

City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

City Commission Workshop

Mayor John C. Masiarczyk Sr.
Vice Mayor Chris Nabicht
Commissioner Heidi Herzberg
Commissioner Gary Mitch Honaker
Commissioner Nancy Schleicher
Commissioner Diane J. Smith
Commissioner Brian Soukup

Monday, October 24, 2016

5:30 PM

2nd Floor Conference Room

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. PLEDGE TO THE FLAG:

PUBLIC COMMENTS: – 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. BUSINESS:

A. [Eco-tourism Update - Thornby Park, Lakeshore Loop Trail and Senior Center](#)

[Strategic Goal: Economic Development - Eco-tourism](#)

Background:

Earlier the Commission directed staff to review and identify options for improving the current Senior Center site given that the new Community Center is scheduled for completion in December 2017. Further, the Thornby H.E.R.E project has been identified as a strategic goal. The City is also constructing a multi-use trail (Lakeshore Loop Trail) to connect Thornby, the current Senior Center and Green Spring Park. Given the need to make improvements to the current Senior Center and the improvements underway for the Lakeshore Loop Trail, staff has developed a proposal to link these three projects into a comprehensive development for this area that will support the City's eco-tourism efforts (as identified by Team Volusia in an earlier briefing).

This presentation will provide an update on the City's eco-tourism efforts, to develop the north shore of Lake Monroe as a destination for ecology-based tourism. There are 3 elements to the proposal:

- 1- Thornby H.E.R.E. Project
- 2- Lakeshore Community Center (future use)
- 3- Lakeshore Loop Trail (a linear park)-needs official name

As an overview of area's opportunities, the 3 elements are based along and around the St. Johns River-2-Sea Regional Connector (90 miles). The section that is the target for economic development is the Deltona portion of the trail, which runs roughly from DeBary's SunRail station to Audubon Park.

The City of Deltona, Community of Enterprise, Volusia County Parks & recreation, Volusia Environmental, and Volusia Forever have approved the plans to enhance the visitor experience at Thornby Park, also called Thornby HERE. These include improving the walking trail through the property and the addition of a new all-access outdoor classroom/mini-amphitheater, dedicated for use by local schools and youth organizations.

The new Lakeshore Loop Trail will start at Thornby Park, and will allow walking and bicycle traffic to travel along Lakeshore Drive in safety to the Lakeshore Community Center, and will continue to the County's Green Spring Park. The purpose is to give visitors on the River2Sea Trail a convenient opportunity to enjoy the historical sites at Thornby Park and the lakefront scenery of Lake Monroe.

Functions at the existing Senior Center are planned to be moved to the new Deltona Center in December 2017. The existing lakefront structures could be converted for use as trailheads for the River2Sea Trail, as well as a visitor center/trailhead for activities on Lake Monroe. This location is considered prime for this purpose, as there are no existing trailheads-with or without facilities-along this section of the River2Sea Trail.

Attachments: [10182016 Thornby-Lakeshore-Comm Ctr Script](#)

- B. [Discussion - Update for Tivoli Dr. between Providence Blvd. and Saxon Blvd. - Ron Paradise, Assistant Director, Planning and Development Services, \(386\) 878-8610.](#)

[Strategic Goal: Fiscal Issues - Transportation/CIP \(i.e. Tivoli Drive expansion\).](#)

Background:

On September 19, 2016, the City approved a thoroughfare designation for the segment of Tivoli Drive between Providence Blvd. and Saxon Blvd. At the same time, a transportation impact analysis was performed by a City transportation planning consultant, BCC Engineering, to study the corridor and to determine what improvements are needed and the timing of those improvements or

phasing. This presentation is to provide the City Commission with an update of the project and a summary of that TIA. While 4-lanes were listed in the ordinance to place Tivoli Drive both on the City's Thoroughfare Map and Number of Lanes Map, that ultimate cross-section needs to be determined. The TIA proposed by BCC provides the following concepts:

1. Address the areas of greatest impact first (i.e. the intersections);
2. Provide better pedestrian safety (i.e. cross-walks);
3. Provide a better pedestrian route (i.e. perhaps expanding the existing sidewalk);
4. Address turning movements (i.e. left turns and stacking);
5. Address the potential for improvements without taking land; and
6. Improve existing conditions alternatively through altering trash pick-up times and re-routing of Votran buses to the sidewalk side of the road.

Attachments: [Tivoli Drive Presentation](#)

- C. [Discussion: City of Deltona Residential Parking Standards - Ron Paradise, Assistant Director, Planning & Development Services, \(386\) 878-8610](#)

[Strategic Goal: Public Safety - Focus on the City's beautification program.](#)

Background:

The subject discussion is an introductory presentation regarding residential parking within the City. Existing regulations, and potential updates to regulations related to residential parking will be presented. However, at another workshop tentatively scheduled for November, 28, 2016, Mr. Dale Baker, Assistant City Manager, will provide more detailed information regarding the various aspects of residential parking regulations and enforcement.

