

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:**

9. **ORDINANCES AND PUBLIC HEARINGS:**

- A. **Public Hearing - Ordinance No. 14-2015, Amending the Deltona Welcome Center Business Planned Unit Development (BPUD), at first 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.

Finally, 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.

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 first 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.

C. Public Hearing - Ordinance No. 16-2015, Amending Section 110-311(a) of the RM-2, Multiple Family Residential Dwelling, zoning classification, at first 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).

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

The parent tract of the current Top Shelf Center includes a car wash facility, a stormwater pond, and open-space. The applicant for Final Plat (FP15-002) desires to subdivide the parent tract to create a second lot, Lot 2, for a ±5,000 SF Honest One Auto Care facility, the existing car wash on a newly created Lot 1, and a master stormwater pond on a newly created Tract A.

The proposed development would include a single shared driveway from Howland Boulevard, utilizing the existing driveway, which has to be permitted through Volusia County for the Use Permit. The proposed utility expansion is also the domain of Volusia County, as the site is within the Deltona North system. The proposed development will also utilize a shared master stormwater pond that shall be permitted through the St. Johns River Water Management District (District). Finally, the proposed development shall meet all of the requirements of the City’s Land Development Code to achieve a Development Order for the Final Site Plan and City subdivision regulations for Final Plat approval. Following DRC, the Final Plat shall be scheduled for a City Commission public hearing for approval and all bonding, fees, title documentation, etc. shall be in order to proceed towards recordation of the Final Plat at the Volusia County Clerk of the Court.

In addition, please also provide a copy of the Property Owners Agreement to the Public Works Department that includes that the internal private fire hydrant is to be a shared or common utility; coordinate with Duke Energy for any plantings under and near their overhead powerlines for ANSI standards; coordinate with Volusia County Public Works for the Use Permit and utility permits; coordinate with the Volusia County Health Department and with the Volusia County Sheriff Office (VCSO) for public safety.

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:** 9/9/2015
FROM: Jane K. Shang, City Manager **AGENDA ITEM:** 3 - A
SUBJECT: Invocation Presented by Commissioner Smith - Tawny Rogers, Pine Ridge Fellowship Church.

LOCATION:	N/A
BACKGROUND:	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.
ORIGINATING DEPARTMENT:	City Manager's Office
SOURCE OF FUNDS:	N/A
COST:	N/A
REVIEWED BY:	City Manager
STAFF RECOMMENDATION PRESENTED BY:	N/A - Invocation Only.
POTENTIAL MOTION:	N/A - Invocation Only.
AGENDA ITEM APPROVED BY:	<hr/> Jane K. Shang, City Manager



AGENDA MEMO

TO: Mayor & City Commission **AGENDA DATE:** 9/9/2015
FROM: Jane K. Shang, City Manager **AGENDA ITEM:** 4 - A
SUBJECT: Approval of Minutes - Regular Commission Meetings of August 17, 2015 -
Joyce Raftery, City Clerk (386) 878-8502.

LOCATION:	N/A
BACKGROUND:	N/A
ORIGINATING DEPARTMENT:	City Clerk's Office
SOURCE OF FUNDS:	N/A
COST:	N/A
REVIEWED BY:	City Manager
STAFF RECOMMENDATION PRESENTED BY:	City Clerk Joyce Raftery - That the Commission approve the minutes of the Regular Commission Meetings of August 17, 2015.
POTENTIAL MOTION:	"I move to approve the minutes of the Regular Commission Meetings of August 17, 2015, as presented."
AGENDA ITEM APPROVED BY:	<hr/> Jane K. Shang, City Manager
ATTACHMENTS:	<ul style="list-style-type: none">• Minutes of August 17, 2015

**CITY OF DELTONA, FLORIDA
REGULAR CITY COMMISSION MEETING
MONDAY, AUGUST 17, 2015**

1 A Regular Meeting of the Deltona City Commission was held on Monday, August 17, 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 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; Fire Chief Mark Rhame
23 and VCSO Captain Eagan.

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

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

28
29 The National Anthem was sung by Jamie Ramos, a junior at University High School.

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

32
33 **A. Minutes:**

34
35 **1. Approval of Minutes – Regular City Commission Meeting of August 3, 2015.**

36
37 **Motion by Commissioner Herzberg, seconded by Commissioner Nabicht to approve the**
38 **minutes of the Regular City Commission Meeting of August 3, 2015, as presented.**

39
40 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**
41 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**
42 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

43
44 **5. PRESENTATIONS/AWARDS/REPORTS:** None.

45
46 **6. CITY COMMISSION SPECIAL REPORTS:**

1
 2 Commissioner Herzberg stated she attended the Florida League of Cities three (3) day annual
 3 conference in Orlando and some of the topics for discussion were pension reform, waste and site
 4 selection. Several of the keynote speakers were really good but, the last one talked about
 5 generations like the traditionalists, the baby boomers, the gen xers and the millennials and how
 6 the four (4) generations interpret things differently like how to deal with each group in terms of
 7 interaction with the public and workforce. There was discussion about yearly diversity training
 8 which she would like to talk to the City Manager about and possibly having the Volusia League
 9 of Cities do diversity training at the league university in Orlando. She stated there was a roll
 10 playing exercise of a mock Commission meeting were she played a Commissioner and the
 11 interesting part of the exercise was how the Commission interacts with the audience and the
 12 differences in interpretation between the Commission and the residents. Sometimes there is a
 13 disconnect as to what the public thinks happened and what really happened. She stated when the
 14 Commission does a visioning session she hopes it will not be just an informative session but, an
 15 actual interaction session. She stated a lot of the trainings will be available online and she took a
 16 lot away from the training.

17
 18 **7. PUBLIC FORUM – Citizen comments for item not on the agenda.**
 19

20 1) Pat Gibson, 230 Courtland Blvd., Deltona, discussed the City not doing the correct inspections
 21 for re-roofs per the Florida Building Code/Florida Statutes, a list of what should be inspected, the
 22 building components, the City being in violation of the Florida Building Code/Florida Statutes,
 23 the Building Official's responsibility, permit requirements and staff's testimony from a court case
 24 regarding a re-roof.
 25

26 2) Victor Ramos, 1555 Saxon Blvd., Deltona, discussed school enrollment, school transportation,
 27 the Wildcats' first soccer game on September 13th for Bethune Cookman University, Sunday,
 28 September 20th the 2nd home game against Florida A & M University (FAMU), the last home
 29 game is against Stetson University, he looks forward to working with Deltona TV and promoting
 30 economic development.
 31

32 3) Daniel Dudley, 1089 Pearl Tree Road, Deltona, discussed his property which abuts the new
 33 Florida Hospital building that had an original 35 foot buffer zone to include a brick wall,
 34 however, when landscaping was being done the only portion that was not done was behind his
 35 property, there being no landscaping on his 105 feet of property and the plan not showing
 36 anything about the landscaping, having five (5) trees which were six (6) inches or more that were
 37 flagged and replaced with three (3) saplings, the lights from the facility shining directly into his
 38 house, the contractors being done with the work by Friday and he requested that the buffer be
 39 supplied with more than the three (3) saplings that were provided.
 40

41 **8. CONSENT AGENDA:**
 42

43 **Motion by Vice Mayor Schleicher, seconded by Commissioner Soukup to approve Consent**
 44 **Agenda Items 8-A through 8-D.**
 45

1 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**
 2 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**
 3 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

4
 5 ***A. Request for consideration of Commissioner Soukup's appointment to the Ordinance**
 6 **Review Committee - Joyce Raftery, City Clerk (386) 878-8502.**

7
 8 **Approved by Consent Agenda - to confirm Commissioner Soukup's appointment of**
 9 **Melissa Roberts to the Ordinance Review Committee with a two (2) year term to expire on**
 10 **August 3, 2017.**

11
 12 ***B. Request for approval of Interlocal Agreement for Groundwater Monitoring,**
 13 **Modeling, and Related West Volusia Water Supply Plan Planning and Implementation**
 14 **Services - Gerald Chancellor, Public Works Department (386) 878-8998.**

15
 16 **Approved by Consent Agenda - to approve the Interlocal Agreement between the City of**
 17 **DeLand, City of Deltona, City of Orange City and County of Volusia for Groundwater**
 18 **Monitoring, Modeling, and Related West Volusia Water Supply Plan Planning and**
 19 **Implementation Services and authorize the Mayor to sign the Agreement as the Authorized**
 20 **Representative of the City.**

21
 22 ***C. Request for approval of Resolution No. 2015-27, adopting the 2015 Volusia County**
 23 **Mitigation Strategy as approved by the Florida Division of Emergency Management and**
 24 **FEMA – Mark Rhame, Fire Department (386) 575-6902.**

25
 26 **Approved by Consent Agenda - to adopt Resolution No.2015-27 adopting the 2015 Volusia**
 27 **County Local Mitigation Strategy as approved by the Florida Department of Emergency**
 28 **Management and FEMA.**

29
 30 ***D. Request for approval of Resolution No. 2015-33 and approval to establish and**
 31 **adopt Title VI and Nondiscrimination Policy and Plan – Becky Vose, City Attorney (407)**
 32 **448-0111 (Cell).**

33
 34 **Approved by Consent Agenda - to approve Resolution No. 2015-33 and approval to**
 35 **establish and adopt the Title VI and Nondiscrimination Policy and Plan.**

36
 37 **9. ORDINANCES AND PUBLIC HEARINGS:**

38
 39 **A. Public Hearing - Ordinance No. 05-2015, Fernanda Place Subdivision Rezoning**
 40 **Application, RZ15-002, at second and final reading - Chris Bowley, Planning and**
 41 **Development Services Department (386) 878-8602.**

42
 43 **Mayor Masiarczyk opened and closed the public hearing as there were no public comments.**

44
 45 **Motion by Commissioner Honaker, seconded by Vice Mayor Schleicher to approve**
 46 **Ordinance No. 05-2015, Fernanda Place rezoning with the changes suggested to the**

1 **development agreement by City staff to include but not limited to the streets and other**
2 **applicable infrastructure being dedicated to the City and the Home Owners Association**
3 **being responsible for maintaining and beautifying retention pond areas.**

4
5 City Attorney Becky Vose read the title of Ordinance No. 05-2015 for the record.

6
7 **AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE**
8 **OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 142 ACRES OF LAND**
9 **LOCATED EAST OF HOWLAND BLVD. AND WEST OF OSTEEN CEMETERY RD.**
10 **NEAR BOTH PRIDE ELEMENTARY AND PINE RIDGE HIGH SCHOOLS FROM**
11 **COUNTY A-1 (PRIME AGRICULTURE) AND CITY OF DELTONA RESIDENTIAL**
12 **PLANNED UNIT DEVELOPMENT (RPUD) TO RESIDENTIAL PLANNED UNIT**
13 **DEVELOPMENT: PROVIDING FOR CONFLICTS, PROVIDING FOR**
14 **SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

15
16 Commissioner Nabicht stated when the title of the ordinance was read it is not “Pine Ridge
17 Elementary” but, “Pride Elementary” and Mrs. Vose replied he is correct.

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

22
23 Ordinance No. 05-2015 was adopted at 6:55 p.m.

24
25 **B. Public Hearing - Ordinance No. 27-2015, Amending Sections 58-34 and 58-37 of the**
26 **City of Deltona's Code of Ordinances allowing for an 811 Report to Release City**
27 **Easement Abandonment, at second and final reading - Chris Bowley, Planning and**
28 **Development Services Department (386) 878-8602.**

29
30 Mayor Masiarczyk opened and closed the public hearing as there were no public comments.

31
32 **Motion by Commissioner Honaker, seconded by Commissioner Herzberg to approve**
33 **Ordinance No. 27-2015, amending Sections 58-34 and 58-37 of the City of Deltona's Code of**
34 **Ordinances that allows for either a utility letter of release or an 811 Report within the City**
35 **easement abandonment process.**

36
37 City Attorney Becky Vose read the title of Ordinance No. 27-2015 for the record.

38
39 **AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING SECTIONS**
40 **58-34 AND 58-37, OF ARTICLE IV, “APPLICATION”, OF CHAPTER 58, “STREETS,**
41 **SIDEWALKS AND OTHER PUBLIC PLACES”, OF THE CODE OF THE CITY OF**
42 **DELTONA, BY PERMITTING AN 811 REPORT IN LIEU OF UTILITY COMPANY**
43 **LETTER OF RELEASE FOR CITY EASEMENT ABANDONMENT; AND PROVIDING**
44 **FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

45
46 **Motion carried unanimously with members voting as follows: Commissioner Herzberg, For;**

1 **Commissioner Honaker, For; Commissioner Nabicht, For; Commissioner Smith, For;**
 2 **Commissioner Soukup, For; Vice Mayor Schleicher, For; and Mayor Masiarczyk, For.**

3
 4 Ordinance No. 27-2015 was adopted at 6:58 p.m.

5
 6 **10. OLD BUSINESS:** None.

7
 8 **11. NEW BUSINESS:** None.

9
 10 **12. CITY ATTORNEY COMMENTS:** None.

11
 12 **13. CITY MANAGER COMMENTS:**

13
 14 Ms. Shang stated it is the time of the year to talk about health insurance; staff has been working
 15 really hard and has been able to negotiate a lower rate. Initially, the City was faced with a 34%
 16 increase but, now staff has been able to negotiate that increase down to 12% to 14% depending on
 17 which plan is selected. There is an increased deductible, the plan will have a 15 month period rather
 18 than a 12 month period and there will be a 5% increase in the dental rates.

19
 20 **Mrs. Shang requested authorization to accept those rates with United Healthcare and the**
 21 **Commission concurred, however, next year the health insurance should be put out to bid**
 22 **(2017).**

23
 24 **14. CITY COMMISSION COMMENTS:**

25
 26 a) Commissioner Smith congratulated Captain Eagan, staff and everyone who took part in
 27 the success of the National Night Out event. The event gets bigger every year and it may be time
 28 to think about a larger venue for the event if it keeps growing like it is.

29
 30 b) Commissioner Nabicht stated the Commission voted tonight on a document that affects
 31 the emergency management operation in the City and he would like the City Manager to work
 32 with the Fire Chief on setting up a mock Emergency Operations Center (EOC) exercise, there are
 33 a lot of new personnel and it is a new budget year so if there is anything that needs to be talked
 34 about for budget he would like to be able to do that but, it should be a different type of event
 35 from what was done the last time. He stated the next workshop is going to be on the Waste Pro
 36 contract and he is not going to be there and he wants to make the Commission aware of his
 37 position. He congratulated Waste Pro for making an effort, hearing the complaints, endeavoring
 38 to get out there and he met with one (1) of the new bosses who has been working the streets of
 39 Deltona and not just sitting behind a desk. Although Waste Pro has been making an effort to
 40 have the trash picked up on time one (1) of his issues is the yard waste and moving toward
 41 picking up whatever yard waste is put out and working within the present contract with the
 42 dollars the City has and if it is not Waste Pro then possibly looking at the cost for Public Works
 43 to take on picking up the yard waste. He stated he is paying the same fee for yard waste whether
 44 he puts any out for pick up or not but, when a tree is trimmed it is very easy to put out four (4) or

1 five (5) piles of debris. He requested to have a conversation with Waste Pro about what can be
2 done to get all the yard waste picked up and making it more convenient for the residents.

3
4 Mayor Masiarczyk stated the residents need to be educated because a lot of the fault lies with the
5 people and the lack of education as to what can be put out and how much. Commissioner
6 Nabicht stated it is the Commission's job to educate the public and what happens is instead of
7 educating the individual homeowner when there is a problem, Waste Pro just does not pick up
8 what is left out which results in a complaint and it ends up becoming an adverse relationship.

9
10 Commissioner Nabicht stated with regards to the comments made by Ms. Gibson, he takes great
11 exception to her having the platform in front of the Commission and stating information the way
12 that she did. He stated the City has a very competent building department, a very competent
13 inspection team (Code Enforcement, Fire, Building), and she has obviously been aggrieved for
14 some time, there has been a hearing, and it is a problem that has been ongoing for five (5) years.
15 He stated these problems need to get resolved at a staff level with the City Manager because for
16 someone to have to come before the Commission to give all that information and it is the
17 person's right to do that but, the Commission has no documentation on the issue and half the
18 Commission probably does not even know what the issue is. He stated he hopes staff gets back
19 with the woman and the Building Official to mediate the issue so that she does not have to come
20 before the Commission every week to provide the whole story and in turn the City Manager can
21 provide that information to the Commission.

22
23 Mrs. Vose stated she is familiar with the issue, there was litigation over the issue and she lost.
24 She sued the roofer and there were depositions by the City's employees who did absolutely
25 nothing wrong. Her complaint with the roofers was she felt her shingles should have five (5)
26 nails in each shingle instead of the recommendation of three (3) nails in each shingle and she
27 expected the Code Officers to enforce her expectations rather than what was required. She stated
28 it was fully litigated in the court, she does not know how much more staff can do and she does
29 not think the City can mediate any sort of a settlement because staff did not do anything wrong
30 and a court stated the roofer did not do anything wrong.

31
32 Commissioner Nabicht thanked Mrs. Vose, he was looking for someone to come forward and get
33 the story on the record. City staff takes a lot of grief and certainly people have the right to
34 question things but, when the Building Official does follow accepted practices in the industry
35 and someone comes to a meeting to provide information, the Commission needs to get the whole
36 picture, it needs to be on the record because it is not good for the public to have misinformation
37 and lose confidence in staff.

38
39 Mayor Masiarczyk thanked Mrs. Vose for her comments for the viewing public and that he was
40 not aware of the history of the situation.

41
42 c) Vice Mayor Schleicher thanked Commissioner Nabicht for filling in at a meeting in her
43 neighborhood regarding cleaning up a lake and she is glad that Commissioners fill in for each
44 other when needed. She reminded everyone that school starts next Monday and to please leave
45 plenty of time to get to work through the school zones. She thanked Captain Eagan and staff for

1 the National Night Out event. She stated she attended her 50th reunion which brought into
2 perspective how much time flies by and how little she realized how quickly the years go by and
3 to appreciate everything the City does because it changes very fast and how easy it is to not
4 being aware of all the changes. She stated she is planning on a presentation in September on the
5 Thornby "HERE" (Historical Educational Recreational Environmental) Project, she has some
6 impressive things to share and it will be at an upcoming workshop so the Commission can get
7 questions answered.
8

9 d) Commissioner Honaker stated an excellent job was done at the National Night Out event
10 where employee Rubin Rodriguez and his daughter were recognized by the Beacon newspaper.
11 He reminded everyone that school starts next Monday and to be careful on the roads and that he
12 and the City Manager attended the 5K Run/Walk at New Hope Baptist Church for one (1) of the
13 assistant pastors who needs a double lung transplant. He attended the Cultural Dance and Art
14 Recital at the graduation on Saturday night at New Hope Baptist Church where there was
15 dancing and singing to include the lyric "If God be with us who could be against us." He
16 requested to add to a workshop a Fire Department budget review to look at an engine
17 replacement, if the Fire Department is picking up more emergency operations and looking at
18 expanding operations to Volusia County then possibly purchasing another rescue vehicle besides
19 the one (1) already in the budget. Also, the firefighter volunteer program needs to be re-
20 discussed.
21

22 e) Commissioner Herzberg stated at the Florida League of Cities annual conference there
23 was a lot of discussion on utility relocation which is coming forward again and she explained the
24 Bill for the public. Relocating the utilities would be cost prohibited for a City, one (1) City did a
25 project that had the Bill passed it would have added \$4 million onto the cost of the road project
26 and the City would not have been able to do the project to expand a four (4) lane highway. This
27 is something that came up in the last session in Tallahassee, it has not gone away, a utility
28 company had said there are about 60 lobbyists lobbying the legislature to try and get this Bill
29 passed. The only way that is not going to happen is to lobby the local legislative delegation as
30 well as those outside of that. The Commission will get more information as the session starts
31 but, unfortunately most of the elected officials in Volusia County did vote for the Bill the first
32 time around.
33

34 Commissioner Nabicht stated he talked to Eric Raimundo, Representative Santiago's aide, who
35 stated there was bipartisan support both in the House and Senate for the Bill and Mr. Raimundo
36 seemed to be well versed on the subject and he suggested to direct the City Manager to invite
37 Mr. Raimundo, Representative Santiago and Deltona's Lobbyist to come to a workshop to
38 provide more information to the Commission on the issue.
39

40 Commissioner Honaker stated most of the legislature is leaning in favor of it as well as leaving
41 paragraph "j" which stated the cities will pay for the utility relocation cost because the franchise
42 agreements that cities enter into with utility companies should pay for it.
43

1 Commissioner Nabicht stated there was framework in the legislation but, it was not for every
2 project. He stated Staff needs to get someone from the Florida League of Cities, Deltona's
3 Lobbyist and someone from Representative Santiago's office to provide a good overview.
4

5 Commissioner Herzberg stated it would not be every City in the State so concerned about this if
6 there was not going to be such a big financial impact to the cities it would not be a big deal. The
7 communication services tax is going to come back again but, Senator Hukill was kind enough to
8 not ding the cities on that and if it stays that way that the City does not lose any revenue from it
9 then it is okay. Property taxes only cover a 3rd of the budget and the rest is brought in by other
10 forms of revenue from the State. A lot of the legislators have never been a City or County
11 Elected Official, it looks good at their level to cut everything but, they do not realize the cities
12 and counties have to pick up the costs by charging the resident for it. The networking roundtable
13 discussed streamlining public records, ride sharing, equipment sharing, looking at undervalued
14 real estate, community gardens, an online permit hub, "See Click Fix" which is where residents
15 report nonemergency issues to government and some of these are fascinating concepts that may
16 not work for Deltona but, even if the City could do just one (1) to make it easier for residents or
17 it could open up another source of revenue that would be good. She wished Mayor Masiarczyk a
18 Happy Birthday and presented him with a birthday card and the Mayor thanked the Commission.
19

20 f) Commissioner Soukup stated he attended his first National Night Out and agreed with
21 Commissioner Smith that a bigger venue may be needed. He stated he brought his daughters
22 kicking and screaming but, when it was time to leave they did not want to go. He stated he
23 posted on Facebook that Paxton Lynch a graduate from Trinity Christian Academy is on the
24 Heisman watch list and he is proud that a Deltona kid is mentioned in that arena.
25

26 Mayor Masiarczyk asked Commissioner Soukup to provide that information to Public
27 Information Officer Lee Lopez.
28

29 g) Mayor Masiarczyk stated National Night Out is great every year, there are some real
30 concerns about school starting because of detours on Providence Blvd. and construction on
31 Howland Blvd. and there will be serious bottlenecking and to be careful driving on Monday. He
32 stated most branches of the military have a delayed entry program for students getting out of
33 high school that can sign up to go into the military but, may not have a job assignment and there
34 is a meeting monthly. The United States Air Force has chosen Deltona's Veterans' Memorial
35 Park and has actually adopted the park and there were 231 flags retired on Saturday morning. He
36 thanked Ms. Shang for being in attendance, the Air Force recruiter and the people of the delayed
37 entry program. He stated the Public Service Commission (PSC) sets the rates for the utilities and
38 are guaranteed to make a profit, they are using the City's right-of-ways under permits that the
39 City provides, they should continue to pay the cost to relocate the utilities, major relocates are on
40 County and State roads, most of Deltona is side roads and he supports utility companies
41 continuing to pay for utility relocation like they have been required to do in the past.
42

43 Commissioner Herzberg stated this is a discussion to have before dedicating any roads from the
44 County to the City.
45

1 Mayor Masiarczyk stated he is not for taking over any County roads. He thanked Captain Eagan
2 and he asked everyone to be careful at the Howland Blvd. construction during school hours and
3 to respect the property owner's rights by not trampling on or parking on lawns.

