016. The City of Deltona hereby proposes a tentative millage rate of 7.99, the  
41 tentative millage rate reflects a 6.8% increase from the rolled-back rate of 7.4805 mills and the  
42 tentative millage rate is higher than the rolled-back rate of 7.4805 in order to cover increased  
43 operating costs as well as additional sidewalk construction and road resurfacing. The floor is now  
44 open to public comments and any questions from the public. Mayor Masiarczyk closed the public  
45 hearing as there were no public comments.

46  
47 City Manager Jane K. Shang proposed an amendment to the budget, initially she requested an  
48 additional staff person for both the IT and Finance Departments and she would like to reallocate

1 those resources towards both the Code Enforcement and Parks & Recreation Departments. She  
2 stated there would be no budgetary impact, it would be cost neutral but, that she believes with the  
3 beautification campaign and the City's issues with trash that the resources should be moved towards  
4 these areas.

5  
6 Mayor Masiarczyk stated unless there was an objection, this is a managerial decision and  
7 Commissioner Nabicht disagreed with the proposal, there is no back-up material and he is not  
8 prepared to make that decision at this time.

9  
10 Mayor Masiarczyk stated the City Manager's proposal does not affect the millage rate and called for  
11 the vote.

12  
13 **Motion carried with members voting as follows:**

14		
15	<b>Commissioner Herzberg</b>	<b>For</b>
16	<b>Commissioner Honaker</b>	<b>Against</b>
17	<b>Commissioner Nabicht</b>	<b>For</b>
18	<b>Commissioner Smith</b>	<b>For</b>
19	<b>Commissioner Soukup</b>	<b>For</b>
20	<b>Vice Mayor Schleicher</b>	<b>For</b>
21	<b>Mayor Masiarczyk</b>	<b>For</b>
22		

23 Resolution No. 2015-22 was adopted at 5:48 p.m.

24  
25 Mayor Masiarczyk stated the City of Deltona has adopted a tentative millage rate of 7.99 mills for  
26 FY 2015/2016, the tentative millage rate reflects a 6.8% increase from the rolled-back rate of 7.4805  
27 mills.

28  
29 **B. Public Hearing - Resolution No. 2015-23, Adopting the Tentative Annual Budget for FY**  
30 **2015/2016 – Robert Clinger, Finance Department (386) 878-8552.**

31  
32 Mayor Masiarczyk stated the proposed annual budget is summarized as follows: General Fund -  
33 \$57,260,168; Special Revenue Funds - \$23,248,650; Enterprise Fund - \$43,289,172; Capital Project  
34 Funds - \$6,408,769; and Total City-wide Annual Budget - \$130,242,759.

35  
36 The Commission discussed the City Manager's proposed amendment to the budget to include the  
37 beautification project being a huge undertaking, one (1) of the biggest complaints being the look of  
38 the City, the IT Department needing more staffing, the Finance and IT Department being able to run  
39 without the additional personnel, the change not having any budgetary impact, trusting the City  
40 Manager and her decisions, funding being moved to the right departments, Code Enforcement going  
41 through the most change, being supportive in a time of change, the efforts to put the residents in  
42 compliance, other cities having minimal code staff and having a hard time keeping the residents in  
43 compliance and enforcing their ordinances, IT being important to today's technology, that educating  
44 the public is key and using all available resources to do that, being tremendously under staffed in the  
45 IT Department for years, IT bringing Deltona forward in regards to communication, IT having the  
46 same amount of staff it did four (4) years ago, staff being unable to work for long periods of time  
47 until an IT staff can fix their computer, the City attempting to go as paperless as possible, looking at  
48 contracts and programs to do things like mowing City grounds, the departments not making the

1 request for additional personnel haphazardly, questioning the change being made at the last minute,  
2 the Building Department needing additional staff and being even more under staffed due to  
3 absences, what exactly the new positions are, and the changes being the responsibility of the City  
4 Manager and the Commission's responsibility being to approve the budget.

5  
6 Ms. Shang apologized for the last minute change but, when she started the budget process she had  
7 only been with the City for a week. She stated she has had a chance to work with staff and  
8 understanding the priorities of the City to include beautification, communication and community  
9 spirit throughout the City and she is trying to be fiscally prudent and identify where resources should  
10 be directed. She stated she talked to staff about just deferring the positions for one (1) year and she  
11 feels the resources would be better served in Code Enforcement. There are two (2) open positions in  
12 the IT Department, one (1) of which has been vacant for at least a year due to the salary so she has  
13 authorized the increase in that salary and eliminated the additional helpdesk position because all of  
14 the IT staff handle helpdesk issues. In the area of public information there is a new position that will  
15 be responsible for taking the City's videos, as well as, a new training program for high school  
16 students by utilizing the Regular Commission meetings as a training program. She stated she is not  
17 really sure that the decision could have been made earlier and she did not make the decision in a  
18 vacuum.

19  
20 Mayor Masiarczyk stated the Commission hired a City Manager to manage; Ms. Shang could have  
21 waited to make the changes until the budget was adopted and brought it up to the Commission then  
22 but, he feels this is an appropriate time to discuss the proposed changes.

23  
24 **Motion by Vice Mayor Schleicher, seconded by Commissioner Soukup to change the allocation of**  
25 **two (2) staff members from IT and Finance to Parks & Recreation and Code Enforcement at a**  
26 **cost neutral.**

27  
28 **Motion carried with members voting as follows:**

29		
30	<b>Commissioner Herzberg</b>	<b>For</b>
31	<b>Commissioner Honaker</b>	<b>Against</b>
32	<b>Commissioner Nabicht</b>	<b>Against</b>
33	<b>Commissioner Smith</b>	<b>For</b>
34	<b>Commissioner Soukup</b>	<b>For</b>
35	<b>Vice Mayor Schleicher</b>	<b>For</b>
36	<b>Mayor Masiarczyk</b>	<b>For</b>
37		

38 Mayor Masiarczyk opened and closed the public hearing as there were no public comments or  
39 questions.

40  
41 **Motion by Commissioner Herzberg, seconded by Vice Mayor Schleicher to approve Resolution**  
42 **No. 2015-23, adopting a tentative annual budget for fiscal year 2015/2016, as amended.**

43  
44 Mayor Masiarczyk read the title of Resolution No. 2015-23 for the record.

45  
46 **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA,**  
47 **ADOPTING A TENTATIVE BUDGET FOR THE 2015-2016 FISCAL YEAR;**  
48 **ESTABLISHING A DATE, TIME, AND PLACE AT WHICH A PUBLIC HEARING WILL**

1 **BE HELD TO ADOPT A FINAL BUDGET; PROVIDING AN EFFECTIVE DATE.**

2  
3 Mayor Masiarczyk stated the proposed annual budget is summarized as follows: General Fund -  
4 \$57,260,168; Special Revenue Funds - \$23,248,650; Enterprise Fund - \$43,289,172; Capital Project  
5 Funds - \$6,408,769; and Total City-wide Annual Budget - \$130,242,759.

6  
7 **Motion carried with members voting as follows:**

8  
9 **Commissioner Herzberg For**  
10 **Commissioner Honaker Against**  
11 **Commissioner Nabicht For**  
12 **Commissioner Smith For**  
13 **Commissioner Soukup For**  
14 **Vice Mayor Schleicher For**  
15 **Mayor Masiarczyk For**

16  
17 Resolution No. 2015-23 was adopted at 6:06 p.m.

18  
19 Mayor Masiarczyk confirmed with the City Manager and City Attorney that all requirements for the  
20 public hearing were followed and met and they agreed.

21  
22 **6. ADJOURNMENT:**

23  
24 There being no further business, the meeting adjourned at 6:07 p.m.

25  
26  
27 \_\_\_\_\_  
**John Masiarczyk Sr., Mayor**

28 **ATTEST:**

29  
30  
31 \_\_\_\_\_  
32 **Joyce Raftery, CMC, City Clerk**

**CITY OF DELTONA, FLORIDA  
REGULAR CITY COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 9, 2015**

1 A Regular Meeting of the Deltona City Commission was held on Wednesday, September 9, 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 Smith introduced Tawny Rogers, Director of Children's Ministry at Pine Ridge  
28 Fellowship Church.

29  
30 The National Anthem was sung by Kasia Soto, a 9<sup>th</sup> Grade student at Deltona High School.

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

33  
34 **A. Minutes:**

35  
36 **1. Approval of Minutes – Regular City Commission Meeting of August 17, 2015.**

37  
38 **Motion by Commissioner Herzberg, seconded by Vice Mayor Schleicher to approve the**  
39 **minutes of the Regular City Commission Meeting of August 17, 2015, as presented.**

40  
41 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**  
42 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**  
43 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

44  
45 **5. PRESENTATIONS/AWARDS/REPORTS:** None.

46

1     **6.     CITY COMMISSION SPECIAL REPORTS:**  
2

3     Mayor Masiarczyk stated there was a Tourist Development Council (TDC) Meeting in Daytona  
4     Beach which Deltona has a seat on and most of the action done on that board has to do with  
5     tourist development. The increase in tourism is about 6% and 7.5% increase in room occupancy  
6     which equates to economic improvements in the area. He stated at the Transportation Planning  
7     Organization (TPO) the board was able to be convinced to continue looking at some of the things  
8     that are important to Deltona like the movement to withdraw or not use the funding for a study  
9     of the emergency exit on the east side of the S.R. 442 exchange to connect to either Elkcam  
10    Blvd. or Doyle Rd. so the State and the County TPO will continue that study.  
11

12    Commissioner Nabicht stated the Commission was invited to attend the preview of Florida  
13    Hospital's new facility on Saxon Blvd., the grand opening will take place on September 30th  
14    around 4:00 p.m. or 5:00 p.m. and Walmart Grocery will have its ribbon cutting the same day at  
15    7:30 a.m. Florida Hospital's facility is going to be a tremendous asset to the community by  
16    providing medical preventative care, most of the Commission were involved with bringing  
17    pediatric services to Deltona who currently only has one (1) or two (2) pediatricians. Not only  
18    will there be pediatric services but, also pediatric specialty services, late night hours which have  
19    not been finalized as of yet, women's services like mammograms, Computer Tomography (CT)  
20    Scanning, and the facility will provide more daytime jobs in the community.  
21

22    Commissioner Herzberg stated the Volusia League of Cities (VLOC) Executive Board met  
23    yesterday where legislative priorities were discussed that will be presented at the legislative  
24    delegation on Friday, October 16<sup>th</sup> in DeLand. All of the elected officials from the Senate and  
25    the House will be there as a Volusia delegation. Citizens can speak at the meeting and the  
26    VLOC will speak about its priorities such as water quality and quantity which is the top priority.  
27    At its last meeting, Team Volusia started with its presentations from different cities and Deltona  
28    is slated to do a presentation on Thursday, December 10<sup>th</sup>. It is a public/private partnership to  
29    the business partners there and to show what Deltona has to offer. The Daytona State College  
30    (DSC) Center for Woman and men is undergoing change; she will bring forward what the board  
31    will be talking about, what changes are effective in the fresh start program and hopefully will be  
32    working more closely with DSC.  
33

34    Mayor Masiarczyk stated he was nominated and accepted to be on the Alumni and Friends Board  
35    for DSC.  
36

37    **7.     PUBLIC FORUM: – Citizen comments limited to items not on the agenda and**  
38    **comments on items listed on the agenda will take place after discussion of each item.**  
39

40    1) Fire Chief Rhames, Deltona Fire Department, stated September 11, 2001 was a very  
41    sobering day for all of us, events that occurred on that day have forever changed us, this Friday  
42    the Fire Department is going to recognize and remember that day with a small ceremony at  
43    Station 61 located at 1685 Providence Blvd. At 8:30 everyone will gather around the flag pole,  
44    the flag will be raised, Volusia County dispatch will announce the time of the first impact that  
45    occurred on the World Trade Center and a member of Vitas Healthcare will provide a prayer. He

1 encouraged everyone to attend but, those that could not he asked that they remember all of those  
2 who lost their life that day and he stated "forever we shall never forget."  
3

4 2) Victor Ramos, Bethune-Cookman University (BCU), 1555 Saxon Blvd., Deltona, spoke  
5 BCU's soccer team practicing at Dewey O. Boster Sports Complex to prepare for the game on  
6 Sunday at 3:00 p.m. and he encouraged everyone to attend. Before the game at 2:30 p.m. there  
7 will be a small program with President Jackson, State Representative Santiago, County  
8 Councilmember Lowry and County Councilmember at large Joyce Cusack. It is the inaugural  
9 game against Albany State University and the following Sunday's game will be against Florida  
10 A&M University (FAMU).  
11

12 3) Candy Adams, President of Deltona Little League, 548 Saxon Blvd., Deltona, provided  
13 yearbooks for each of the Commission, she spoke about having a better turnout for the Fall  
14 registration than in the Spring, looking forward to next Spring, she recognized the board  
15 members and the members of the league, that little league was the first established organized  
16 sport in Deltona, looking for the support of the community and the City to bring the park  
17 decorum up to a higher standard, and she wants to bring Deltona Little League and Vann Park up  
18 to the standards of the other City's parks.  
19

20 Mayor Masiarczyk stated the City Manager is focused on beautifying the City and he is sure that  
21 the park will be part of that agenda this year.  
22

23 4) John A. Pagan, 1365 Valhalla Street, Deltona, spoke regarding this being his first year on  
24 the board of Deltona Little League, the first impression of the fields at Vann Park and his main  
25 concern is being able to make the fields safer and bringing them up to a higher standard.  
26

27 5) Mike Williams, 2889 Cottageville Drive, Deltona, stated he met Mrs. Bethune in the 9th  
28 Grade where she made a speech and she stated "You can be all you want to be" and he gave the  
29 reason he did not attend BCU. The theme for the Martin Luther King (MLK) Celebration was  
30 chosen by a focus group study made up of teens and the one that was chosen was "Sharing Our  
31 Vision of America." The schools participate in the celebration by the elementary schools doing a  
32 postcard, the middle schools do an essay and the high schools do a video. President Jackson of  
33 BCU has been asked to be the key note speaker for the breakfast.  
34

35 **8. CONSENT AGENDA:** None.  
36

37 **9. ORDINANCES AND PUBLIC HEARINGS:**  
38

39 **A. Public Hearing - Ordinance No. 14-2015, Amending the Deltona Welcome Center**  
40 **Business Planned Unit Development (BPUD), at first reading - Chris Bowley, Planning and**  
41 **Development Services Department (386) 878-8602.**  
42

43 Commissioner Honaker stated Volusia County turned down the easement of the one (1) foot  
44 right-of-way for the Debary Avenue right in right out and he asked if the motion could still be  
45 made with that included in it.  
46

1 Mayor Masiarczyk stated the County Council has not made the decision but, it should come  
2 tomorrow night at the County Council meeting.

3  
4 The Commission and staff discussed the project creating roughly 30 jobs in Deltona, it would  
5 create a unique opportunity for the City to work together with one (1) corporate entity at the  
6 City's gateways, that the property had been vacant for 15-20 years, the history of the area, the  
7 applicant's request being reasonable, there being similar circumstances all around Volusia  
8 County, that the project will increase the safety at that intersection and it will help to alleviate  
9 law enforcement issues in that area, that the City loses a lot of gasoline tax dollars to other cities  
10 and counties, the hopes that the County Council members and the County Manager are listening  
11 to hear the request for cooperation, confidence in staff to make traffic decisions based on  
12 information by a professional third party, imploring the County Council to not only approve  
13 granting the access on Deltona Blvd. but, also the access on Doyle Road for the right in right out,  
14 Race Trac being one (1) of the most attractive gas stations and the project being visible from the  
15 interstate, that the City have representation at the County Council meeting tomorrow, possibly  
16 having right in and not a right out as an option, discussing with the Volusia County Sheriff's  
17 Office (VCSO) the safety in that area, that there have been several accidents in the project area,  
18 if the County does not grant the request possibly compromising for a right out, everyone having  
19 ample time to provide feedback on the project, the City's Land Development Code (LDC)  
20 addresses access management and there being a site plan review process, wanting the address of  
21 the property to be "Deltona Blvd." and that responsibility being the County's, addressing the  
22 concerns of the community, the environmental impact and possible contamination of the adjacent  
23 property, the old Pix gas station which is now a Circle K on Howland Blvd. not having a right in  
24 and right out, the nearby convenience store possibly being put out of business, that a right in only  
25 will not work, and applying for a Community Redevelopment Agency (CRA) in that area.

26  
27 Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

28  
29 Tom Sullivan, Grey Robinson Law Firm, 301 East Pine Street, Orlando, stated he is excited  
30 about the prospect of having a third Race Trac in the City, the Howland location is going strong,  
31 closed on the property at Saxon and Finland Blvds., recognizes this is a gateway to the City and  
32 will be a quality project, still trying to work with the County and appreciates the City's  
33 involvement, the access is a convenience use and is critical to the project, that the restrictions  
34 may have led to the reason the property was never sold and there being plenty of business in the  
35 area for all businesses to do well, especially being off an interchange.

36  
37 Mayor Masiarczyk stated Mr. Bowley will represent the City at Volusia County Council's  
38 meeting, he provided several examples of right ins and right outs in the City and none of the  
39 businesses are anywhere near the 250 feet from the intersections, he cannot understand the  
40 thinking of the county to want to stop this project in Deltona, the county needing to do clean up  
41 weeds in the medians on Saxon Blvd., the project will make the entryway more beautiful than it  
42 has been in the last 50 years, the project being a better project than a fast food restaurant, and he  
43 encouraged everyone to let the county know that the project is good for Volusia County.

44  
45 **Motion by Commissioner Honaker, seconded by Commissioner Nabicht to approve**

1 **Ordinance No. 14-2015, to amend the Deltona Welcome Center BPUD to allow for more**  
2 **than one gas station/convenience store on lots two and three and to permit one right-in and**  
3 **right-out access point each on Deltona Blvd. and DeBary Ave, at first reading, and to**  
4 **schedule second and final reading for September 21, 2015.**

5  
6 City Attorney Becky Vose read the title of Ordinance No. 14-2015 for the record.

7  
8 **AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE**  
9 **DELTONA WELCOME CENTER BUSINESS PLANNED UNIT DEVELOPMENT**  
10 **AGREEMENT FOR THE FOLLOWING PARCELS: LOT 2, DELTONA WELCOME**  
11 **CENTER, MAP BOOK 45, PAGE 17 AND LOT 3 DELTONA WELCOME CENTER**  
12 **REPLAT, PER MAP BOOK 50, PAGE 37, OF THE PUBLIC RECORDS OF VOLUSIA**  
13 **COUNTY, FLORIDA, TOTALING APPROXIMATELY ±1.98 ACRES; AND**  
14 **PROVIDING FOR CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.**

15  
16 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**  
17 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**  
18 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

19  
20 Ordinance No. 14-2015 was adopted at 7:18 p.m.

21  
22 **B. Public Hearing - Ordinance No. 15-2015, Rezoning ±9.28 acres located within the**  
23 **Deltona Activity Center from R-1AA to Mixed Use Planned Unit Development (MPUD), at**  
24 **first reading - Chris Bowley, Planning and Development Services Department (386) 878-8602.**

25  
26 Mr. Paradise stated there was a last minute housekeeping change to the development agreement  
27 that did not make it into the agenda packet, on Page 4, Subsection E, the following language has  
28 been added “if kept under common unified ownership the floor area ratio will be 0.40” which is  
29 consistent with the discussions between the applicant and staff to provide the option to either  
30 subdivide the property or maintain it under unified ownership. The change was brought to staff’s  
31 attention by the applicant and the statement was needed for internal consistency purposes to  
32 ensure or manage intensity.

33  
34 Mayor Masiarczyk stated the motion would be with that change unless there is any opposition  
35 and there was none.

36  
37 Mayor Masiarczyk opened the public hearing.

38  
39 Harry Newkirk, Engineer of Record with Newkirk Engineering, 1370 North U.S. Hwy 1,  
40 Ormond Beach, thanked staff and the City Manager for helping get the project to this point, there  
41 were several meetings going over changes to bring forward the Assistant Living Facility (ALF)  
42 and an upscale mini warehouse project to the City of Deltona.

43

1 Virgil Sosa, 526 N. Firwood Drive, Deltona, stated he lives behind the water retention portion of  
2 the project, where Firwood Drive meets Normandy Blvd., he was hoping the project would help  
3 eliminate the motocross activity going down the power lines.

4  
5 Mayor Masiarczyk closed the public hearing.

6  
7 Commissioner Soukup asked what was going to be placed on the property as a buffer to residents  
8 and David Butler, on behalf of the ownership, 528 Park North Court, Winter Park, replied an  
9 agreement has been reached with the City for the development of trees and other heavy  
10 landscaping, there is a very heavy tree line to the south of the 40 foot easement that goes back to  
11 the water plant. There is an additional 60 or 80 foot easement for the power lines, there is a fair  
12 amount of separation and the lighting will be shielded and will not throw off any foot candle off  
13 the property.

14  
15 Commissioner Nabicht stated he wanted to make very clear to the development team the  
16 Building and Fire Officials are the authorities having jurisdiction, the applicant got a good pass  
17 on the submission date, so he hopes the applicant has a good working relationship and develop a  
18 good working relationship with those two (2) individuals.

19  
20 **Motion by Commissioner Honaker, seconded by Commissioner Herzberg to approve**  
21 **Ordinance No. 15-2015, rezoning ±9.28 acres located at 2306 N. Normandy Blvd. from R-**  
22 **1AA to MPUD with the staff suggested changes to the Gold Choice MPUD Development**  
23 **Agreement and with the 0.40 amendment verbiage recommended by staff, at first reading,**  
24 **and to schedule second and final reading for September 21, 2015.**

25  
26 City Attorney Becky Vose read the title of Ordinance No. 15-2015 for the record.

27  
28 **AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE**  
29 **OFFICIAL ZONING MAP PURSUANT TO CHAPTER 110, SECTION 1101 OF THE**  
30 **CITY CODE OF ORDINANCES FOR PROPERTY TOTALING APPROXIMATELY**  
31 **±9.28 ACRES LOCATED NORTH OF FIRWOOD DRIVE ON NORTH NORMANDY**  
32 **BOULEVARD IN THE DELTONA ACTIVITY CENTER FROM R1-AA TO MIXED**  
33 **USE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR CONFLICTS,**  
34 **CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.**

35  
36 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**  
37 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**  
38 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

39  
40 Ordinance No. 15-2015 was adopted at 7:32 p.m.

41  
42 **C. Public Hearing - Ordinance No. 16-2015, Amending Section 110-311(a) of the RM-2,**  
43 **Multiple Family Residential Dwelling, zoning classification, at first reading - Chris Bowley,**  
44 **Planning and Development Services Department (386) 878-8602.**

1  
2 Mr. Chris Bowley, Planning and Development Services Director, stated the Land Development  
3 Code (LDC) and the Comprehensive Plan have to be consistent with each other and staff just  
4 noticed that in the performance standards, in the density ranges of the code did not match the  
5 future land use element density ranges for the definition of medium density and high density so  
6 this corrects that and it corrects a Scribner's error in the text.

7  
8 Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

9  
10 **Motion by Commissioner Herzberg, seconded by Commissioner Honaker to approve**  
11 **Ordinance No. 16-2015, to change the RM-2 text of Section 110-311(a) to change "Medium**  
12 **Density" to "High Density" and to insert the word "purpose" instead of "purposed", at**  
13 **first reading and to schedule second and final reading for September 21, 2015.**

14  
15 City Attorney Becky Vose read the title of Ordinance No. 16-2015 for the record.

16  
17 **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELTONA,**  
18 **FLORIDA, BY AMENDING AND REVISING THE PROVISIONS OF CHAPTER 110**  
19 **SECTION 311, RM-2 MULTIPLE FAMILY RESIDENTIAL DWELLING DISTRICT,**  
20 **OF THE CITY OF DELTONA CODE OF ORDINANCES; AND PROVIDING FOR**  
21 **CONFLICTS, CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.**

22  
23 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**  
24 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**  
25 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

26  
27 Ordinance No. 16-2015 was adopted at 7:34 p.m.