The City has off-street vehicle parking regulations contained within the City's Code of Ordinances, in both Chapters 66 and 110-828. Parking and related vehicle requirements are articulated for all land uses, including single family residential. The minimum City parking requirement for a single family dwelling is two (2) parking spaces per unit, not including the garage. In April of 2016, the City Commission adopted new regulations allowing for the ability of a land owner to expand an existing parking area/driveway on a single family lot. The parking expansion can be accomplished by utilizing hard surfaces, but there is also an option to use mulch contained within a raised boarder. The mulch option has been the preferred method to expand off street-parking area for single family dwellings. In some cases, mulch driveway expansions have extended the entire dwelling unit frontage, allowing for the parking of multiple vehicles. This has

resulted in unintended consequences and may conflict with other City goals.

The demand for increased parking within the City is driven by numerous factors, including the fact that the City is an automotive-dependent community. Further, many large families in the City have numerous drivers; the majority of the residents are old enough to obtain a driver's license; and the conversion of garages for other activities (storage or living area) than vehicle parking compounds the high-vehicle ownership rate at households with limited off-street parking opportunities.

Staff has prepared a PowerPoint presentation that is a review of existing City parking regulations; some reasons for the demand for expanded off street parking; and proposals as how to manage off-street parking associated with residential dwelling units (see attached).

Attachments: [Single Family Residential Parking Standards Presentation](#)

- D. [Discussion - Request for Approval to Appraise ±6.10-Acres of City-owned Property Used as the Public Works Depot - Jane K. Shang, City Manager, \(386\) 878-8858.](#)

[Strategic Goal: Economic Development - Review relocation of existing facilities \(i.e. Public Works\).](#)

Background:

Within the City's Strategic Plan, an Economic Development goal was to consider relocation of the existing Public Works Department/Depot. Land within the vicinity of this location has either been commercially developed or entitled for development within recent years. The City owns a parent tract of ±142-acres (see attached); however, there is consideration to create a smaller commercial tract that capitalizes on the valuable Howland Blvd. roadway frontage; particularly following the widening of Howland Blvd. to 4-lanes to Courtland Blvd., the widening of SR 415 by the Florida Department of Transportation to 4-lanes to the east, and the construction of the City's wastewater treatment plant to provide central commercial sewer capacity to accommodate development on-site.

The potential new tract (see attached) identifies ±6.10-acres of land created from the parent tract. The ±6.10-acres includes the maximum net developable upland area, access to the signal constructed by Wal-Mart, and some 100-year floodplain area, which would be disclosed for any potential sale. There is enough net developable uplands to exclude the 100-year floodplain from development and that area be used for project open space. With the

attached boundary, City staff is requesting approval from the City Commission to order an appraisal for the ±6.10-acres. The completed appraisal will then be brought back to the City Commission to assist in any decision making for the status of the property.

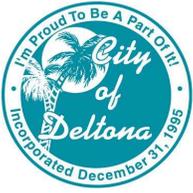
Attachments: [Public Works Depot Overall Aerial Photo](#)
[Public Works Depot Aerial Photo](#)

5. CITY MANAGER COMMENTS:

6. 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

AGENDA ITEM: A.

TO: Mayor and Commission

AGENDA DATE: 10/24/2016

FROM: Jane K. Shang, City Manager

AGENDA ITEM: 4 - A

SUBJECT:

Eco-tourism Update - Thornby Park, Lakeshore Loop Trail and Senior Center

Strategic Goal: Economic Development - Eco-tourism

LOCATION:

Thornby Park, Lakeshore Loop Trail and Senior Center - Deltona

BACKGROUND:

Earlier the Commission directed staff to review and identify options for improving the current Senior Center site given that the new Community Center is scheduled for completion in December 2017. Further, the Thornby H.E.R.E project has been identified as a strategic goal. The City is also constructing a multi-use trail (Lakeshore Loop Trail) to connect Thornby, the current Senior Center and Green Spring Park. Given the need to make improvements to the current Senior Center and the improvements underway for the Lakeshore Loop Trail, staff has developed a proposal to link these three projects into a comprehensive development for this area that will support the City's eco-tourism efforts (as identified by Team Volusia in an earlier briefing).

This presentation will provide an update on the City's eco-tourism efforts, to develop the north shore of Lake Monroe as a destination for ecology-based tourism. There are 3 elements to the proposal:

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AGENDA ITEM: A.

opportunity to enjoy the historical sites at Thornby Park and the lakefront scenery of Lake Monroe.