4
5 Commissioner Nabicht stated team WEVO, West Volusia Youth Baseball group, won the Dixie
6 World Championship in Lexington, the team will be coming before the Commission, the kids
7 have a tremendous amount of spirit and this is their second world series in a row.

8
9 Mayor Masiarczyk stated when Commissioner Lowry proposed the sign at the entry to the City it
10 was discussed to rotate the teams by removing the oldest and putting on the newest.

11
12 **14. ADJOURNMENT:**

13
14 There being no further business, the meeting adjourned at 7:25 p.m.

15
16
17 **ATTEST:**

John Masiarczyk Sr., Mayor

18
19
20 _____
Joyce Raftery, CMC, City Clerk

21



AGENDA MEMO

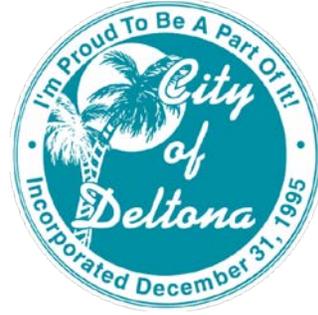
TO: Mayor & City Commission **AGENDA DATE:** 9/9/2015
FROM: Jane K. Shang, City Manager **AGENDA ITEM:** 9 - A
SUBJECT: Public Hearing - Ordinance No. 14-2015, amending the Deltona Welcome Center Business Planned Unit Development (BPUD), at first reading - Chris Bowley, Planning and Development Services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

LOCATION:	Located at the northeast corner of the intersection of Deltona Blvd. and DeBary Ave.
BACKGROUND:	
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.
POTENTIAL MOTION:	"I move to approve Ordinance No. 14-2015, to amend the Deltona Welcome Center BPUD to allow for more than one gas station/convenience store on lots two and three and to permit one right-in and right-out access point each on Deltona Blvd. and DeBary Ave, at first reading and to schedule second and final reading for September 21, 2015."
AGENDA ITEM APPROVED BY:	<hr/>

ATTACHMENTS:

Jane K. Shang, City Manager

- 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.

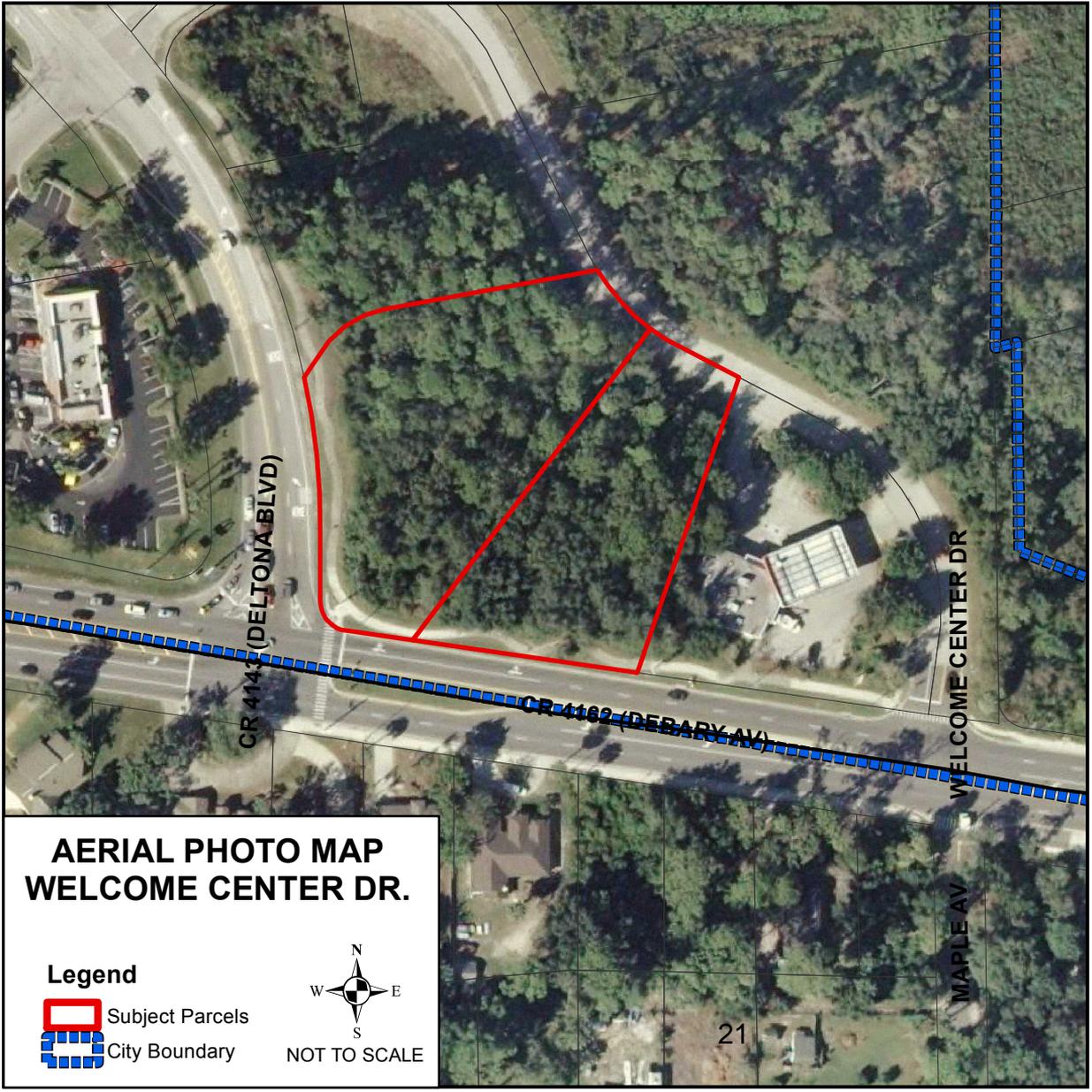
- a. **Schools:** This amendment should have no negative impact on local schools
- b. **Sewage Disposal:** Wastewater will be treated by Deltona Water. The proposed use will generate approximately 1,300 Gallons Per Day (GPD) of wastewater; the Deltona Water sanitary sewer system currently has 250,000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



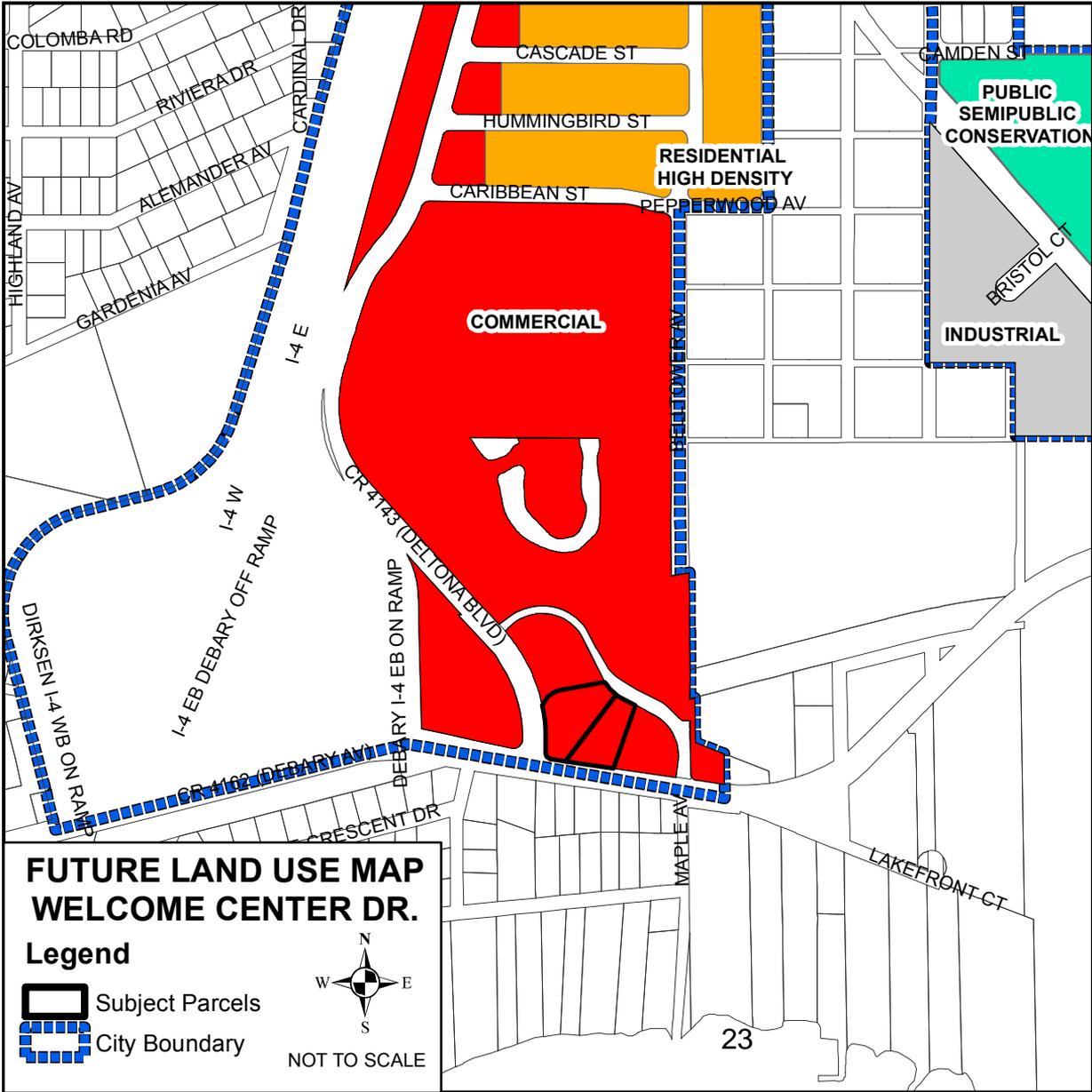
FLOOD MAP

Legend

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


N
W E
S

NOT TO SCALE



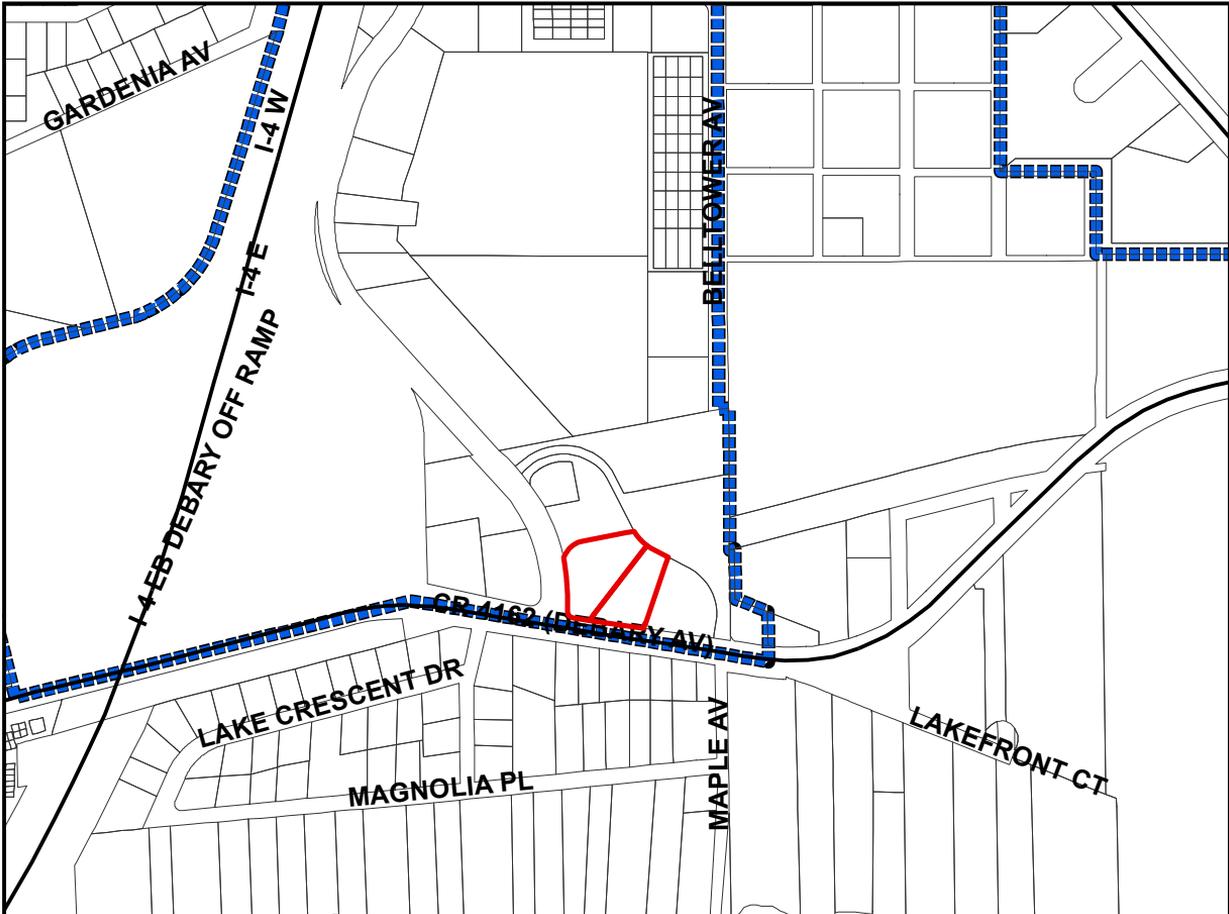
FUTURE LAND USE MAP WELCOME CENTER DR.

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

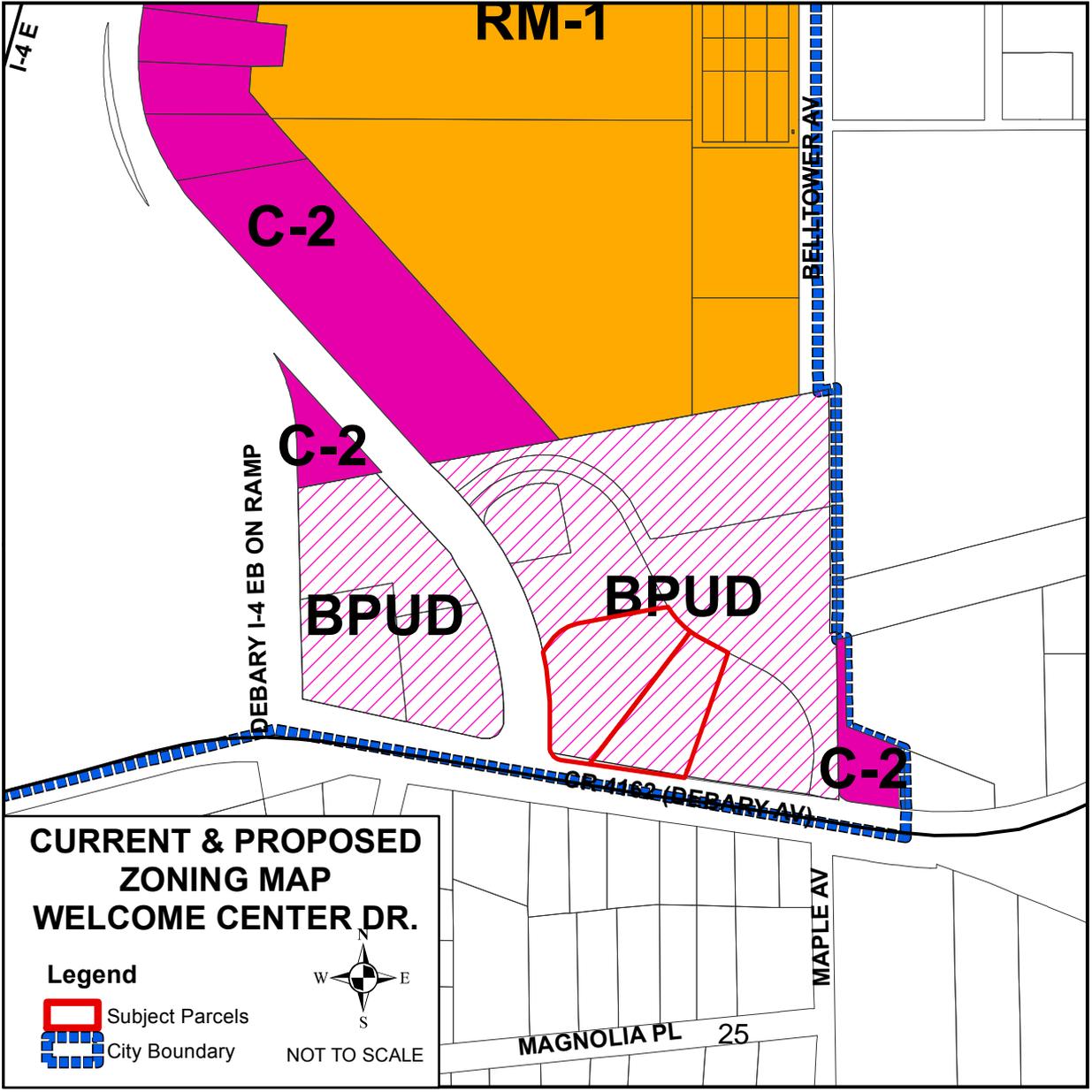


LOCATION MAP WELCOME CENTER DR.

- Legend**
-  Subject Parcels
 -  City Boundary



NOT TO SCALE



RM-1

C-2

C-2

BPUD

BPUD

BELL TOWER AV

DEBARY I-4 EB ON RAMP

MAPLE AV

CP 4162 (DEBARY AV)

C-2

MAGNOLIA PL 25

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

(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**.

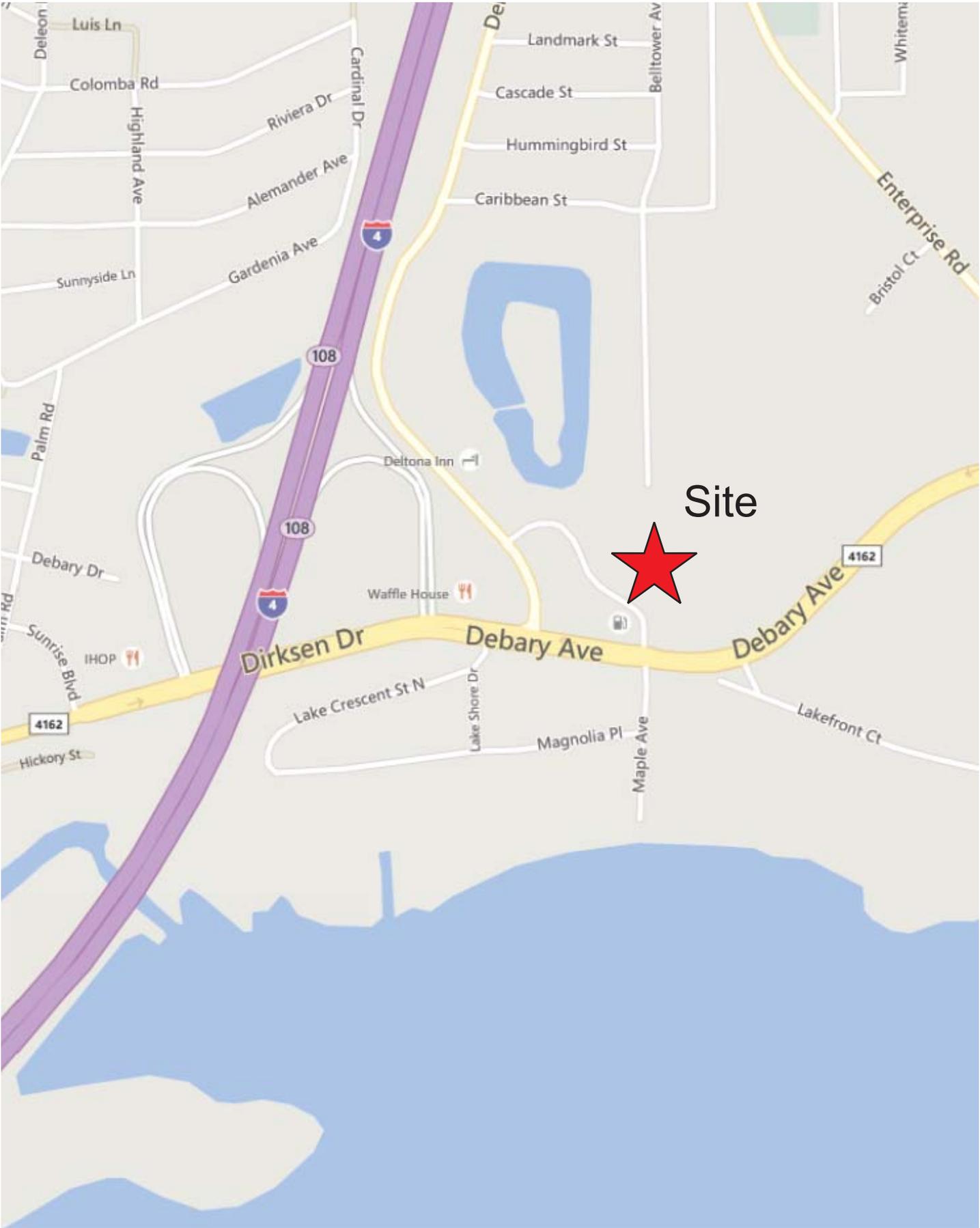
The analysis was conducted in accordance with City of Deltona requirements. The roadway segments considered in the analysis are listed in **Table 1**.