28  
29 **D. Public Hearing - Top Shelf Center Final Plat (FP15-002) – Chris Bowley, Planning**  
30 **and Development Services Department (386) 878-8602.**

31  
32 Mr. Bowley stated back in 2008 the applicant came through for development on one (1) unified  
33 lot and created the Top Shelf Car Wash on one side and the stormwater pond in the back. There  
34 was a vacant tract left for open space and future development. This officially subdivides the  
35 property via a plat, creating two (2) lots with the master stormwater pond to serve both Lots 1  
36 and 2. The car wash is on Lot 1 and the proposed Honest-1 Auto Care will be on Lot 2.

37  
38 Commissioner Nabicht asked if the two lots would be able to share the stormwater pond and that  
39 the property was not going to have a St. Johns issue and Mr. Bowley replied correct, according to  
40 the engineer of record, Honest-1 Auto Care's engineer of record who is processing the permit  
41 modification for the existing permit with St. Johns, it will be no problem for their rates and flows  
42 and volume.

43  
44 Commissioner Nabicht asked if there were any issues with scrub jays and Mr. Bowley replied  
45 correct, there was a biological report which stated there were no scrub jay issues and the gopher  
46 tortoise report has to be updated within 90 days of the date the permit is pulled.

1  
2 Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

3  
4 **Motion by Vice Mayor Schleicher, seconded by Commissioner Honaker to approve the Top**  
5 **Shelf Center Final Plat (FP15-002).**

6  
7 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**  
8 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**  
9 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

10  
11 **10. OLD BUSINESS:** None.

12  
13 **11. NEW BUSINESS:** None.

14  
15 **12. CITY ATTORNEY COMMENTS:** None.

16  
17 **13. CITY MANAGER COMMENTS:** None.

18  
19 **14. CITY COMMISSION COMMENTS:**

20  
21 a) Commissioner Soukup stated the community lost a great man this week, Dr. Denoff, an  
22 Orthopedic Surgeon who lived in DeLand and his practice is in Orange City but, for years as an  
23 athletic director if he had a young man or young woman who could not afford surgery he would  
24 do it free of charge, never charge the parents any money and he would do that for every high  
25 school in west Volusia. He passed away this week with cancer, great man, hate to lose him and  
26 he leaves a legacy behind. He stated he attended the Deltona High football game, received  
27 tremendous feedback from students and staff, he saw plenty of the t-shirts the following week  
28 and the t-shirts were worn at a 5K on Stone Island the following day. He stated the reason for  
29 distributing the t-shirts was successful and he looks forward to doing it again.

30  
31 b) Commissioner Herzberg asked if any legislative priorities are being worked on for the  
32 October 16<sup>th</sup> Legislative Delegation and the Ms. Shang replied staff is still working on it. She  
33 stated on Saturday at 10:00 a.m. at the library Florida Hospital is doing their heart caring event  
34 around the County and at different hospital areas. Last year there was a great turnout and she  
35 encouraged everyone to attend for free screenings among other things and she will be there at  
36 10:00 a.m. to provide the opening remarks.

37  
38 c) Commissioner Honaker stated his District #1 Quarterly Meeting is Saturday at 2:00 p.m.  
39 at Harris Saxon Park, he encouraged everyone to attend the BCU soccer game, the Festival of  
40 Nations will be held on Saturday, September 19th at Dewey O. Boster Sports Complex from  
41 Noon to 6:00 p.m., on September 30<sup>th</sup> at 7:30 a.m. the Walmart's grand opening and that evening  
42 from 4:30 p.m. to 7:30 p.m. is the Florida Hospital Deltona Healthcare Center's grand opening  
43 and tour of the facility, he encouraged everyone to be a part of the October 17<sup>th</sup> Strategic  
44 Planning Workshop from 9:00 a.m. to Noon, he encourage any nonprofit organizations to contact  
45 the City Manager regarding the upcoming social services summit, and he was reading an article

1 “the wealth of nations depends on the health of families” and the three (3) pillars of a community  
2 are family, church and school and he again encouraged everyone to attend the visioning sessions  
3 to let their needs be heard.

4  
5 d) Vice Mayor Schleicher stated to start the week at Dewey O. Boster Sports Complex on  
6 Sunday with the Wildcats and finish the week at Dewey O. Boster Sports Complex with the  
7 Festival of Nations. She congratulated all the graduates at the military base at Fort Benning,  
8 Georgia and all the military people who graduated from their local places. She stated to always  
9 remember 911.

10  
11 Commissioner Honaker stated that volunteers are needed for the Affordable Housing Advisory  
12 Committee (AHAC) and he encouraged anyone who was interested to apply.

13  
14 e) Commissioner Nabicht stated he was on vacation when the Commission had the last  
15 workshop, he and former City employee Jim Koczan had the opportunity while in Pensacola to  
16 look at Eglin Air Force Base which has a memorial wall to all of the fallen military personnel  
17 from the State of Florida and he thanked Mrs. Jackson for placing the information on the City’s  
18 Facebook page. The wall is the first of its kind for any State and he highlighted the three (3)  
19 fallen military from Deltona. He stated so often the business community comes in and makes  
20 requests of the Commission and Mr. Larry Kent, business owner, has stepped up to the plate with  
21 some of his electronics, when he owned the Burger King he put a fantastic sign on Elkcam Blvd.  
22 that publicized a lot of events and now he has a great sign on Deltona Blvd. at Justin Square. It  
23 is another example of a business owner reinvesting back in the community and he wanted to  
24 recognize Mr. Kent for that. He stated he was not present for the Waste Pro conversation, the  
25 City is still having problems, as late as this week he received a couple of phone calls that yard  
26 trash was not picked up on Monday which was a holiday but, Waste Pro was working and he  
27 shared the information with the staff who handled the issues. He stated he is going to go along  
28 with the effort that the Commission came to an agreement on, he wants to go on the record  
29 though that he does not think it will fix the problem but, the City will give it a try. He still wants  
30 to try to move in the direction of unlimited yard waste pick-up, whether it is a function of Waste  
31 Pro or it becomes a function of the City or whether it is put out to another company. He does not  
32 get the idea that he will have to contact Waste Pro to let them know he has more than the  
33 allotment that is supposed to be set out for pick-up and then Waste Pro is going to charge him to  
34 pick up the extra. He stated if Waste Pro is going to charge him the extra, then the other 50  
35 times of the year he is going to send Waste Pro a bill to refund him a portion that is unused.

36  
37 f) Commissioner Smith thanked Commissioner Soukup for the idea of distributing the t-  
38 shirts at the Deltona High School football game, there was a lot of good feedback and she hoped  
39 the Commission can attend more games. The Commission received the City Manager’s  
40 performance evaluation and she shared a concern with the City Attorney, there is a place on the  
41 bottom to place a check mark if the Commissioner chooses to have an in-person interview “in  
42 lieu of” a written evaluation. She feels it is the Commission’s responsibility for each  
43 Commissioner to fill out the evaluation and make it part of the public record. She reviewed the  
44 Commission’s operating procedures which states this is a collaborative effort of the entire  
45 Commission. She stated some Commissioners chose not to participate in the evaluation process

1 in the past, the evaluation is part of the Commission’s job, this is full transparency and by  
2 checking the box that is not the way the Commission should be acting as Commissioners.

3  
4 Mayor Masiarczyk agreed with Commissioner Smith but, as he understands it, the Commissioner  
5 must choose a numerical grade and can discuss the particulars with the City Manager.  
6 Commissioner Smith stated the evaluation says “should” complete and not “must” complete.

7  
8 Mrs. Vose stated she is aware historically some people have not done it and to her knowledge  
9 there has never been any consequences to it, there are some things under State law that the  
10 Commission is absolutely required to do and if it is not done she will hound the Commissioners  
11 until it is done, however, this is not one of them. She stated the Commission itself can call out if  
12 someone does not do it and Commissioner Smith replied she will call out any Commissioner that  
13 does not fill out the evaluation, it is part of the responsibility as Commissioners.

14  
15 Mayor Masiarczyk stated he was under the impression that the Commission agreed it would fill  
16 it out, provide a numerical grade and if the Commissioner chose not to fill out the narrative the  
17 Commissioner could have a discussion with the City Manager regarding individual items. He  
18 found it very disturbing in the past when certain Commissioners would not even give the  
19 courtesy of filling out the form, it is unfair to the City Manager to not have any idea where she  
20 stands but, he feels it is up to each Commissioner and he gets more accomplished in a face to  
21 face meeting.

22  
23 g) Mayor Masiarczyk spoke briefly about the t-shirts that were thrown out at the Deltona  
24 High football game. He stated it is indicative of the Fire Chief to take the time to resurrect the  
25 911 ceremony, he is glad it is being done, it was missing and the Veterans group did not feel that  
26 it was something they should do because it was so closely tied with the fire department and if  
27 Fire Chief Rhame needs any support to let him know. He encouraged Fire Chief Rhame to  
28 distribute the event information to all media sources. He encouraged everyone to attend  
29 Sunday’s BCU soccer game, to have Dr. Edison show up is a big deal as well as playing an out  
30 of State team and it gets the City’s name out there.

31  
32 **14. ADJOURNMENT:**

33  
34 There being no further business, the meeting adjourned at 7:49 p.m.

35  
36  
37 **ATTEST:**

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

38  
39  
40 \_\_\_\_\_  
**Joyce Raftery, CMC, City Clerk**



## AGENDA MEMO

**TO:** Mayor & City Commission                      **AGENDA DATE:** 9/21/2015  
**FROM:** Jane K. Shang, City Manager                      **AGENDA ITEM:** 5 - A  
**SUBJECT:** Recognition of Ms. Farrah Johnson, Florida's Teacher Mentor -  
Commissioner Soukup.

---

<b>LOCATION:</b>	City Wide
<b>BACKGROUND:</b>	Ms. Farrah Johnson, Deltona High School teacher, named Florida's Teacher Mentor by the National Association of Agricultural Educators. This program recognizes the critical role experienced agriscience educators play in motivating and encouraging beginning agriscience educators to enter and remain in the teaching profession.
<b>ORIGINATING DEPARTMENT:</b>	Commission Members
<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 - Recognition Only.
<b>POTENTIAL MOTION:</b>	N/A - Recognition Only.
<b>AGENDA ITEM APPROVED BY:</b>	<hr/> Jane K. Shang, City Manager
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"><li>• Certificate of Recognition</li></ul>

# *City of Deltona Certificate of Recognition*



Presented to

*Farrah Johnson*

FLORIDA'S TEACHER MENTOR ~ DELTONA HIGH SCHOOL

*In recognition for being selected Teacher Mentor by the National Association of Agricultural Educators and for motivating beginning agriscience educators.*

*September 21, 2015*

---

*John Masiarczyk, Mayor*



## AGENDA MEMO

**TO:** Mayor & City Commission                      **AGENDA DATE:** 9/21/2015  
**FROM:** Jane K. Shang, City Manager                      **AGENDA ITEM:** 5 - B  
**SUBJECT:** Presentation - Certificate of Recognition of the 10U World Series Champions.

**LOCATION:**

N/A

**BACKGROUND:**

"Hard work and dedication" isn't just a decoration these twelve kids wear on the back of their shirts, it's their motto for success. It began in 2013, when just eight years old, eleven of the twelve kids honored here today formed the West Volusia AA All-Star team that captured Dixie Youth Baseball's district, state, and world series titles.

Now ten years old, these dynamic ballplayers regrouped as the West Volusia AAA All-Star team and they set their sights on another incredible season, and deliver, they did! They swept the district and state championships earning the designation as team Florida with the opportunity to represent West Volusia and the great State of Florida in the AAA World Series held in Lexington, South Carolina, August 7-13, 2015. After a week of tough competition, team Florida, aka: WeVo - a nickname that stands for West Volusia - was crowned the 2015 Dixie Youth Baseball AAA World Series Champions, outscoring their opponents 150-48 and finishing their season with a record of 14 wins and 1 loss.

It was an incredible moment for these twelve boys and to have accomplished it twice in their young lives is even sweeter. "WeVo" wishes to thank the City of Deltona for tonight's ceremony and also for updating the road signs so quickly. We appreciate the support of our community.

**ORIGINATING DEPARTMENT:**

City Manager's Office

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

City Manager

**STAFF  
RECOMMENDATION  
PRESENTED BY:**

N/A - Presentation Only.

**POTENTIAL  
MOTION:**

N/A - Presentation Only.

**AGENDA ITEM  
APPROVED BY:**

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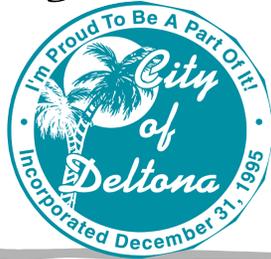
Jane K. Shang, City Manager

**ATTACHMENTS:**

- Certificate of Recognitions

City of Deltona

# *Certificate of Recognition*



Presented to

**Jason Oglageo, Manager**

**WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS**

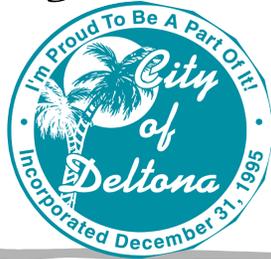
In recognition of your management and leadership abilities  
in winning the 2015 10U World Series Championship.

September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**George Quinones, Coach**

**WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS**

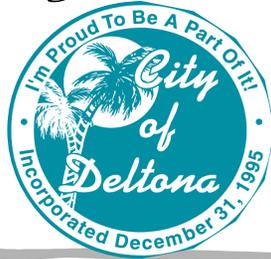
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Justin Privett, Coach**

**WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS**

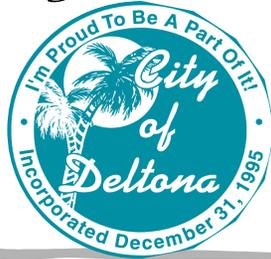
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September 21, 2015

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John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Rafael Betancourt**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

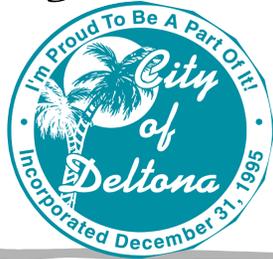
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Colten Privett**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

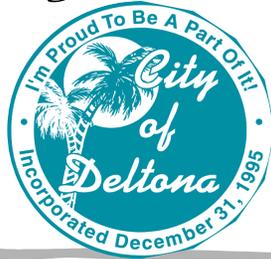
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September 21, 2015

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John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Erwin Cabassa**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

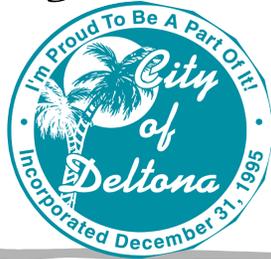
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Dariell Melendez**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

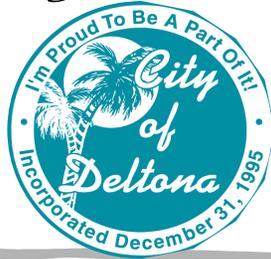
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Nick Morrissette**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

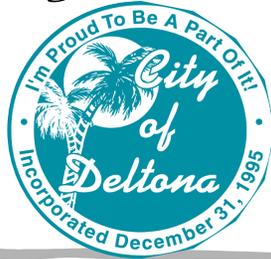
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Andy Perez**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

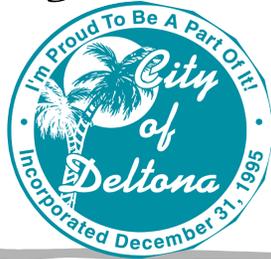
In recognition of you and your team winning  
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Carter Oglageo**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

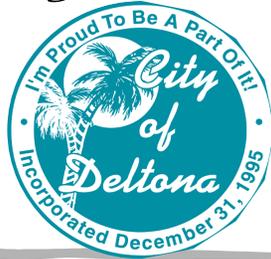
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Jacob Hoppe**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

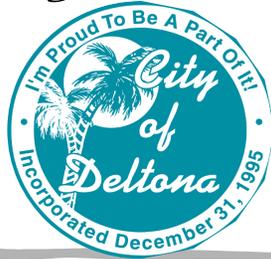
In recognition of you and your team winning  
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Jonathan Coppen**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

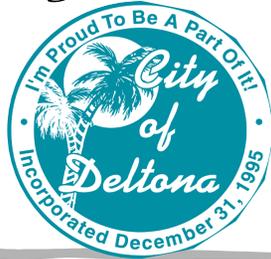
In recognition of you and your team winning  
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Cristian Quinones**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

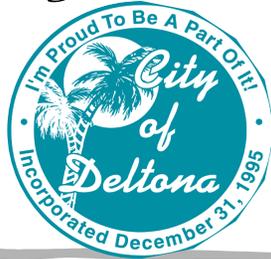
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Ryan Verdi**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

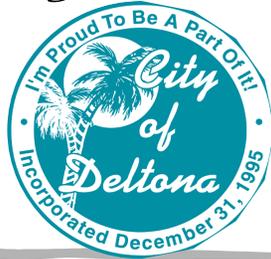
In recognition of you and your team winning  
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Kyle Maples**

WEST VOLUSIA YOUTH BASEBALL  
10U WORLD SERIES CHAMPIONS

In recognition of you and your team winning  
the 2015 10U World Series Championship.

September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor



## AGENDA MEMO

**TO:** Mayor & City Commission                      **AGENDA DATE:** 9/21/2015  
**FROM:** Jane K. Shang, City Manager                      **AGENDA ITEM:** 5 - C  
**SUBJECT:** Presentation - Certificates of Recognition of the West Volusia 14U State Champions.

**LOCATION:**

N/A

**BACKGROUND:**

The West Volusia 14U State Champions are much the same team that captured the 13U State Title last year for West Volusia Youth Baseball. The team was once again led by manager Bobby Neller along with coaches Kevin Hirsch and Mike Daly.

This year the team traveled to Marianna, FL to compete with 9 other all-star district winners. West Volusia started out 3-0 before dropping a close game 12-11. They returned the following day needing to win 2 games to win the State title. They did just that and captured the State Title with a dominant shutout in the championship game.

They earned the right with this win to represent Florida in the World Series this past August in Aiken, SC. There they finished 5th out of 14 teams and made us all proud. This diverse group of young men and their families and coaches bonded closely together and really relished the experience.

**ORIGINATING DEPARTMENT:**

City Manager's Office

**SOURCE OF FUNDS:**

N/A

**COST:**

N/A

**REVIEWED BY:**

City Manager

**STAFF RECOMMENDATION PRESENTED BY:**

N/A - Presentation Only.

**POTENTIAL**

**MOTION:**

N/A - Presentation Only.

**AGENDA ITEM  
APPROVED BY:**

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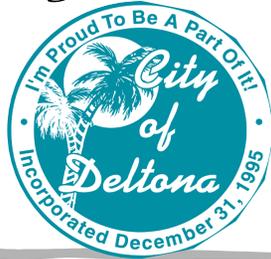
Jane K. Shang, City Manager

**ATTACHMENTS:**

- Certificates of Recognition

City of Deltona

# *Certificate of Recognition*



Presented to

**Bobby Neller, Manager**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

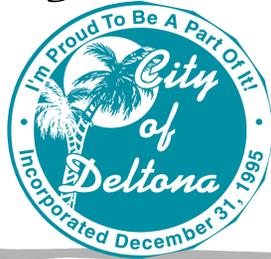
In recognition of your management and leadership abilities  
in winning the 2015 14U All-Star State Championship.

September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Mike Daly, Coach**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

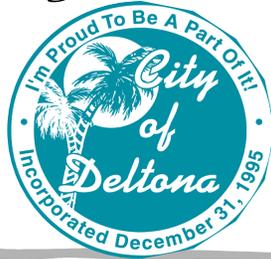
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Kevin Hirsch, Coach**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

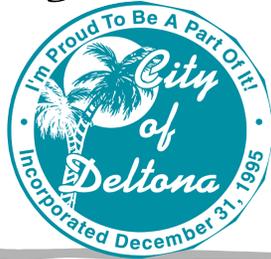
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Julius Ayala**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

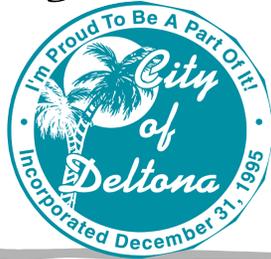
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Joey Brill**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

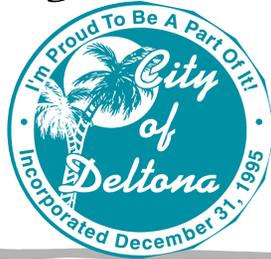
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Graeme Daly**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

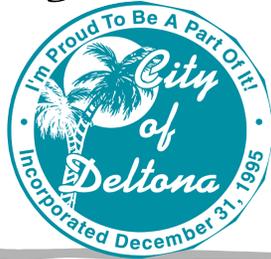
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Micael Garcia**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

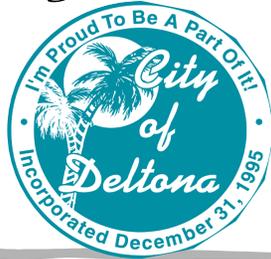
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Zach Hirsch**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

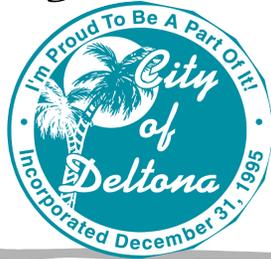
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September 21, 2015

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John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Jafed Negron**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

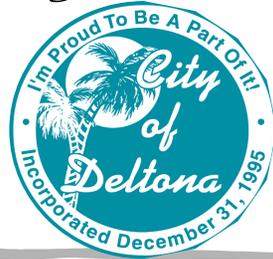
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Hunter Neller**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

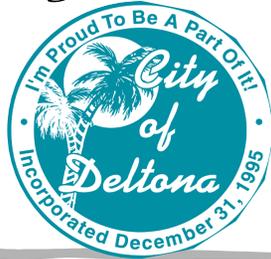
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September 21, 2015

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John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Gabriel Pellot**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

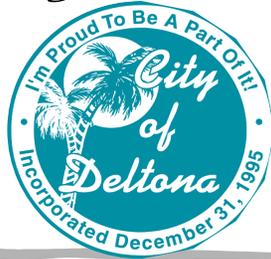
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September 21, 2015

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John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Anthony Perez**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

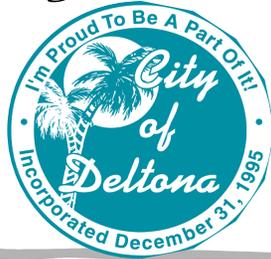
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September 21, 2015

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John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Chris Ramos**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

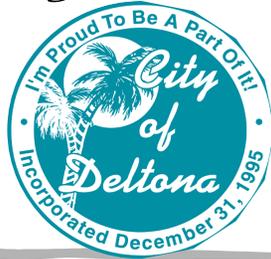
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Dean Revlett**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

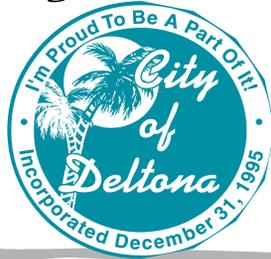
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Ethan Spinner**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

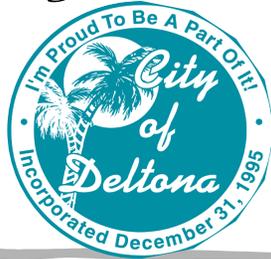
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September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor

City of Deltona

# *Certificate of Recognition*



Presented to

**Jesus Vega**

WEST VOLUSIA YOUTH BASEBALL  
14U ALL-STAR STATE CHAMPIONS

In recognition of you and your team winning  
the 2015 14U All-Star State Championship.

September 21, 2015

\_\_\_\_\_  
John Masiarczyk, Mayor



## AGENDA MEMO

**TO:** Mayor & City Commission                      **AGENDA DATE:** 9/21/2015  
**FROM:** Jane K. Shang, City Manager                      **AGENDA ITEM:** 8 - A  
**SUBJECT:** Request for approval of the Interlocal Agreement for Provisions of Municipal Services to the City of Deltona - Gerald Chancellor, Public Works Director (386) 878-8998.