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COST:

\$377,400

SOURCE OF FUNDS:

Grants, etc. to be determined

ORIGINATING DEPARTMENT:

City Manager's Office

STAFF RECOMMENDATION PRESENTED BY:

Commissioner Schleicher

POTENTIAL MOTION:

N/A - Presentation Only

Deltona TV BROADCAST SCRIPT

Date: 10/10/2016

Project: Thornby/Loop Trail/Comm Ctr



Video	Audio
Jerry on camera... at Boat Ramp	<u>Jerry on cam:</u> THE NORTH SHORE OF LAKE MONROE IS DEVELOPING INTO ONE OF THE NEWEST ECO-FRIENDLY LOW-IMPACT TOURIST ATTRACTION SITES IN CENTRAL FLORIDA.
Map of parks and trail, showing SunRail through Audubon Pk	<u>VO:</u> AND DELTONA IS PROVING TO BE THE CENTER PIECE IN THIS LAKEFRONT NECKLACE OF TRAILHEADS, WALKING AND BIKING TRAILS AND WATERFRONT PARKS.
Volusia Co map highlighting Deltona	THIS IS DESTINATION DEVELOPMENT... AS A PART OF OUR CITY RECOGNITION.
Photos of bike riders and video of bike riding	FLORIDA IS CURRENTLY ADDING TO, AND IMPROVING THE STATE-WIDE NETWORKS OF WALKING AND BIKING TRAILS...
Video of Trail sign Video of Sunrail station Video of Thornby Pk	INCLUDING OUR RIVER2SEA TRAIL, WHICH YOU CAN PICK UP AT THE SUNRAIL STATION IN DEBARY, AND FOLLOW TO THORNBYPARK.

Deltona TV BROADCAST SCRIPT

Date: 10/10/2016

Project: Thornby/Loop Trail/Comm Ctr



Video	Audio								
<p>Video of Thornby tour</p> <p>Thornby historic photos</p> <p>Graphic: <i>Costs for trail improvements</i></p> <table><tr><td><i>Engineering-</i></td><td><i>\$23,000</i></td></tr><tr><td><i>Ramps, railing, etc-</i></td><td><i>\$200,000</i></td></tr><tr><td><i>Signage-</i></td><td><i>\$5,000</i></td></tr></table>	<i>Engineering-</i>	<i>\$23,000</i>	<i>Ramps, railing, etc-</i>	<i>\$200,000</i>	<i>Signage-</i>	<i>\$5,000</i>	<p>THORNBY HERE IS THE PROJECT TO ENHANCE AND IMPROVE VISITORS' EXPERIENCES AT ONE OF VOLUSIA COUNTY'S MOST HISTORIC LOCATIONS.</p> <p>SOON, THERE WILL BE A GROOMED WALKING TRAIL TO FOLLOW ALONG, TO SEE SOME OF THE MORE HISTORIC SITES IN THORNBY.</p>		
<i>Engineering-</i>	<i>\$23,000</i>								
<i>Ramps, railing, etc-</i>	<i>\$200,000</i>								
<i>Signage-</i>	<i>\$5,000</i>								
<p>Photos of Bike riders</p>	<p>A TRAIL EXTENSION IS ALSO IN THE PLANS THAT WILL CONNECT THE HEART OF THORNBY TO THE RIVER2SEA TRAIL, SO BICYCLISTS AND HIKERS CAN ENJOY A RELAXING SIDE TRIP TO A SITE OF FLORIDA'S RICH HISTORY.</p>								
<p>GFX of the outdoor classroom</p>									
<p>Video of classroom area</p>									
<p>Graphic: <i>Costs for outdoor classroom</i></p> <table><tr><td><i>Engineering, flooring-</i></td><td><i>\$10,000</i></td></tr><tr><td><i>Benches, fantasy wall-</i></td><td><i>\$7,000</i></td></tr><tr><td><i>Add'l mulch-</i></td><td><i>\$1,500</i></td></tr><tr><td><i>Total-</i></td><td><i>\$246,000</i></td></tr></table>	<i>Engineering, flooring-</i>	<i>\$10,000</i>	<i>Benches, fantasy wall-</i>	<i>\$7,000</i>	<i>Add'l mulch-</i>	<i>\$1,500</i>	<i>Total-</i>	<i>\$246,000</i>	<p>ADDITIONALLY, THORNBY WILL SOON BE HOME TO A BRAND NEW UNIQUE OUTDOOR CLASSROOM, DESIGNED TO BLEND WITH THE PARK'S CENTURIES OLD PINES AND OAKS.</p> <p>AND THIS OUTDOOR CLASSROOM WILL BE ACCESS FRIENDLY TO ALLOW ALL VISITORS- NO MATTER</p>
<i>Engineering, flooring-</i>	<i>\$10,000</i>								
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Deltona TV BROADCAST SCRIPT

Date: 10/10/2016

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Video	Audio
<p>GFX of Lakeshore Loop Trail map</p> <p>Video of Loop Trail location</p>	<p>THE CHALLENGES- TO ENJOY AND LEARN ABOUT ALL OF THE NATURE AND SETTLER LEGACIES THAT THORNBYP BRINGS HOME.</p> <p>THORNBYP PARK WILL BE THE WESTERN ANCHOR POINT FOR THE NEW LAKEFRONT LOOP TRAIL, A LINEAR PARK.</p> <p>THIS NEWLY CONSTRUCTED TRAIL WILL GIVE VISITORS THE CHANCE TO WALK ALONG LAKE MONROE, TO SEE FIRST HAND THE CYPRESS, OAKS AND PINES THAT HAVE LINED THE SHORELINE SINCE THE FIRST SETTLERS DISCOVERED CENTRAL FLORIDA CENTURIES AGO.</p> <p>THIS WIDE EASILY WALKED TRAIL WILL KEEP WALKERS IN THE COMFORTABLE SHADE, TAKING THEM TO THE NEWLY RENOVATED DELTONA LAKEFRONT TRAILHEAD, SERVICING NOT JUST THE GREEN WALKING TRAIL...</p>
<p>Video of boaters</p>	<p>BUT A NEW BLUE WATER TRAIL, THAT ENCOURAGES VISITORS TO</p>