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, 9th 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
Net New Trips				1,704	--	41	41	82	--	51	51	102

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

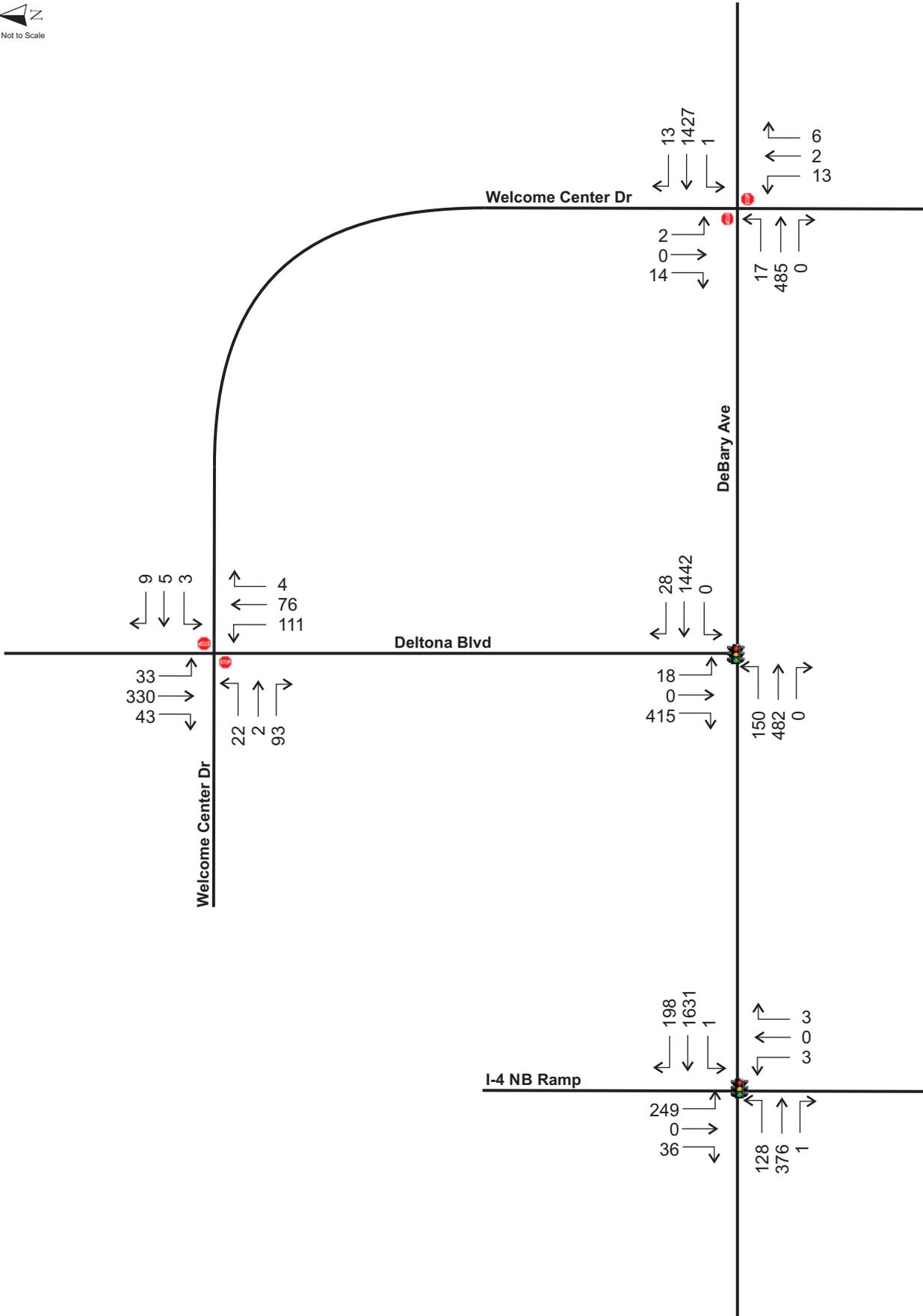
Roadway segment capacity was analyzed by comparing the traffic volumes on the study roadway segments to the service volumes at the adopted Level of Service (LOS) standard. The roadway segment analysis is summarized in **Table 3**.

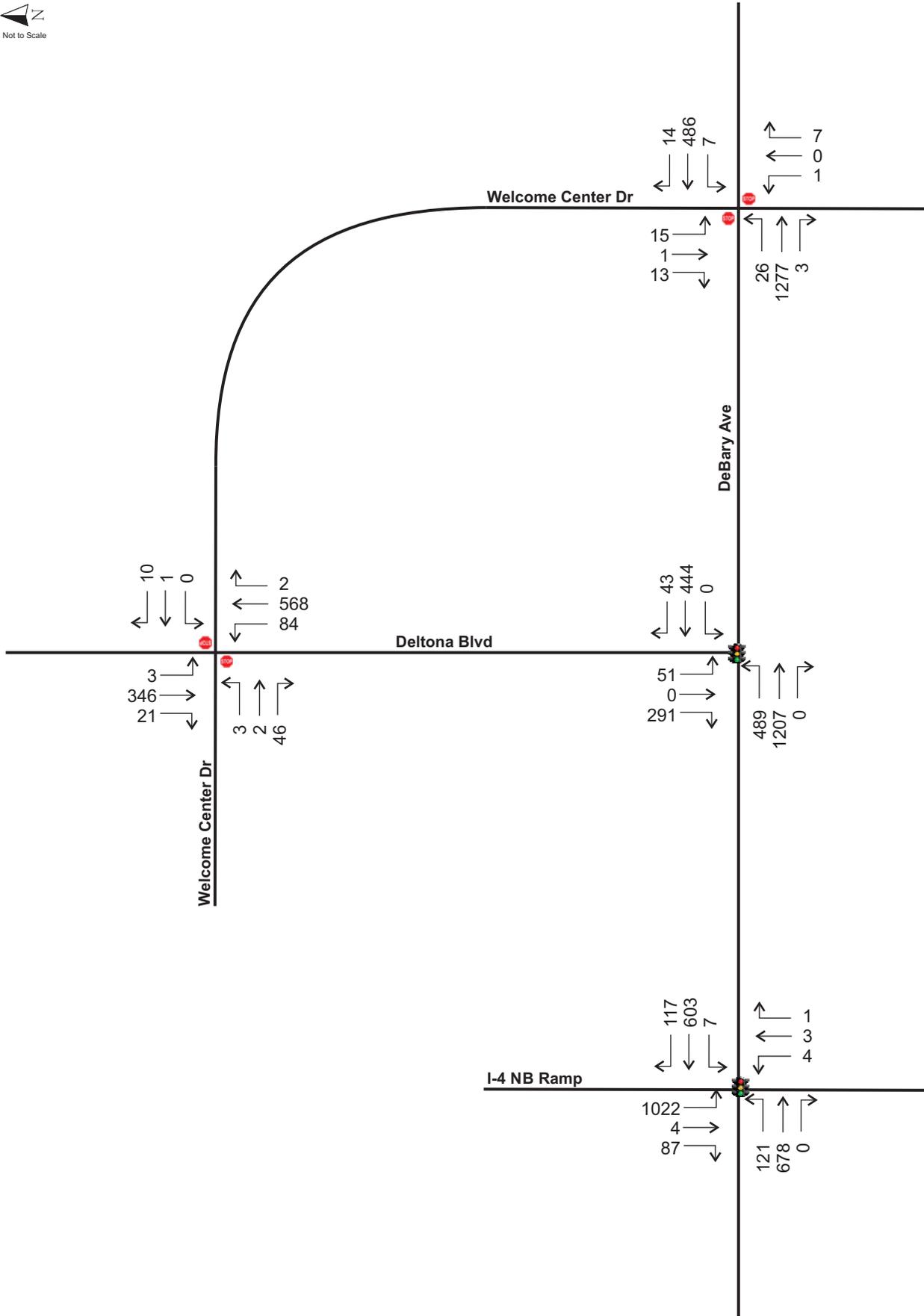
Table 3
Segment Capacity Analysis

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

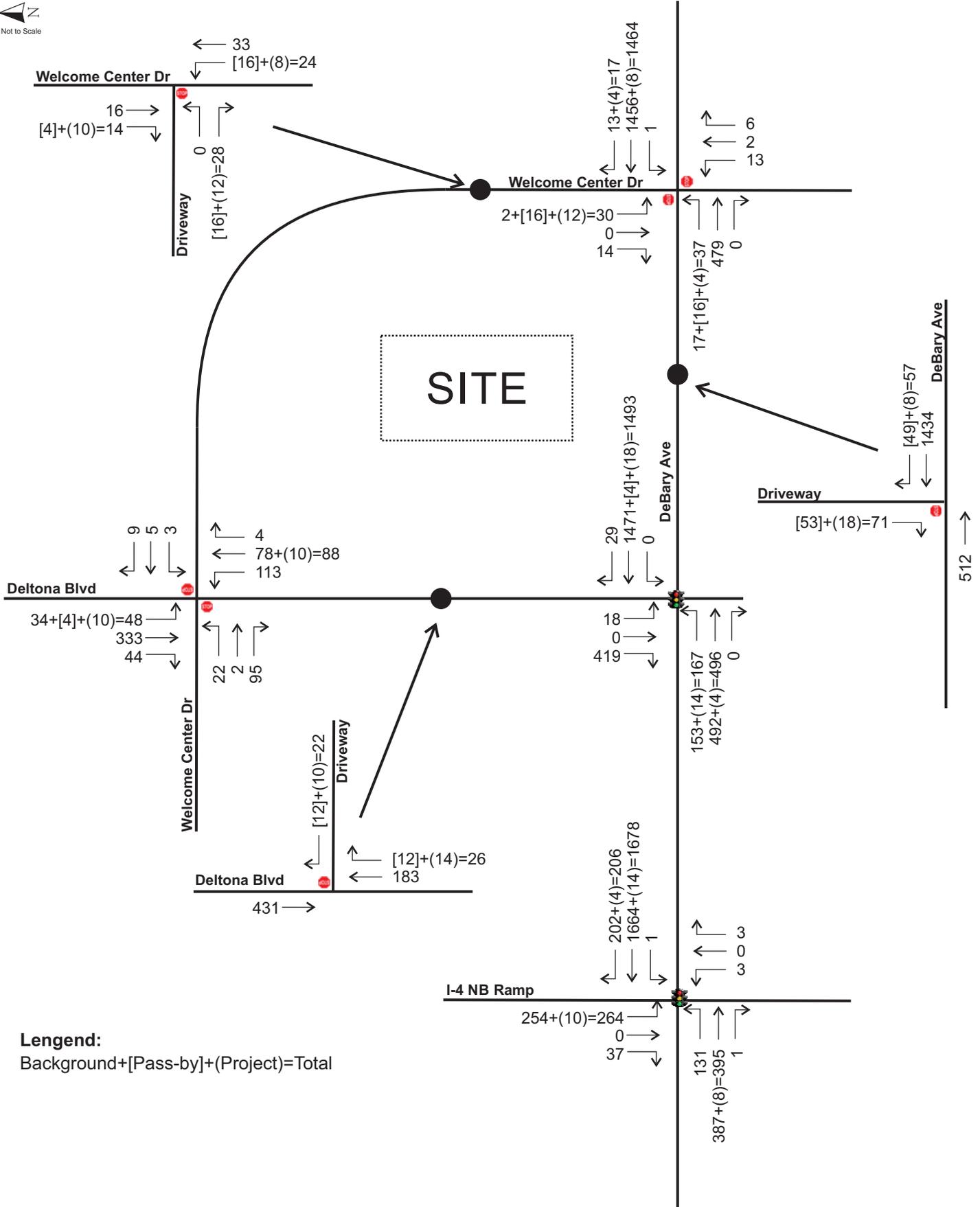
An intersection analysis was conducted using the *Synchro* software and the methods of the *Highway Capacity Manual (HCM) 2010*. The capacity analysis was performed using the existing and projected traffic volumes during the AM and PM peak hour. Existing turning movement counts were obtained at the study 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**.

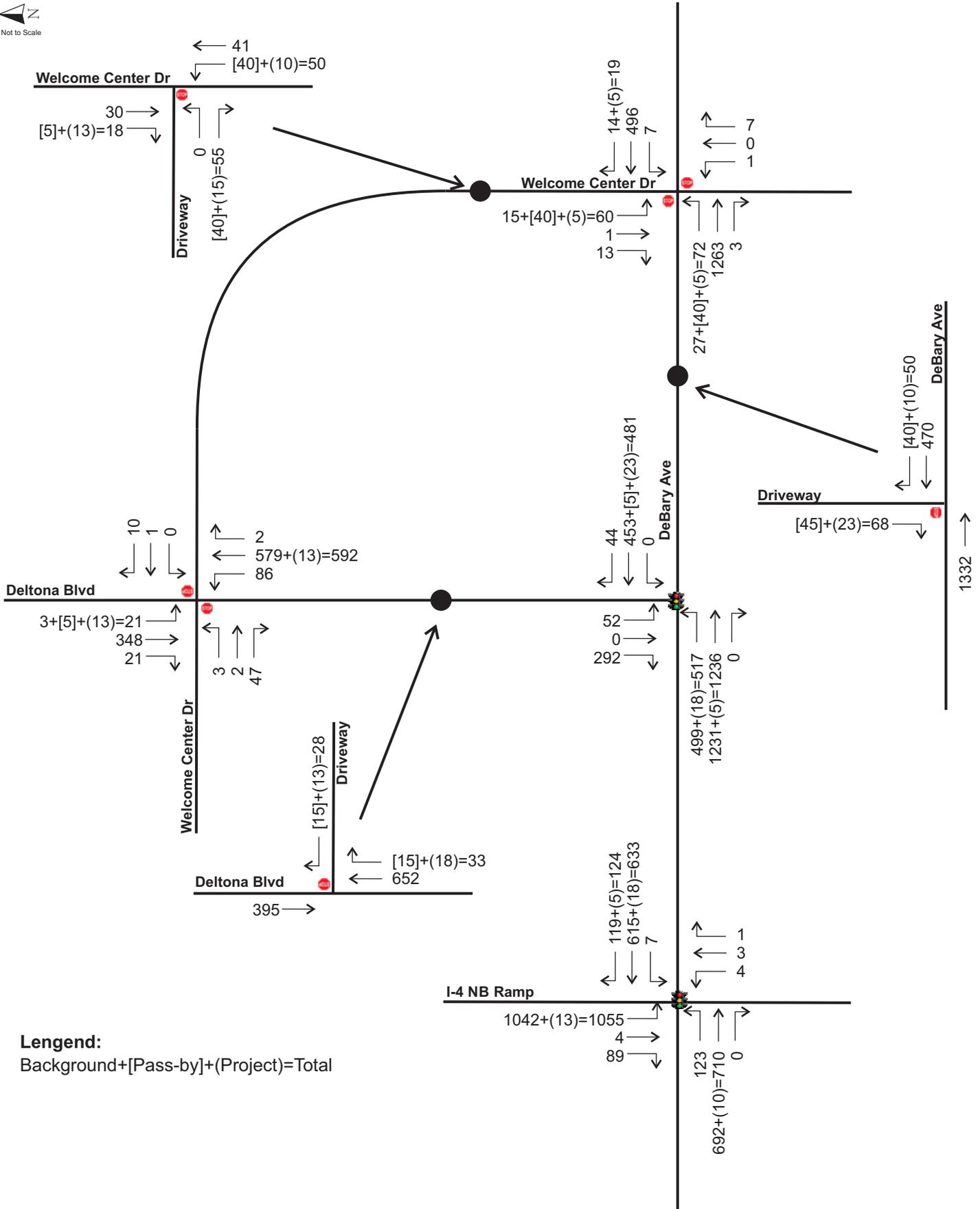
Table 4
Intersection Capacity Analysis

Intersection	Control	Analysis	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
AM Peak Hour												
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	--	--	--	--
PM Peak Hour												
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



Lengend:
 Background+[Pass-by]+(Project)=Total



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.

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 - 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

Appendix B
ITE Information Sheets

Convenience Market with Gasoline Pumps (853)

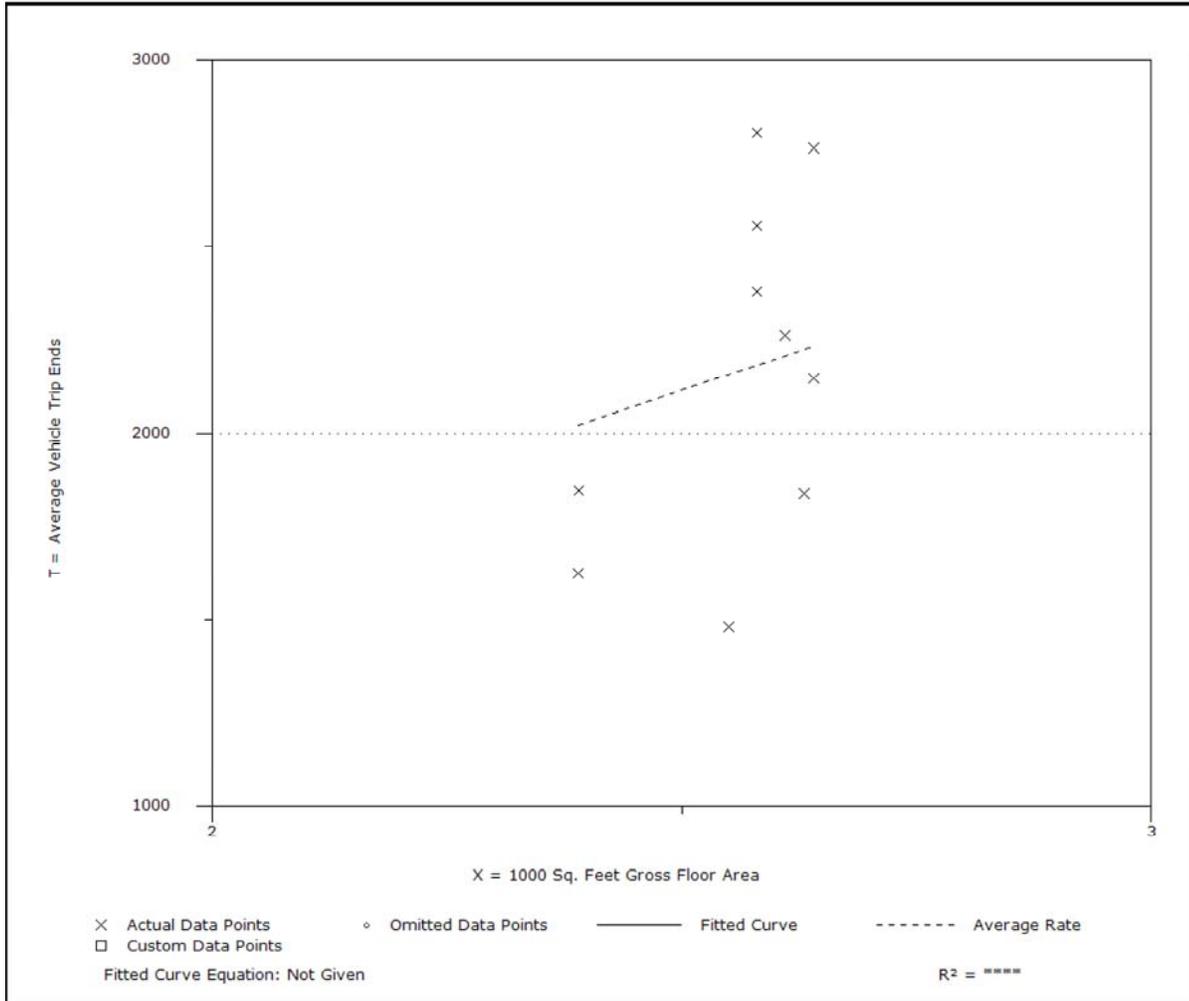
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

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)

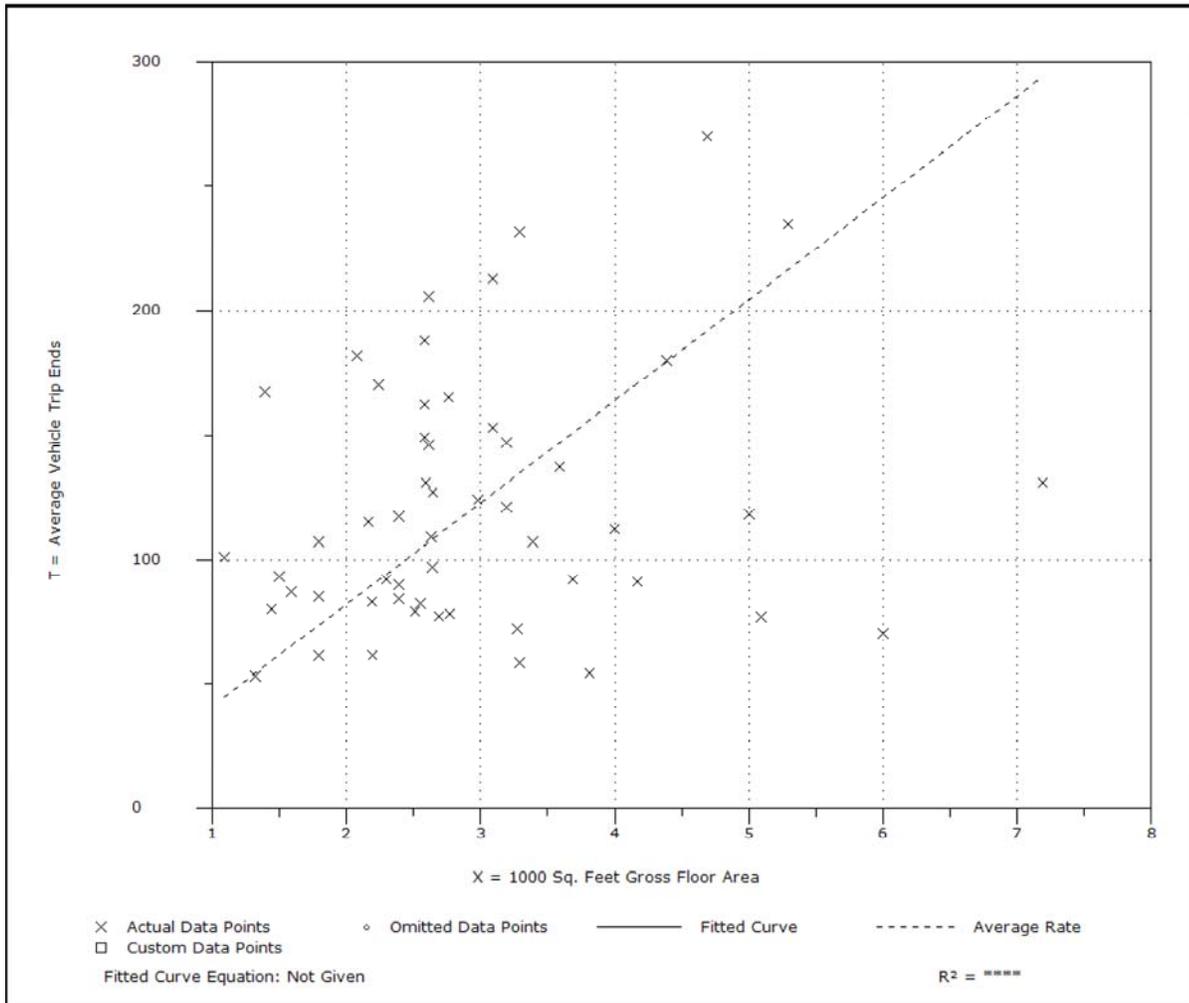
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