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**LOCATION:**

N/A

**BACKGROUND:**

The City of Deltona has contracted with Volusia County for various municipal services in the past and the County has again combined all of the services into one contract for ease of tracking and administration. Costs are evaluated on an annual basis by Public Works.

The City of Deltona staff recommends approval of this Interlocal Agreement with Volusia County for Traffic Engineering Services, Tire dumping and Mosquito spraying services which is valid until September 30, 2018. The City has the ability to terminate the contract with a 90 day notice. Further extension of services would be by a future contract. The County currently provides maintenance and operation of our Traffic Control Devices which promotes and integrated balanced traffic network in Volusia County to benefit the residents of Deltona.

The City also relies on the County for mosquito control, as they have the qualified personnel and equipment to perform the testing and treatment. The Road and Bridge Division of the County can provide services on an as needed basis for their control.

The cost is an estimate for one year of services provided by Volusia County. Historically, costs have been based on previous use of the contract, prior years average as it pertains to Traffic Engineering Services, Tire dumping and Mosquito spraying services. The actual cost may be less or more than the estimate, as necessary, per unforeseen circumstances, acts of God, etc. Prior to any expenditure above \$22,000.00 City staff and City Manager will approve and process on a case by case basis. For example, \$2,000 of additional funds

have been budgeted by the City for signalization and repair in excess of the \$14,000 amount listed above. Costs for this contract are reviewed and analyzed by Public Works staff. An annual itemized budget is prepared and presented to the Director and City Manager for approval prior to funds being allocated.

This agreement will be in effect until September 30, 2018 on an annual basis unless otherwise terminated by either party. The City may choose to bid services at any time with a 90 day termination notice if services are to be switched to another provider for signalization and repair.

**ORIGINATING DEPARTMENT:**

Public Works/Deltona Water

**SOURCE OF FUNDS:**

Budgeted Items - 001414-523420 Sign Fabrication/Signal Maintenance, 001416-524906 Dumping Fees, 101380-523406 Contractual Services respectively

**COST:**

\$22,000 (Signalization and repair - \$14,000.00, Tire dumping, \$1,000.00, Mosquito spraying services - \$7,000.00)

**REVIEWED BY:**

Public Works Director, Finance Director, City Attorney, City Manager

**STAFF RECOMMENDATION PRESENTED BY:**

Gerald Chancellor, P.E., Public Works Director - Staff recommends that the City Commission approve the Interlocal Agreement for Provisions of Municipal Services to the City of Deltona.

**POTENTIAL MOTION:**

"I move to approve the Interlocal Agreement for Provisions of Municipal Services to the City of Deltona and Volusia County."

**AGENDA ITEM APPROVED BY:**

---

Jane K. Shang, City Manager

**ATTACHMENTS:**

- Interlocal Agreement
- Budgeted Items for Interlocal Agreement

**COUNTY OF VOLUSIA STANDARD INTERLOCAL  
AGREEMENT FOR PROVISION OF MUNICIPAL  
SERVICES TO THE CITY OF DELTONA, FLORIDA**

**THIS AGREEMENT** is entered into by and between the County of Volusia, a political subdivision of the State of Florida, with administrative offices at 123 West Indiana Avenue, DeLand, Florida 32720-4613, hereinafter referred to as **COUNTY**, and the City of Deltona, a municipal corporation duly incorporated pursuant to the laws of the State of Florida, with administrative offices at 2345 Providence Boulevard, Deltona, Florida 32725, hereinafter referred to as **CITY**.

**RECITALS**

1. The COUNTY is authorized by Section 125.01(1)(p), Florida Statutes, to enter into agreements with other governmental agencies within or outside the boundaries of the county for the joint performance, or performance by one unit on behalf of the other, of any of either agency's authorized functions.
2. Public agencies (including COUNTY and CITY) are authorized by Section 163.01(14), Florida Statutes, to enter into contracts for the performance of service functions of such public agencies, but shall not be deemed to authorize the delegation of the constitutional or statutory duties of county or city officers. The parties expressly deny any intent, expressed or implied, in this Agreement to provide for a delegation by CITY of such constitutional or statutory duties to COUNTY.
3. The foregoing authorization for such agreements is granted to counties and cities for the purpose of permitting local governments to make the *most efficient use* of their powers by enabling them to cooperate with the other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities as set forth in Section 163.01(2), Florida Statutes.
4. Pursuant to Section 768.28, Florida Statutes, neither the COUNTY nor the CITY waives any defense of sovereign immunity, or increases the limits of its liability, upon entering into this Agreement. This Agreement does not contain any provision that requires one party to indemnify or insure the other party for the other party's negligence, or to assume any liability for the other party's negligence.
5. The City Commission of CITY, after evaluation of options for the provision to its residents of the municipal services enumerated herein, has made a legislative determination that the interests of its residents will be best served by contracting with COUNTY for provision of such services, which services will be performed by COUNTY personnel.

6. COUNTY certifies that it has qualified personnel or subcontractors to perform the services enumerated herein.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, the parties agree as follows:

### **PART I. GENERAL PROVISIONS**

7. The foregoing representations are hereby adopted as a material part of this Agreement.

8. **PURPOSE.** The purpose of this Agreement is for the COUNTY to provide specified *municipal* services and equipment to the CITY (hereinafter, the Contract Services), at an agreed upon level of service (LOS) herein specified, in lieu of the CITY using its own personnel and equipment therefor.

9. **COUNTY DEPARTMENTS.** COUNTY shall manage the delivery of the Contract Services by allocating service task responsibilities along the organization lines of the COUNTY'S DEPARTMENTS (hereinafter, Departments). The Director of the applicable Department (or his or her designee) shall be the COUNTY'S liaison to CITY for purposes of performance, interpretation and implementation of this Agreement.

10. **MUNICIPAL SERVICES.** The Contract Services purchased by CITY herein are *municipal* level of services as described in the attached Addendum. Such Contract Services shall be provided by COUNTY resources distinct from the level of services that are funded by county-wide ad valorem and other county-wide revenues (hereinafter, "County Services"), which services COUNTY would provide irrespective of this Agreement, and which services COUNTY will continue to provide notwithstanding this Agreement. The CITY government shall pay COUNTY for the Contract Services provided for herein.

11. **NO PLEDGE OF AD VALOREM TAXES.** The parties agree that this Agreement does not constitute a general indebtedness of the CITY within the meaning of any constitutional, statutory, or charter provision or limitation and it is expressly agreed by the parties that the COUNTY shall not have the right to require or compel the exercise of ad valorem taxing power of CITY, or taxation of any real or personal property therein for payment of any monetary obligations due under the terms of this Agreement. It is further agreed that this Agreement and any funds called for to be paid hereunder shall not constitute a lien upon any real or personal property of CITY, any part thereof, and that the obligation for monetary payments called for to be made hereunder shall be deemed to exist for less than a year at any point in time and shall be entirely subject to the legislative budgetary discretion of the CITY and the COUNTY.

12. **DIVISION OF MANAGEMENT RESPONSIBILITIES.** The Contract Services specified in this Agreement reflect the general managerial and policy decisions of the CITY. The CITY may identify specific tasks within the Services described in Article 21 of this Agreement to be performed by COUNTY, and the portion of the relevant budget to be allocated thereto, including, but not limited to the location, and nature of specific projects. Except as set

forth below, the COUNTY shall have the responsibility for the operational management of the provision of the actual service. It is the intent of the CITY that the CITY'S general management decisions referenced above are to be the exercise of a legislative, planning level function of the CITY, and that the CITY shall not undertake to exercise specific operational control over the provision of the Contract Services except as set forth below in this Article 12 or specifically set forth in the Addendum referenced in Article 21. Should the CITY direct or exercise operational control in fact and there be liability to third parties and/or to the COUNTY that flows therefrom, then the CITY shall have responsibility for all liability arising therefrom subject to the provisions in recital number 4 and Article 13 of this Agreement. For all other services provided by the COUNTY where specific professional standards are applicable to the performance of service tasks, the COUNTY'S designated officer in charge (OIC), or his or her designee, shall have the authority for decision making within that realm. The relevant COUNTY Department Director, or the OIC, shall be available on a regular basis to the City Manager to provide consultation and recommendations to the City Manager in his or her general management decisions as contemplated herein. The CITY shall make no claim against the COUNTY predicated upon the theory that the failure to provide services at a given time caused damages to the CITY or a third party complainant.

13. **SOVEREIGN IMMUNITY.** Each party to this Agreement expressly retains all rights, benefits and immunities of sovereign immunity that they presently enjoy under the Constitution and Statutes of the State of Florida, and particularly with respect to Chapter 768, Florida Statutes. Notwithstanding anything set forth in any article of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of either party beyond any statutory limited waiver of immunity or limits of liability which may have been adopted or may be adopted by the Florida Legislature, and any liability of either party for damages shall not exceed the statutory limits of liability for tort, regardless of the number or nature of any claim which may arise, including but not limited to, a claim sounding in tort, equity, or contract. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against any party, which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

14. **PERSONNEL MATTERS.** COUNTY shall allocate manpower and equipment for the performance of the Contract Services on an as needed basis. This Agreement shall not require any particular COUNTY employee to be dedicated full time to the Contract Services. All COUNTY personnel assigned to perform Contract Services shall remain subject to the COUNTY Merit System of Rules and Regulations for all purposes contemplated thereunder, including, but not limited to initial appointment and probation, training and assignment, promotions, merit and cost-of-living raises, annual leave and sick leave, and disciplinary actions. Any claim of a disciplinary nature by CITY regarding a COUNTY employee shall be referred to the Department Director, who shall remain the appointment authority for such employee, for all purposes designated under the COUNTY Merit System of Rules and Regulations. Such COUNTY employees shall have no right to elect or choose any procedures available to CITY employees.

15. **TERM.** This Agreement shall commence on **October 1<sup>st</sup>, 2015** and shall terminate at midnight on **September 30<sup>th</sup>, 2018** unless terminated pursuant to the provisions of Article 16.

16. **TERMINATION.** Either party may terminate this Agreement without cause or further liability to the other, upon written notice to the party representative specified in Article 17, given no less than **90** days prior to the requested termination date. Such notice shall be delivered by certified mail, return receipt requested, and the date of the notice shall be the date the receipt therefor is signed by an employee, official, or representative of the other party.

17. **NOTICE.** Notice as required to be given in this Agreement shall be provided to the following persons:

- a. **COUNTY:** County Manager, James T. Dinneen, Thomas C. Kelly Administration Center, 123 W. Indiana Avenue, DeLand, Florida 32720.
- b. **CITY:** City Manager, Jane Shang, 2345 Providence Boulevard, Deltona, Florida 32725.

18. **THIRD PARTIES.** In no event shall any of the terms of this Agreement confer upon any third person, corporation, or entity other than the parties hereto any right or cause of action for damages claimed against any of the parties to this Agreement arising from the performance of the obligations and responsibilities of the parties herein or for any other reason.

19. **DISPUTE RESOLUTION.** Any disputes concerning non-performance, or other aspects of this agreement for which either party initiates litigation to enforce its rights hereunder, shall be subject to the provisions of Chapter 164, Florida Statutes, the “Florida Governmental Conflict Resolution Act.”

20. **SEVERABILITY.** If any provision of this Agreement is found to be unconstitutional, illegal, or otherwise unenforceable by judgment of a court of competent jurisdiction, such judgment shall not invalidate the remainder of this Agreement, unless such judgment renders the purpose or performance of this Agreement no longer practical for either party.

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## **PART II. SPECIFIC SERVICES**

21. **LEVEL OF SERVICE.** COUNTY agrees to provide the personnel and equipment at the level of service specified in the *The Delivery of Municipal Services to the City of Deltona FY 2015-16, 2016-17 and 2017-18* which is hereby attached as the nine page Addendum to this Agreement and is incorporated in this Agreement by this reference. Should the CITY desire the COUNTY provide services either different in kind, or at a service level different than that contemplated herein, the City Manager shall make written request therefor to the County Manager or his designee and such notice shall be sent in accordance with Article 17. Any mutually agreed-upon modification to the kind of service and/or level of service to be provided by the COUNTY shall be reduced to writing and approved by the appropriate officials of both parties. Any reduction in level of service desired by the CITY shall only be effective at the beginning of a new contract year unless both parties agree otherwise. Upon the written agreement of the COUNTY to provide a change to services which increases the level of service, the new level of service shall commence within sixty days following the date of execution of the written agreement by the COUNTY or the beginning of a new contract year whichever shall first occur. The foregoing shall not be construed as requiring the COUNTY to agree to make a change to the kind of service and/or increase to the level of service to be provided by the COUNTY. Upon a change in kind of service and/or increase in the level of service to be provided by the COUNTY compensation to the COUNTY shall be immediately adjusted to conform to the new service provided.

22. **COMPENSATION.** CITY shall pay the COUNTY in accordance with the compensation set forth in the Addendum. CITY shall pay the sum invoiced within thirty (30) days of receipt of the bill from COUNTY.

23. **ENTIRE AGREEMENT.** This Agreement reflects the full and complete understanding of the parties and may be modified or amended only by a document in writing executed by all the parties, with the same formalities as this Agreement.

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**IN WITNESS WHEREOF**, the parties to this County of Volusia Standard Interlocal Agreement for Provision of Municipal Services to the City of Deltona have caused the same to be signed by their duly authorized representatives on the dates indicated below.

ATTEST:

**COUNTY OF VOLUSIA**

By: \_\_\_\_\_  
Name: James T. Dinneen  
Title: County Manager  
Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Jason P. Davis  
Title: County Chair  
Dated: \_\_\_\_\_

ATTEST:

**CITY OF DELTONA**

By: \_\_\_\_\_  
Name: Joyce Raftery  
Title: City Clerk  
Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: John C. Masiarczyk, Sr.  
Title: Mayor  
Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Jane Shang  
Title: City Manager  
Dated: \_\_\_\_\_

# **ADDENDUM**

**COUNTY OF VOLUSIA, FLORIDA**

**The Delivery of Municipal Services  
to the  
City of Deltona**

**Fiscal Years 2015-16, 2016-17 and 2017-18**

**DEPARTMENT OF PUBLIC WORKS SERVICES  
CITY OF DELTONA  
FY 2015-16, 2016-17 and 2017-18**

<u>Services</u>	<u>Annual Cost</u>
Mosquito Control	As Needed
Road and Bridge	As Needed
Traffic Engineering	As Needed

**Public Works Services Overview**

The City of Deltona (CITY) contracts with the County of Volusia (COUNTY) to provide services from the Department of Public Works Divisions of Mosquito Control, Road & Bridge (including Signs and Markings and Weed Control) and Traffic Engineering.

**Compensation**

Compensation will account for actual services provided and will be charged in accordance with the following unless otherwise specified in the below description of services:

- a. **Labor (First 40 hrs of work week)**: Work hours x current hourly wage rate x current overhead rate at the time of service. Labor will be charged to the nearest one-quarter hour.
- b. **Overtime Labor (Hours over 40 for work week)**: Work hours x current hourly wage rate at time of service x 1.5 x current overtime overhead rate at the time of service. Overtime labor will be charged to the nearest one-quarter hour.
- c. **Parts, Materials and Chemicals**: All parts, materials and chemicals that are used will be billed at actual cost.
- d. **Equipment**: All equipment will be billed at the Public Works equipment rate at the time of service.

After hours work shall be work that was performed during those hours other than regular time and shall include holidays. Holidays are defined as those days officially designated as holidays by the Volusia County Council. After hours work shall be compensated based on both work time and travel time. There is a minimum two (2) hour after-hours call-out charge.

## **Billing**

The COUNTY shall send the CITY a monthly invoice with documentation. The City shall pay all charges made in accordance with this Agreement within 30 days of receipt of the invoice.

## **Mosquito Control Division**

The COUNTY will perform mosquito surveillance, larviciding, and adulticiding for the CITY on an “as needed” basis within the CITY boundaries. An “as needed” basis shall be defined and interpreted to mean that the need for surveillance, larviciding and adulticiding shall be determined by COUNTY Mosquito Control personnel upon the request of the CITY. Mosquito Control services will be coordinated through a designated CITY liaison. Service shall be initiated upon the written request of the CITY, whether provided to the COUNTY physically or electronically. Prior to providing service pursuant to this paragraph, the COUNTY shall provide to the CITY’s liaison a good-faith, written estimate of the services to be performed, and, if the CITY agrees to such estimate, the COUNTY shall perform the requested mosquito control services. It is understood by both parties that the final amount invoiced by and due to the COUNTY pursuant to this paragraph will be based on actual costs for the services provided and that full reimbursement for such costs is required pursuant to §§ 388.381 and 388.391, Florida Statutes (2015), and that the COUNTY may employ subcontractors for aerial services when required due to regulatory limitations pertaining to the COUNTY’s aerial fleet. Mosquito control activities are hereby authorized pursuant to § 388.381, Florida Statutes, as evidenced by the letter agreement issued by the Florida Department of Agriculture and Consumer Services attached hereto and incorporated herein as **Exhibit B**.

## **Road and Bridge Division**

The COUNTY may perform general maintenance and repair work on an “as available” basis for CITY maintained roadway and drainage infrastructure. For all requested work, the COUNTY will provide the CITY with a written cost estimate. The CITY manager or designee must then provide the COUNTY written authorization prior to commencement of the work, with the COUNTY’s cost estimate as an attachment referenced in the authorization.

All Road and Bridge services are subject to the availability of personnel and equipment at the sole discretion and determination of the COUNTY.

## **Traffic Engineering Division**

### **A. Maintenance and Operation of Traffic Control Devices**

The CITY is responsible for the maintenance and operation of the Traffic Control Devices identified in Exhibit “A”. The COUNTY, at the request of the CITY, shall maintain and operate

these traffic control devices to ensure uniform traffic control of the road network. The coordination of the CITY'S traffic control devices with the COUNTY will promote an integrated and balanced traffic network in Volusia County to the benefit of all residents.

The COUNTY shall also maintain and operate auxiliary equipment such as overhead internally illuminated street name signs, fire preemption devices, transit priority devices, audible pedestrian signals and other devices associated with those identified in Exhibit "A" as requested by the CITY.

The CITY and COUNTY may modify Exhibit "A" throughout the life of this Agreement to account for new or removed Traffic Control Devices by written notification from the CITY'S Public Works Director to the Volusia County Traffic Engineering Director.

Service requests for the maintenance and operation of traffic control devices covered by this agreement shall be satisfied by the COUNTY when personnel and equipment are available.

### **1. Preventative (Routine) Maintenance**

Preventive (routine) maintenance is a program to inspect and perform a set of standard actions to reduce the chance of a traffic control device failure. This maintenance also includes the repair and/or replacement of components as necessary to ensure continued proper operation of the devices.

#### **a. Traffic Signal Preventive Maintenance**

The COUNTY shall perform a minimum of two (2) preventive maintenances per year on each Traffic Signal, Traffic Signal with Pedestrian Features, and Emergency Traffic Signal as identified in Exhibit "A". The preventive maintenance will be done to current COUNTY standards, which are consistent with Florida DOT standards.

#### **b. Traffic Signal Rebuild**

Traffic Signal overheads should be rebuilt every 5 – 10 years due to the impact of the environment on the electronic components. The COUNTY will recommend a traffic signal rebuild when multiple failures requiring immediate repair occur in the same year. The COUNTY will submit a recommendation and a cost estimate to the CITY for the rebuild and the work will not be completed without the written approval of the CITY.

#### **c. School Flasher Inspection and Timing**

- i. The COUNTY shall perform a minimum of one (1) school flasher inspection per year, including the verification or new programming of each school flasher timing.
- ii. The COUNTY shall perform an initial (one-time) assessment and inventory of all school flashers, if none is available. This is a separate task from the annual inspection.

## 2. Response (Emergency) Maintenance

Response (emergency) maintenance is the immediate repair of a failed traffic control device to restore the device to normal operation. Response maintenance repairs can be either a Final Repair or a Temporary Repair as defined below:

Final Repair – The traffic control device is returned to normal operation.

Temporary Repair – The traffic control device is set into a mode of safe operation (such as on flash) until a final repair can be made. If the device is not able to be placed into a mode of safe operation, alternative traffic control methods (i.e. stop signs) will be implemented by the City.

During business hours (7:00AM - 3:30 PM, Monday through Friday), the CITY shall contact Volusia County Traffic Engineering (386-736-5968) to request response maintenance repairs. At all other times, the CITY shall contact the County Central Dispatch Center (Sheriff Operations Center) (386-736-5999).

The CITY shall identify three (3) City employees and provide contact information for each to the COUNTY for the purpose of providing emergency follow up information. Any call for response maintenance repairs from either the CITY or from the County Central Dispatch Center (Sheriff's Office Dispatch) will be responded to by the COUNTY and the services performed will be paid for by the CITY.

The COUNTY shall establish the priority of each response maintenance call based on the number of calls, the resources available and the nature of each call. If the COUNTY estimates that the cost of providing response maintenance repairs will exceed \$5,000, the COUNTY will make the necessary repair and notify the City of the repair as set forth herein. COUNTY will provide notification to the City of such repairs as soon as practicable, accounting for other attendant factors that may have caused the damage warranting response maintenance repairs (*e.g.*, communications failures caused by floods, storms, hurricanes, tornadoes, or other emergency circumstances). If the COUNTY completes the repair during normal business hours, COUNTY shall endeavor to provide same-day notification of such repair to the CITY, and if the COUNTY completes the repair outside of business hours, the COUNTY shall endeavor to provide notification of the repair to the CITY on the following business day. For the purposes of this section, "business hours" shall mean those normal business hours of CITY's City Hall offices, excepting holidays, and "business day" shall mean Monday through Friday, excepting holidays recognized by the CITY. It is the CITY'S responsibility to collect insurance or other compensation from the parties that damaged the city equipment.

If COUNTY personnel cannot complete a response maintenance repair, COUNTY personnel will complete a Temporary Repair. The COUNTY will contact the CITY for written authorization to issue a Notice to Proceed to one of the COUNTY'S contractors to complete the repair. Upon request, the COUNTY will provide the CITY a cost estimate from the Contractor.

### **3. Operational Maintenance –**

#### **Traffic Signal Timing and Equipment Upgrades**

Traffic signal retiming may be required every few years due to changes in traffic flow. Controllers will be inventoried and brought up to COUNTY standards.

Requests received by the COUNTY from the Public or the CITY regarding traffic signal malfunctioning, signals not operating correctly or signals needing retiming shall be handled as Response Maintenance to ensure all equipment and controller timings are functioning correctly.

##### **a. Signal Timing Modification**

The CITY can request that the COUNTY complete a study to retime an intersection. Upon request, the COUNTY will provide the CITY with a cost estimate. If CITY approves the retiming effort, then the COUNTY will conduct the study and implement any necessary retiming.

##### **b. Equipment Upgrades**

The COUNTY will upgrade controllers to the current COUNTY standard. All CITY equipment replaced by the COUNTY will be disposed of by the COUNTY.

### **4. Design Modifications**

Design modifications are changes to the approved design and operation of an existing traffic control device/signal. Design modifications can include changes in signal locations, configuration or displays among other design aspects.

The COUNTY will not begin work on any design modifications without an engineering study signed and sealed by a Professional Engineer licensed in the State of Florida. The COUNTY can provide the CITY with a cost estimate to complete the modification upon request.

The COUNTY can provide the CITY left-turn warrants and left-turn display (protected versus protected-permitted) studies upon request. If the study recommends a change, which is approved by the CITY, the COUNTY can then implement the modification. Cost estimates for the COUNTY to complete the above work can be provided to the CITY as requested.

## **5. Maintenance of Traffic**

During preventive maintenance, the COUNTY or its contractor shall be responsible for maintaining safe traffic flow. During response (emergency) maintenance when law enforcement personnel are necessary to maintain safe traffic flow or worker safety, the COUNTY or its contractor shall notify local police to arrange for law enforcement.