Deltona TV BROADCAST SCRIPT

Date: 10/10/2016

Project: Thornby/Loop Trail/Comm Ctr



Video	Audio														
Video of Green Spring Pk	RENT A KAYAK OR CANOE FOR A TRIP ALONG LAKE MONROE'S SHORELINE.														
Video of Community Center	THE LOOP TRAIL CONTINUES TO THE RIVER2SEA TRAIL, BY GOING THROUGH GREEN SPRING PARK.														
Video of Comm Ctr events	BRACKETING THE LOOP TRAIL IS ANOTHER HISTORICAL SITE... A SITE THAT IS DISTINCTLY DELTONA.														
Photos of Community Center	THE LAKEFRONT COMMUNITY CENTER HAS BEEN A GATHERING PLACE, COMPLETELY IDENTIFYABLE WITH VOLUSIA COUNTY'S LARGEST CITY.														
<p>Graphic:</p> <p><i>Renovations</i></p> <table border="0"> <tr> <td><i>A/C unit-</i></td> <td><i>\$10,000</i></td> </tr> <tr> <td><i>Parking lot-</i></td> <td><i>\$45,000</i></td> </tr> <tr> <td><i>Craft bldg repair-</i></td> <td><i>\$27,500</i></td> </tr> <tr> <td><i>Exterior painting-</i></td> <td><i>\$12,000</i></td> </tr> <tr> <td><i>Reroofing-</i></td> <td><i>\$15,000</i></td> </tr> <tr> <td><i>New windows-</i></td> <td><i>\$15,000</i></td> </tr> <tr> <td><i>Total-</i></td> <td><i>\$131,400</i></td> </tr> </table>	<i>A/C unit-</i>	<i>\$10,000</i>	<i>Parking lot-</i>	<i>\$45,000</i>	<i>Craft bldg repair-</i>	<i>\$27,500</i>	<i>Exterior painting-</i>	<i>\$12,000</i>	<i>Reroofing-</i>	<i>\$15,000</i>	<i>New windows-</i>	<i>\$15,000</i>	<i>Total-</i>	<i>\$131,400</i>	THE STRUCTURES ARE MORE THAN FIFTY YEARS OLD, AND REFLECT THE MID-CENTURY MODERN ARCHITECTURAL DESIGN THAT IS A HALLMARK OF THE ERA WHEN DELTONA WAS LAUNCHED AS A PLACE TO CALL HOME.
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GFX of new Community Center	ONCE THE NEW COMMUNITY CENTER OPENS IN DECEMBER 2017 THE WORK WILL BEGIN TO														

Deltona TV BROADCAST SCRIPT

Date: 10/10/2016

Project: Thornby/Loop Trail/Comm Ctr



Video	Audio
<p>Video of Lakeshore Comm Ctr</p> <p>Aquarium video</p> <p><i>((GFX of costs for Thornby Pk and Community Center on screen))--</i></p> <p><i>City will actively seek grants and additional funding from State and national sources for Thornby HERE and the Lakeshore Center Improvements</i></p> <p>Jerry on cam in front of Lakeshore Community Center</p>	<p>RENOVATE THE STRUCTURES... TO CONVERT THEM TO EFFICIENT AND ATTRACTIVE TRAILHEADS FOR OUR VISITORS.</p> <p>THE POTENTIAL FOR A FRESHWATER MARINE RESEARCH AND EDUCATIONAL FACILITY USING THIS LOCATION ARE HIGH.</p> <p><i>((Music up full- :45 seconds))</i></p> <p><u>Jerry on cam:</u></p> <p>WITHIN THE NEXT TWO YEARS, SOUTHWEST VOLUSIA COUNTY SHOULD SEE ALL OF THESE IMPROVEMENTS IN PLACE OR NEARING COMPLETION...</p> <p>AND THE START OF A NEW ECOLOGICAL, HISTORICAL AND EDUCATIONAL TOURISM INDUSTRY IN DELTONA</p>

Deltona TV BROADCAST SCRIPT

Date: 10/10/2016

Project: Thornby/Loop Trail/Comm Ctr



Video

Audio

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Deltona TV BROADCAST SCRIPT

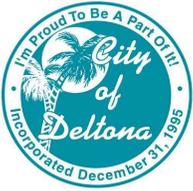
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Video

Audio



Agenda Memo

AGENDA ITEM: B.

TO: Mayor and Commission

AGENDA DATE: 10/24/2016

FROM: Jane K. Shang, City Manager

AGENDA ITEM: 4 - B

SUBJECT:

Discussion - Update for Tivoli Dr. between Providence Blvd. and Saxon Blvd. - Ron Paradise, Assistant Director, Planning and Development Services, (386) 878-8610.