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)

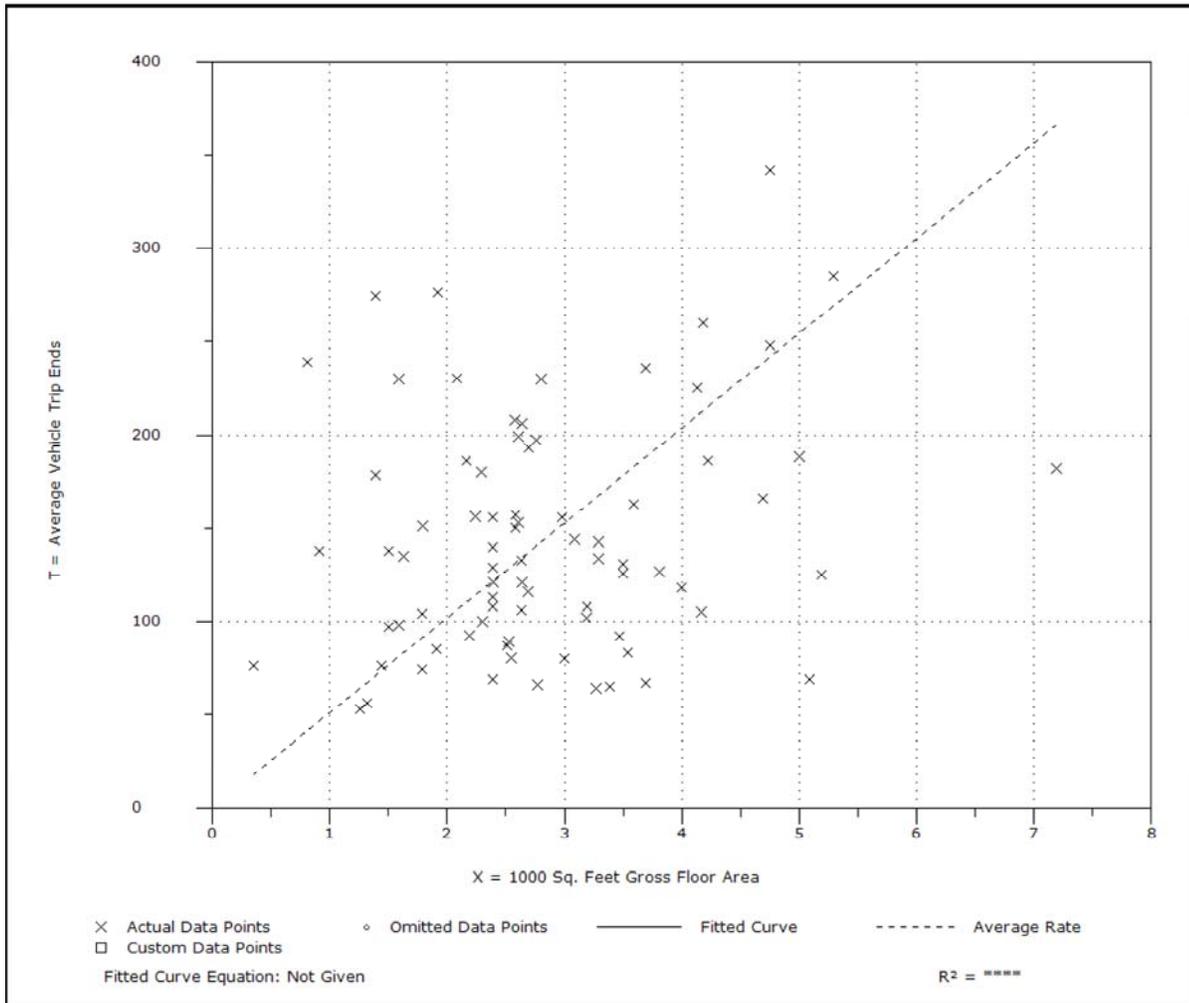
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

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

MOCF: 0.95
 PSCF

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**

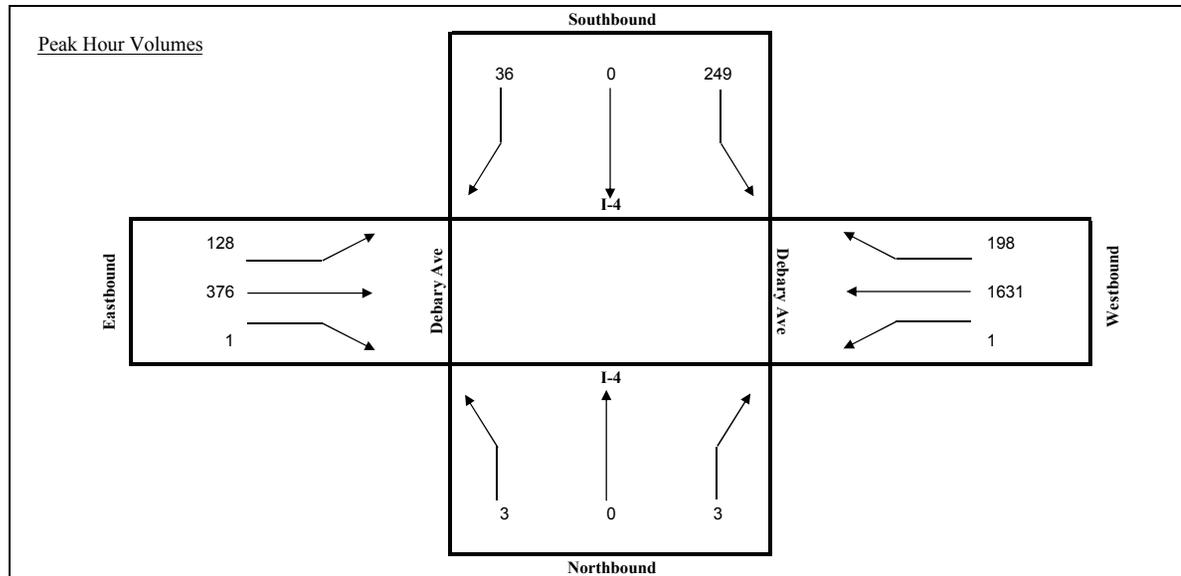
Intersection (N/S): I-4

Intersection (E/W): Debary Ave

Date: 5/7/2015

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

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



**TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS**

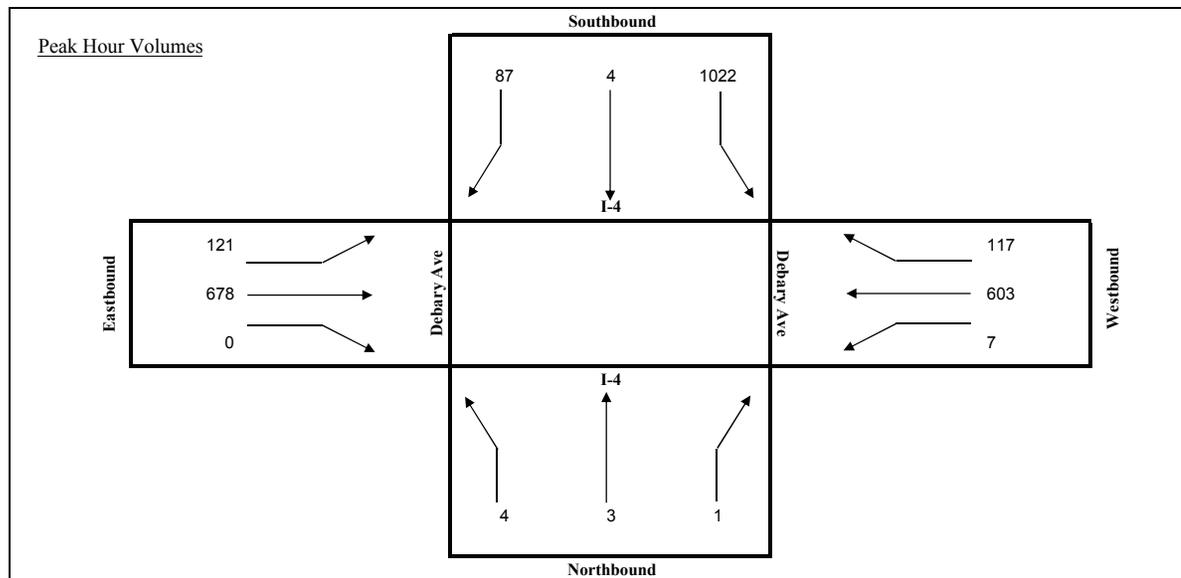
Intersection (N/S): I-4

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

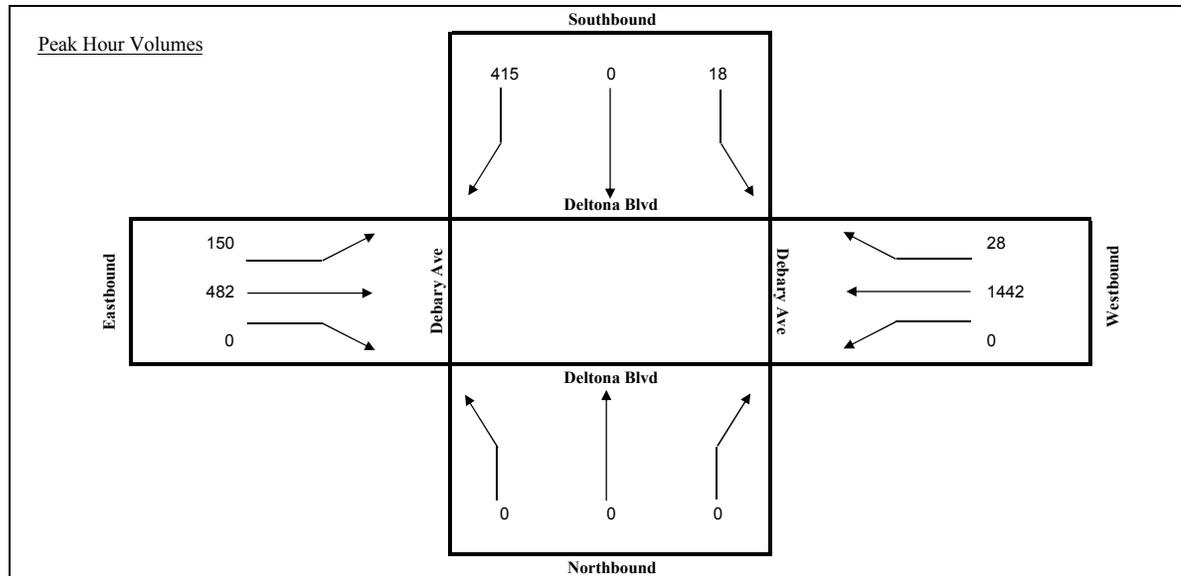
Total for:	4:00 PM	5:00 PM	4	2	2	995	4	109	106	455	0	11	544	127	2359
Total for:	5:00 PM	6:00 PM	4	4	2	1005	3	72	118	711	0	9	585	123	2636
Tota Peak Hour:	4:45 PM	5:45 PM	4	3	1	1022	4	87	121	678	0	7	603	117	2647
Overall PHF:	0.92														



**TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS**

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

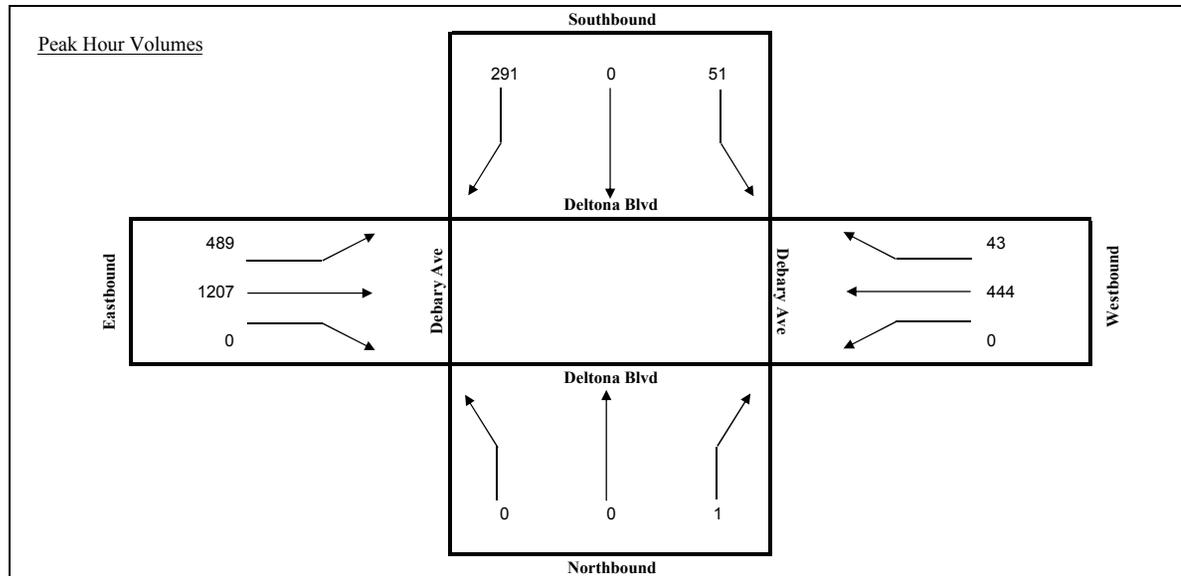
Start	End	Deltona Blvd			Deltona Blvd			Debary Ave			Debary Ave			TOTAL	
		L	T	R	L	T	R	L	T	R	L	T	R		
7:00 AM	7:15 AM	0	0	0	7	0	96	25	74	0	0	360	6	568	
7:15 AM	7:30 AM	0	0	0	3	0	110	41	120	0	0	378	4	656	
7:30 AM	7:45 AM	0	0	0	7	0	105	36	107	0	0	340	10	605	
7:45 AM	8:00 AM	0	0	0	5	0	99	40	140	0	0	372	5	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	
Total for:	7:00 AM	8:00 AM	0	0	0	22	0	410	142	441	0	0	1450	25	2490
Total for:	8:00 AM	9:00 AM	0	0	0	18	0	345	103	409	0	0	1204	37	2116
Tota Peak Hour:	7:15 AM	8:15 AM	0	0	0	18	0	415	150	482	0	0	1442	28	2535
Overall PHF:	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	
Total for:	4:00 PM	5:00 PM	0	0	2	46	0	265	457	1026	0	0	425	21	2242
Total for:	5:00 PM	6:00 PM	0	0	1	52	0	268	450	1251	0	0	458	43	2523
Tota Peak Hour:	4:45 PM	5:45 PM	0	0	1	51	0	291	489	1207	0	0	444	43	2526
Overall PHF:	0.92														



**TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS**

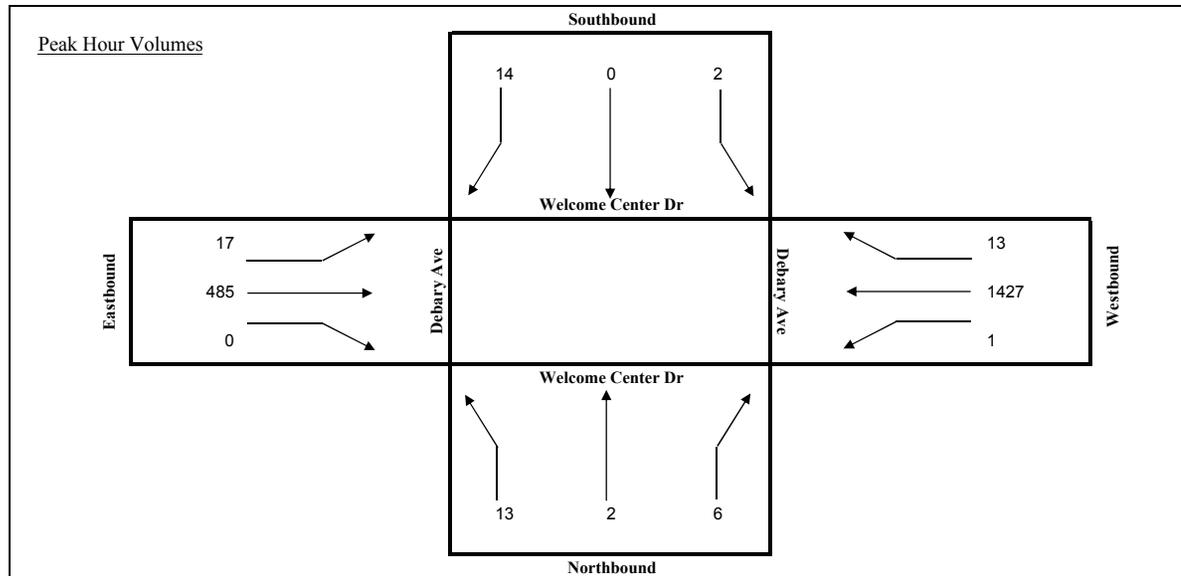
Intersection (N/S): Welcome Center Dr

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

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



**TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS**

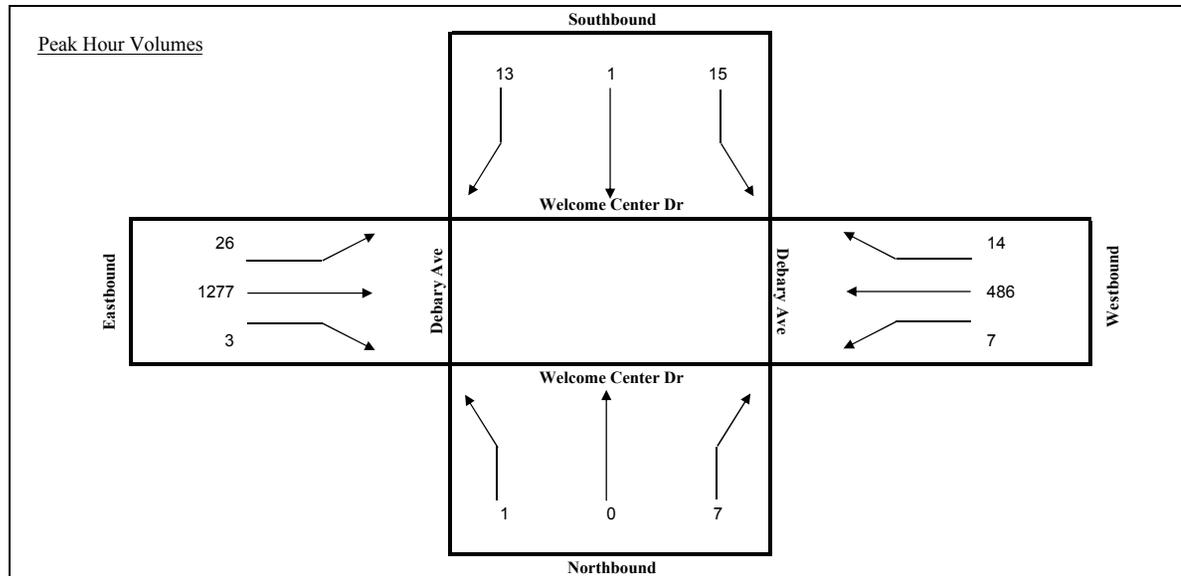
Intersection (N/S): Welcome Center Dr

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

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

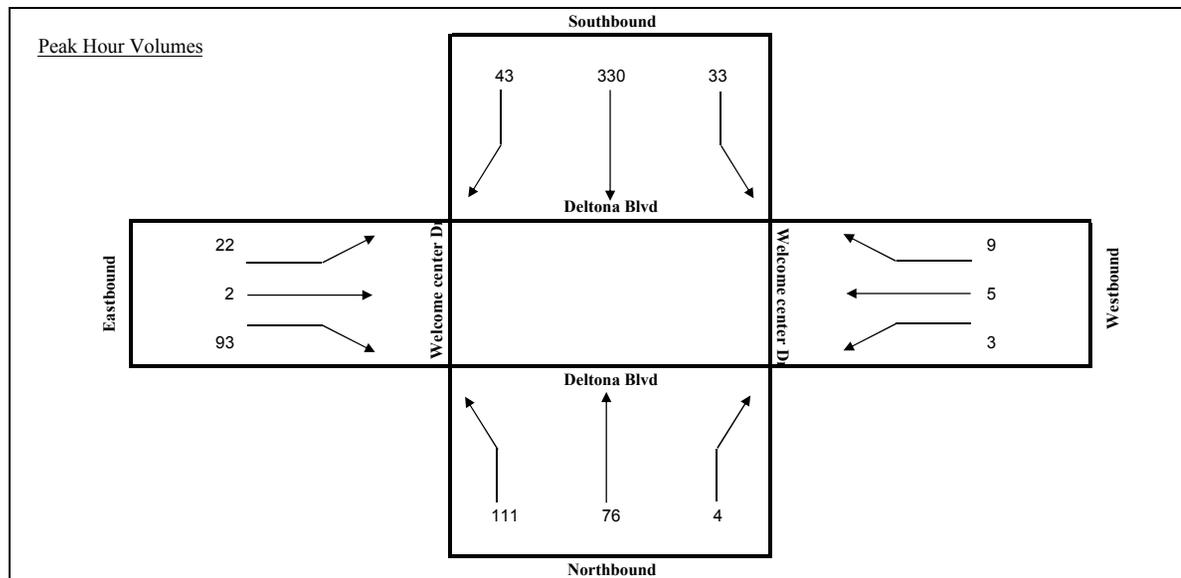


TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS

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

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

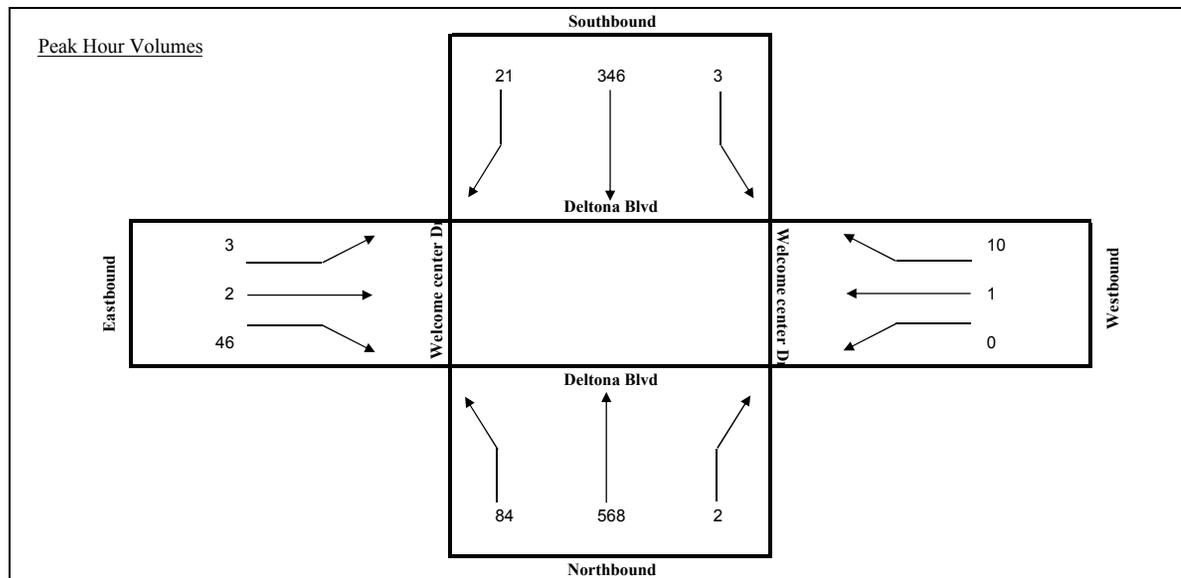


**TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS**

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

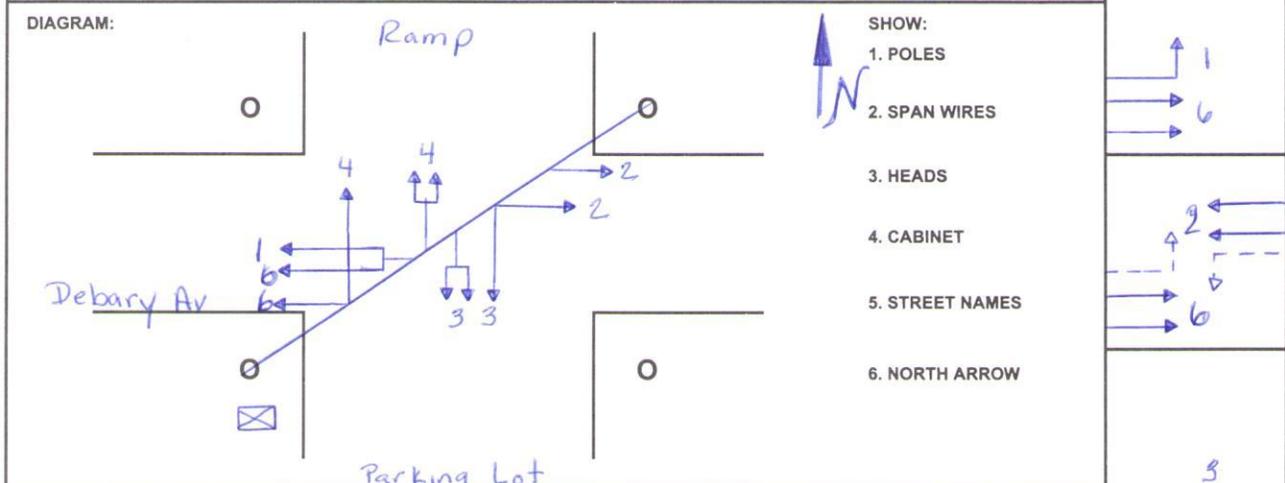
Total for:	4:00 PM	5:00 PM	67	478	3	1	320	20	3	2	35	0	3	4	936
Total for:	5:00 PM	6:00 PM	83	529	2	3	323	19	4	1	48	0	2	13	1027
Tota Peak Hour:	4:45 PM	5:45 PM	84	568	2	3	346	21	3	2	46	0	1	10	1086
Overall PHF:	0.98														



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	1/6	5	3	4	2	15					NL	
2/6	2/6	15	4	4	2	30				min	L	Y
3	3	5	3	4	2	15					NL	R
4	4	6	4	4	2	30					NL	R

MAX 2				GENERAL INFORMATION			
T.O.D.				CONTROLLER TYPE	PHASES	3000 E 50 80 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

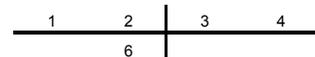
ISOLATED: DATE: 3/27/2015SIGNAL #: 188CO-ORD: Design By: M. TobinSystem #: 6

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			P4
	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			P6
	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			P8
	PLAN FREE	C301S1	C101S1	C201S1	FREE			-
FRI #1	TIME 00:01-06:00	06:00-09:00	09:00-14:00	14:00-19:00	19:00-00:00			
	PLAN FREE	C301S1	C101S1	C201S1	FREE			
SAT #2	TIME 00:01-09:00	09:00-18:00	18:00-00:00					
	PLAN FREE	C101S1	FREE					
SUN #3	TIME 00:01-09:00	09:00-18:00	18:00-00:00					
	PLAN FREE	C101S1	FREE					
CONTROLLER TYPE		CONDITION OF OVERHEAD		New		PROM NUMBER		P8
3000E		OVERHEAD STREET NAMES		NO				-
PHASES:	8Φ	ILLUMINATED STREET NAMES		YES		8216A 3.7.3		SIGNAL OWNER ⁴
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



VOLUSIA COUNTY TRAFFIC ENGINEERING
SYSTEM INVENTORY



Switch IP.# 10.77.8.2
Controller IP.# 10.77.8.34
Camera IP # -

DATE: 3/27/2015 DESIGNED BY: M. Tobin

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

ID NO: 188 SYSTEM ID: 6

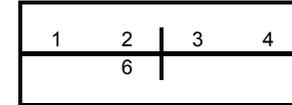
CONTROLLER TIME CHART

TP# 1

MVMNT	MIN	EXT	CLR	A.R.	WALK	FDW	MAX1	MAX2	MAX3	ADJST	REC	DET	FL	SET	CLR	CO-ORDINATION								
1	5	3	4	2.5	-	-	15	-	30	10	-	NL	-	2	2	PLAN	C1/S1	C2/S1	C3/S1	C4/S1	C5/S1	C6/S1		
2	12	3	5	2	-	-	30	-	-	-	MIN	L	Y	-	-	CYCLE	100	115	160					
3	5	3	3.5	2.5	-	-	15	-	-	-	-	NL	R	-	-	OFF 1	0	3	0					
4	6	4	4	2.5	-	-	30	-	-	-	-	L	R	-	-	OFF 2								
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFF 3								
6	12	3	4	2	-	-	30	-	-	-	MIN	L	Y	-	-	OFF 4								
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFF 5								
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PERM	10%	10%	10%	10%	10%	10%	10%	10%

PHASE SPLITS (seconds)

CY/SP	C1/S1	C2/S1	C3/S1	C4/S1	C5/S1	C6/S1		
PH 1	19	17	19	-	-	-		
PH 2	42	35	102	-	-	-		
PH 3	16	16	15	-	-	-		
PH 4	23	47	24	-	-	-		
PH 5	-	-	-	-	-	-		
PH 6	61	52	121	-	-	-		
PH 7	-	-	-	-	-	-		
PH 8	-	-	-	-	-	-		



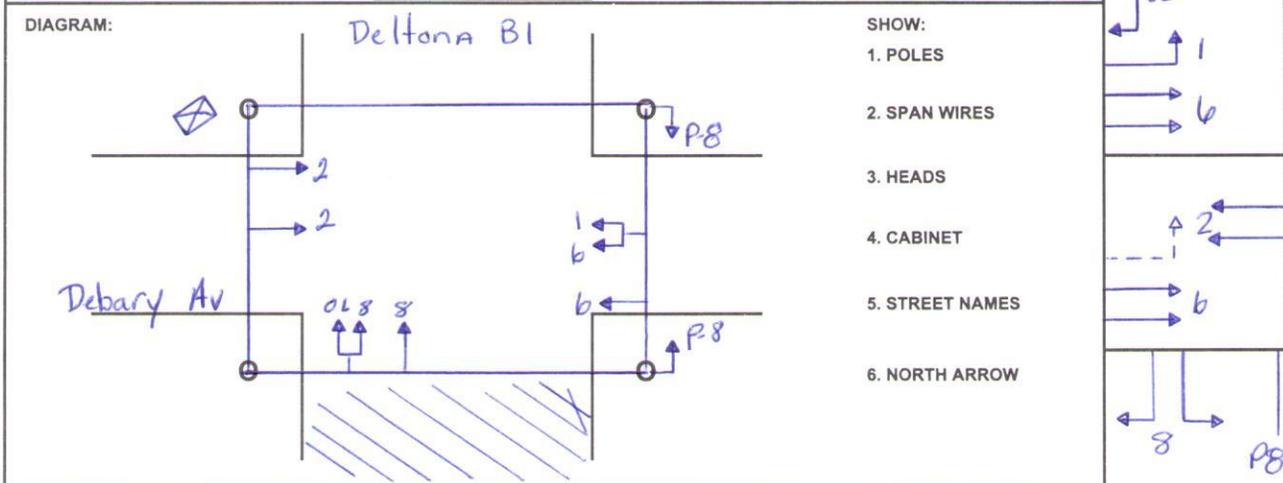
BASE DAY

		1	2	3	4	5	6	7	8	9	10	11
MON #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						
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						
	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						
	PLAN	FREE	C301S1	C101S1	C201S1	FREE						
SAT	TIME	00:01-09:00	09:00-18:00	18:00-00:00								
	PLAN	FREE	C101S1	FREE								
SUN	TIME	00:01-09:00	09:00-18:00	18:00-00:00								
	PLAN	FREE	C101S1	FREE								

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 Ø

REMARKS:

COUNTY OF VOLUSIA TRAFFIC SIGNAL TIMING SHEET

LOCATION: Debary Avenue & Deltona Blvd
Deltona ISOLATED: DATE: 1/15/2015
SIGNAL #: 258 CO-ORD: Design By: M. Tobin
System #: 6

Controller Timing Chart

PHASE	1	2	3	4	5	6	7	8	
DIRECTION	EBL	WB	-	-	-	EB	-	SB	
TURN TYPE	PERM/PROT	-	-	-	-	-	-	-	
MIN GREEN	5	11				11		5	
EXTENSION	4	4				4		4	
CLEARANCE	4.5	4.5				4.5		3.5	
ALL RED	3.5	3.5				3.5		3.5	
WALK	-	-				-		7	
FDW	-	-				-		24	
MAX 1	20	35				35		20	
MAX 2						-		-	
MAX 3	-	-				-		-	
ADJUST	-	-				-		-	
RECALL	-	MIN				MIN		-	
DETECTOR	NON-LOCK	LOCK				LOCK		NON-LOCK	
FLASH	-	YELLOW				YELLOW		RED	
SET	-	-				-		-	
CLEAR	-	-				-		-	
BASE DAY	1	2	3	4	5	6	7		
									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 ⁴
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	8
6	8	

VOLUSIA COUNTY TRAFFIC ENGINEERING
SYSTEM INVENTORY



Switch IP.# 10.77.8.3
Controller IP.# 10.77.8.35
Camera IP # -

DATE: 1/15/2015

DESIGNED BY: M. Tobin

LOCATION: Debary Avenue & Deltona Blvd

CITY: Deltona

ID NO: 258

SYSTEM ID: 6

CONTROLLER TIME CHART

TP# 1

MVMNT	MIN	EXT	CLR	A.R.	WALK	FDW	MAX1	MAX2	MAX3	ADJST	REC	DET	FL	SET	CLR	CO-ORDINATION	C1/S1	C2/S1	C3/S1	C4/S1	C5/S1	C6/S1		
1	5	4	4.5	3.5	-	-	20	-	-	-	-	NL	-	-	-	PLAN								
2	11	4	4.5	3.5	-	-	35	-	-	-	MIN	L	Y	-	-	CYCLE	100	115	160					
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFF 1	2	109	1					
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFF 2								
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFF 3								
6	11	4	4.5	3.5	-	-	35	-	-	-	MIN	L	Y	-	-	OFF 4								
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFF 5								
8	5	4	3.5	3.5	7	24	20	-	-	-	-	NL	R	-	-	PERM	10%	10%	10%	10%	10%	10%	10%	10%

PHASE SPLITS (seconds)

CY/SP	C1/S1	C2/S1	C3/S1	C4/S1	C5/S1	C6/S1		
PH 1	22	55	24	-	-	-		
PH 2	58	37	115	-	-	-		
PH 3	-	-	-	-	-	-		
PH 4	20	23	21	-	-	-		
PH 5	-	-	-	-	-	-		
PH 6	80	92	139	-	-	-		
PH 7	-	-	-	-	-	-		
PH 8	20	23	21	-	-	-		

1 & 8R	2	
	6	8

BASE DAY

		1	2	3	4	5	6	7	8	9	10	11
MON #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						
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						
	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						
	PLAN	FREE	C301S1	C101S1	C201S1	FREE						
SAT	TIME	00:01-09:00	09:00-18:00	18:00-00:00								
	PLAN	FREE	C101S1	FREE								
SUN	TIME	00:01-09:00	09:00-18:00	18:00-00:00								
	PLAN	FREE	C101S1	FREE								

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
Intersection Summary								
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
Intersection Summary								
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
Intersection Summary								
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
Intersection Summary								
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	-	-	None	-	-	None	-	-	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	NBRWBLn1	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	-	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
Intersection Summary								
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
Intersection Summary								
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
Intersection Summary								
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
Intersection Summary								
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	-	-	None	-	-	None	-	-	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			C			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	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	0	100	-	0	0	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	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	NBR	WBLn1	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:

City of Deltona, Florida
Ordinance No. 14-2015
Page 2 of 3

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

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

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

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

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

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2015.

FIRST READING: _____

ADVERTISED: _____

SECOND READING: _____

JOHN C. MASIARCZYK SR., MAYOR

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

ATTEST:

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

COPY

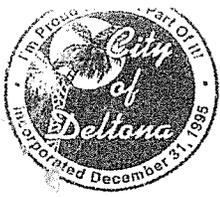
TO WHOM IT MAY CONCERN

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 • Email: jraftery@deltonafl.gov

Item 9A



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 386-9728-4411
 Joey Rosado 504 Loren Dr 386-259-5561
 Marissa Rosado 1121 Warda Lane 386-259-5561
 Aric Crosby Jr 1041 Galgano Ave
 Tylene McMichael 920 Simeon 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 Estrella Road DeBary	386 668-9923
Karla Miller	37 Mangold DeBary	386 624-2872
Taylor Ozher	42 Carnation Lane DeBary	386-848-6912
Rebecca Thorpe	15 Dogwood Trail #1 DeBary FL	(386) 330-1384
Frank Streb	15 Dogwood trl #1 DeBary, FL	(386) 479-1156
BEAU SHANKS	10 PADDOCK CT DEBARY, FL	
DAVID BRINKMAN	292 Country Cir Dr W	814 977 8409
Vivi Burnett	43 Wistaria Dr DeBary	
Krysta Ramsey	15 Dogwood trl #1 DeBary/FL	386-218-8589
MIKE STITHAM	310 FOXHILL RD	837 9787
Jeanne Smith	1111 E Taylor Rd	512-466-0452
Bob Cole	95 CHAINMOUNT AVE	
Bob Cole	95 CHAINMOUNT AVE	386-216-3454
James Strickland		
Jack or Sue	732 Lakewood Dr	407-474-3543
WONNE BOWERS	356 Oak Springs Dr DeBary	
Tami Joyner	55 Lantern Dr. DeBary	386-344-0575
Larry C. Buehler	129 Florence - Blue DeBary	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. Highbanks RD	

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 of Man	1230 ⁸ Orange St 1110 Broadway	386-871-9198
Erik Flores	1104 Genoa Ave	386 320
YEIDY MARRERO	1309 BUCCANEER AVE	4824 (386) 860-2195
ALISON WOODS	731 Leland Dr DeHona	407-252-0623
Donna SILVA	245 TOMS RD	386-747-2071
Bill BRUNNER	1377 BAILEY AVE	(386) 479-0735
Mike Esposito	2635 DeHona Blvd	386 821 7938
John Smith	315 Cherokee Ave,	386 804-9085
LISA Day	3210 Clewiston St	(386) 469-8271
Jose A Santiago	1199 E Nonnabellej Blvd	(386) 860-5547
Nick son	Waffle House	(386) 521-0848
Meli GRIMES	363 Magnolia Pl DeBam	407 7489711
Junny Nequette	391 Magnolia Pl DeBam	386-279-3715
Christopher Berry		

<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	386-847-4498
Detek Noel	1329 Fallwood DG	386-265-3244
dreg Fernandes	450 Elizabeth St Enterprise, FL.	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

Ked Mitchell

NIBISCOS Rd.

407-687-4844

Charles Ketchum

386-299-7861

Rollin Park

PO Box 4149,
Enterprise

407-474-4362

~~Wanda~~

407-477-3878

Antonio Lopez

J. Lopez Rest.

386-387-9770

Mike Mucari

Osteen

407-33003

Shimul Kim

Deltona

407-446-5261²²

Jim Sanderson

Deltona

386-960-4254

ERIC Littlefield

352 978 6756

Ian McKeown

2022 enterprise

386-473-9814

Hanna-Mia Reder

857-218-9112

Cambria Sims

310 Pine Ave #B

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

386-473-4488

Tom Arnold

Deltona

386-860-0851

Nancy Vargas

Deltona 105

407-555-6065
Item 9A

NAME :

ADDRESS :

PHONE NUMBER :

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Gordon M. Snyder	341 Alegando	386 574 7313
Elizabeth Walker	2088 Maplewood	(386) 973-1887
mt M	DELTON 381 1319 Hills NC	
Angela L. Leez	955 Millenbeck	(386) 624-2853
John Barton	613 Anderson Drive	407 907 8792
Don Fitch	160 Live Oak Woods Ct. Apt. 4A	386-320-2826
Alberta Baker	442 Champlain Dr	386 216 4245
William Mays	331 Maguire St.	(407) 779-0000
Kevin Megrawski	1349 Wildberry Lane	(386) 216-2346
Chim B	3331 Caldwell Street	376 315 6020
Frank Cutliff	843 Windbrook Dr.	386-232-0909
Jean Ortiz	870 Regatta Lane Deltona	386-221-4438
Don Ford	259 Monaco Ave	407 501 6914
Edna J. J.		
Cathy Sensenig	51 Main St Deltona FL	386-801-3199
Donald Binger	1571 Doyle Rd	386-216-1052

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Kemmy Luis	1350 Broken Pine Road.	321-438-9383
Janifer Grandy	389 Palmetto Dr, Enterprise, FL 32725	407-314-8597
Nathan Reyes		386-868-0588
Kelly Thompson	974 Wilmington OR	
CHARLES STANULEWICH	453 COVENTRY ESTATES BLVD	845 224 6336
David Penabazera	20 Laurel oaks dr.	902 398 7271
Alexander Diaz Camacho		386-215-6287
Chelle Brooks	518 Pemberton Ave	407-484-4004
Maria Lebron		
Justin Musick	360 Providence Blvd	407-937-9377
Porfirio Lopez	2340 Newmark Dr.	(407) 307-8970
Jenny Rivers	576 W. Jublum Drive	(386) 574-8220
Vincent Smith	327 Montego St.	(386) 215-9100
Nancy Davis	2481 Omaha Drive	386-279-3090
Mike Depez	Po Box 740224	407-733-2573
Ruth Sophie	190 Hickory Woods Ct 32725	386-747-7884
John Washington	110 Cypress Woods Ct APT 9B 32725	407-376-1577
ERDELL Jefferson	776 Whitewood Dr	386 320 8768
Cindy Garin	645 Ashland Ct.	
Justine Hooper		

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John B. [Signature]

1930 Furrer Lane

407 416 1486

[Signature]

244 Autumn Ridge RD.

386-215-0292

Jane [Signature]

1842 Maysville Dr.

407-416-850

[Signature]

521 Rita Ct. 32725

386-245 1151

[Signature]

617 Anderson dr.
Deltona FL

386 215 6734

2 Morale [Signature]

537 Leina Dr

321-304-9110

Karen Kellie [Signature]

125 Madison PL

Kelly Edward [Signature]

1405 Shell Road

407-509-3976

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Kimberly Marvin

386-748-4292

James J. J. J.

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Theresa Cawey

407-878-2580

Bobby Patull

Miko Vah

386 901 1827

Dillon Fontaine

407-427-2707

Ch Adh

Lina A. Kona

Zaid Shuff

Jose Cruz

388 320 1873

Nathaniel Laracuente

OMAR SAO

Tabitha Pitchford

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Ernest Lopez

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Mrs Domingan

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Luis

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Jonathan Walters

407-221-6892

407-7413488

Ruthy Lopez

Benjamin Montgomery

mark Lewis

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De'Eric Mc'Lendon

Marc Pace II

386 500 8702

843-304-4501

386-837-9209

Eric Hill

Allen Dillon / Alan Dan

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Jenee Euell

Kadejea Buckner

Anthony Colon

321-262-5130

Charles Julius

386 583 0813

Juan M. Romero

786-556-8949

Rud W. Bay

407-324-8340

Reuben Manis

787-704-9106

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Toni Brown

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830 Debarry Ave.