In case of an Act of God emergency situation (e.g., hurricane, summer thunder or winter storm, tornado) that causes the loss of power to multiple traffic signals or major damage to traffic signals, the CITY shall arrange for any necessary law enforcement or placement of temporary traffic control devices (e.g., stop signs) at all appropriate traffic signal locations. Where the CITY has made previous modifications for emergency service generator hook-ups, the COUNTY will coordinate with the CITY on the need to place said generators. It will be the CITY'S responsibility to ensure the emergency service generator(s) are fueled and operational.

## **6. Equipment and Stock**

The COUNTY will provide all equipment, parts and materials for work done for the CITY. The COUNTY shall maintain standard signal equipment in stock. The COUNTY will not stock auxiliary items such as emergency preemption devices, audible pedestrian signals and transit priority devices, but will order on an as-needed basis.

## **7. Electrical and Communication Costs**

The CITY shall retain the responsibility to pay all related traffic control device power and communication costs. The CITY shall be responsible for the installation of any necessary telephone drops in any master cabinet and shall pay the monthly charges for such telephone drops.

## **8. Red Light Running Cameras**

Red Light Running cameras are typically maintained and operated through a separate agreement between the CITY and a Vendor. The COUNTY will not provide any services related to Red Light Running cameras. If the CITY desires to install Red Light Running cameras on Traffic Control Devices maintained by the COUNTY along state or county roads, the CITY agrees to (1) install and pay for any separate power service hook-ups, (2) reimburse the COUNTY for any power or lighting damage repairs if any device is installed within the controller cabinet to monitor the red indication output, and (3) the CITY will hold harmless the COUNTY for any power or lighting damage emanating from the COUNTY Traffic Control Device infrastructure and power service.

## **B. Other Services**

Other traffic engineering services not identified in this agreement can be requested by the CITY in writing. The services are subject to the availability of personnel and equipment at the sole discretion and determination of the COUNTY. These services include:

### **1. Administrative Services**

Administrative Services involving new or replacement signal design or COUNTY staff

appearance or attendance before CITY meetings per CITY Staff request.

**2. Traffic Counts and Studies**

Traffic Counts and Studies involving annual daily traffic counts on city roads and unique traffic studies responding to and resolving traffic related complaints from the public or elected officials. Such studies could include, but not limited to: Spot Speed, Multi-Way Stop, Signal Warrant, Vehicle Classification and Turning Movement Count.

**3. Other Services**

Other services include, but are not limited to, additional on-call personnel, traffic control for special events (parades, festivals), house moving, etc.

**4. Florida DOT Requirements for State Roads**

If the CITY has entered into the Florida DOT Signal Maintenance Agreement (750-010-22 4/15), the CITY shall notify the COUNTY, and the COUNTY shall also maintain the following devices identified in Exhibit "A": emergency fire signal, pedestrian flashing beacon, speed activated warning displays, traffic warning beacons, travel time detector, UPSW/battery backup and traffic signal interconnected and maintained (TSIM) locations.

**a. Preventative (Routine) Maintenance**

This maintenance includes locates and preventative maintenance of all electronic signal equipment with the exception that the COUNTY will not structurally maintain any mast arms. Furthermore, for new mast arms, or mast arm structures subject to a separate agreement with the Florida DOT regarding painted mast arm structures, the COUNTY is unable to perform Periodic Maintenance and recommends that the CITY procure the services of a Traffic Signal Contractor to perform periodic maintenance.

**b. Response (Emergency) Maintenance**

If restoration of services is delayed and stop signs or other methods to maintain traffic (e.g., law enforcement personnel) are required, the COUNTY shall notify the CITY to provide the appropriate response. In addition, the COUNTY shall coordinate with the CITY on how to respond to critical detection device malfunctions. The COUNTY shall notify the CITY if 8% of all critical detection devices are malfunctioning at any one time.

**c. Performance Measures and Reporting**

The County shall submit to the Florida DOT an Annual Report prior to June 30 of each year detailing critical detection device malfunctions, traffic signal preventative maintenance inspections, annual conflict monitoring testing, and personnel (and location) overseeing interconnected signals. The COUNTY will identify the number of critical detection devices for each location on Exhibit "A."

**d. Retainage**

The CITY shall indemnify and hold harmless the COUNTY for any retainage held back by the Florida DOT due to the CITY's failure to comply with the requirements of the Florida

DOT Agreement based upon the CITY's failure to act once notified by the Florida DOT or COUNTY.

**e. Florida DOT Agreement Cancellation**

If the CITY notifies the Florida DOT of the CITY's intent to cancel the Florida DOT Agreement, the CITY shall also notify the COUNTY. If COUNTY notifies the Florida DOT of COUNTY's intent to cancel the Florida DOT Agreement, the COUNTY shall also notify the CITY.

## **Natural and Manmade Disaster Emergency Response Services Department of Public Works**

The COUNTY can provide Emergency Response Services for state and federally declared disasters as requested by the CITY for the above listed services. The emergency response services are subject to the availability of personnel and equipment at the sole discretion and determination of the COUNTY. Emergency services provided by the COUNTY will be billed to the CITY in accordance with this Agreement.

**EXHIBIT A  
DELTONA - TRAFFIC CONTROL DEVICES**

WITHIN COASTAL ZONE  
FDOT ADDENDUM APPLICABLE

YES       NO  
 YES       NO

Asset #	Location	TS	IMTS	ICB	PFB	FDS	SAWD BOS	TWB	UPS	OPT	Mast Arm	Painted
024	NORMANDY BLVD @ ANTILLES TER							✓				
073E	FORT SMITH BLVD @ FIRE STATION 64							✓				
073W	FORT SMITH BLVD @ FIRE STATION 64							✓				
161	DELTONA BLVD @ DELTONA PLAZA	✓										
283	DELTONA BLVD @ E NORMANDY BLVD	✓										
293	DELTONA BLVD @ CLOVERLEAF BLVD	✓										
322	HOWLAND BLVD @ FIRE STATION 63					✓						
348	PROVIDENCE BLVD @ FIRE STATION 61					✓						
370	ELKCAM BLVD @ N NORMANDY BLVD	✓										
396	HOWLAND BLVD @ WALMART ENTRANCE	✓										
437	COURTLAND BLVD @ FORT SMITH BLVD	✓								F		
438	FORT SMITH BLVD @ E NORMANDY BLVD	✓										
439	HOWLAND BLVD @ DR MARTIN LUTHER KING BLVD					✓					✓	✓
440	DELTONA BLVD @ DIAMOND ST					✓						
447	STERLING SILVER BLVD @ SAXON	✓									✓	

	BLVD												
507E	EUSTACE AV @ SEAGATE DR				SZ								
507N	EUSTACE AV @ SEAGATE DR				SZ								
507S	EUSTACE AV @ SEAGATE DR				SZ								
509E	NORMANDY BLVD @ HANCOCK DR				SZ								
509W	NORMANDY BLVD @ HANCOCK DR				SZ								
510N	NORMANDY BLVD @ TROY DR				SZ								
510S	NORMANDY BLVD @ TROY DR				SZ								
517E	TUNISIA DR @ PHONETIA DR				SZ								
517N	TUNISIA DR @ PHONETIA DR				SZ								
517S	TUNISIA DR @ PHONETIA DR				SZ								
533E	ELKCAM BLVD @ ADELIA BLVD				SZ								
533W	ELKCAM BLVD @ ADELIA BLVD				SZ								
542N	COURTLAND BLVD @ MALTBY DR				SZ								
542S	COURTLAND BLVD @ MALTBY DR				SZ								
Asset #	Location	TS	IMTS	ICB	PFB	FDS	SAWD BOS	TWB	UPS	OPT	Mast Arm	Painted	
544N	PROVIDENCE BLVD @ ACCESS ROAD				SZ								
544S	PROVIDENCE BLVD @ ACCESS ROAD				SZ								
574N	COURTLAND BLVD @ HATHAWAY ST				SZ								
574S	COURTLAND BLVD @ HATHAWAY ST				SZ								
582E	FORT SMITH BLVD @ ROOKERY AV				SZ								
582W	FORT SMITH BLVD @ ROOKERY AV				SZ								
583S	KIMBERLY DR @ CARDENA AV				SZ								

584E	KIMBERLY DR @ CARDENA AV				SZ								
584S	KIMBERLY DR @ CARDENA AV				SZ								
584W	KIMBERLY DR @ CARDENA AV				SZ								
585S	AUSTIN AV @ KIMBERLY DR				SZ								
586N	AUSTIN AV @ KIMBERLY DR				SZ								
586S	AUSTIN AV @ KIMBERLY DR				SZ								
587S	FULFORD ST @ CARDENA AV				SZ								
588N	FULFORD ST @ CARDENA AV				SZ								
588S	FULFORD ST @ CARDENA AV				SZ								
589S	EVERGREEN AV @ FULFORD ST				SZ								
598N	COURTLAND BLVD @ HIGHLAND DR				SZ								
598S	COURTLAND BLVD @ HIGHLAND DR				SZ								
599N	TIVOLI DR @ BATON DR				SZ								
599S	TIVOLI DR @ BATON DR				SZ								
600N	COURTLAND BLVD @ TUNISIA DR				SZ								
600S	COURTLAND BLVD @ TUNISIA DR				SZ								
601E	ELKCAM BLVD @ E FIRWOOD DR				SZ								
601W	ELKCAM BLVD @ E FIRWOOD DR				SZ								
602E	ELKCAM BLVD @ MONTECITO AV								✓				
602W	ELKCAM BLVD @ MONTECITO AV								✓				
602N	ELKCAM BLVD @ MONTECITO AV								✓				
602S	ELKCAM BLVD @ MONTECITO AV								✓				

TS - Traffic Signal

OPT - Opticom (F) – Fire

(B) – Bus Priority  
IMTS – Traffic Signal Interconnected & Monitored  
ICB – Intersection Control Beacon  
PFB - Pedestrian Flashing Beacon (SZ) - School Zones & (RRFB) - Rectangular Rapid Flashing Beacon  
FDS - Emergency Fire Dept Signal  
SAWD/BOS – Speed Activated Warning Display or Blank Out Sign  
TWB - Traffic Warning Beacon  
UPS - Uninterruptible Power Supply/Battery Backup

# CITY OF DELTONA (LIVE)



## NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 20161 FY 15/16 BUDGET PROJECTION

ACCOUNTS FOR: STORMWATER FEES FUND VENDOR QUANTITY UNIT COST 2016 FINAL

101380 STORMWATER MANAGEMENT 1.00 7,000.00 7,000.00

101380 523406 - CONTRACTUAL SVCS - VOLUSIA CO mosquito spraying service conducted by Volusia County 7,000.00 7,000.00

TOTAL STORMWATER MANAGEMENT 7,000.00

TOTAL STORMWATER FEES FUND 7,000.00

GRAND TOTAL 7,000.00

\*\* END OF REPORT - Generated by Julia Johnson \*\*

# CITY OF DELTONA (LIVE)



## NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 20161 FY 15/16 BUDGET PROJECTION

ACCOUNTS FOR:  
GENERAL FUND

VENDOR QUANTITY UNIT COST 2016 FINAL

001414 GENERAL FUND - PM TRAFFIC OPS  
001414 523420 - SIGN FABRICATION/SIGNAL MTNCE

	VENDOR	QUANTITY	UNIT COST	2016	FINAL
Sign materials and supplies		1.00	25,000.00		43,000.00
Signalization and repair		1.00	16,000.00		25,000.00
Misc. sign supplies		1.00	2,000.00		16,000.00

TOTAL GENERAL FUND - PM TRAFFIC OPS  
TOTAL GENERAL FUND

43,000.00  
43,000.00

GRAND TOTAL

43,000.00

\*\* END OF REPORT - Generated by Julia Johnson \*\*

# CITY OF DELTONA (LIVE)



## NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 20161 FY 15/16 BUDGET PROJECTION

ACCOUNTS FOR:  
GENERAL FUND

VENDOR QUANTITY UNIT COST 2016 FINAL

001416	GENERAL FUND - PW FIELD OPS				
001416	524906 - DUMPING FEES	1.00	10,000.00	12,000.00	
	Landfill services	1.00	1,000.00	1,000.00	
	Tire dumping	1.00	1,000.00	1,000.00	
	Spruce-Up Deltona				

TOTAL GENERAL FUND - PW FIELD OPS 12,000.00

TOTAL GENERAL FUND 12,000.00

GRAND TOTAL 12,000.00

\*\* END OF REPORT - Generated by Julia Johnson \*\*



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 9/21/2015  
**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 needs to be 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. This item shall be date-certain to the October 5, 2015, City Commission public hearing due to advertising requirements.

**POTENTIAL  
MOTION:**

"I move to continue Ordinance No. 14-2015, to the date-certain October 5, 2015, City Commission public hearing for second and final reading."

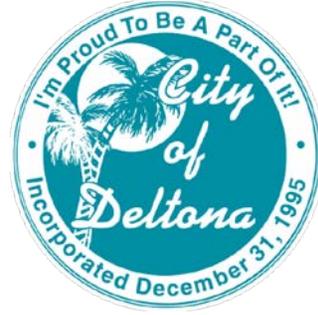
**AGENDA ITEM  
APPROVED BY:**

---

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

---

## 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.**

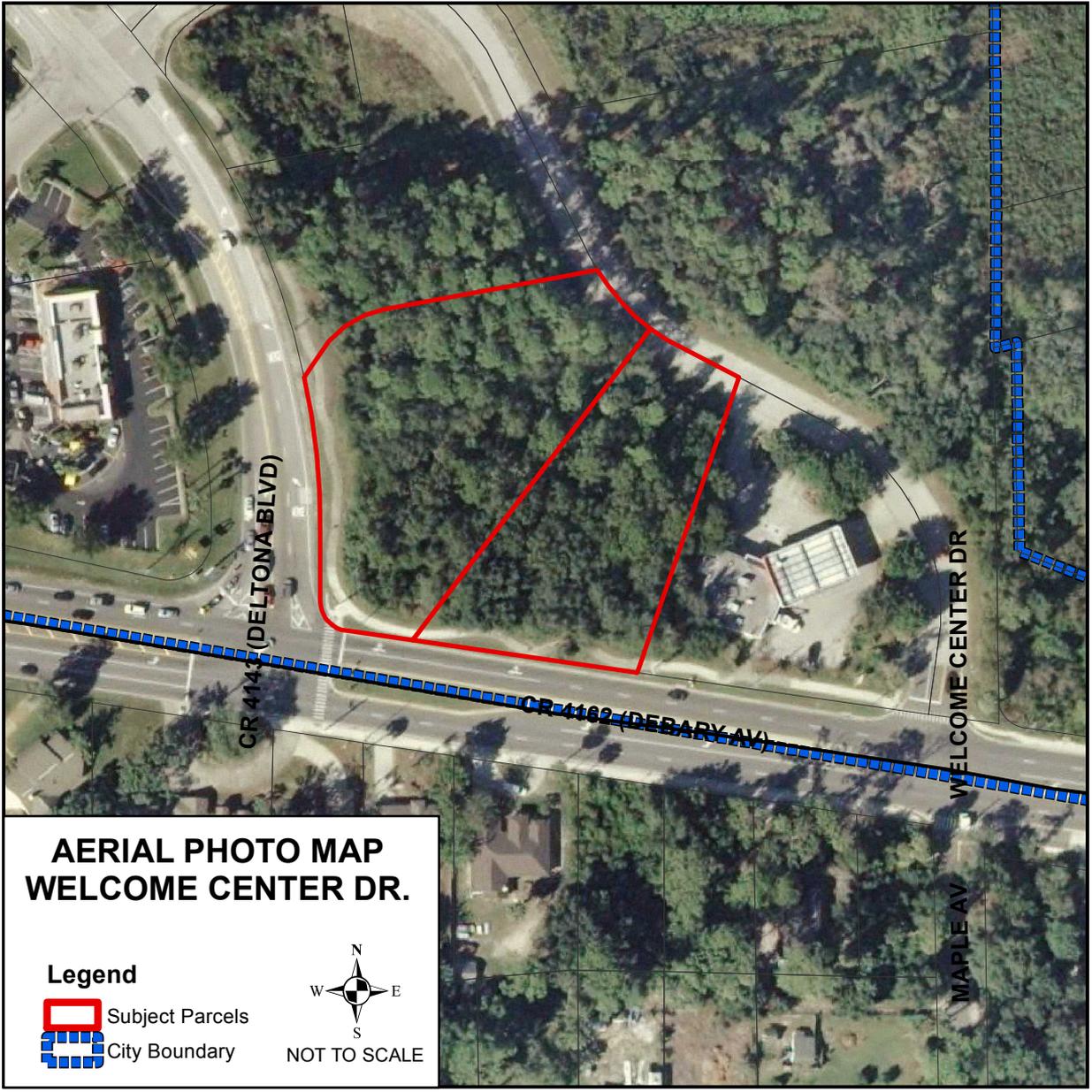
- a. **Schools:** This amendment should have no negative impact on local schools
- b. **Sewage Disposal:** Wastewater will be treated by Deltona Water. The proposed use will generate approximately 1,300 Gallons Per Day (GPD) of wastewater; the Deltona Water sanitary sewer system currently has 250,000 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).



CR 4143 (DELTONA BLVD)

CR 4169 (DEBARY AV)

WELCOME CENTER DR

MAPLE AV

# AERIAL PHOTO MAP WELCOME CENTER DR.

## Legend



Subject Parcels

City Boundary



NOT TO SCALE

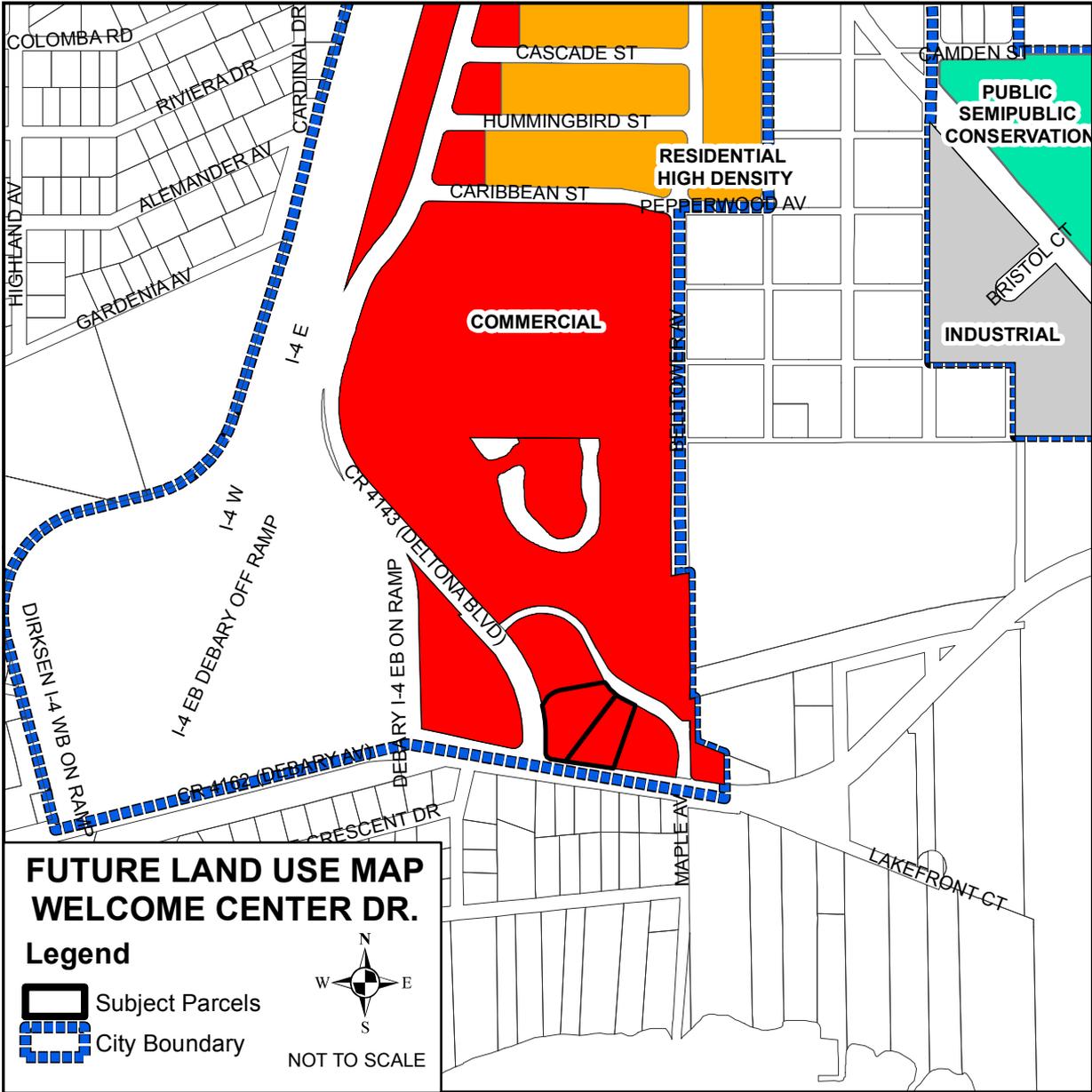


### FLOOD MAP

**Legend**

-  A Flood Zone no BFE
-  AE Flood Zone w BFE
-  Subject Parcels
-  City Boundary

 NOT TO SCALE



COLOMBA RD  
RIVIERA DR  
ALEMANDER AV  
GARDENWAY  
HIGHLAND AV

CASCADE ST  
HUMMINGBIRD ST  
CARIBBEAN ST  
PEPPERWOOD AV  
RESIDENTIAL HIGH DENSITY

CAMDEN ST  
PUBLIC SEMIPUBLIC CONSERVATION  
INDUSTRIAL  
BRISTOL CT

I-4 E  
I-4 W  
I-4 WB ON RAMP  
I-4 EB DEBARY OFF RAMP  
DIRKSEN I-4 WB ON RAMP  
CR 4162 (DEBARY AV)  
DEBARY I-4 EB ON RAMP  
CR 4143 (DELTONA BLVD)

WELCOME CENTER DR  
MAPLE AV

LAKEFRONT CT

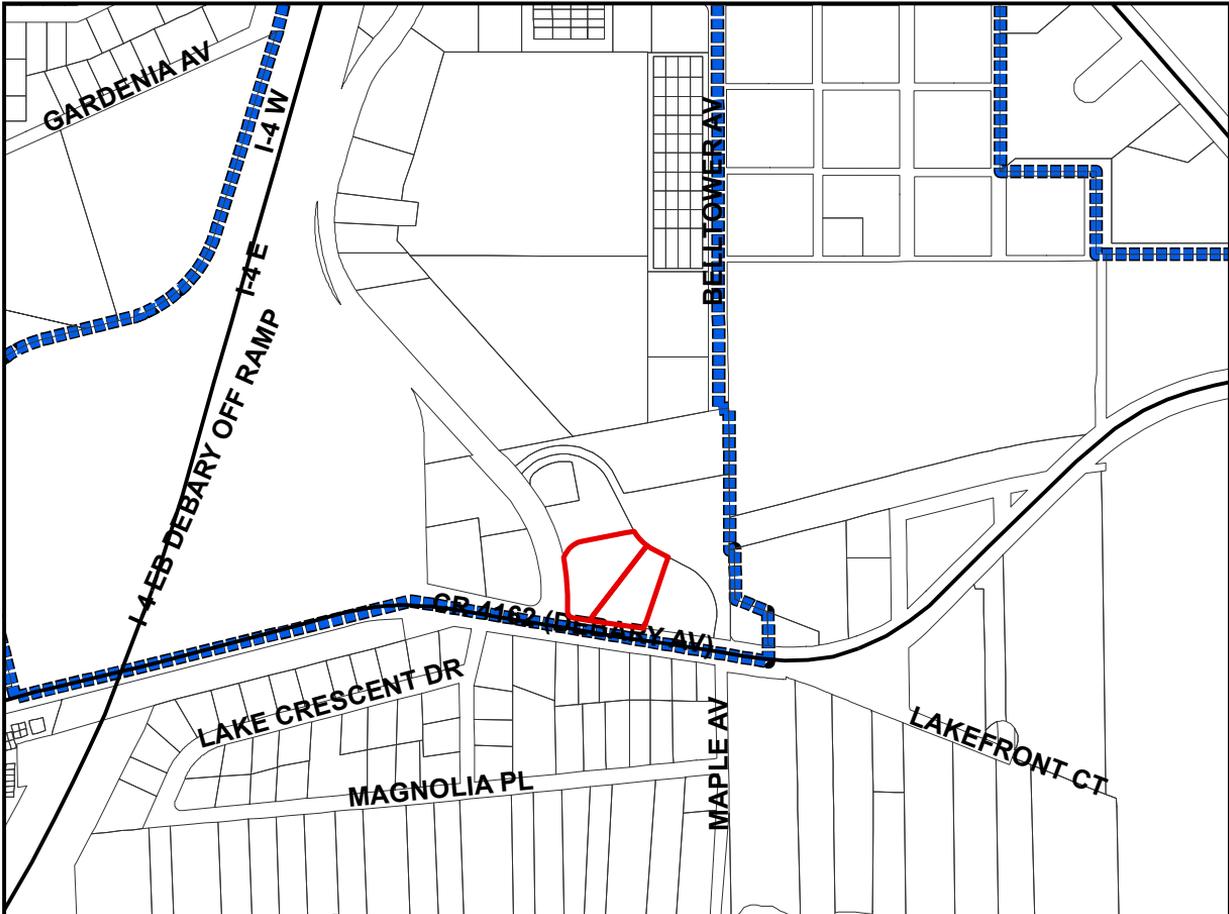
# FUTURE LAND USE MAP WELCOME CENTER DR.

## Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

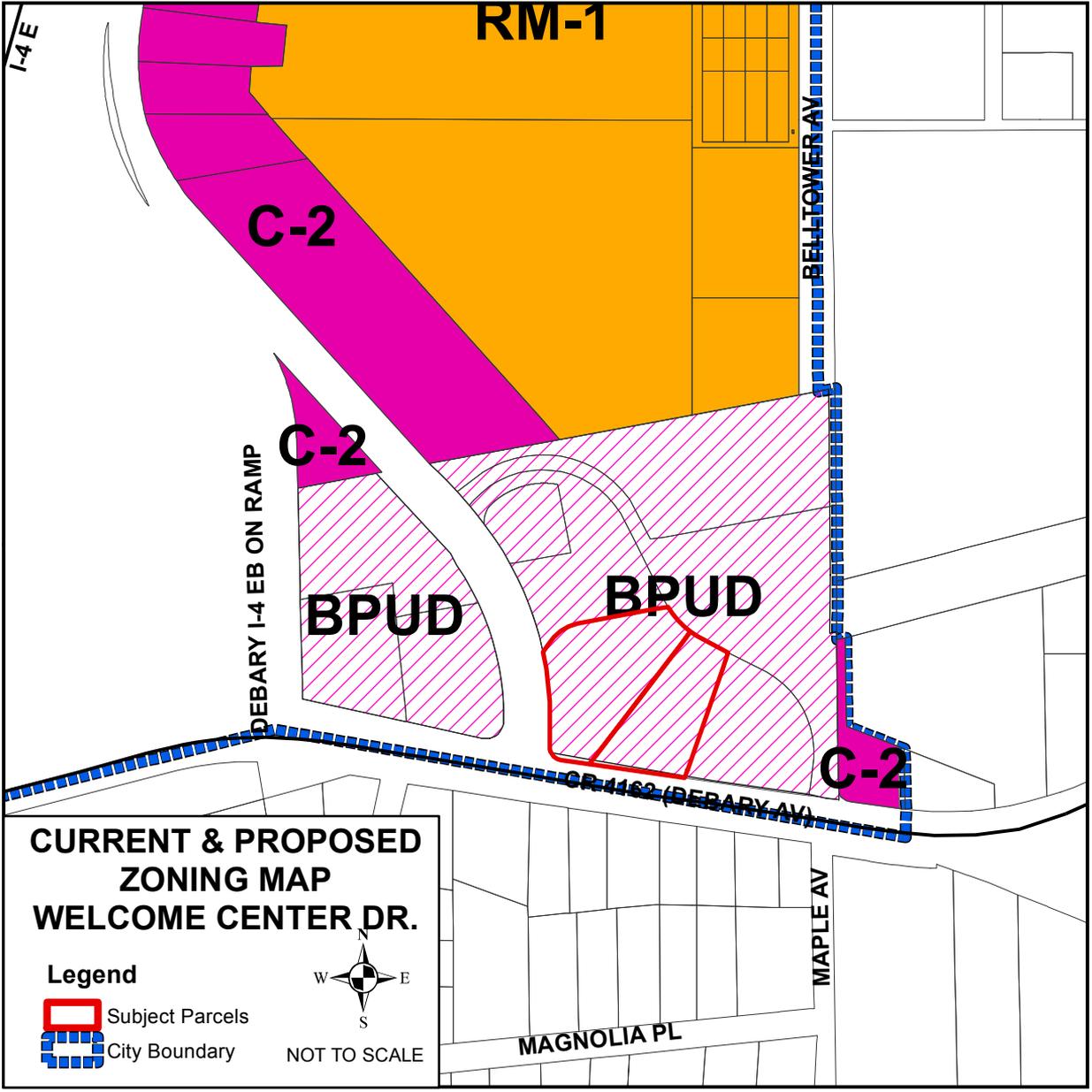


# LOCATION MAP WELCOME CENTER DR.

- Legend**
-  Subject Parcels
  -  City Boundary



NOT TO SCALE



RM-1

C-2

C-2

BPUD

BPUD

BELLTOWER AV

DEBARY I-4 EB ON RAMP

MAPLE AV

CP 4162 (DEBARY AV)

MAGNOLIA PL

# CURRENT & PROPOSED ZONING 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. Hiawasse 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:** \_\_\_\_\_

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## 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**.

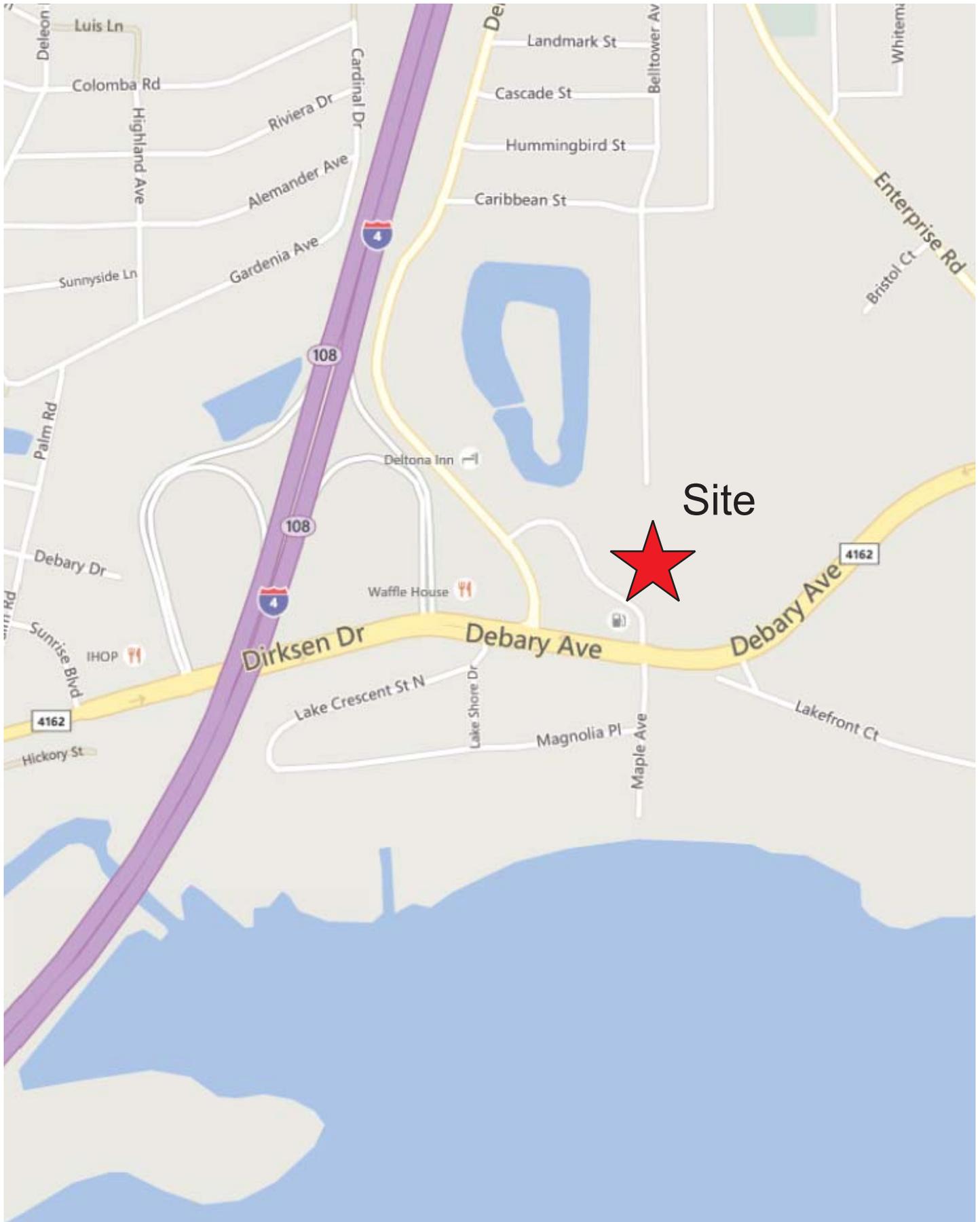
The analysis was conducted in accordance with City of Deltona requirements. The roadway segments considered in the analysis are listed in **Table 1**.

**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



Site



## 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

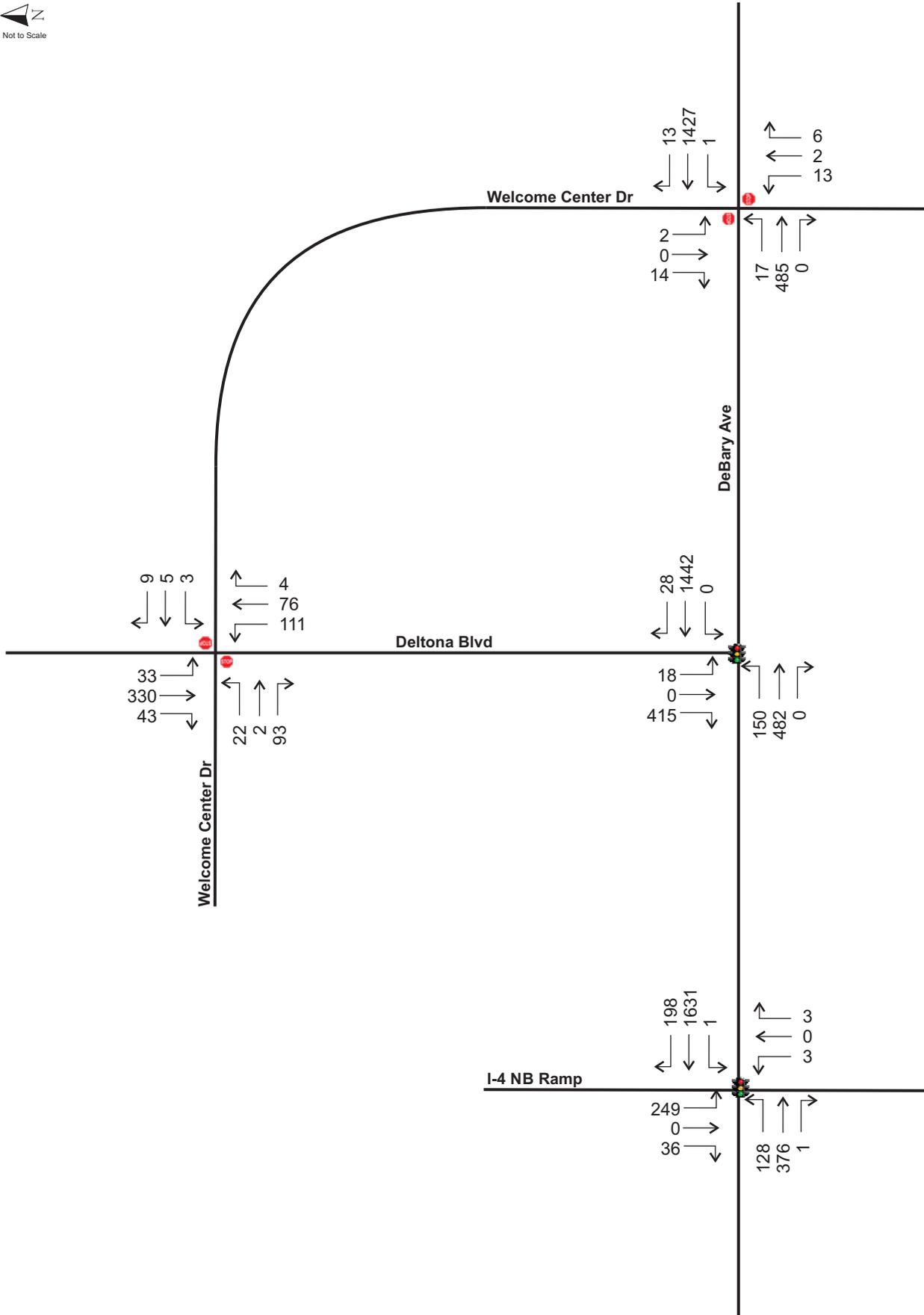
Roadway segment capacity was analyzed by comparing the traffic volumes on the study roadway segments to the service volumes at the adopted Level of Service (LOS) standard. The roadway segment analysis is summarized in **Table 3**.

**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

NO.	REVISIONS	BY	DATE

**SITE DATA**

VACANT	
EXISTING ZONING	
EXISTING FUTURE LAND USE	
PROPOSED USE	

**SITE AREA**

PURCHASE PROPERTY (LOTS 2 & 3)	SF	AC
PROPOSED RAW DEDUCTION	1,140	0.026
REMAINING SITE AREA (PROPOSED LOT 2 IN RE-PLAT)	86,439	1.958

**BUILDING AREA**

PROPOSED BUILDING AREA	SF	AC
FLOOR AREA RATIO (FAR)	0.059	
PROPOSED FAR	0.059	
MAXIMUM ALLOWABLE FAR	0.140	

**INTERIM AREA CALCULATIONS**

CONDITIONS PROPOSED ON REMAINING SITE AREA (PROPOSED LOT 2 IN RE-PLAT)	SF	AC	%
PERVIOUS AREA	22,733	0.522	26.65%
IMPERVIOUS AREA	62,567	1.436	73.35%
TOTAL	85,299	1.958	100.00%

**FOR STORMWATER MANAGEMENT**

MAXIMUM ALLOWABLE IMPERVIOUS AREA PERMITTED IN PREVIOUS STORMWATER PERMIT	SF	AC	%
	60,507	1.380	70.00%

NOTES: PER BRIDGE RECORDS, RECALCULATION #04-183, AS RECORDED IN BOOK 3323, PAGES 941-956, OF THE OFFICIAL RECORDS OF Volusia County, FL.

**AUTOMOBILE PARKING REQUIRED**

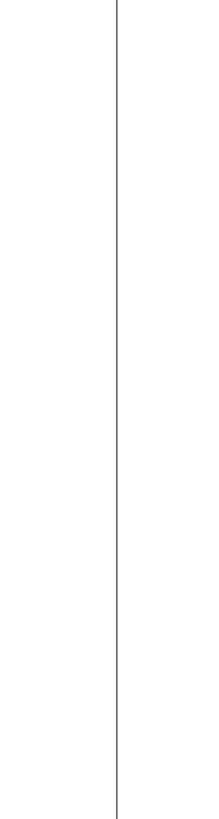
MINIMUM: 5 SPACE PER 1,000 SF GFA = 5928/1000 X 571 =	30 SPACES
AND 1 PUMP POSITION PER FUEL PUMP	

**AUTOMOBILE PARKING PROVIDED**

REGULAR PARKING SPACES	30 SPACES
HANDICAP PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	32 SPACES
TOTAL PUMPING POSITIONS	20 POSITIONS

**BICYCLE PARKING**

MINIMUM: 3 SPACES WHEN 1 TO 10 AUTOMOBILE PARKING SPACES ARE REQUIRED	
PROVIDED: 3 SPACES	



DATE: 5/04/2015 11:45 AM  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: AS NOTED  
JOB NO.: 10730  
SHEET NO.: MDP 3  
REV:

**Appendix B**  
ITE Information Sheets

## Convenience Market with Gasoline Pumps (853)

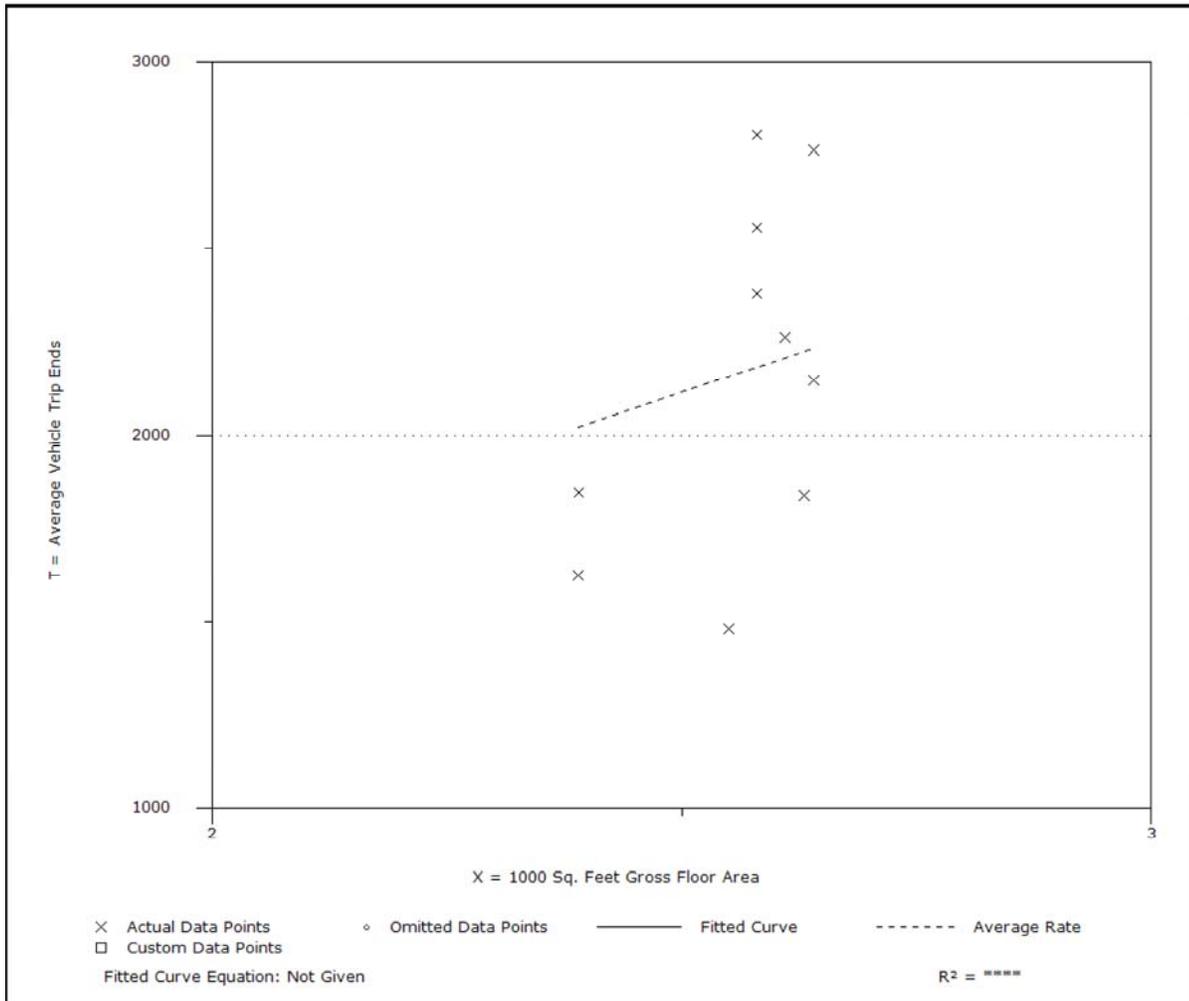
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**

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)

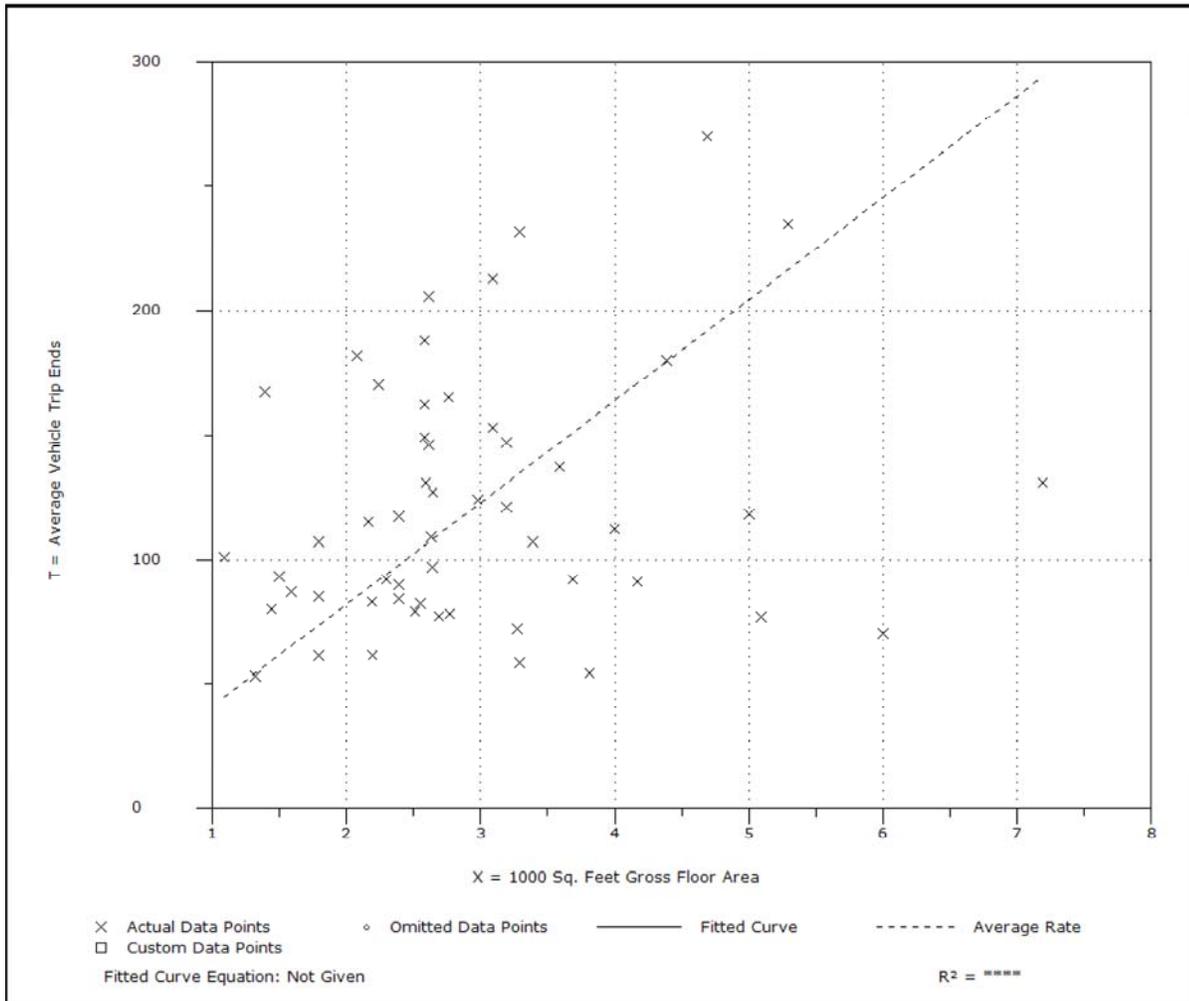
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

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)