Strategic Goal: Fiscal Issues - Transportation/CIP (i.e. Tivoli Drive expansion).

LOCATION:

Tivoli Dr. between Providence Blvd. and Saxon Blvd.

BACKGROUND:

On September 19, 2016, the City approved a thoroughfare designation for the segment of Tivoli Drive between Providence Blvd. and Saxon Blvd. At the same time, a transportation impact analysis was performed by a City transportation planning consultant, BCC Engineering, to study the corridor and to determine what improvements are needed and the timing of those improvements or phasing. This presentation is to provide the City Commission with an update of the project and a summary of that TIA. While 4-lanes were listed in the ordinance to place Tivoli Drive both on the City's Thoroughfare Map and Number of Lanes Map, that ultimate cross-section needs to be determined. The TIA proposed by BCC provides the following concepts:

1. Address the areas of greatest impact first (i.e. the intersections);
2. Provide better pedestrian safety (i.e. cross-walks);
3. Provide a better pedestrian route (i.e. perhaps expanding the existing sidewalk);
4. Address turning movements (i.e. left turns and stacking);
5. Address the potential for improvements without taking land; and
6. Improve existing conditions alternatively through altering trash pick-up times and re-routing of Votran buses to the sidewalk side of the road.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

AGENDA ITEM: B.

Planning and Development Services

STAFF RECOMMENDATION PRESENTED BY:

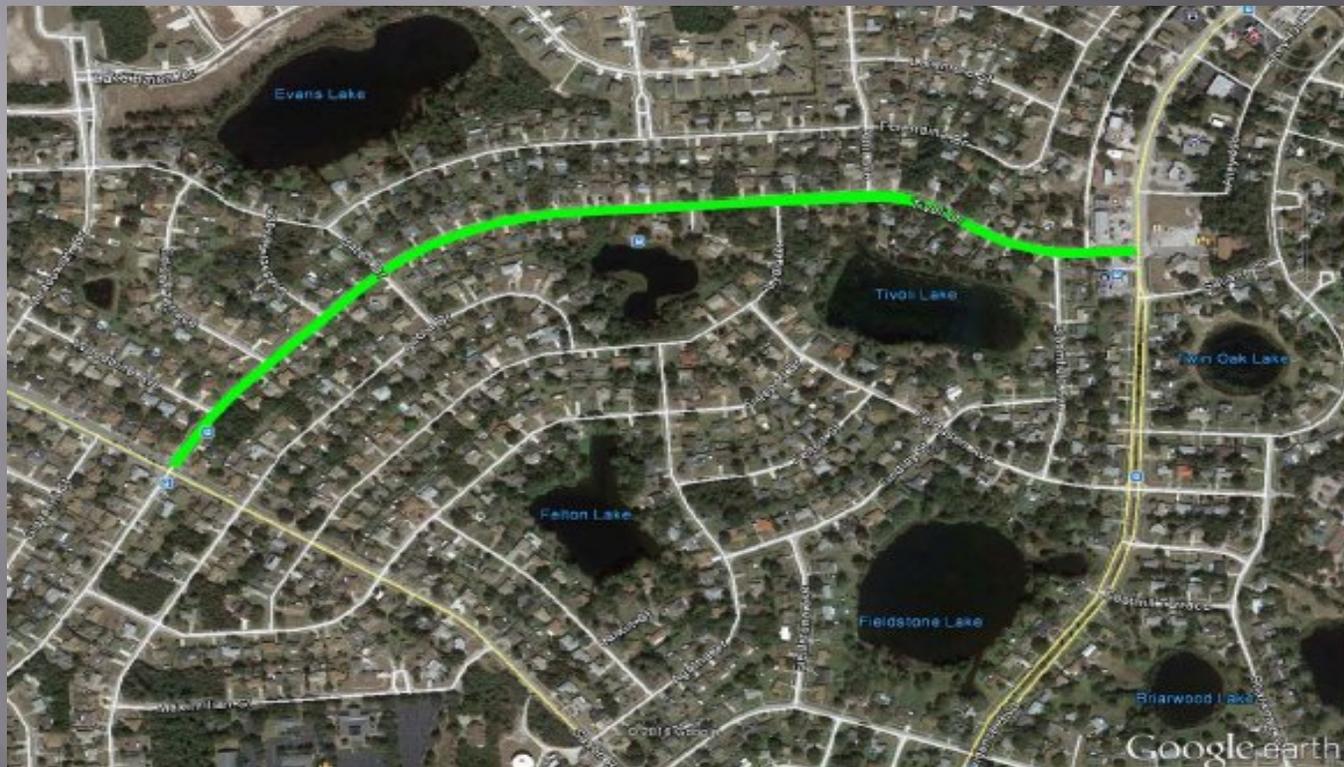
Ron Paradise, Assistant Director - None.

POTENTIAL MOTION:

None.

TIVOLI DRIVE

Saxon Blvd. to Providence Blvd.