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Mary M ^c A		9182649183
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Cameron Council		386-215-4514
Ken Cannon		386 711 4384
JOE ANTHONY		407 455.8415
Jack Anglade		(386) 960-3230
JENESIS FELIZ-LOPEZ		(407) 241-9340
Bill Averell		386-837-6160
K KASAC		386. 5710263
HILLARD		386 216 8800
P. Gomez		8013915628
vill Garay		407-261-2890
Reva Thatchek		407-600-1556
Heather Johnson		407 545-1007
Ran Altman		386-789-5487
		386-234-5599

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Edwin Toro Jr	651 Hager st Deltona	321-210-4513
Jose Rodriguez	516 N. Wellington Dr 32725	352-396-4664
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Hector Garcia	1351 withewood DA	321-330-8153
Juan Cinton	238 Valencia Rd	407-534-9823
Greg Osterman	1493 Deltona Blvd	386-490-3202
Lehiel Balado	263 N. Evans Circle	
John Kelly	928 E. Fairbairn Dr	386-490-734
Erita Garcia	778 Cloverleaf Blvd	321-316-7107
Keith Weiss	236 Eldorado Dr. DeBary	(386) 742-7078
Armando Amv	763 W Ludlum	386 748 0240
Albert Santiago	1068 DELTONA BL DELTONA FL 32725	386-215-3725
Eugenia Rodriguez	1044 Fountainhead Dr 32725	407 416 4210
Laura Aguilera	1044 Fountainhead Dr 32725	407 416 4985
Shawn Woods	1432 Hartley Ave 32725	320-210-1024
DAN SOLARZO	266 DIAMOND ST. APT B	386 215 0827
Patricia Melanhorn	414 W Fowler Dr. Apt A	386-259-5064
Teroy Cosby	793 Arlene Dr. Deltona	386-956-1693

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Christina Raghonath		386 848 5273
Torianda Stuart		904 377-3725
Alexa Anna		631-356-3950
Marco Atehortua		352-404-8729
Jackie Caster		352-551-9901
Bobbie Johnson		352-551-9671
Henry Johnson		386-473-9964
Tiffany Johnson		386-437-2942
Brittney Cruz		407 534 7174
Carlos Medina		407 431 4528
Ritlyn Smith		607 379 8153
Jeremy Lugo		607 379 8152
Arnon Shotts		386 748 1536
Walter Baum		
Michelle Johnson		386 960 4301
India Casanova		407 362 8645
2 + 3		407-637-2042
Nelody Miller		286 315 3844
ABAT KUTL		321-362-8531
Amor Hunter		407-443-7181
Teddy Rivera		386-789-6712
Nissy Ogilby		386 259 7249
Wadele Pro		386 675 8543
Lacey Williams		407 486 5125
		386 490 0070



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PHONE NUMBER:

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Daniel Old	59 Wentwood Dr	566-315-465
Martha McNeal	53 Columbine Trail D.B.	386-668-6903
Jenn Thompson	222 Buena Vista	407 222 5605
Kevin Patel	871 Blairmont Ln	321-662-3584
Alicia Capchin	1008 Springdale.	352-540-8642
Martha McNeal Mina Capchin	127 S. Cox St,	386-631-776

13
104



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PHONE NUMBER

Edward Russell

331 Drake Ct Ruffina

386-320-1544

NAME :	ADDRESS :	PHONE NUMBER :
Andrew Maske	2465 Reed Ellis Rd Osteen FL	407 321 7217
Tony Ford	901 Baylor Dr Dalton GA 31705	407 621 5361
Zachery Turner	1852 Enterprise-Osteen Rd	386-215-4942
Tamara Sandroni	57 Stallor Ave. DeBary FL	386-866-1692
Jerry Maxwell	1418 CEDAR DINE	386 574 4977
MARY SUVA		
Lawrence Jefferson		
Sean Caldwell		
Andrew Fakeman		
Anthony Spruce		
Zachariah Ewell	7 W Page Rd DeBary	407-481-3055
Alyssa Mitchell		407-383-0909
JANIE TOLLEY		
Joshea Cobarr	450 Elizabeth Street	386-631-0626
Daisy Vargas	830 DeBary Ave.	
Jose Caballero		
Dennisha		
Joshua Castro	1210 Hemingway drive	407 - 701-2739
Doug Rody	558 Grove Court	386 - 320 6832
TRANS MOORE	432 COUNTRY ESTATES BLVD	321 297 8524
Karissa Pomurlean	391 Country Estates Blvd	386-315-1747
JERRY BEKUND		
Ryan Clark		386 315 6248
Ricci Soria		
Aaliyah Zabbins	634 Leland Dr	386 479 6018
JOHN JAMES		

NAME	ADDRESS	PHONE NUMBER
Brenda Thompson	910 Saxon Blvd Deltona Fl. 32725.	407-222-6626 1
Weidrick Jones	Same ↑	
Kelsey Haas	1329 Fallwood dr. deltona FL 32125	386 214 1857
BRIAN BORDEAUX	3126 SHALLOWFORD ST. DELTONA FL 32738	386-215-1875
Rocco M. Pisani	1235 Providence Blvd Delk	221-377-0198
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Laura Aguilera	1044 Fountainhead DR	407 416 4985
Selina Vasquez	335 Lake Crescent DR	386 215-7649

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Robert Rodriguez
~~John~~

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1st Wacanta Rd DeBary
563 Godfrey Ct. Deltona FL
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Jason R. Perez
Robert Jesus
George Bruce
Daniel John

808 Coleman Ave Deltona FL 32725
~~Robert~~

Jacob
Jacob

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David Howell

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Robert Tinsler

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NAME:

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Cassandra Koffman~~111 407~~

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NAME :

ADDRESS :

PHONE NUMBER :

Daniel

Andres Andres

Juan

~~[Signature]~~

Austin Williams

~~[Signature]~~

Bill Bruce

Juan Hernandez

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Stan Cost

Matthew Gutierrez

~~[Signature]~~

Roger Maxwell

~~[Signature]~~

Iris Garcia

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674 Red Jetway

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NAME :**ADDRESS :****PHONE NUMBER**

NAME :	ADDRESS :	PHONE NUMBER
Edward Russell	331 Male Ct Deltona	386-320-1548
Wida Asari	2135 S. Volusia	386-456-1111
Mike Label	896 Deltona Blvd Deltona	386-574-2131
Sejal Patel	— 11 —	— 11 —
Charlene Anderson	1043 Town Center Dr. Orange City, FL 32763	352-246-0041 386-774-0188



AGENDA MEMO

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

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 first reading - Chris Bowley, Planning and Development Services Department (386) 878-8502.

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. intersection.

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 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,

ORIGINATING DEPARTMENT:	provide for the Code required setback and buffer from the interior lot line between the two lots. 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, as suggested by staff.
POTENTIAL MOTION:	“I move to approve Ordinance No. 15-2015, rezoning ±9.28 acres located at 2306 N. Normandy Blvd. from R-1AA to MPUD with the staff suggested changes to the Gold Choice MPUD Development Agreement, at first reading, and to schedule a second and final reading for September 21, 2015.”
AGENDA ITEM APPROVED BY:	 <hr style="width: 30%; margin-left: 0;"/> Jane K. Shang, City Manager
ATTACHMENTS:	<ul style="list-style-type: none"> • 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

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.



NORMANDY BLVD N

SOUTH AV

AERIAL PHOTO

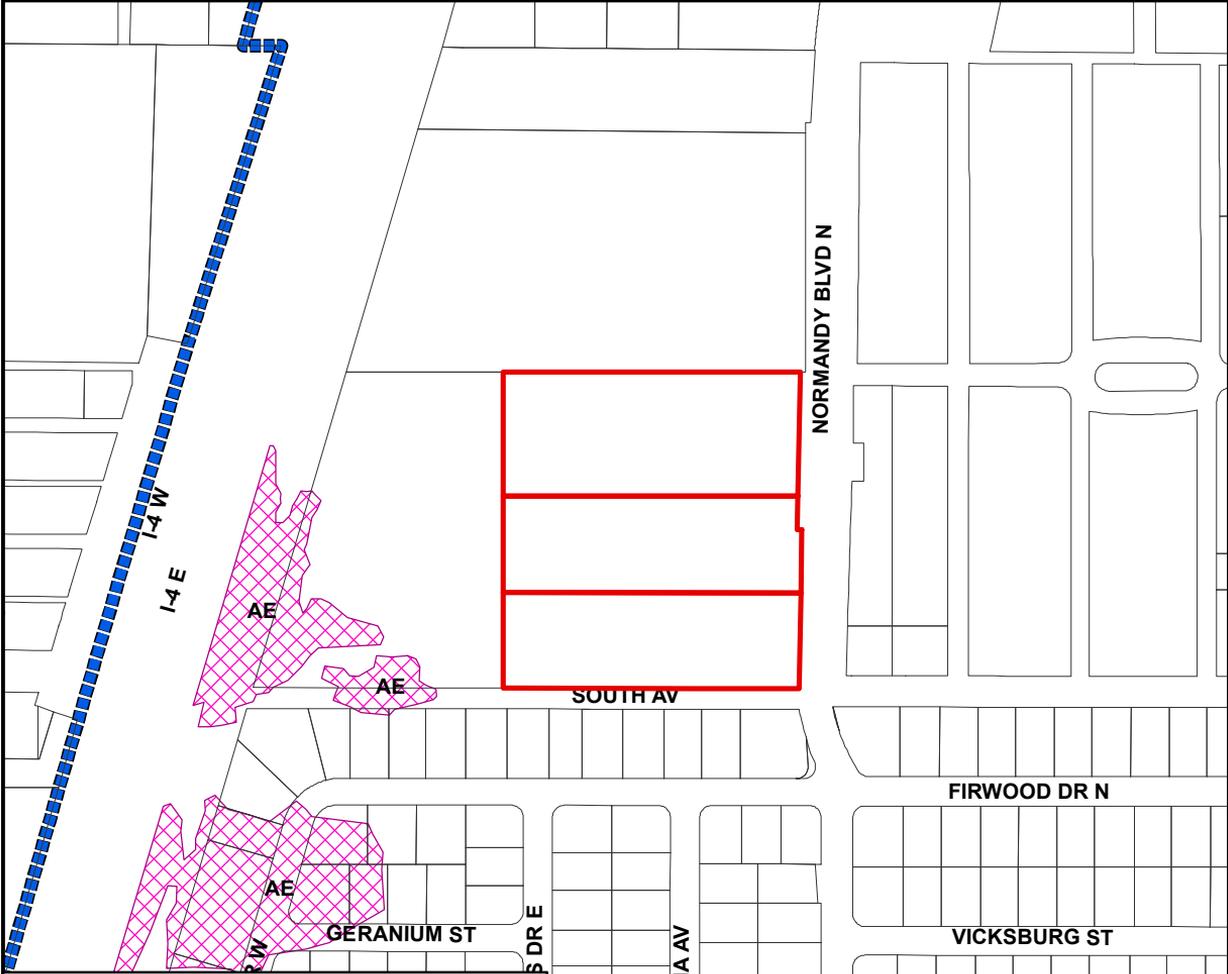
Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