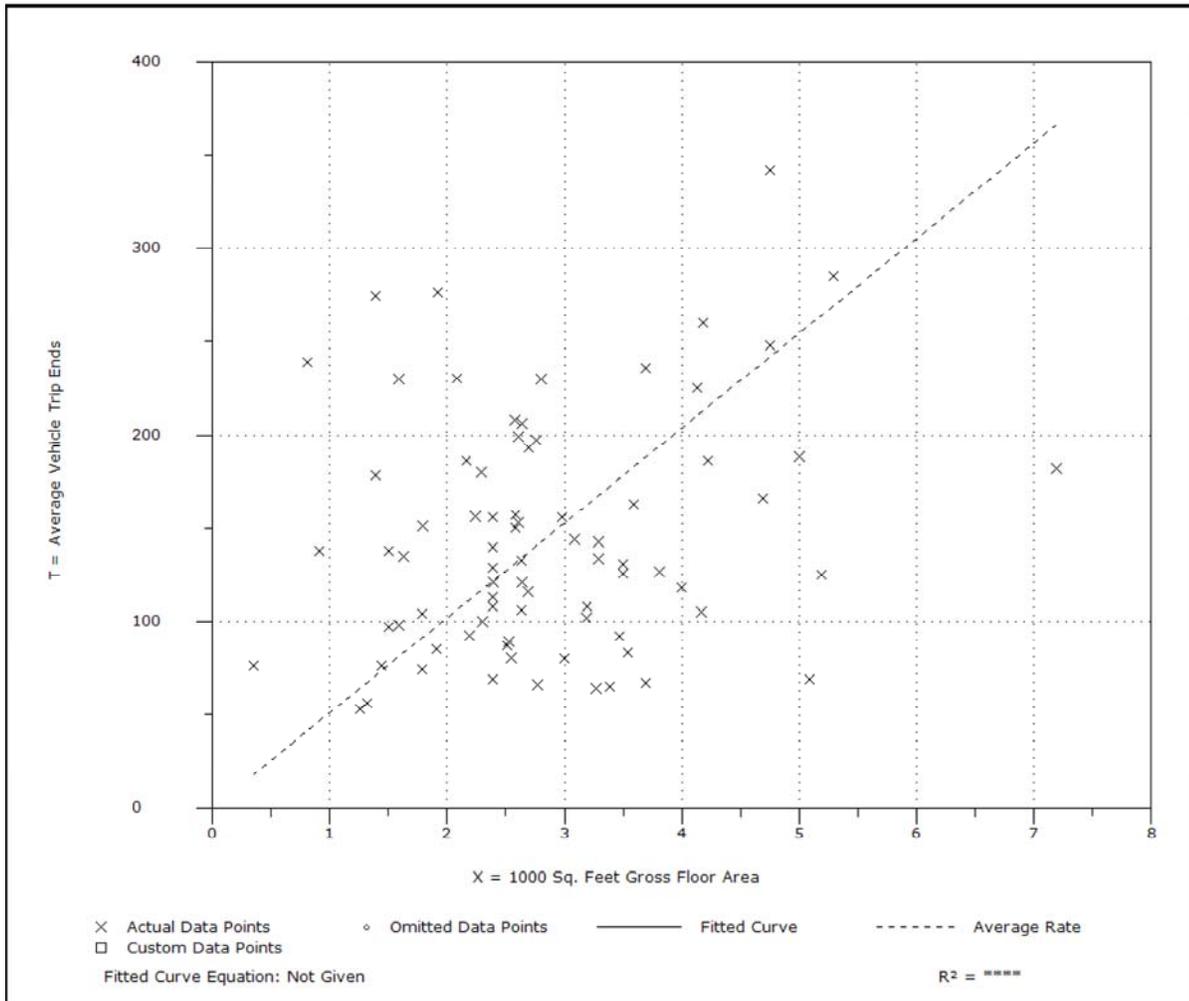
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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

MOCF: 0.95

WEEK	DATES	SF	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**

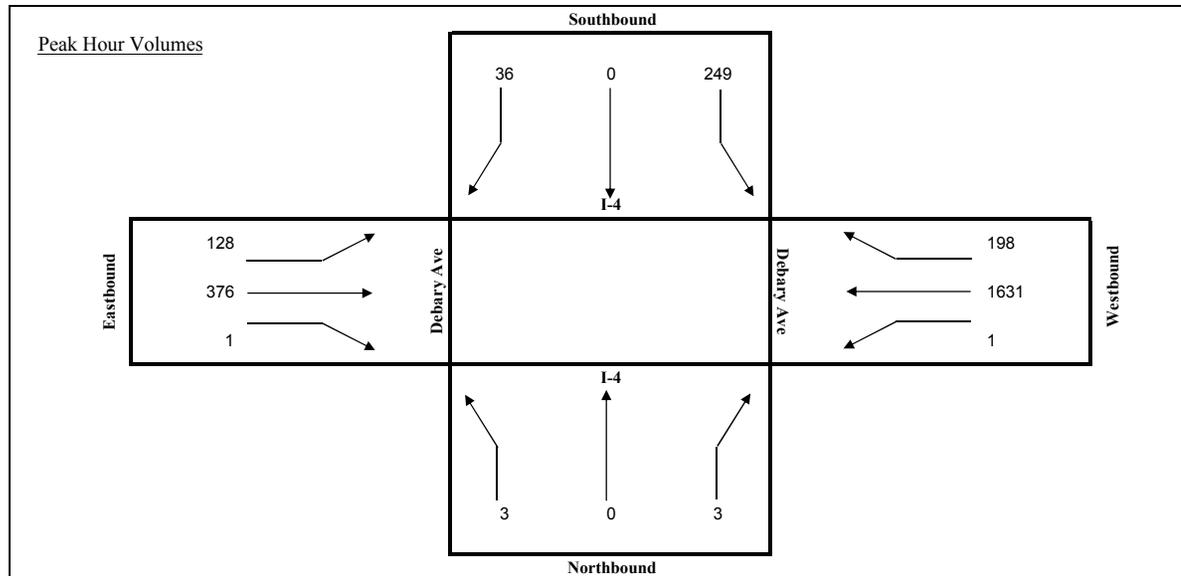
Intersection (N/S): I-4

Intersection (E/W): Debary Ave

Date: 5/7/2015

Start	End	I-4			I-4			Debary Ave			Debary Ave			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

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



**TURNING MOVEMENT COUNT ANALYSIS**  
**AUTOS & TRUCKS**

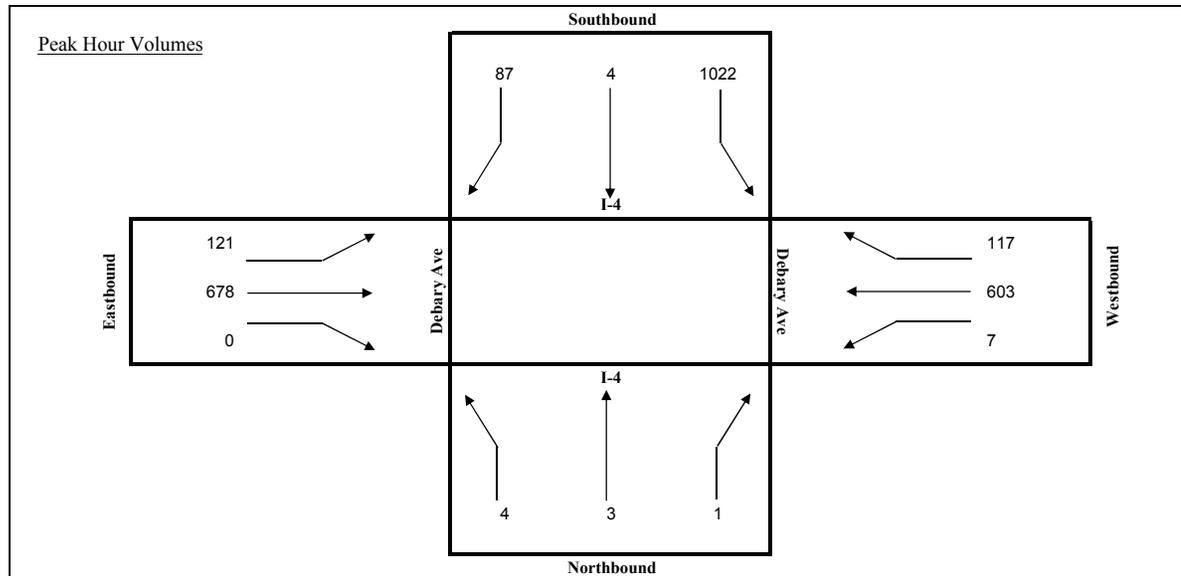
Intersection (N/S): I-4

Intersection (E/W): Debary Ave

Date: 5/7/2015

Start	End	I-4			I-4			Debary Ave			Debary Ave			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

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



### TURNING MOVEMENT COUNT ANALYSIS

#### AUTOS & TRUCKS

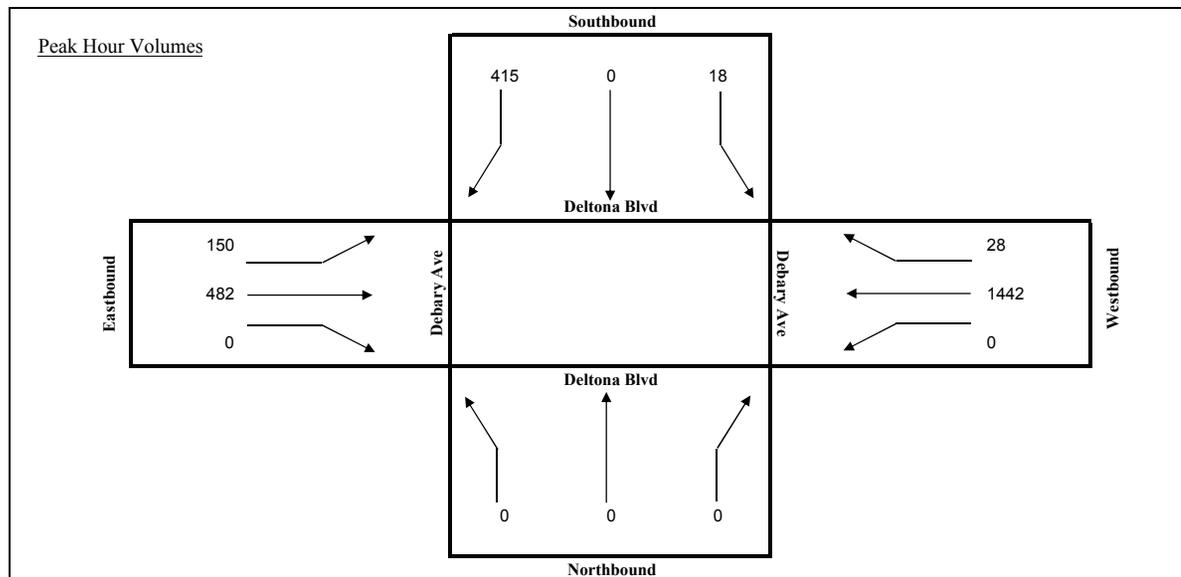
Intersection (N/S): Deltona Blvd

Intersection (E/W): Debary Ave

Date: 5/7/2015

Start	End	Deltona Blvd			Deltona Blvd			Debary Ave			Debary Ave			TOTAL
		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

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

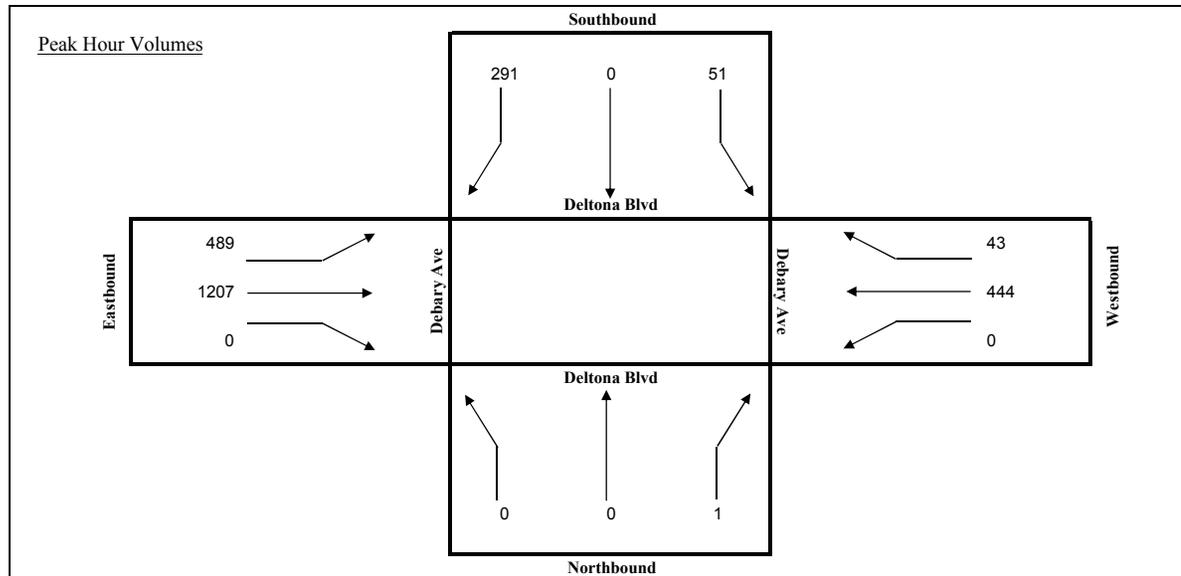


**TURNING MOVEMENT COUNT ANALYSIS**  
**AUTOS & TRUCKS**

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
		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

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



**TURNING MOVEMENT COUNT ANALYSIS**  
**AUTOS & TRUCKS**

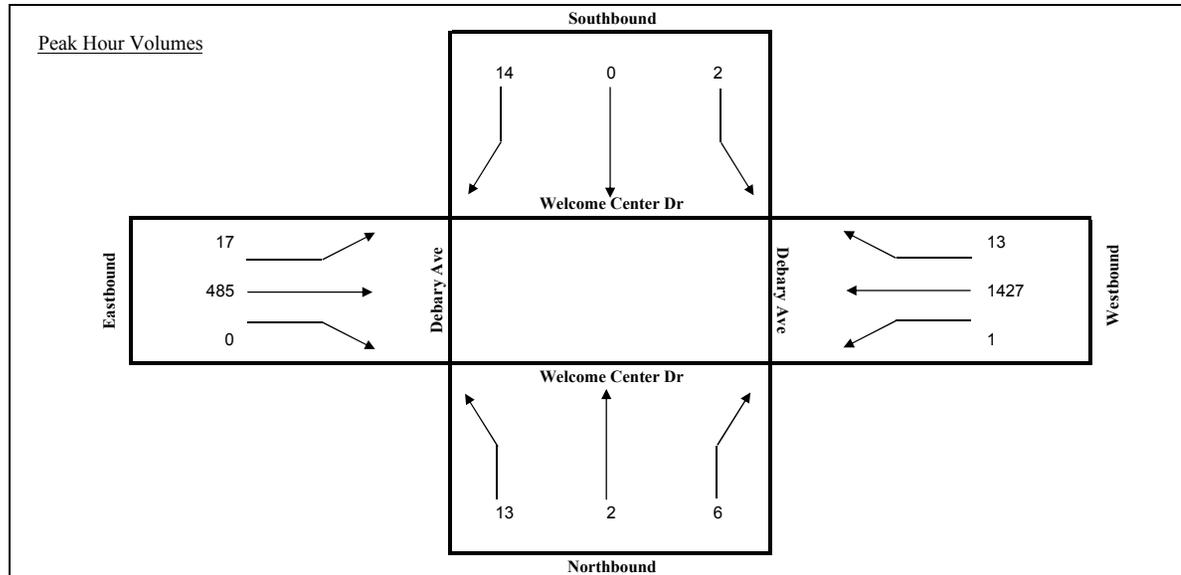
Intersection (N/S): Welcome Center Dr

Intersection (E/W): Debary Ave

Date: 5/7/2015

Start	End	Welcome Center Dr			Welcome Center Dr			Debary Ave			Debary Ave			TOTAL
		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

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



**TURNING MOVEMENT COUNT ANALYSIS**  
**AUTOS & TRUCKS**

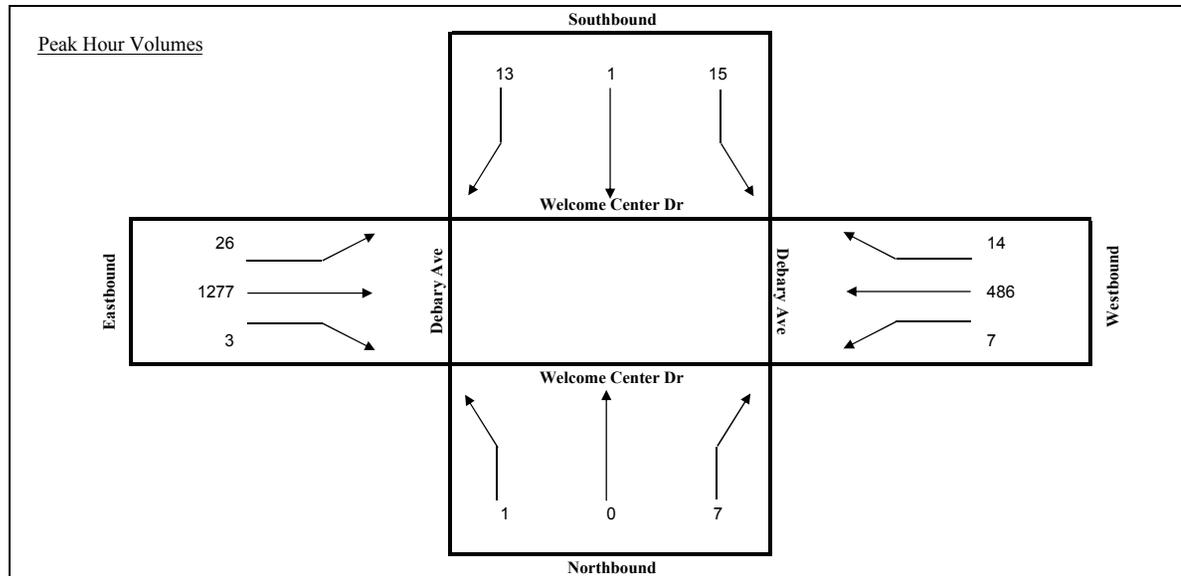
Intersection (N/S): Welcome Center Dr

Intersection (E/W): Debary Ave

Date: 5/7/2015

Start	End	Welcome Center Dr			Welcome Center Dr			Debary Ave			Debary Ave			TOTAL
		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

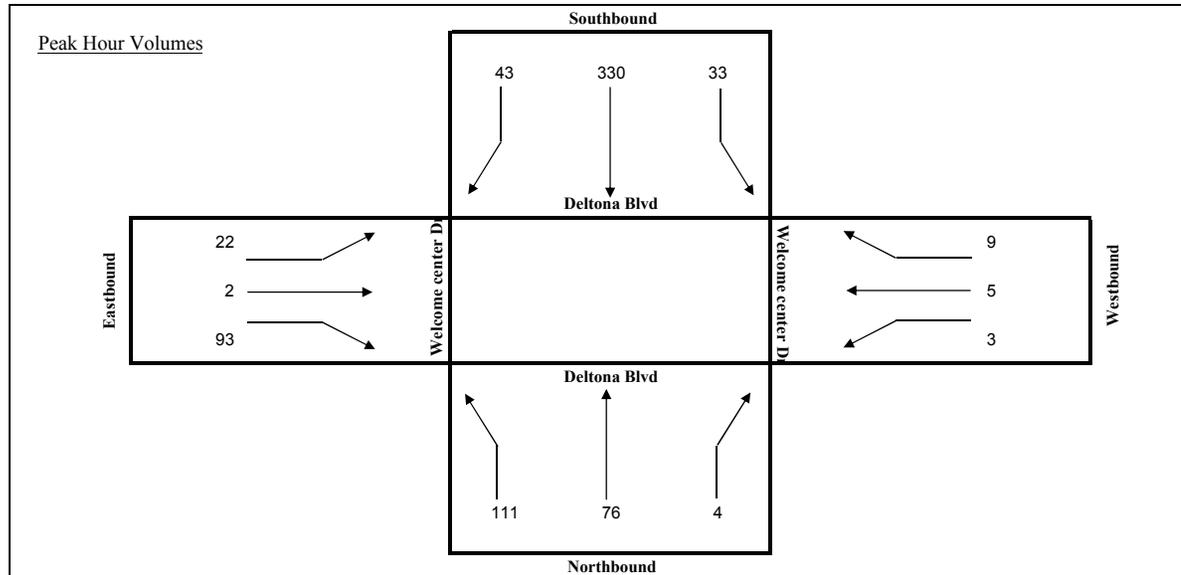
<b>Total for:</b>	4:00 PM	5:00 PM	4	0	6	11	1	16	16	1032	6	6	436	11	1545
<b>Total for:</b>	5:00 PM	6:00 PM	1	0	7	15	1	13	26	1277	3	7	486	14	1850
<b>Tota Peak Hour:</b>	5:00 PM	6:00 PM	1	0	7	15	1	13	26	1277	3	7	486	14	1850
<b>Overall PHF:</b>	0.93														



**TURNING MOVEMENT COUNT ANALYSIS**  
**AUTOS & TRUCKS**

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

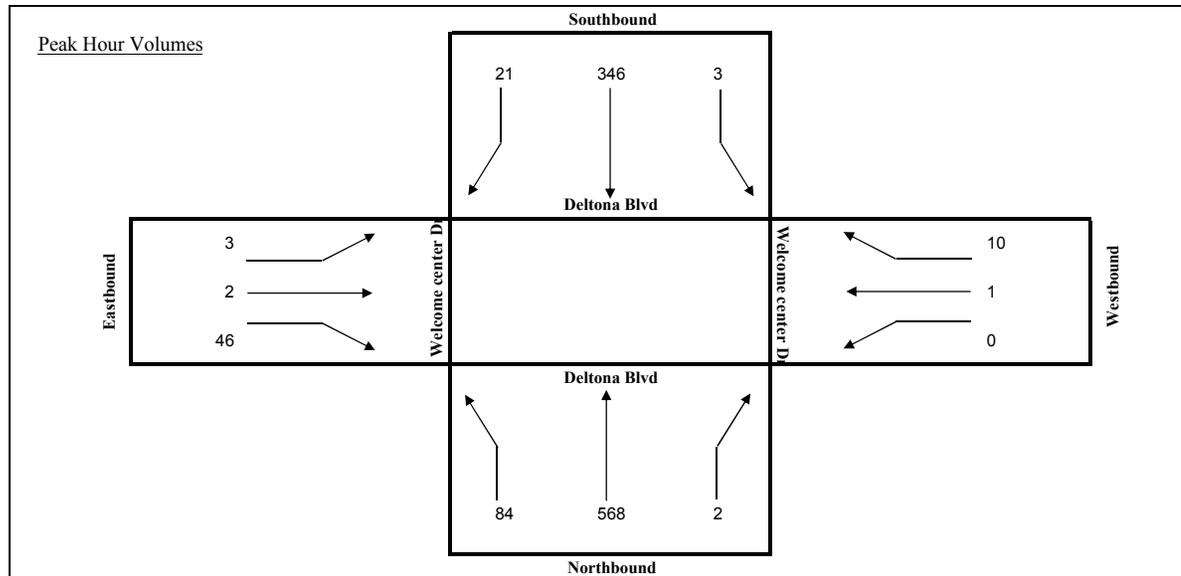
Start	End	Deltona Blvd			Deltona Blvd			Welcome center Dr			Welcome center Dr			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	7:15 AM	15	18	1	3	85	7	1	1	20	3	1	1	156
7:15 AM	7:30 AM	24	21	0	8	90	8	2	0	27	0	0	0	180
7:30 AM	7:45 AM	33	18	2	7	81	10	7	0	24	2	2	2	188
7:45 AM	8:00 AM	29	16	2	7	75	14	7	2	24	1	3	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
<b>Total for:</b>	7:00 AM 8:00 AM	101	73	5	25	331	39	17	3	95	6	6	10	711
<b>Total for:</b>	8:00 AM 9:00 AM	91	62	2	27	286	45	20	1	87	5	6	6	638
<b>Tota Peak Hour:</b>	7:15 AM 8:15 AM	111	76	4	33	330	43	22	2	93	3	5	9	731
<b>Overall PHF:</b>		0.97												