Background

- ▣ Platted in the early 1960's as part of Deltona Lakes Unit 7 and Unit 14
- ▣ 70' right of way width
- ▣ Most of the subject segment of Tivoli Dr. was platted with residential lots

Current Traffic Conditions

- ▣ Tivoli Dr. has been used as a method to access Spirit Elementary, Saxon Blvd., Providence Blvd. and I-4
- ▣ ±12,359 Average Annual Daily Trips (AADT) in 2015
- ▣ Most traffic in the AM and PM rush hours
- ▣ Delays associated with trash pick up and Votran stops

Actions

- ▣ Designate the subject segment of Tivoli Dr. as part of the City thoroughfare network
- ▣ Seek grant opportunity to assist in improvement costs
- ▣ Performed a traffic analysis for the subject segment of Tivoli Dr.

Thoroughfare Designation

- ▣ Comprehensive Plan amendment
- ▣ Adopted by the City on September 19, 2016

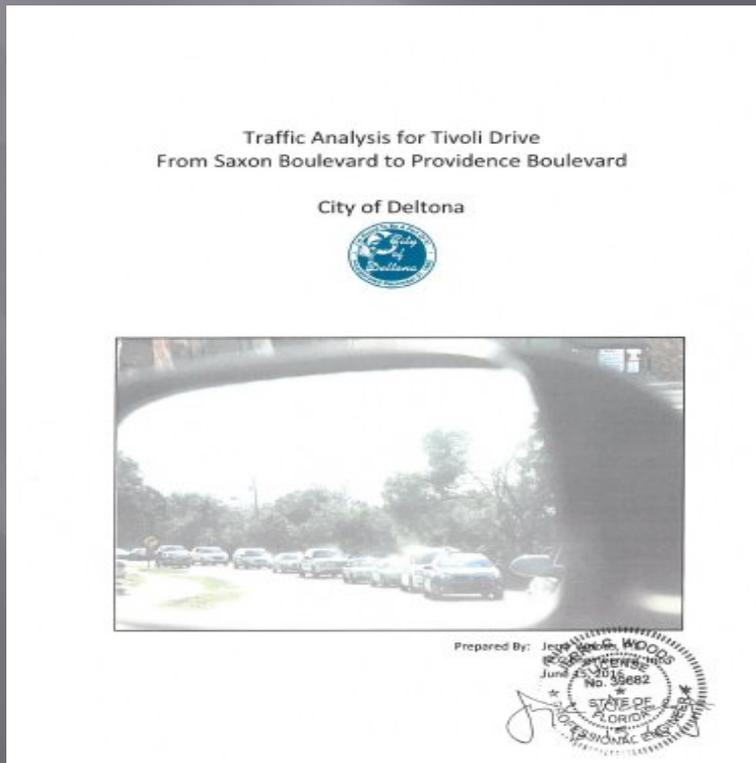


TPO Safety/Operations (SU) Grant

- ▣ City applied for a SU grant to improve the Tivoli Dr. intersections with Saxon Blvd. and Providence Blvd.
- ▣ Project ranked well at the TPO
- ▣ \$2.4 million
- ▣ City is responsible for a 33% grant match

Traffic Analysis

- In May of 2016 BCC Engineering was hired to perform a traffic analysis for the subject segment of Tivoli Dr.



BCC Engineering Findings

- ▣ Improvements (addition of right turn lanes and other operations) at the Saxon Blvd. and Providence Blvd./Tivoli intersections should be undertaken
- ▣ An eastbound turn lane is suggested for the intersection of Tivoli Dr. and April Dr.
- ▣ Improve pedestrian safety (signs, markings)
- ▣ Long range - a 14' multi-use trail should be constructed on the north side of Tivoli Dr. and incorporate traffic calming in the roadway design
- ▣ In the long term and as there is a demonstrated need, Tivoli Dr. should be widened

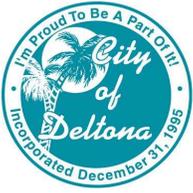
Next Steps

- ❑ Formulate construction plans for the intersection improvements
- ❑ Be well positioned to receive FDOT funding during FDOT fiscal year 2017/18
- ❑ Construct intersection improvements
- ❑ Explore other grant opportunities for trail construction, and traffic calming along the corridor to enhance safety
- ❑ Monitor traffic conditions and take action in the future as deemed appropriate



Questions





Agenda Memo

AGENDA ITEM: C.

TO: Mayor and Commission

AGENDA DATE: 10/24/2016

FROM: Jane K. Shang, City Manager

AGENDA ITEM: 4 - C

SUBJECT:

Discussion: City of Deltona Residential Parking Standards - Ron Paradise, Assistant Director, Planning & Development Services, (386) 878-8610

Strategic Goal: Public Safety - Focus on the City's beautification program.

LOCATION:

City Wide

BACKGROUND:

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The demand for increased parking within the City is driven by numerous factors, including the fact that the City is an automotive-dependent community. Further, many large families in the City have numerous drivers; the majority of the residents are old enough to obtain a driver's license; and the conversion of garages for other activities (storage or living area) than vehicle parking compounds the high-vehicle ownership rate at households with limited off-street parking opportunities.