133



FLOOD MAP

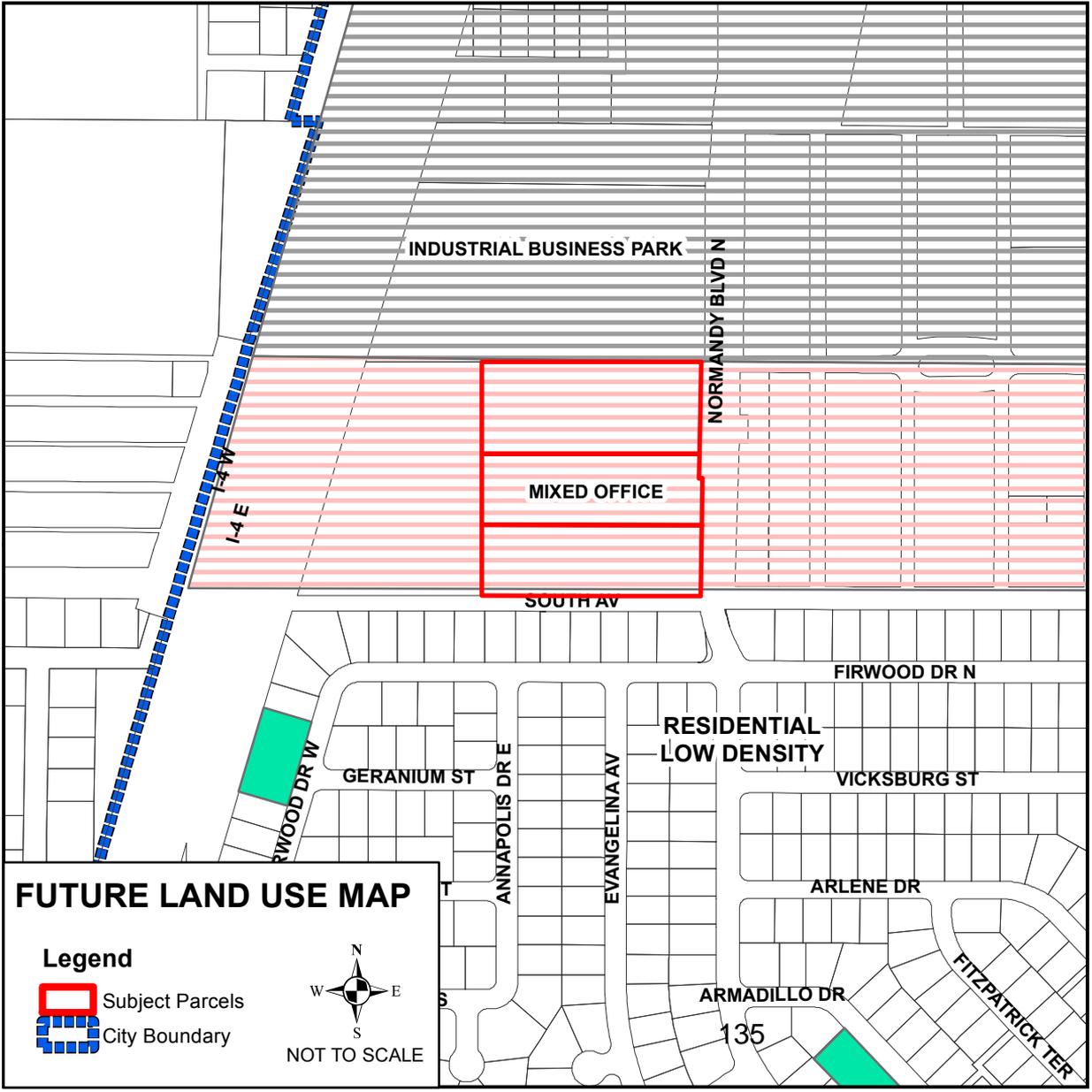
Legend

-  Subject Parcels
-  City Boundary


NOT TO SCALE

134

AE



INDUSTRIAL BUSINESS PARK

MIXED OFFICE

NORMANDY BLVD N

SOUTH AV

FIRWOOD DR N

RESIDENTIAL
LOW DENSITY

GERANIUM ST

ANNAPOLIS DRE

EVANGELINA AV

VICKSBURG ST

ARLENE DR

ARMADILLO DR

FITZPATRICK TER

135

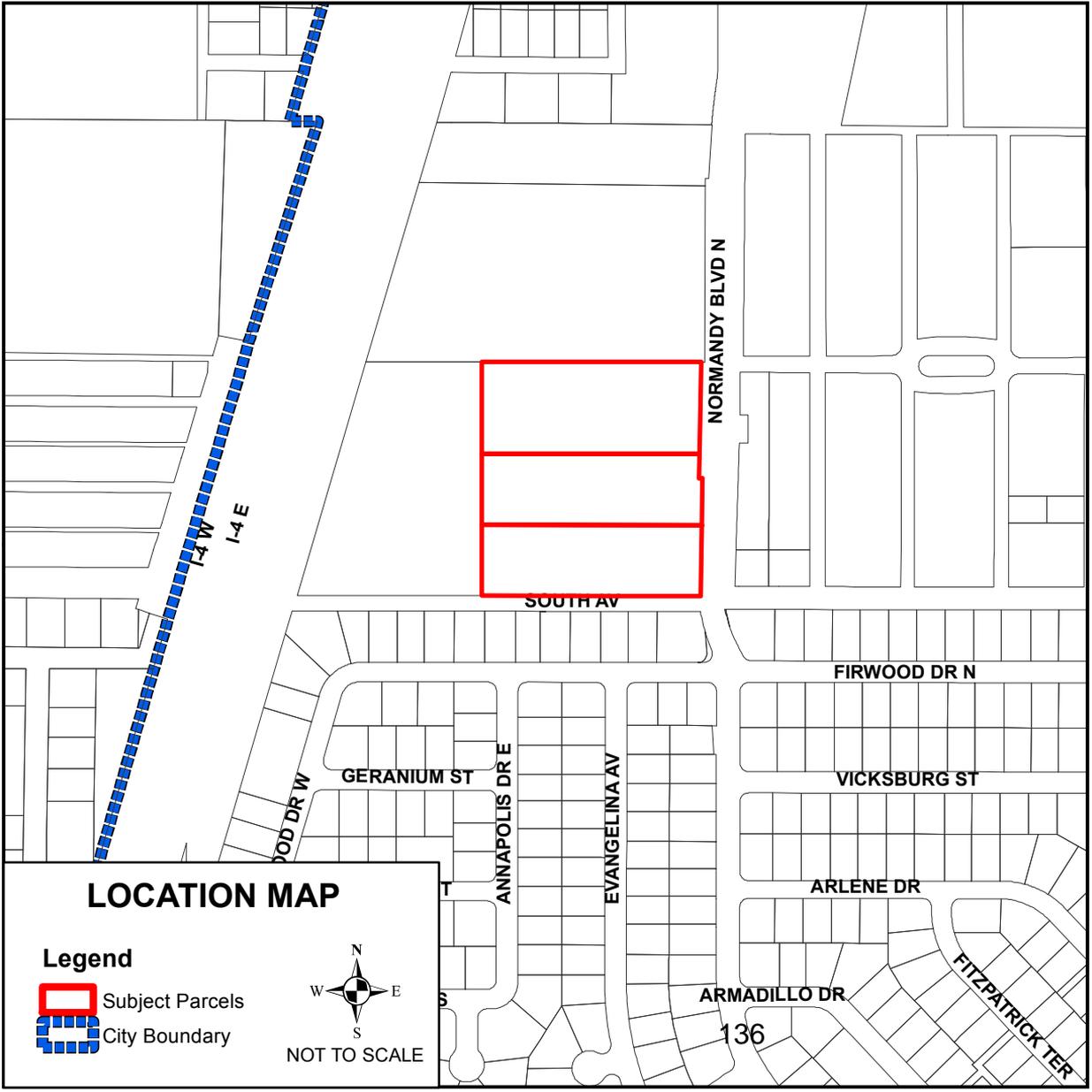
FUTURE LAND USE MAP

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE



LOCATION MAP

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

NORMANDY BLVD N

SOUTH AV

FIRWOOD DR N

GERANIUM ST

ANNAPOLIS DRE

EVANGELINA AV

VICKSBURG ST

ARLENE DR

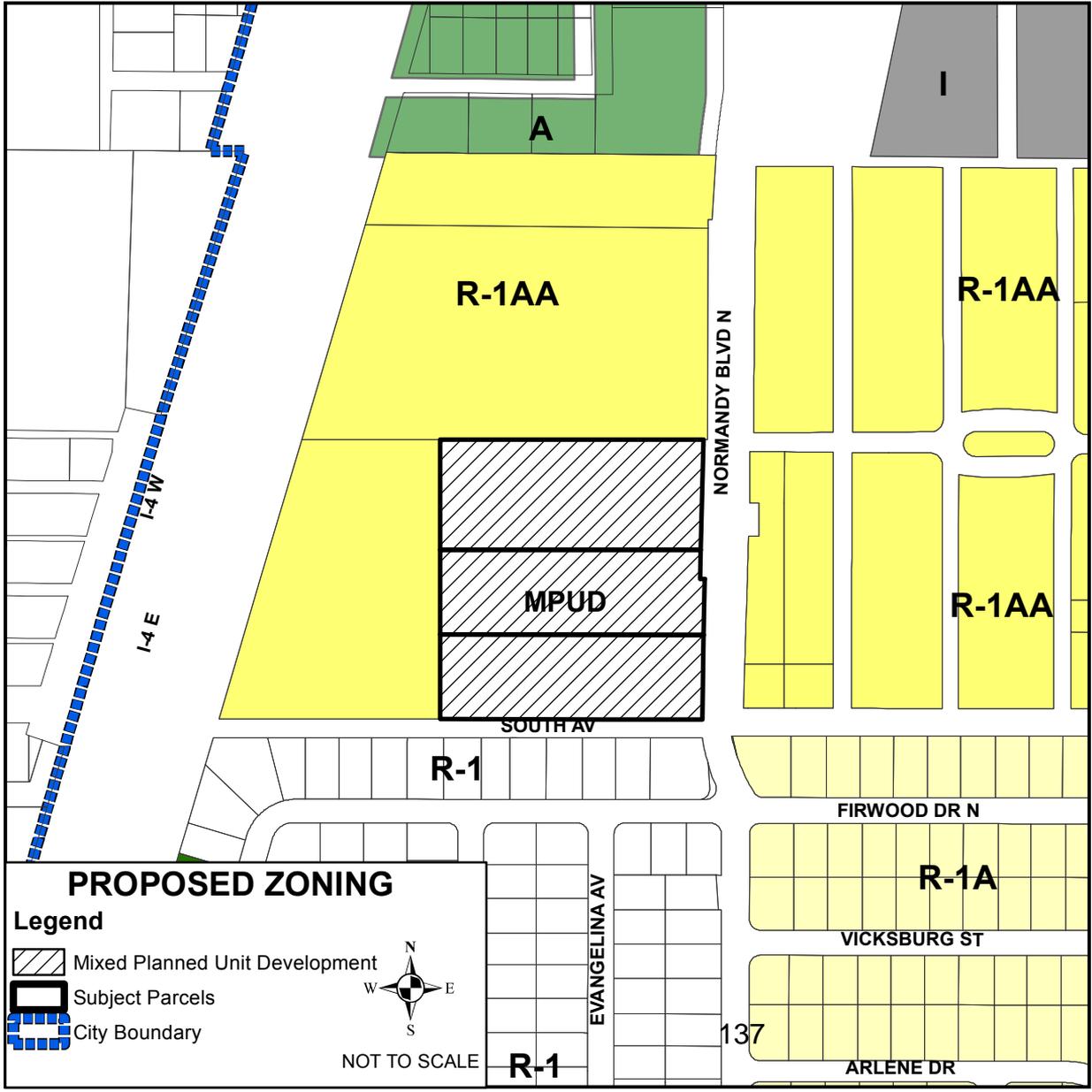
ARMADILLO DR

FITZPATRICK TER

I-4 W
I-4 E

POD DR W

136



PROPOSED ZONING

Legend

-  Mixed Planned Unit Development
-  Subject Parcels
-  City Boundary



NOT TO SCALE

R-1

137

I-4 W
I-4 E

R-1AA

A

R-1AA

R-1AA

MPUD

NORMANDY BLVD N

SOUTH AV

R-1

FIRWOOD DR N

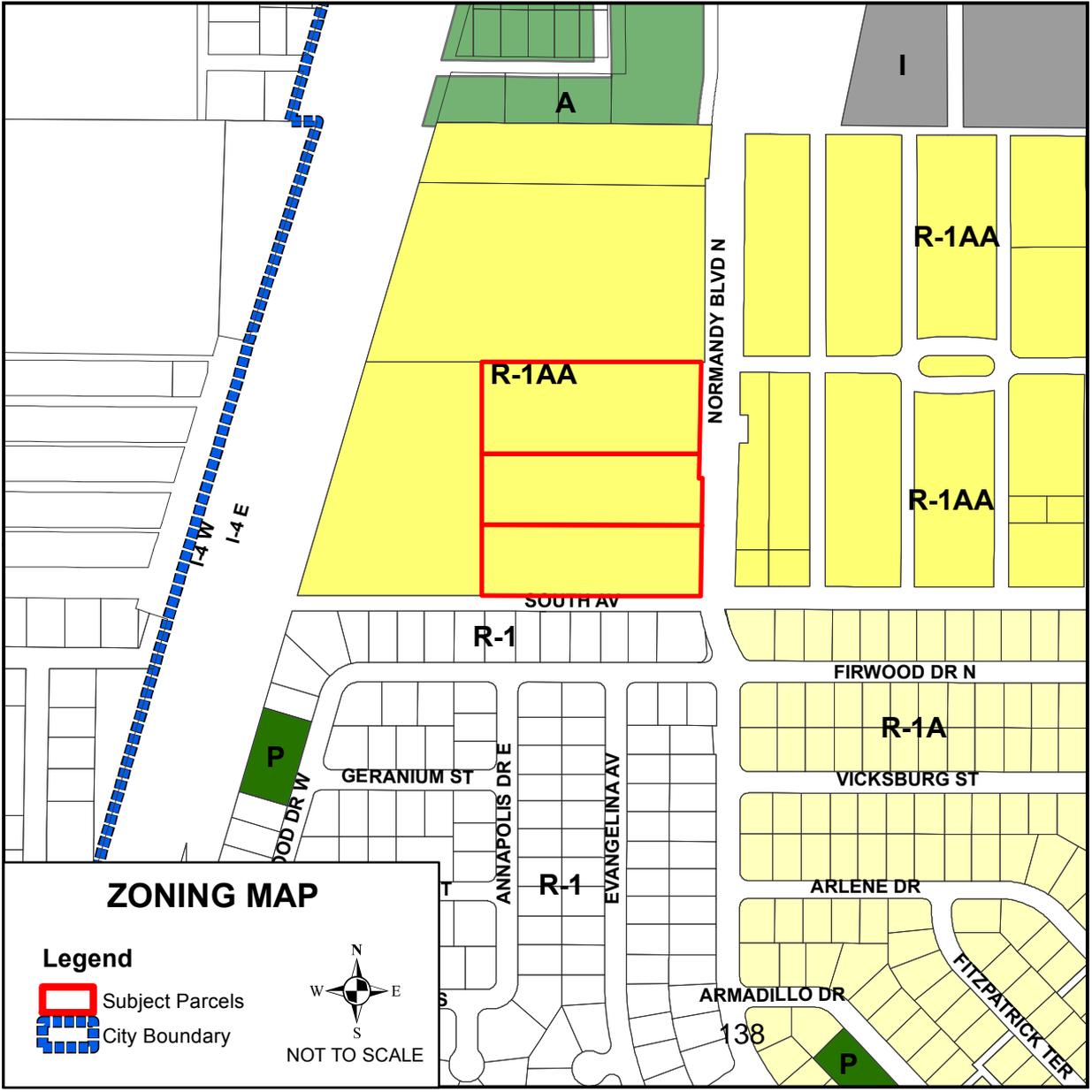
R-1A

VICKSBURG ST

EVANGELINA AV

ARLENE DR

I



ZONING MAP

Legend

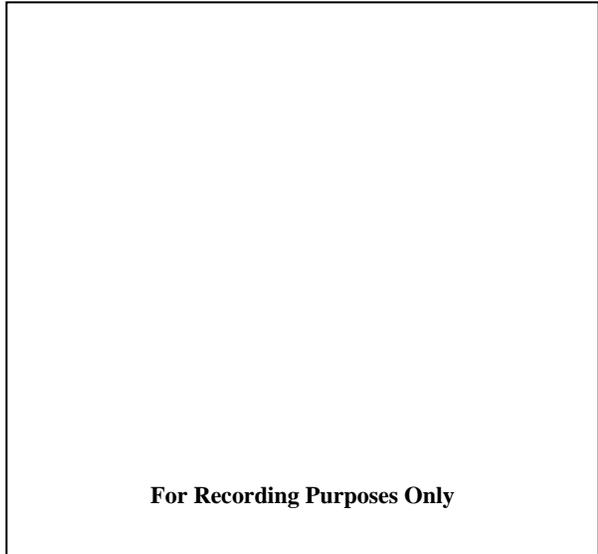
-  Subject Parcels
-  City Boundary



NOT TO SCALE

**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

ATTEST:

Print or type name

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

City of Deltona, Florida
Ordinance No. 15-2015
Page 2 of 3

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

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

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

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

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

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2015.

FIRST READING: _____

ADVERTISED: _____

SECOND READING: _____

JOHN C. MASIARCZYK SR., MAYOR

ATTEST:

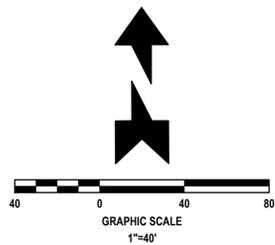
City of Deltona, Florida
Ordinance No. 15-2015
Page 3 of 3

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 MASTERY RIGHT-OF-WAY LINE BY ORDER OF DELTA, ALL 17 PARCELS FROM 4118-4138 PAGES 478-478B

SITE DEVELOPMENT USAGE (LOT 1)

1. SETBACK:	BUILDING	LANDSCAPE
FRONT (N. NORMANDY BOULEVARD)	30 FEET	20 FEET
REAR (WEST)	10 FEET	10 FEET
WEST SIDE (NORTH)	6 FEET	10 FEET
EAST SIDE (SOUTH)	6 FEET	10 FEET

2. PROPOSED SITE COVERAGE:	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
TOTAL SITE	235,877	5.415	100.0
TOTAL IMPERVIOUS	88,336	2.028	37.4
TOTAL OPEN	147,541	3.387	62.6

3. FLOOR AREA RATIO (FAR): 0.193 (19.3%)

4. PARKING REQUIREMENTS:
 NURSING AND CONVALESCENT FACILITIES
 114 BEDS x 1 SPC PER 2 PATIENT BEDS = 57
 TOTAL PARKING REQUIRED 57

5. PARKING PROVIDED:
 HANDICAP 8
 STANDARD 49
 TOTAL PARKING PROVIDED 57

SITE DEVELOPMENT USAGE (LOT 2)

1. SETBACK:	BUILDING	LANDSCAPE
FRONT (N. NORMANDY BOULEVARD)	25 FEET	20 FEET
REAR (WEST)	10 FEET	10 FEET
WEST SIDE (NORTH)	5 FEET	10 FEET
EAST SIDE (SOUTH)	5 FEET	10 FEET

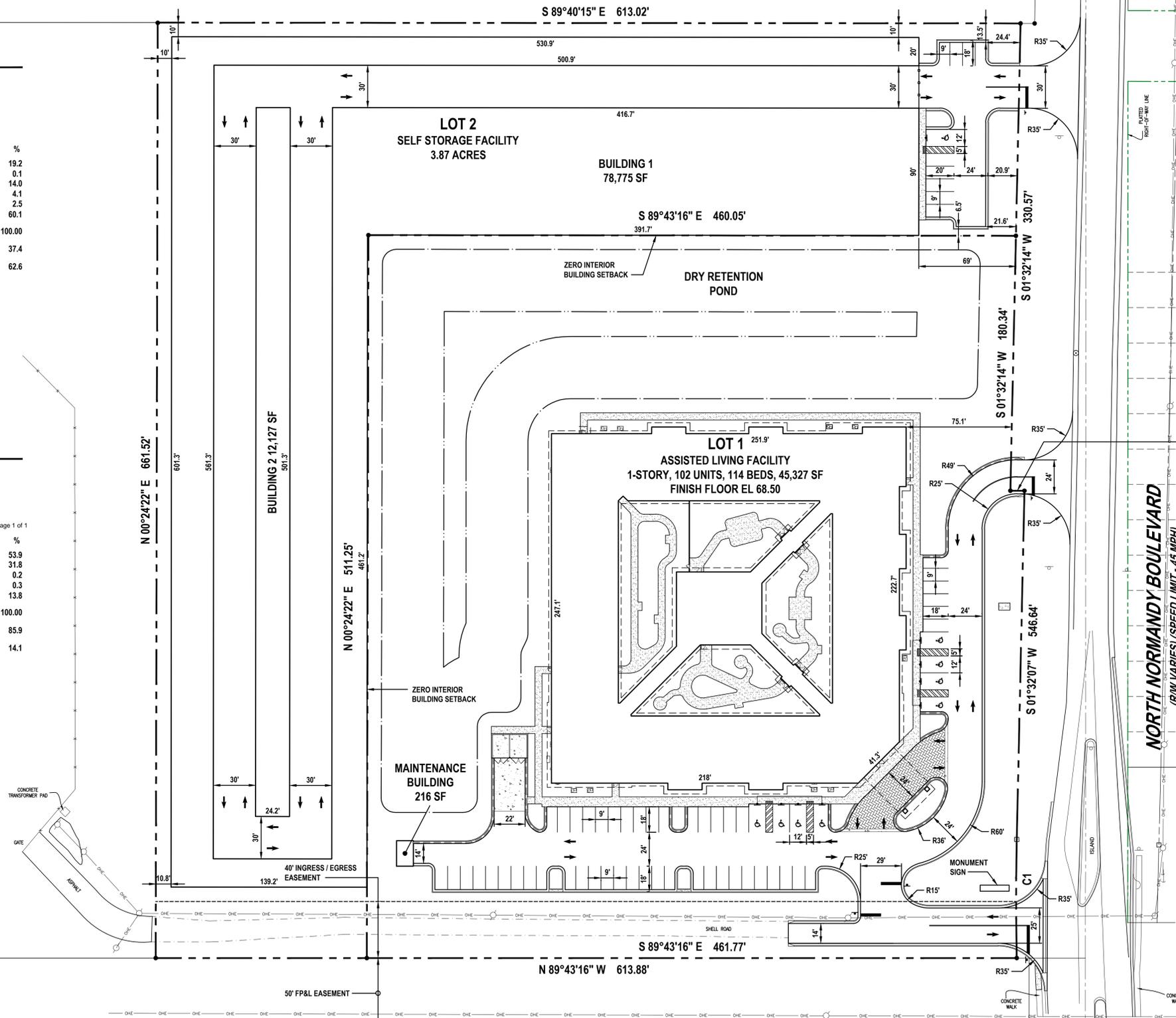
Attachment number 10 in Page 1 of 1

2. PROPOSED SITE COVERAGE:	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
TOTAL SITE	168,523	3.869	100.0
TOTAL IMPERVIOUS	144,718	3.322	85.9
TOTAL OPEN	23,805	0.547	14.1

3. FLOOR AREA RATIO (FAR): 0.539 (53.9%)

4. PARKING PROVIDED:
 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

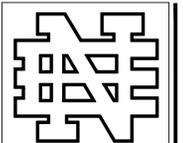
S 89°41'46" E 10.00'

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

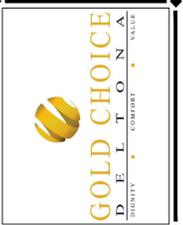


NEWKIRK ENGINEERING

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

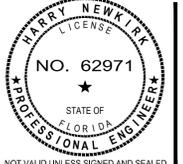
Certificate of Authorization
 No. 30209
 © 2013

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 32725 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:** 9/9/2015

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 first reading - Chris Bowley, Planning and Development Services Department (386) 878-8602.

LOCATION:

Citywide

BACKGROUND:

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

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."

**POTENTIAL
MOTION:**

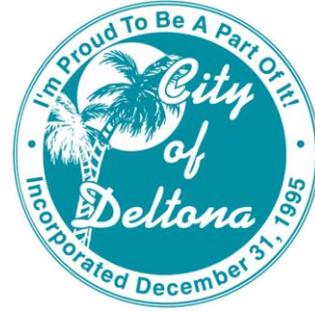
"I move to approve Ordinance No. 16-2015, to change the RM-2 text of Section 110-311(a) to change "Medium Density" to "High Density" and to insert the word "purpose" instead of "purposed", at first reading and to schedule second and final reading for September 21, 2015."

**AGENDA ITEM
APPROVED BY:**

Jane K. Shang, City Manager

ATTACHMENTS:

- 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:

Purpose~~d~~ 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.

City of Deltona, Florida
Ordinance No. 16-2015
Page 2 of 2

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2015.

FIRST READING: _____

ADVERTISED: _____

SECOND READING: _____

JOHN C. MASIARCZYK SR., MAYOR

ATTEST:

JOYCE RAFTERY, CITY CLERK

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

GRETCHEN R. H. VOSE, CITY ATTORNEY



AGENDA MEMO

TO: Mayor & City Commission **AGENDA DATE:** 9/9/2015
FROM: Jane K. Shang, City Manager **AGENDA ITEM:** 9 - D
SUBJECT: Public Hearing - Top Shelf Center Final Plat (FP15-002) - Chris Bowley,
Planning and Development Services Department (386) 878-8602.

LOCATION:

The site is located at 3119 Howland Blvd.; generally along the south side of Howland Blvd., west of Red Fox Run.

BACKGROUND:

The parent tract of the current Top Shelf Center includes a car wash facility, a stormwater pond, and open-space. The applicant for Final Plat (FP15-002) desires to subdivide the parent tract to create a second lot, Lot 2, for a ±5,000 SF Honest One Auto Care facility, the existing car wash on a newly created Lot 1, and a master stormwater pond on a newly created Tract A.

The proposed development would include a single shared driveway from Howland Boulevard, utilizing the existing driveway, which has to be permitted through Volusia County for the Use Permit. The proposed utility expansion is also the domain of Volusia County, as the site is within the Deltona North system. The proposed development will also utilize a shared master stormwater pond that shall be permitted through the St. Johns River Water Management District (District). Finally, the proposed development shall meet all of the requirements of the City's Land Development Code to achieve a Development Order for the Final Site Plan and City subdivision regulations for Final Plat approval. Following DRC, the Final Plat shall be scheduled for a City Commission public hearing for approval and all bonding, fees, title documentation, etc. shall be in order to proceed towards recordation of the Final Plat at the Volusia County Clerk of the Court.

In addition, please also provide a copy of the Property Owners Agreement to the Public Works Department that includes that the internal private fire hydrant is to be a shared or common utility; coordinate with Duke Energy for any plantings under and near their overhead powerlines for ANSI standards; coordinate with Volusia County Public Works for

the Use Permit and utility permits; coordinate with the Volusia County Health Department and with the Volusia County Sheriff Office (VCSO) for public safety.

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 City Commission approve the Top Shelf Center Final Plat (FP15-002).

POTENTIAL MOTION:

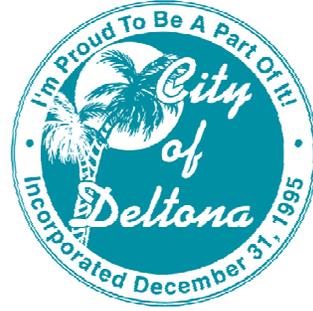
"I move to approve the Top Shelf Center Final Plat (FP15-002)."

AGENDA ITEM APPROVED BY:

Jane K. Shang, City Manager

ATTACHMENTS:

- Top Shelf DRC Staff Report 072015
- Location
- Aerial
- FLU
- Zoning
- Top Shelf Plat Sheet 1
- Top Shelf Plat Sheet 2
- Title Opinion



Staff Report

To: Planning and Zoning Board

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

Date: July 20, 2015 (revised that addressed DRC comments)

Re: Top Shelf Center Final Plat

Project No. FP15-002

A. Summary of Application:

Applicant: Top Shelf Center for the Final Plat.

Request: Final Plat approval to subdivide the property into two commercial lots, with a shared driveway and stormwater management area.

Tax Parcel No.: 08-18-31-00-00-0017

Property Acreage: ±3.37 Acres

Property Location: 3119 Howland Blvd.

Legal Description: Provided on the Final Plat.

B. Existing Zoning: C-2 (General Commercial)

C. Background:

The parent tract of the current Top Shelf Center includes a car wash facility, a stormwater pond, and open-space. The applicant for Final Plat (FP15-002) desires to subdivide the parent tract to create a second lot, Lot 2, for a ±5,000 SF Honest One Auto Care facility, the existing car wash on a newly created Lot 1, and a master stormwater pond on a newly created Tract A.

The proposed development would include a single shared driveway from Howland Boulevard, utilizing the existing driveway, which has to be re-permitted through Volusia County for the Use Permit. The proposed utility expansion is also the domain of Volusia County, as the site is within the Deltona North service area.

The proposed development will utilize a shared master stormwater pond that will be permitted through the St. Johns River Water Management District (District). The proposed development, proposing a combined Final Site Plan and Construction Plans for the Final Plat, is required to meet Chapter 75 of the Code of Ordinances (Code) for the Final Site Plan and Chapter 106 of the Code for the Construction Plans on the same document for Final Plat approval. Following DRC, the Final Plat will be scheduled for a City Commission public hearing.

In addition, please provide a copy of the Property Owners Agreement to the Public Works Department that includes that the internal private fire hydrant is to be a shared or common utility; coordinate with Duke Energy for any plantings under/near their overhead powerlines for ANSI standards; coordinate with Volusia County for the driveway Use Permit and utility permits; coordinate with the Volusia County Health Department for irrigation service; and coordinate with the Volusia County Sheriff Office (VCSO) for public safety matters.

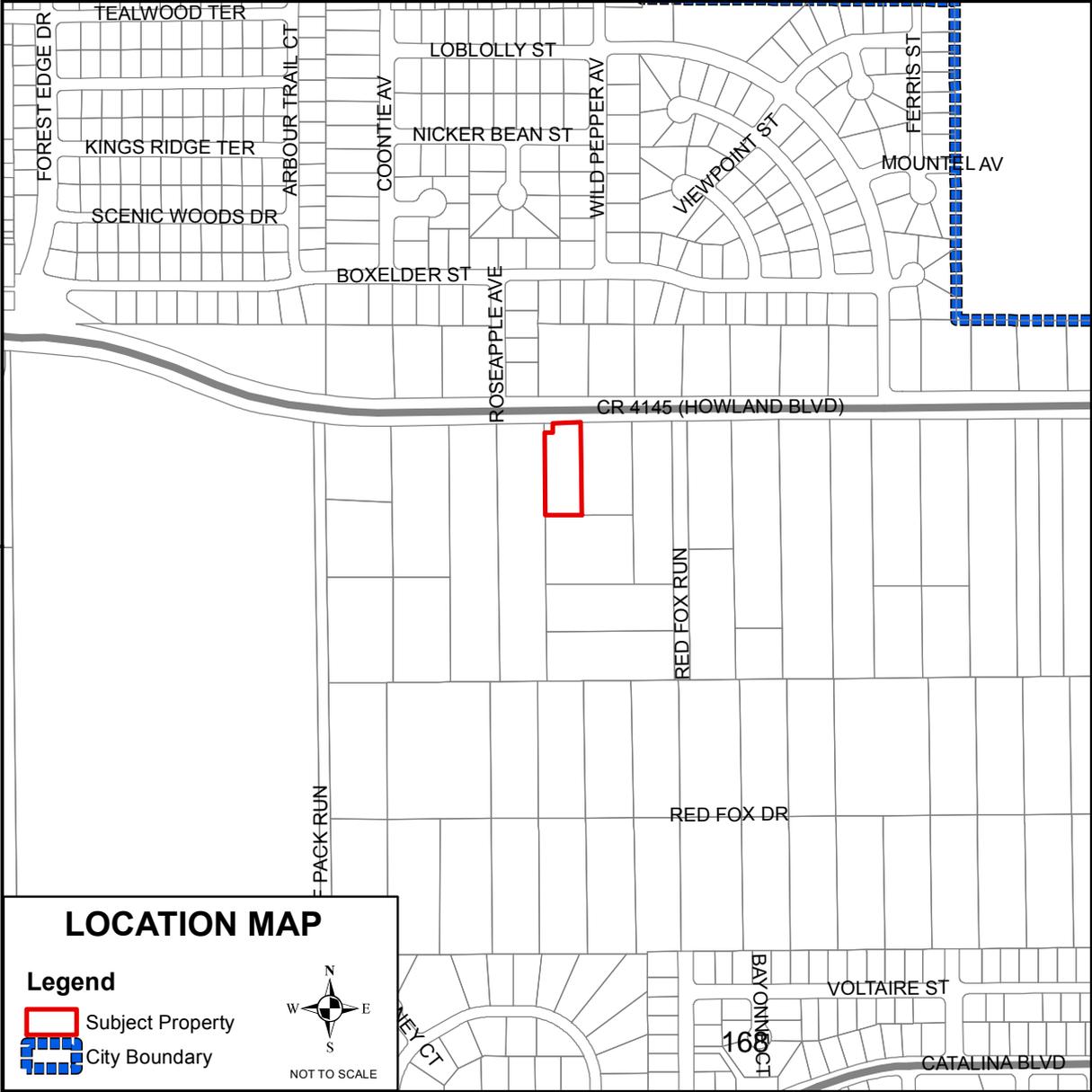
D. Support Information

Public Facilities:

- a. Potable Water is to be provided by Volusia County.
- b. Sanitary Sewer is to be provided by Volusia County.
- c. Fire Protection is to be provided by the City of Deltona.
- d. Law Enforcement is to be provided by the VCSO.
- e. Electricity is to be provided by Duke Energy.

CONCLUSION/STAFF RECOMMENDATION:

Staff recommends approval of the Top Shelf Center Final Plat (FP15-002).