**TURNING MOVEMENT COUNT ANALYSIS**  
**AUTOS & TRUCKS**

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

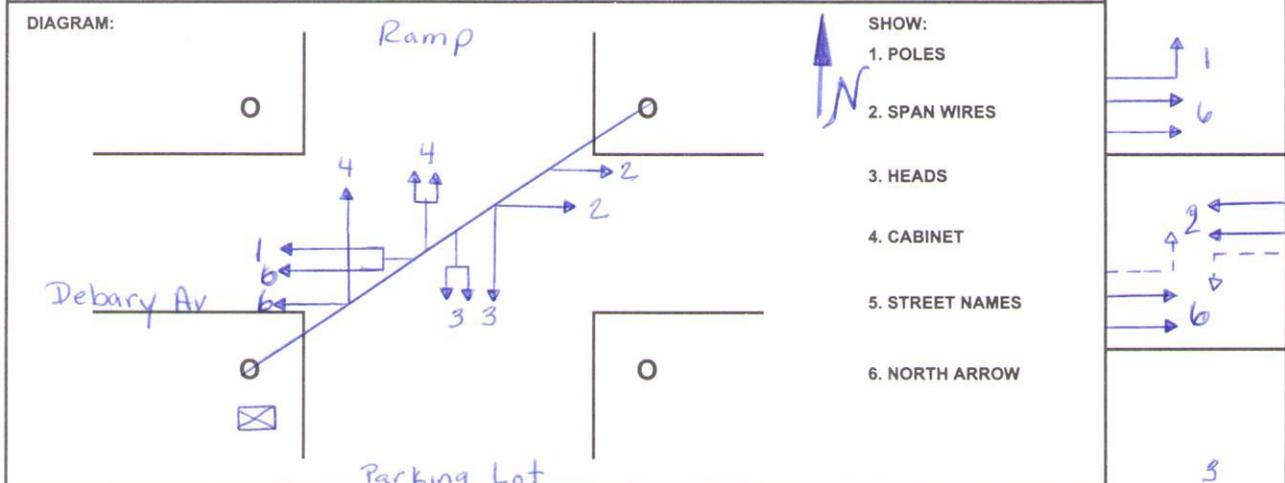
Start	End	Deltona Blvd			Deltona Blvd			Welcome center Dr			Welcome center Dr			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	10	91	1	0	65	2	1	0	5	0	2	1	178
4:15 PM	4:30 PM	15	119	0	0	72	5	0	1	9	0	0	2	223
4:30 PM	4:45 PM	20	126	2	1	86	7	2	0	11	0	1	1	257
4:45 PM	5:00 PM	22	142	0	0	97	6	0	1	10	0	0	0	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
<b>Total for:</b>	4:00 PM 5:00 PM	67	478	3	1	320	20	3	2	35	0	3	4	936
<b>Total for:</b>	5:00 PM 6:00 PM	83	529	2	3	323	19	4	1	48	0	2	13	1027
<b>Tota Peak Hour:</b>	4:45 PM 5:45 PM	84	568	2	3	346	21	3	2	46	0	1	10	1086
<b>Overall PHF:</b>	0.98													



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

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

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



PH	MOVE	INT	EXT	CLR	RED	MAX1	MAX2	WALK	FDW	RECALL	DET. FUNC	FLASH
1	1/0	5	3	4	2	15					NL	
2/0	2/0	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	3000 E	50 0 PED
DAY OF WEEK:				PROM NUMBER	8216A 3.7.3		
				CABINET TYPE	V 02/1997		
MAX 3				MAX 2 CLOCK/TBC MOD			
PH	LIMIT	ADJ	UP	DOWN	Fiber		
				CONDITION OF OVERHEAD			
				Good			
				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

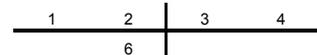
System #: 6

### 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		
									Crosswalk Length
MON #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			
TUES#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			
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					P8
	PLAN	FREE	C101S1	FREE					
CONTROLLER TYPE		CONDITION OF OVERHEAD			New		PROM NUMBER		-
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

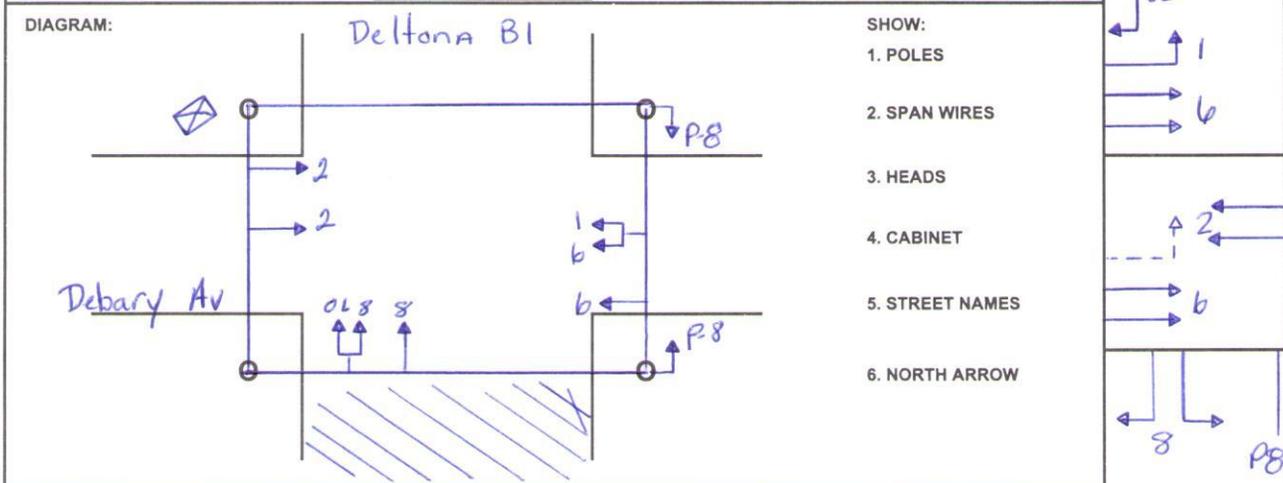




**COUNTY OF VOLUSIA TRAFFIC SIGNAL MAINTENANCE INVENTORY SHEET**

LOCATION: Debary Av @ Deltona Bl ISOLATED: \_\_\_\_\_ NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNAL #: 258 DLT CO-ORD: X 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	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	40 1-OLA 89 3000E 1 PED		
DAY OF WEEK:		PROM NUMBER	8216A 3.7.3			
		CABINET TYPE	V 09/2008			
MAX 3					MAX 2 CLOCK/TBC MOD	
PH	LIMIT	ADJ	UP	DOWN	Fiber	
					CONDITION OF OVERHEAD Good	
					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 6 N S E W RED ARROW \_\_\_\_\_ N S E W  
 AMBER 6 N S E W AMBER ARROW 2 N S E W  
 GREEN 6 N S E W GREEN ARROW 2 N S E W  
 PED 2 NE SE NW SW ALL LED

BLANK OUT: N S E W 6

REMARKS:

## COUNTY OF VOLUSIA TRAFFIC SIGNAL TIMING SHEET

LOCATION: Debary Avenue & Deltona Blvd  
Deltona

ISOLATED:

DATE: 1/15/2015

SIGNAL #: 258

CO-ORD:  X

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		
									Crosswalk Length
MON #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			
TUES#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			
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					P8
	PLAN	FREE	C101S1	FREE					
CONTROLLER TYPE		CONDITION OF OVERHEAD			New - 2010		PROM NUMBER		
3000E		OVERHEAD STREET NAMES			NO		84		
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.

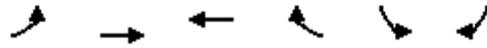
1 & 8R	2
6	8



**Appendix E**  
Intersection Analysis Worksheets

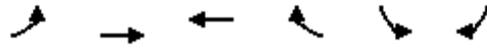
**Existing AM**

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									
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

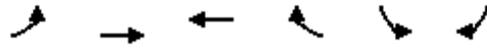
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	733	731	347	732	731	80	347	0	0	80	0	0
Stage 1	417	417	-	314	314	-	-	-	-	-	-	-
Stage 2	316	314	-	418	417	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
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**

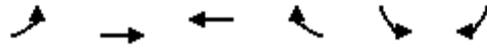
HCM 2010 Signalized Intersection Summary  
 7: DeBary Ave & I4 NB Ramp



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(I)	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	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

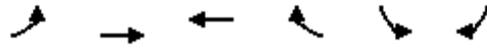
Major/Minor	Minor2	Major1		Major2
Conflicting Flow All	109	24	32	0
Stage 1	24	-	-	-
Stage 2	85	-	-	-
Critical Hdwy	6.41	6.21	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-
Follow-up Hdwy	3.509	3.309	2.209	-
Pot Cap-1 Maneuver	891	1055	1587	-
Stage 1	1001	-	-	-
Stage 2	941	-	-	-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

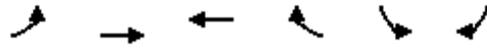
**Existing PM**

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

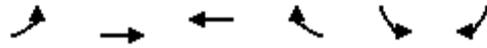
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1146	1146	364	1147	1146	598	364	0	0	598	0	0
Stage 1	371	371	-	775	775	-	-	-	-	-	-	-
Stage 2	775	775	-	372	371	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.51	6.21	7.11	6.51	6.21	4.11	-	-	4.11	-	-
Critical Hdwy Stg 1	6.11	5.51	-	6.11	5.51	-	-	-	-	-	-	-
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**

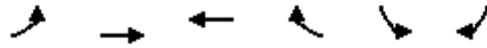
HCM 2010 Signalized Intersection Summary  
 7: DeBary Ave & I4 NB Ramp



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
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**

**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

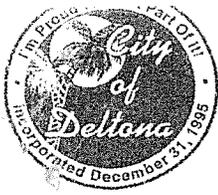
COPY

My Name is Kevin  
G E Pla & Zon 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 emptying SU camp



# 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	407 360-9051
Sarah Capua	331 Drake Ct Deltona 33725	321-460-2767
Thunigua McClinton	Lel Merrima Street	(347) 828-2723
Roland LePage	2461 WALKER ROAD	386-960-6824
Edwin Davis	624 Callaghan St Deltona	386 215-5371
Barbara Davis	624 Callaghan St Deltona	386 215 5571
Ddie Vazario	1431 N. Normandy Blvd Deltona	(386) 842-5578
Selome Hawkins	1716 CONCERT ROAD DELTONA FL	(386) 316-5981
JUAN CRUZ	1321 FAUNTAINHEAD	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	11
Brandon Lorenzi	Deltona	386-259-5561
Jimmy Key	1097 W. Dancoel 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  
 Vanessa Lebron 1138 Gerona Ave 914-255-6238  
 Yasaira Benitez 1138 Gerona Ave 407-272-5095  
 Michael Avila 1250 Whitewood 407-444-7728  
 Devin Rosado 902 Loren St 386-259-5561  
 Julio Gonzalez 1301 Hyde 321-672-4043  
 Hailey Ortolaza-Ruiz 704 S. Wellington 215-939-4131  
 Skilyn Perez 2444 Beck Circle 267-515-2751  
 Yerlitzia Ortolaza 689 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 Northandy Blvd 386-240-1116  
 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 386-9928-4411  
 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 S. Matthews DR

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 :
Christina Denizard	16 Estrellard Debarry	386 668-9923
Karla Miller	37 mangold Debarry	386 624-2872
Taylor Ozher	42 Carnation lane Debarry	386-848-6912
Rebecca Thorpe	15 Dogwood Trail #1 Debarry FL	(886) 330-1384
Frank Streb	15 Dogwood trl #1 DeBarry, FL	(386) 479-1156
BEAU SHANKS	10 PADDOCK CT DEBARRY, FL	
DAVID BRINKMAN	292 Country Cir DR W	814 977 8409
Vivi Burnett	43 Wistaria Dr Debarry	
Krysta Ramsey	15 Dogwood trl #1 Debarry/FL	386-218-8589
MIKE STITHAM	310 FOXHILL RT	837 9787
Jeanne Smith	1111 E Taylor Rd	512-466-0452
<del>Bob Cole</del>	<del>95 CHAINMOUNT AVE</del>	
Bob Cole	95 CHAINMOUNT AVE	386-216-3454
James Strickland		
Judith Smith	732 Lakewood DR	407-474-3543
WONNE BOWERS	356 Oak Springs Dr Debarry	
Tami Joyner	55 Lantana Dr. Debarry	386-344-0575
Larry C. Buehler	129 Fluoroc - Blvd Debarry	407-920-6619
Tom Urbanovic	508 Waterford Heights	407 461 1800
Howie Zager	488 West Highroads	NA
Karen Cruse	142 Angeles Dr.	
Jean Anderson	142 Angeles DR.	
Diane Gilroy	45 Buddy Ave DB	
Scott Niewi	408 W. Highroads RD	386-665

NAME:	ADDRESS:	PHONE NUMBER:
Terry Murray	926 - Dial road	386-865 9022
John V. Sader	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. Man	1110 Broadway	
Erik Flores	1104 Genoa Ave	386 320
YEIDY MARRECO	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	386-747-2077
Nike Esposito	2635 Deltona Blvd	(386) 479-0735
John Kelly	315 Cherokee Ave,	386 801 7938
LISA Day		386 804-9085
José A Santiago	3210 Clewiston St	(386) 469-8271
Nick San	1199 E Nonnabellej Blvd	(386) 860-5547
Meli GRIMES	Waffle House	(386) 521-0848
Sunny Nequette	363 Magnolia Pl DeBam	407 7489711
Christopher Berry	391 Magnolia Pl DeBam	386-279-3715

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBERS</u>
Jim Hutzler	397 COUNTRY ESTATES Bld. Deltona	386-337-8408
Christian Lowe	635 Hartley lane	407 412 1481
Donna Wallace	111 Hazelcrest	407-732-3573
Nicholas Javier	S/A	407-953-2190
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 Coxson	778 Haen Av	386-847-4438
Detek Noel	1329 Fallwood DG	386-265-3244
dreg Fernandes	450 Elizabeth St Enterprise, AL.	386.631.0626
yeul	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

NAME:

ADDRESS:

PHONE NUMBER:

JUAN Lopez

1390 DORA RD.

386-456-8230

Kea Mitchell

NIBISCOS Rd.

407-687-4844

Charles Ketchum

Rollin Park

PO Box 4149,  
Enterprise

386-299-7861

407-474-4362

~~Wanda~~

407-477-3878

Antonio Lopez

J. Lopez Rest.

386-387-9770

Mike Mucari

Osteen

407-330-003

Shimul Kim

Deltona

407-446-5261<sup>22</sup>

Jim Sanderson

Deltona

386-960-4254

ERIC Littlefield

352 978 6756

Ian McKeown

2022 enterprise

386-473-9814

Hanna-Mia Reder

310 Pine Ave #B

857-218-9112

Cambria Sims

Deltona

407-360-2970

Angelica Johnson

Deltona

407-480-0592

Nancy Miller

Sea Road

305-385-2825

Jeff Schlenker

407 721 2694

D. Herbst

386-860-7500

Heleen Bennett

Deltona

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## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 9/21/2015

**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 needs to be 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. This item shall be date-certain to the October 5, 2015, City Commission public hearing due to advertising requirements.

**POTENTIAL  
MOTION:**

“I move to continue Ordinance No. 15-2015, to date-certain October 5, 2015, City Commission public hearing for second and final reading.”

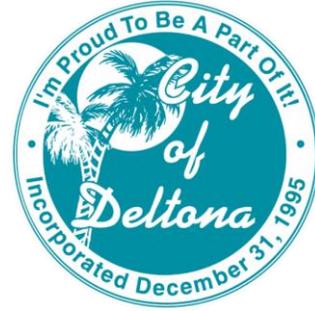
**AGENDA ITEM  
APPROVED BY:**

---

Jane K. Shang, City Manager

**ATTACHMENTS:**

- goldchoicestaffrepprtaug3
- 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.