Staff has prepared a PowerPoint presentation that is a review of existing City parking regulations; some reasons for the demand for expanded off street parking; and proposals as how to manage off-street parking associated with residential dwelling units (see attached).

AGENDA ITEM: C.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

Planning and Development Services

STAFF RECOMMENDATION PRESENTED BY:

Ron Paradise, Assistant Director, Planning & Development Services - None.

POTENTIAL MOTION:

None.

INTRODUCTION: SINGLE FAMILY RESIDENTIAL PARKING STANDARDS



Single-Family Parking Standards

- ▣ Type of vehicle limited to less 10,000 lb. gross weight (length and height also limited)
- ▣ Vehicles (RV/Boat/Car) can be stored in the side or rear yard (Chap 110-811) but limited to two vehicles (Chap 66-18)
- ▣ Minimum parking requirement is two spaces per unit not including garage space (Chap 110-828)
- ▣ Parking timeframes required for right of way and loading/maintenance (Chap 66 and Chap 110-811)

Driveway Expansion – Sec 110-810

- ▣ Allows homeowners to expand existing driveway to accommodate more parking
- ▣ Must extend off of existing driveway
- ▣ Can use crushed material including mulch but must be contained by a “raised border”
- ▣ Approved by the Commission in April of 2016

Driveway Expansion Rationale

- ▣ City dominate land use is detached, single family residential dwellings on individual lots – approx. 33,000 units
- ▣ City land use pattern is automotive dependent
- ▣ Persons per household = 2.81 (2010 U.S. Census)
- ▣ Average family size = 3.16 (2010 U.S. Census)
- ▣ 78% of the City population is old enough to drive (2010 U.S. Census)
- ▣ 13% are 65 years of age or older – most likely retired (2010 U.S. Census)
- ▣ Garages have been used for storage or living area conversions
- ▣ City allows granny flats as permitted uses in single family zoning classifications

Driveway Expansion - Implementation

- ▣ Allowed parking of many vehicles on one property in more controlled manner
- ▣ Allowed non – paved parking to occur
- ▣ Discouraged parking in City rights – of – way
- ▣ Some crushed material, like mulch, maintained lower impervious surface ratios on certain home sites
- ▣ No permit required
- ▣ No prohibition about parking on septic system

Driveway Expansion - Proposals

- ❑ Limit the number of additional parking spaces associated with a single-family dwelling unit
- ❑ Restrict the type of parking surface to impervious only – concrete
- ❑ Allow greater parking opportunity in back and side yards
- ❑ Combination of some or all of the above

Limit Parking Space Numbers

- ❑ Potentially more aesthetically pleasing – more yard/turf maintained
- ❑ Less chance for a large portion of the block face being used for parking
- ❑ May encourage the repurposing of garage space for vehicle parking
- ❑ Could be difficult for large immediate and extended family households
- ❑ Create compliance enforcement challenges

Restrict to Impervious Surface

- ▣ Some dwellings may exceed the 65% ISR threshold
- ▣ Expensive
- ▣ May be more aesthetically pleasing – more permanent in appearance and easier to maintain
- ▣ No chance of mulch or other crushed materials being carried off site clogging storm drains, etc.

Allow Greater Parking Opportunity in Back or Side Yards

- ❑ The term “Yards” is not defined in Chapter 66 and has been interpreted to include all area of a lot that is located between the rear or side of a structure; no more than two vehicles allowed
- ❑ “Yard” is defined in the City Land Development Code is the area contained within the setbacks
- ❑ May encourage more driveway development and questions about how to stabilize access drives to side and rear yards for primary ingress/egress
- ❑ Creates driveway setback and design standard challenges (5’ setback & 30’ separation; some paving/stabilization required; etc. – Use Permit process Chap 96-100)
- ❑ Lessens front yard parking and allows parking in the rear and possibly along the side of buildings

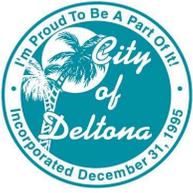
Combination of Options

- ▣ Allow expanded driveway but limit the number of new spaces
- ▣ At the same time allow for more parking in the rear and side areas of lots
- ▣ Determine type of stabilization for parking



Questions/Discussion





Agenda Memo

AGENDA ITEM: D.

TO: Mayor and Commission

AGENDA DATE: 10/24/2016

FROM: Jane K. Shang, City Manager

AGENDA ITEM: 4 - D

SUBJECT:

Discussion - Request for Approval to Appraise ± 6.10 -Acres of City-owned Property Used as the Public Works Depot - Jane K. Shang, City Manager, (386) 878-8858.

Strategic Goal: Economic Development - Review relocation of existing facilities (i.e. Public Works).

LOCATION:

201 Howland Blvd., generally located northwest of the intersection of Howland Blvd. and SR 415, in the eastern portion of Deltona.