LOCATION MAP

Legend

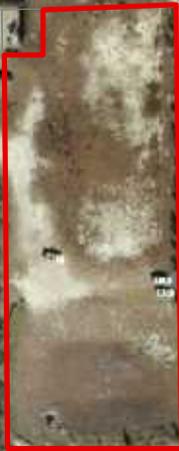
-  Subject Property
-  City Boundary



ROSEAPPLE AVE

CR 4145 (HOWLAND BLVD)

RED FOX RUN



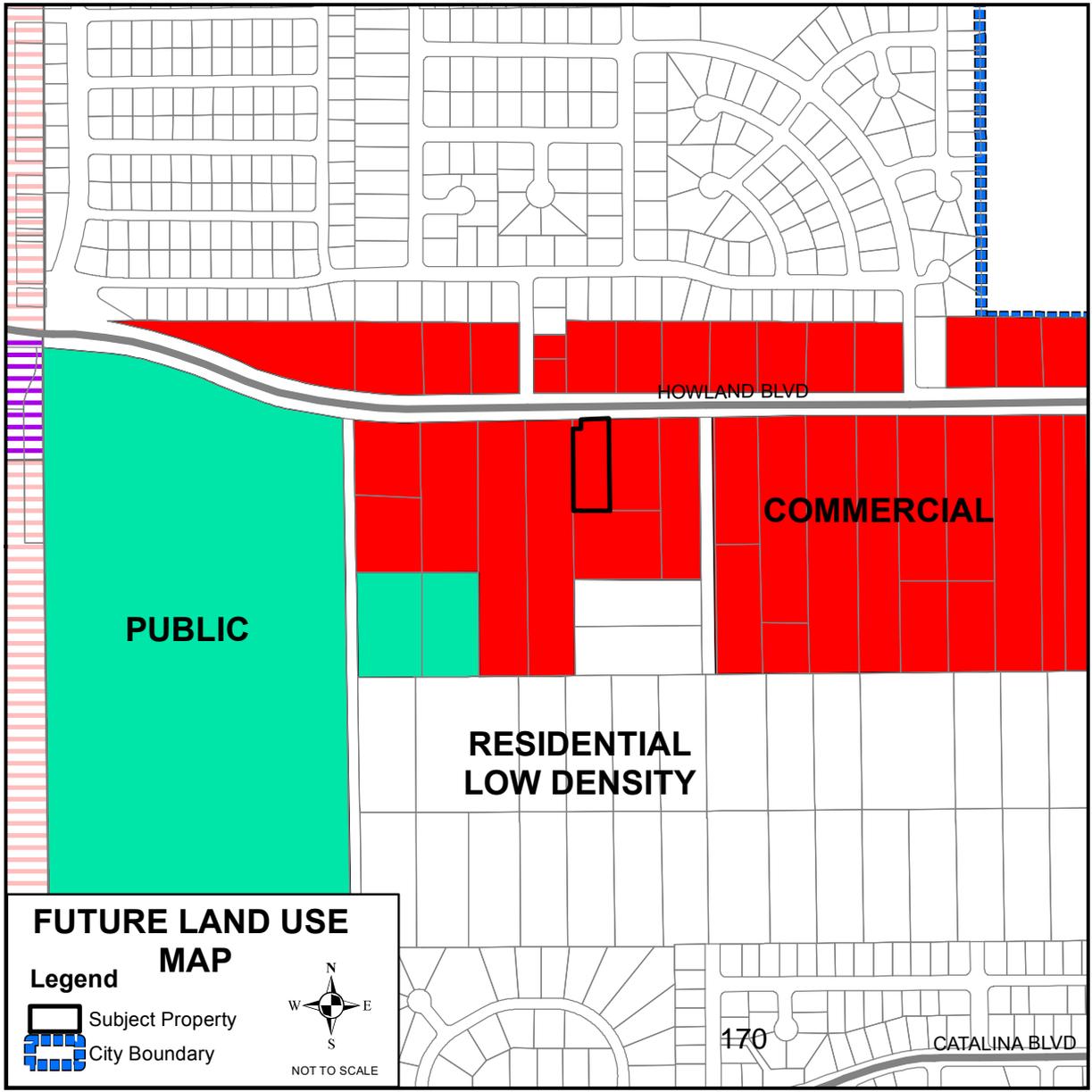
AERIAL PHOTO

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE



FUTURE LAND USE MAP

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE

PUBLIC

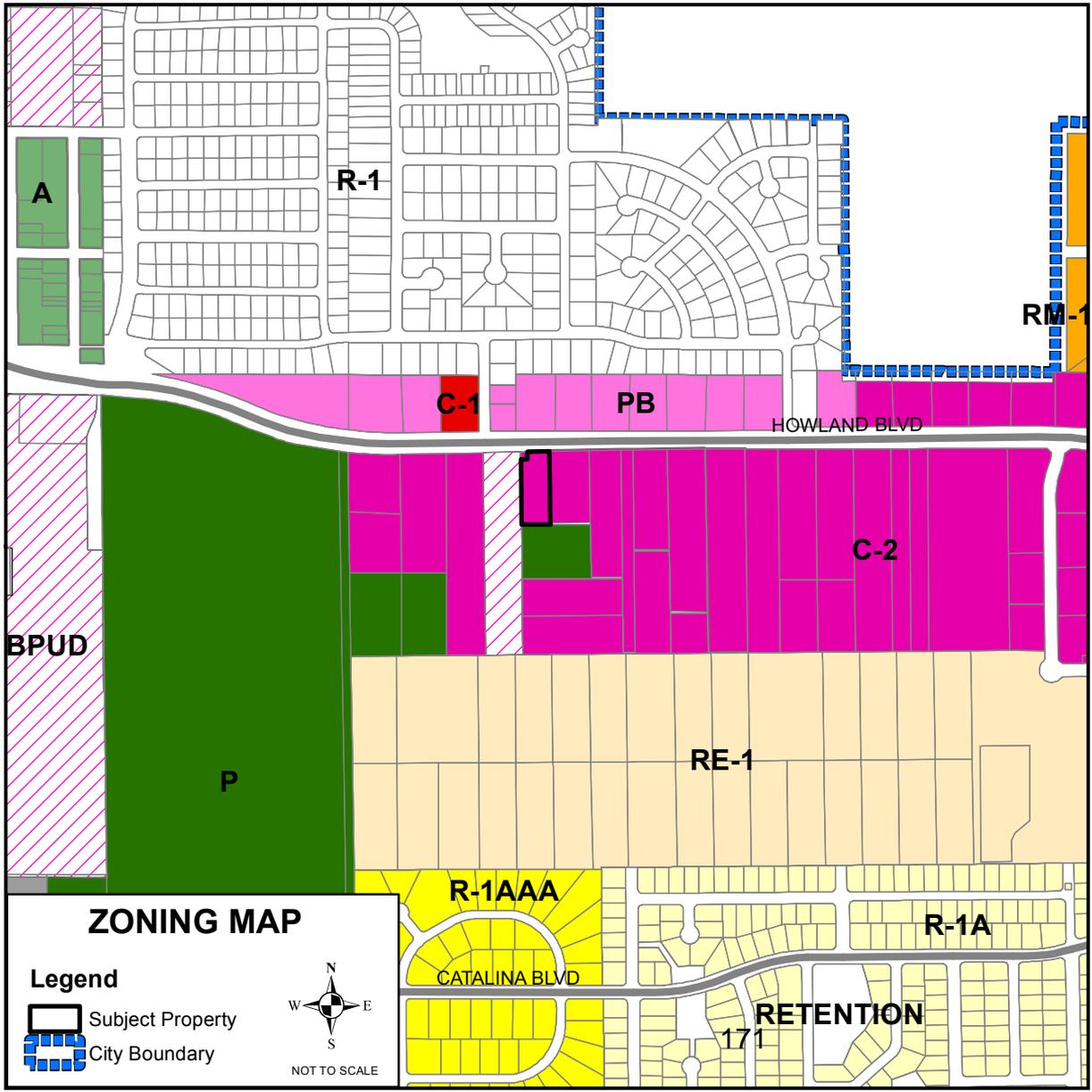
**RESIDENTIAL
LOW DENSITY**

COMMERCIAL

HOWLAND BLVD

170

CATALINA BLVD



ZONING MAP

Legend

-  Subject Property
-  City Boundary



RETENTION

171

TOP SHELF CENTER

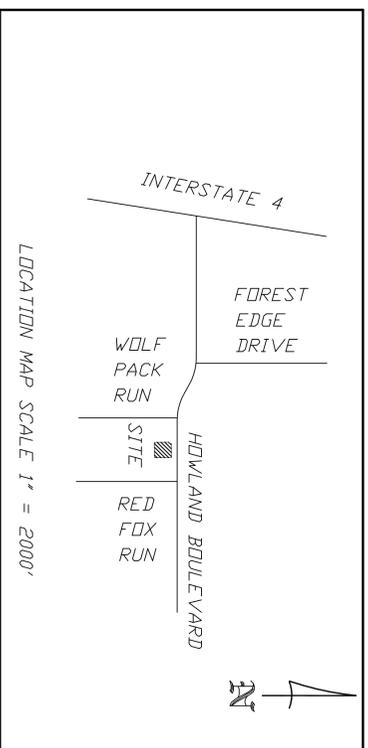
SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE N00°43'21"W, ALONG THE WEST LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 8 A DISTANCE OF 2252.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOWLAND BOULEVARD (100' R/W); BEING A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE OF 06°06'10", A CHORD BEARING OF S87°33'40"E, AND A CHORD LENGTH OF 208.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 208.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°21'15"E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 721.54 FEET TO THE POINT OF BEGINNING; THENCE N89°21'15"E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 335.00 FEET; THENCE S00°38'45"E, A DISTANCE OF 402.50 FEET; THENCE S89°21'15"W, A DISTANCE OF 370.00 FEET; THENCE N00°38'45"W, A DISTANCE OF 347.50 FEET; THENCE N89°21'15"E, A DISTANCE OF 35.00 FEET; THENCE N00°38'45"W, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3.375 ACRES, MORE OR LESS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEYORS NOTES

- DENOTES PERMANENT REFERENCE MONUMENT #4887 UNLESS NOTED OTHERWISE
 - DENOTES SET 5/8" IRON ROD & CAP #4887.
- BEARINGS BASED ON THE SOUTH R/W LINE OF HOWLAND BOULEVARD AS BEING N89°21'15"W, (PER VOLUSIA COUNTY ENGINEERING DEPT.).
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - THE 2800 FOOT INGRESS, EGRESS AND UTILITY EASEMENT IS PRIVATE AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.
 - THE 2400 FOOT INGRESS AND EGRESS EASEMENT IS PRIVATE AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.
 - TRACT A IS FOR STORMWATER RETENTION AND IS NOT DEDICATED TO THE PUBLIC AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.
 - THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL NUMBER 12127C0630J, DATED FEB. 19, 2014.
 - THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - PROPERTY AGREEMENT PER D.R.B. 6248, PG. 2744
 - DISTRIBUTION EASEMENT PER D.R.B. 2334, PG. 1657.
 - EASEMENT TO FLORIDA POWER CORP. PER D.R.B. 3453, PG. 1612
 - DRAINAGE AND ACCESS EASEMENT PER D.R.B. 5000, PG. 4576

Attachment number 6 in Page 1 of 1

PLAT BOOK: _____ PAGE: _____

TOP SHELF CENTER
DEDICATION

KNOW ALL BY THESE PRESENTS, that Top Shelf Center, LLC, a Florida General Liability Company, being duly organized under the laws of the State of Florida, and having its principal office and principal place of business at _____, Florida, do hereby dedicate said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on this the ____ day of _____, 2015.

Top Shelf Center, LLC, a Florida Limited Liability Company

By: _____
Print Name: _____
Title: _____

SIGNED IN THE PRESENCE OF:

1) _____ Print Name _____

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY, that on this ____ day of _____, 2015, before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ of Top Shelf Center, LLC, a Florida Limited Liability Company, who is personally known to me or produced the following identification _____ and did / did not take an oath that he / she is the person described in and who executed the foregoing dedication and acknowledges the execution thereof to be his / her free act and deed. I hereby certify that the foregoing is a true and correct copy of the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public _____ (NOTARY STAMP)

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, that undersigned, being a professional surveyor and engineer that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Florida Statutes and that said land is located in the City of Deltona, Volusia County, Florida.

Dated: 7/7/2015 Signed: THOMAS J. KOPPELUS LS 4887

Michelson Surveying and Mapping, LLC
Certificate of Authorization LB 7434
245 San Marcos Avenue
Sanford, Florida 32771
Phone 407-388-7201

CERTIFICATE OF APPROVAL BY
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

This is to certify that on _____, the Plat was approved

Director of Planning and Development Services of his authorized representative

CERTIFICATE OF APPROVAL BY CITY COMMISSION

OF THE CITY OF DELTONA, FLORIDA

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by the City Commission of the City of Deltona, Florida.

Mayor: _____
Mayor of City of Deltona, Florida

Attest: _____
City Clerk

CERTIFICATE OF CITY REGISTERED SURVEYOR

PLAT REVIEWED BY _____ PSM No. _____

with the City of Deltona Florida, for conformity with Chapter 177, Part 1, Florida Statutes

City Surveyor Signature: _____ Date: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY that I have examined the foregoing plat and have find that it complies in form with all of the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on _____ the No. _____

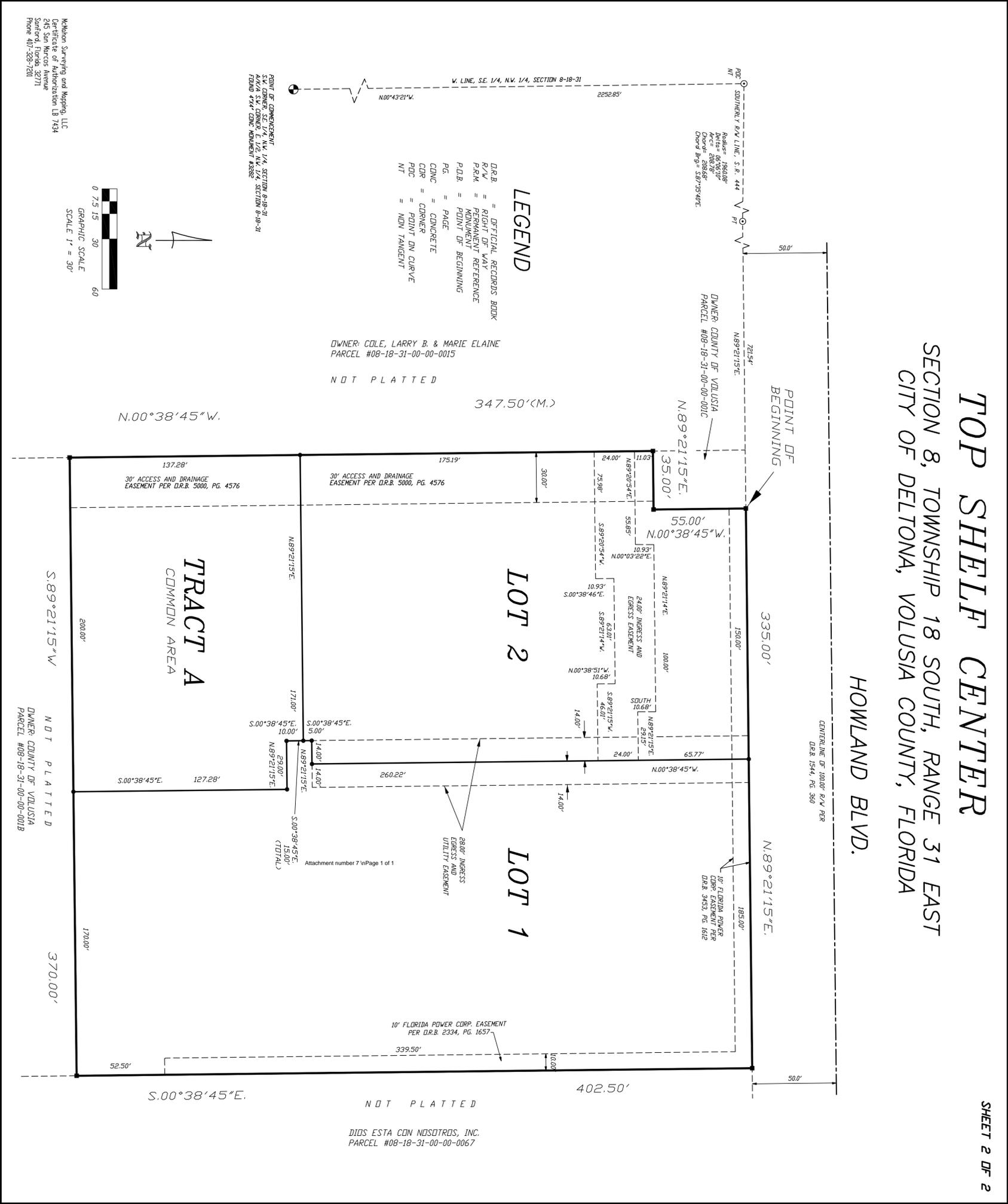
Clerk of the Court in and for Volusia County, Florida

TOP SHELF CENTER

SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

HOWLAND BLVD.

SHEET 2 OF 2



LEGEND

- D.R.B. = OFFICIAL RECORDS BOOK
- R.A.V. = RIGHT OF WAY
- P.R.H. = PERMANENT REFERENCE
- P.D.B. = POINT OF BEGINNING
- P.G. = PAGE
- C.D.N.C. = CONCRETE
- C.D.R. = CORNER
- P.O.C. = POINT ON CURVE
- N.T. = NON TANGENT

OWNER: COLE, LARRY B. & MARIE ELAINE
PARCEL #08-18-31-00-0015

NOT PLATTED

347.50' (M.)

N.00°38'45"W.

137.28'
30' ACCESS AND DRAINAGE
EASEMENT PER D.R.B. 5000, PG. 4576

TRACT A
COMMON AREA

LOT 2

LOT 1

8800' INGRESS
EGRESS AND
UTILITY EASEMENT

10' FLORIDA POWER
CORP. EASEMENT PER
D.R.B. 3453, PG. 1812

10' FLORIDA POWER CORP. EASEMENT
PER D.R.B. 2334, PG. 1657

NOT PLATTED

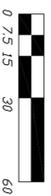
DIOS ESTA CON NOSOTROS, INC.
PARCEL #08-18-31-00-0067

POINT OF COMMENCEMENT
S.W. CORNER, SEC. 8, T. 18 S., R. 31 E., SECTION 8-18-31
FINDING 444 CONJUNCTION #2882

P.O.C. SOUTHERLY BY LINE, S.R. 444
Radius = 186208'
Delta = 06°06'07"
Area = 208786'
Chord = 208786'
Chord Brg = S89°21'15"E

POINT OF
BEGINNING

CENTERLINE OF 100.00' R/W PER
D.R.B. 1544, PG. 360



GRAPHIC SCALE
SCALE 1" = 30'

Kekelon Surveying and Mapping, LLC
Certificate of Authorization LB 1734
245 Sun Nectus Avenue
Suite 400
Deltona, FL 32725
Phone 407-328-7201

Oswald & Oswald, P.L.

ATTORNEYS AT LAW
222 S. WESTMONTE DRIVE, SUITE 210
ALTAMONTE SPRINGS, FLORIDA 32714

TELEPHONE (407) 647-3738
FAX (407) 647-6283

Douglas W. Oswald, Esq.

oswaldlaw@cfl.rr.com

April 1, 2015

The City of Deltona
2345 Providence Boulevard
Deltona, Florida 32725

Re: Title Opinion – Volusia County, Florida Property – Approval of Proposed Plat

To Whom It May Concern:

This letter is to advise that Top Shelf Car Wash, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded in Book 6441, Page 1018 is the Owner of the Real Property located in Volusia County, Florida which are more particularly described in attached Exhibit "A" (the "Property"). The Public Records of Volusia County have been searched from the earliest existing public records through March 19, 2015 and the Property are encumbered by the following liens or encumbrances, to wit:

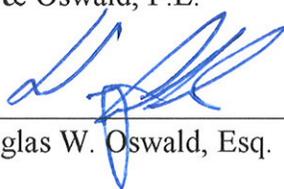
1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. 2014 ad valorem taxes in the gross amount of \$12,846.89 show PAID as to Tax ID No. 8108-00-00-0017.
3. Approval by the City of Deltona for Use and Development contained in Property Agreement by and between the City of Deltona, Florida and Max D. Garner recorded June 27, 2008 in Book 6248, Page 2744.
4. Distribution Easement granted to Florida Power Corporation recorded February 23, 1982 in Book 2334, Page 1657.
5. Easement granted to Florida Power Corporation recorded April 16, 1990 in Book 3453, Page 1612.
6. Drainage and Access Easement reserved to the County of Volusia in that certain Amended Stipulated Final Judgment as to Full Compensation and Attorney's Fees (As to Pond 1) recorded January 17, 2003 in Book 5000, Page 4576.

7. Mortgage, Assignment of Rents, and Profits and Security Agreement, releasing the land to be insured from encumbrance of the Mortgage from Top Shelf Car Wash, LLC, a Florida limited liability company to Intracoastal Bank, recorded January 29, 2010 in Book 6441, Page 1022, together with:
 - a. Collateral Assignment of Rents, Leases and Profits recorded January 29, 2010 in Book 6441, Page 1045.
 - b. UCC-1, Financing Statement recorded January 29, 2010 in Book 6441, Page 1049.
 - c. Notice of Future Advance Limitation recorded September 17, 2010 in Book 6516, Page 3029.
 - d. Mortgage and Note Modification and Extension Agreement recorded July 1, 2014 in Book 7005, Page 4032.

8. Mortgage, Assignment of Rents, and Profits and Security Agreement, releasing the land to be insured from encumbrance of the Mortgage from Top Shelf Car Wash, LLC, a Florida limited liability company to Intracoastal Bank, recorded January 29, 2010 in Book 6441, Page 1056, together with:
 - a. Collateral Assignment of Rents, Leases and Profits recorded January 29, 2010 in Book 6441, Page 1079.
 - b. UCC-1, Financing Statement recorded January 29, 2010 in Book 6441, Page 1083.
 - c. Assignment of Note and Mortgage and Modification Agreement recorded September 17, 2010 in Book 6516, Page 3012.
 - d. Conditional Assignment of Lease by Lessor recorded September 17, 2010 in Book 6516, Page 3024.
 - e. Assignment of Mortgage and Conditional Assignment of Lease by Lessor recorded September 2010 in Book 6516, Page 3032 to the U.S. SMALL BUSINESS ADMINISTRATION.

9. Third Party Lender Agreement, releasing the land to be insured from encumbrance of the Loan from Top Shelf Car Wash, LLC, a Florida limited liability company to Florida Business Development Corporation guaranteed by U.S. Small Business Administration, recorded September 8, 2010 in Book 6513, Page 1744.

Oswald & Oswald, P.L.

By: 

Douglas W. Oswald, Esq.

EXHIBIT "A"**LEGAL DESCRIPTION**

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE N.00°43'21"W., ALONG THE WEST LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 8 A DISTANCE OF 2252.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOWLAND BOULEVARD (100' R/W); BEING A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE OF 06°06'10", A CHORD BEARING OF S.87°35'40"E. AND A CHORD LENGTH OF 208.68 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 208.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°21'15"E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 721.54 FEET TO THE POINT OF BEGINNING; THENCE N89°21'15"E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 335.00 FEET; THENCE S.00°38'45"E., A DISTANCE OF 402.50 FEET; THENCE S.89°21'15"W., A DISTANCE OF 370.00 FEET; THENCE N.00°38'45"W., A DISTANCE OF 347.50 FEET; THENCE N.89°21'15"E., A DISTANCE OF 35.00 FEET; THENCE N.00°38'45"W., A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.