SOUTH AV

NORMANDY BLVD N

# AERIAL PHOTO

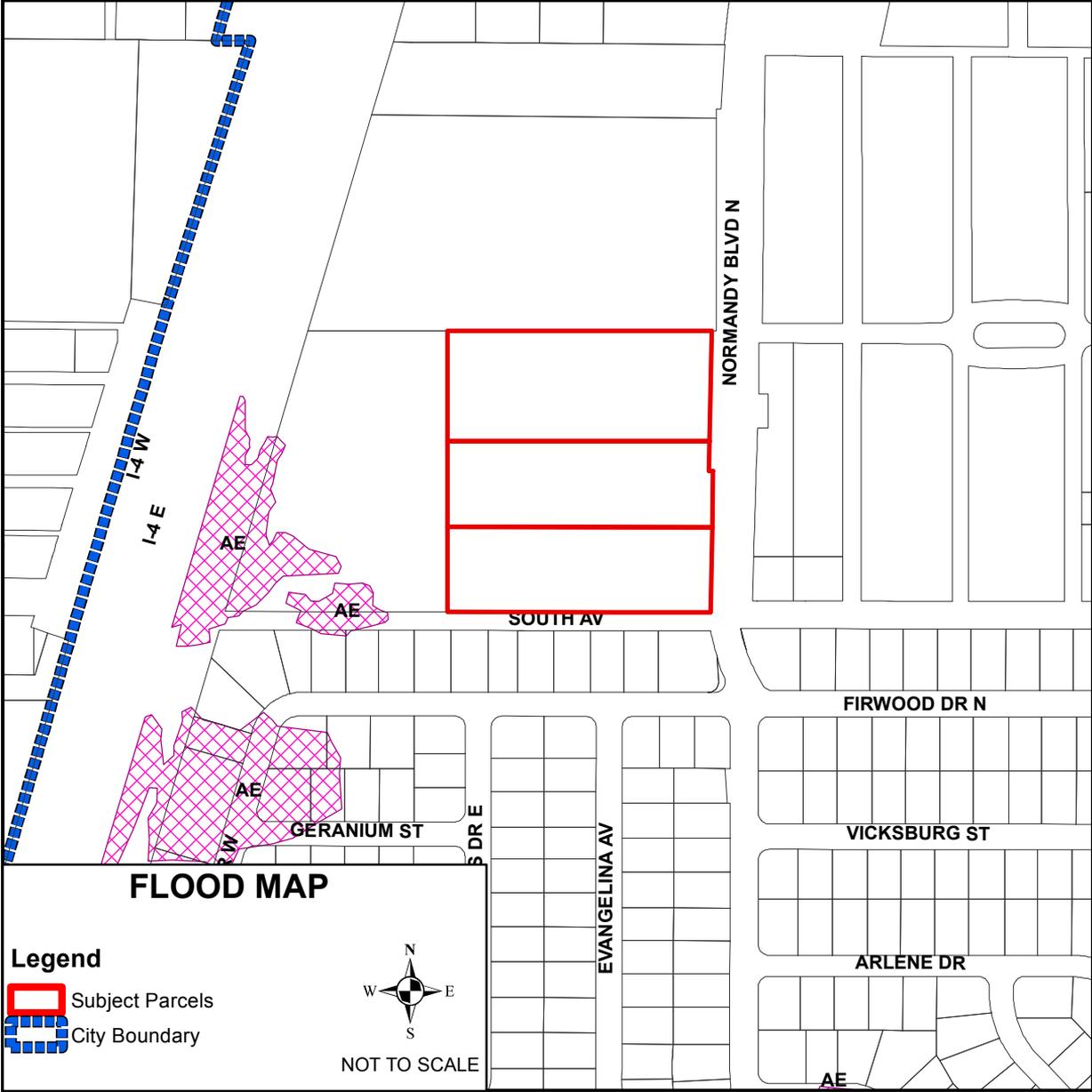
## Legend

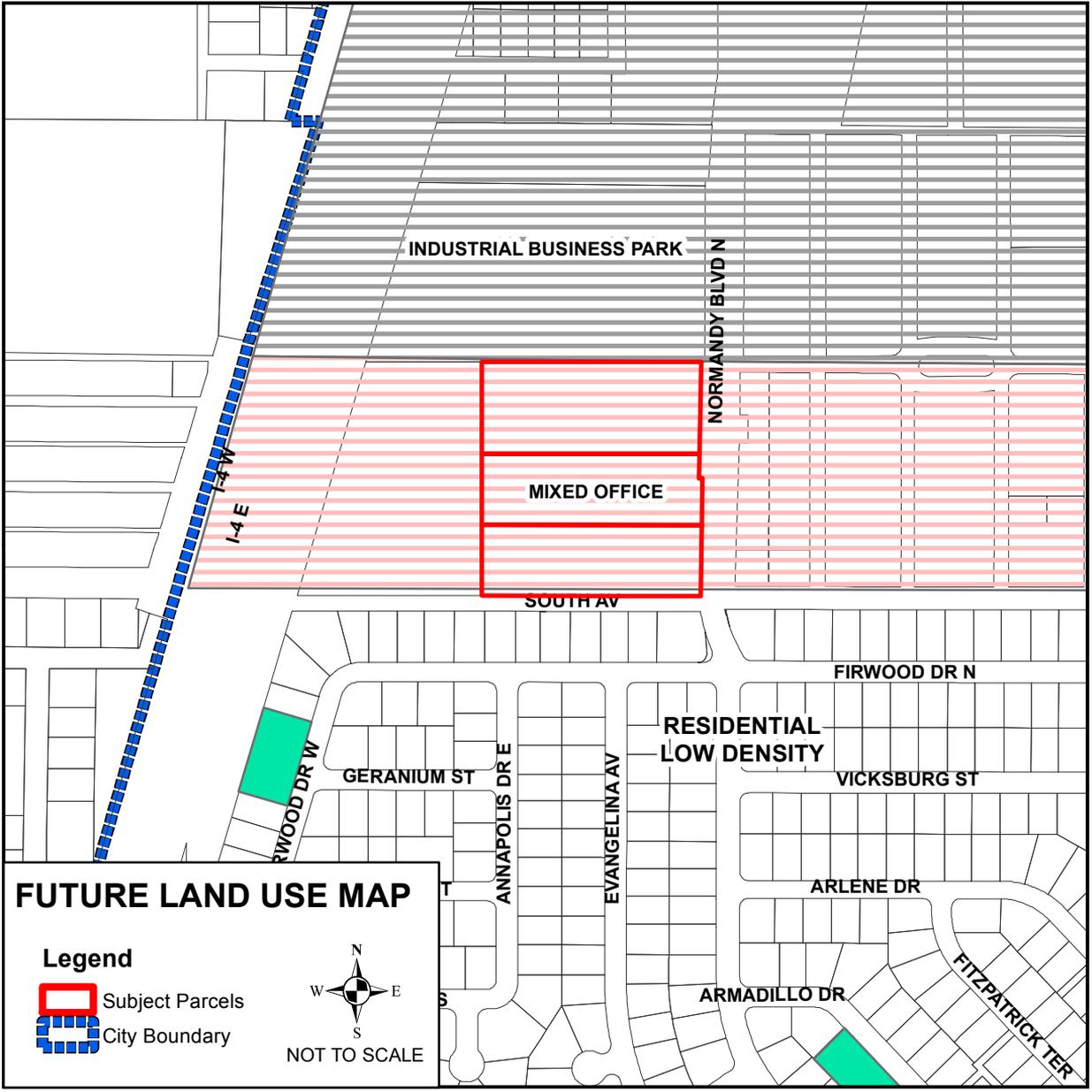
-  Subject Parcels
-  City Boundary



NOT TO SCALE







INDUSTRIAL BUSINESS PARK

NORMANDY BLVD N

MIXED OFFICE

SOUTH AV

FIRWOOD DR N

RESIDENTIAL  
LOW DENSITY

GERANIUM ST

ANNAPOLIS DRE

EVANGELINA AV

VICKSBURG ST

ARLENE DR

ARMADILLO DR

FITZPATRICK TER

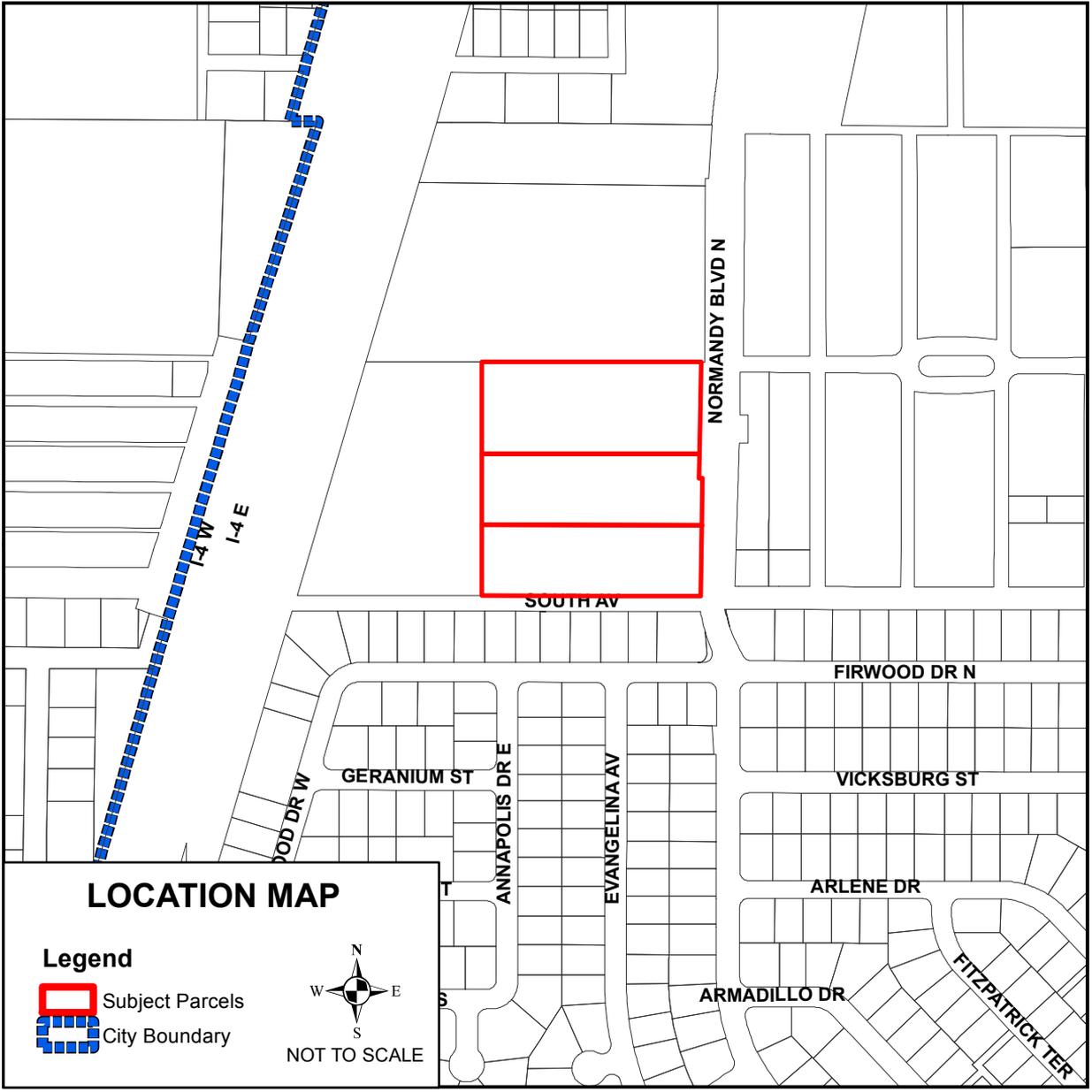
# FUTURE LAND USE MAP

## Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE



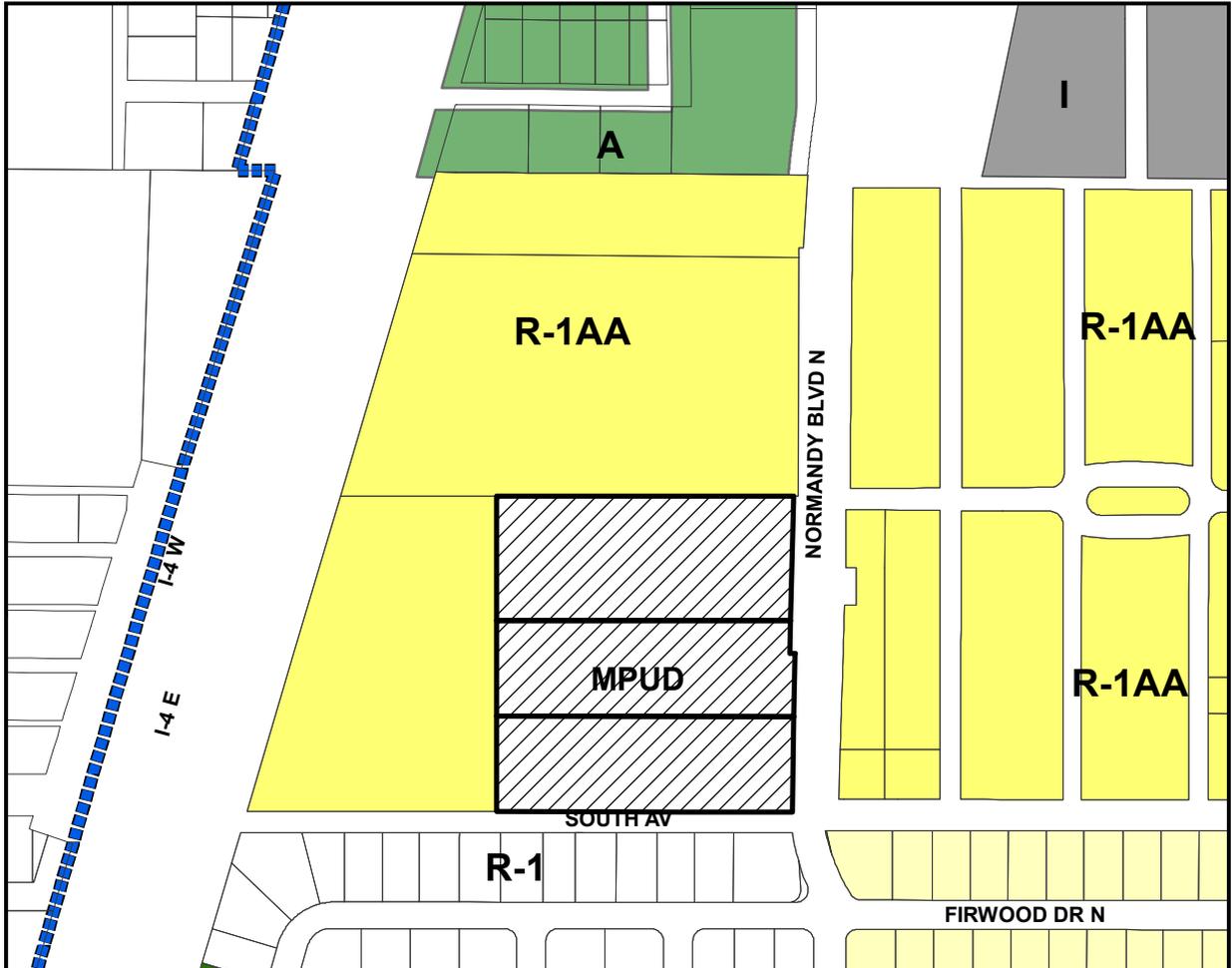
# LOCATION MAP

## Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE



# PROPOSED ZONING

## Legend

-  Mixed Planned Unit Development
-  Subject Parcels
-  City Boundary



NOT TO SCALE

**R-1**

EVANGELINA AV

NORMANDY BLVD N

SOUTH AV

FIRWOOD DR N

VICKSBURG ST

ARLENE DR

**R-1AA**

**R-1AA**

**R-1AA**

**R-1**

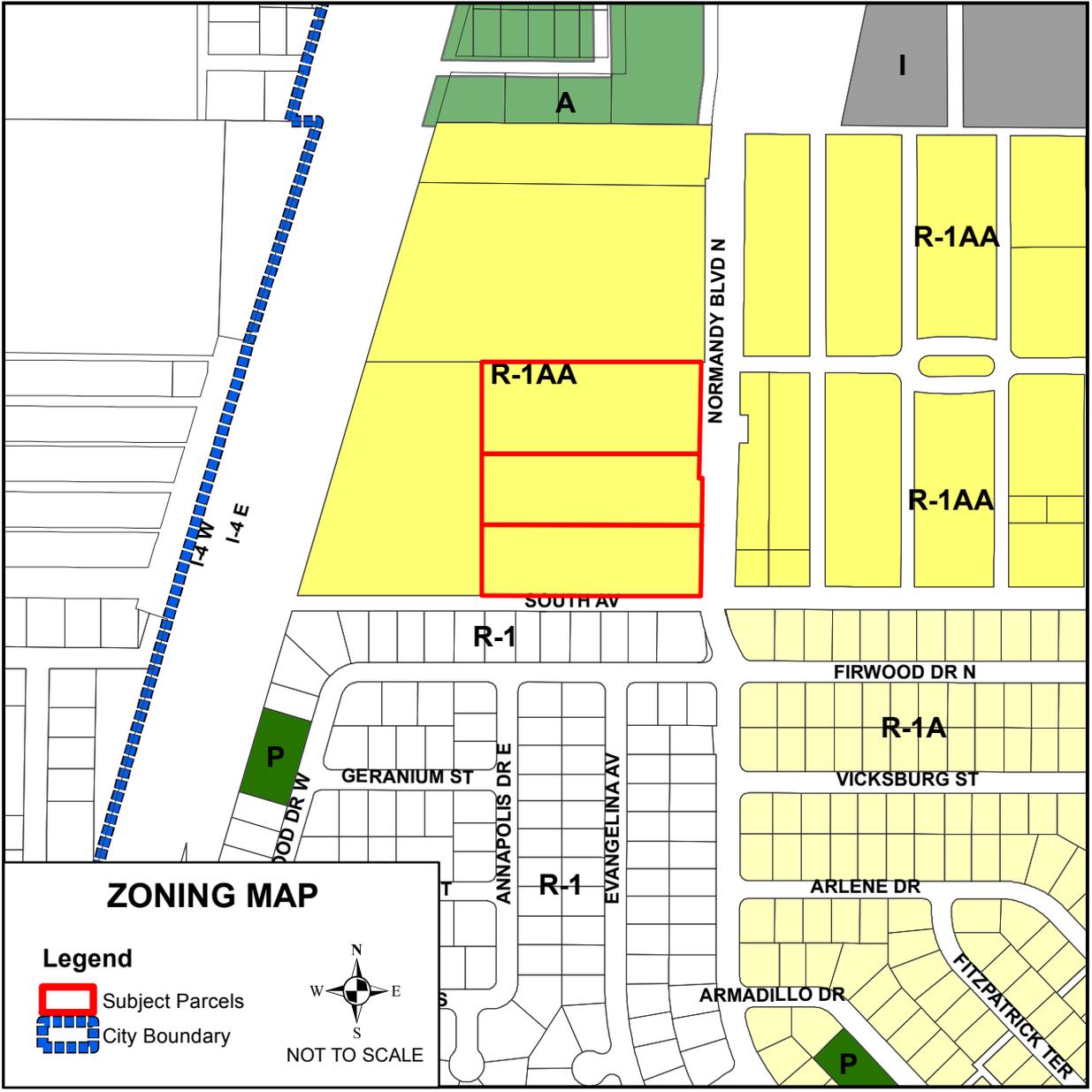
**R-1A**

**A**

**I**

I-4 W

I-4 E



# ZONING MAP

## Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

R-1AA

R-1

R-1

R-1AA

R-1AA

R-1A

P

A

I

I-4 W

I-4 E

NORMANDY BLVD N

SOUTH AV

GERANIUM ST

ANNAPOLIS DRE

EVANGELINA AV

FIRWOOD DR N

VICKSBURG ST

ARLENE DR

ARMADILLO DR

FITZPATRICK TER

POD DR W

**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): 400-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:**

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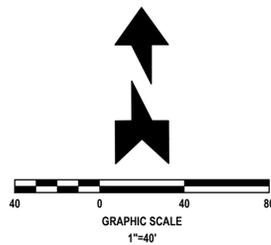
**JOYCE RAFTERY, CITY CLERK**

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

---

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

INTERSTATE HIGHWAY 4



PARCEL ID#: 18-18-31-00-0033  
 OWNER: JOHN N LUITGAARDEN  
 902 CEDAR COAST CT  
 WEAVER, PA 15090  
 ZONING: R-1AA

NEW WESTERLY RIGHT-OF-WAY LINE BY ORDER OF DELTA, 4/1/17 PARCELS PAGES 478-479-478

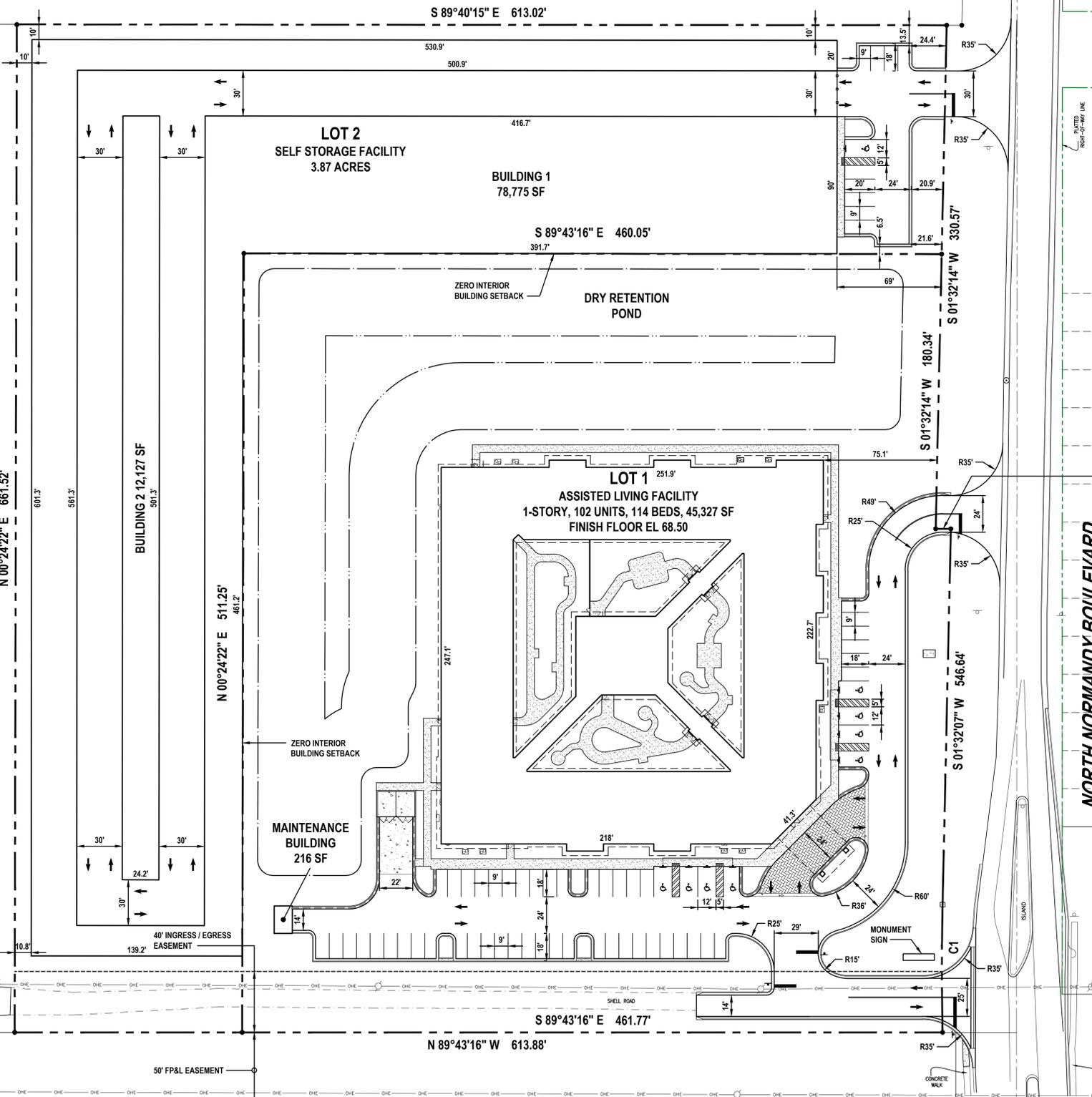
**SITE DEVELOPMENT USAGE (LOT 1)**

<b>1. SETBACK:</b>			
FRONT (N. NORMANDY BOULEVARD)	30 FEET	LANDSCAPE	20 FEET
REAR (WEST)	10 FEET	LANDSCAPE	10 FEET
WEST SIDE (NORTH)	6 FEET	LANDSCAPE	10 FEET
EAST SIDE (SOUTH)	6 FEET	LANDSCAPE	10 FEET
<b>2. PROPOSED SITE COVERAGE:</b>			
	SQ. FT	ACRE	%
BUILDING (MAIN)	45,327	1.041	19.2
BUILDING (MAINTENANCE)	216	0.005	0.1
PAVEMENT	33,111	0.760	14.0
CONCRETE SIDEWALKS	9,682	0.222	4.1
INTERIOR LANDSCAPE	5,882	0.135	2.5
EXTERIOR LANDSCAPE	141,659	3.258	60.1
<b>TOTAL SITE</b>	<b>235,877</b>	<b>5.415</b>	<b>100.0</b>
TOTAL IMPERVIOUS	88,336	2.028	37.4
TOTAL OPEN	147,541	3.387	62.6
<b>3. FLOOR AREA RATIO (FAR):</b>			
	0.193	(19.3%)	
<b>4. PARKING REQUIREMENTS:</b>			
NURSING AND CONVALESCENT FACILITIES			
114 BEDS x 1 SPC PER 2 PATIENT BEDS = 57			
TOTAL PARKING REQUIRED	57		
<b>5. PARKING PROVIDED:</b>			
HANDICAP	8		
STANDARD	49		
TOTAL PARKING PROVIDED	57		

**SITE DEVELOPMENT USAGE (LOT 2)**

<b>1. SETBACK:</b>			
FRONT (N. NORMANDY BOULEVARD)	25 FEET	LANDSCAPE	20 FEET
REAR (WEST)	10 FEET	LANDSCAPE	10 FEET
WEST SIDE (NORTH)	5 FEET	LANDSCAPE	10 FEET
EAST SIDE (SOUTH)	5 FEET	LANDSCAPE	10 FEET
<b>2. PROPOSED SITE COVERAGE:</b>			
	SQ. FT	ACRE	%
BUILDING	90,902	2.087	53.9
PAVEMENT	53,428	1.226	31.8
CONCRETE SIDEWALKS	388	0.009	0.2
INTERIOR LANDSCAPE	584	0.014	0.3
EXTERIOR LANDSCAPE	23,221	0.533	13.8
<b>TOTAL SITE</b>	<b>168,523</b>	<b>3.869</b>	<b>100.0</b>
TOTAL IMPERVIOUS	144,718	3.322	85.9
TOTAL OPEN	23,805	0.547	14.1
<b>3. FLOOR AREA RATIO (FAR):</b>			
	0.539	(53.9%)	
<b>4. PARKING PROVIDED:</b>			
HANDICAP	1		
STANDARD	9		
TOTAL PARKING PROVIDED	10		

PARCEL ID#: 18-18-31-00-0030  
 OWNER: CITY OF DELTONA  
 2345 PROVIDENCE BLVD  
 DELTONA, FL 32725  
 ZONING: R-1AA



PARCEL ID#: 18-18-31-01-01-0050  
 OWNER: FESAL BRAHMI  
 6420 EASTONDALE RD  
 MAYFIELD HEIGHTS, OH 44124  
 ZONING: R-1AA

S 89°41'46" E 10.00'

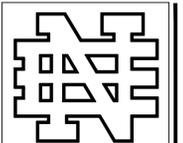
NORTH NORMANDY BOULEVARD  
 (R/W VARIES) (SPEED LIMIT - 45 MPH)

PARCEL ID#: 18-18-31-01-01-0240  
 OWNER: FESAL BRAHMI  
 6420 EASTONDALE RD  
 MAYFIELD HEIGHTS, OH 44124  
 ZONING: R-1AA

C1  
 CA = 2°52'40"  
 R = 1959.86'  
 CB = N 00°23'07" E  
 Ch = 98.43'  
 L = 98.44'

**REVISIONS**

DATE	DESCRIPTION

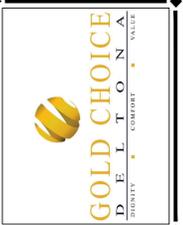


**NEWKIRK ENGINEERING**

1370 North US1, Suite 204  
 Ormond Beach, Florida 32174  
 Phone (386) 290-7599  
 Harry@Newkirk-Engineering.com

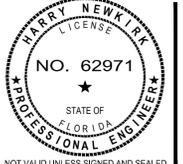
Certificate of Authorization  
 No. 30209  
 © 2013

Civil Engineering  
 Land Development  
 Construction Engineering & Inspection



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



NOT VALID UNLESS SIGNED AND SEALED

PROJECT No:	2015-25
DATE:	JUNE 30, 2015
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1" = 50'
DRAWING NUMBER	1

LOT 12	LOT 11	LOT 10	LOT 9	LOT 8	LOT 7	LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
PARCEL ID#: 30-18-31-04-23-0070 OWNER: SANDRA F MILLS 542 N FIRWOOD DRIVE DELTONA, FL 32725 ZONING: R-1	PARCEL ID#: 30-18-31-04-23-0060 OWNER: HUGO NIETO & GARCIA E NATACHA 550 N FIRWOOD DRIVE DELTONA, FL 32725 ZONING: R-1	PARCEL ID#: 30-18-31-04-23-0050 OWNER: JOYCE LANA JOHNSON 558 N FIRWOOD DRIVE DELTONA, FL 32725 ZONING: R-1	PARCEL ID#: 30-18-31-04-23-0040 OWNER: FRANCES P KELSEY & MARK L WILLIAMS 566 N FIRWOOD DRIVE DELTONA, FL 32725 ZONING: R-1	PARCEL ID#: 30-18-31-04-23-0030 OWNER: ANDREA PEREZ 574 N FIRWOOD DRIVE DELTONA, FL 32725 ZONING: R-1	PARCEL ID#: 30-18-31-04-23-0020 OWNER: LARRY SINGH 2669 SLAGROVE CT WINTER GARDEN, FL 34787 ZONING: R-1	PARCEL ID#: 30-18-31-04-23-0010 OWNER: JAMES M BICKHARDT & NANCY M 590 N FIRWOOD DRIVE DELTONA, FL 327252887 ZONING: R-1	PARCEL ID#: 30-18-31-04-42-0010 OWNER: LESTER L. & BETTY M. HOLLENBACK 2301 N NORMANDY BOULEVARD DELTONA, FL 32725 ZONING: R-1A				



## AGENDA MEMO

**TO:** Mayor & City Commission      **AGENDA DATE:** 9/21/2015

**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:**

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. 16-2015 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 needs to be 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. 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." This item shall be date-certain to the October 5, 2015, City Commission public hearing due to advertising requirements.

**POTENTIAL MOTION:**

"I move to continue Ordinance No. 16-2015, to the date-certain October 5, 2015, City Commission public hearing for second and final reading."

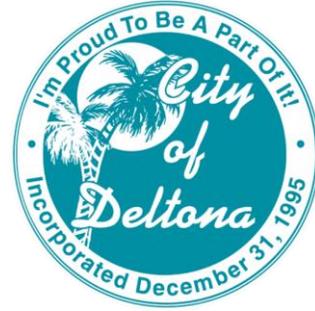
**AGENDA ITEM APPROVED BY:**

---

**ATTACHMENTS:**

Jane K. Shang, City Manager

- Staff Report Ordinance No. 01-2015-8-27-15
- Ordinance No 16-2015 8-27-15



# 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

---

## 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:

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.

**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**