BACKGROUND:

Within the City's Strategic Plan, an Economic Development goal was to consider relocation of the existing Public Works Department/Depot. Land within the vicinity of this location has either been commercially developed or entitled for development within recent years. The City owns a parent tract of ± 142 -acres (see attached); however, there is consideration to create a smaller commercial tract that capitalizes on the valuable Howland Blvd. roadway frontage; particularly following the widening of Howland Blvd. to 4-lanes to Courtland Blvd., the widening of SR 415 by the Florida Department of Transportation to 4-lanes to the east, and the construction of the City's wastewater treatment plant to provide central commercial sewer capacity to accommodate development on-site.

The potential new tract (see attached) identifies ± 6.10 -acres of land created from the parent tract. The ± 6.10 -acres includes the maximum net developable upland area, access to the signal constructed by Wal-Mart, and some 100-year floodplain area, which would be disclosed for any potential sale. There is enough net developable uplands to exclude the 100-year floodplain from development and that area be used for project open space. With the attached boundary, City staff is requesting approval from the City Commission to order an appraisal for the ± 6.10 -acres. The completed appraisal will then be brought back to the City Commission to assist in any decision making for the status of the property.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

City Manager

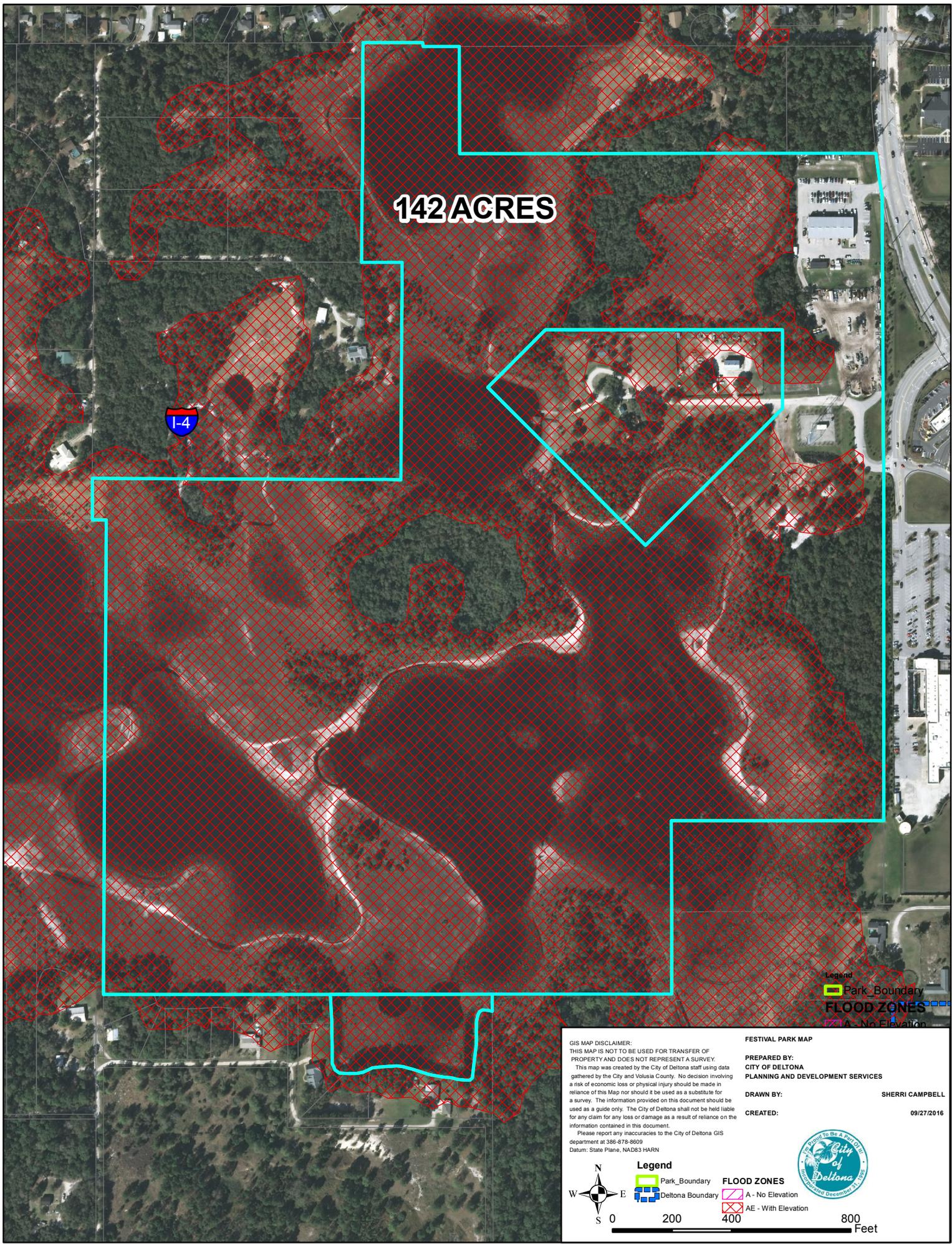
AGENDA ITEM: D.

STAFF RECOMMENDATION PRESENTED BY:

Jane K. Shang - None.

POTENTIAL MOTION:

None.



142 ACRES



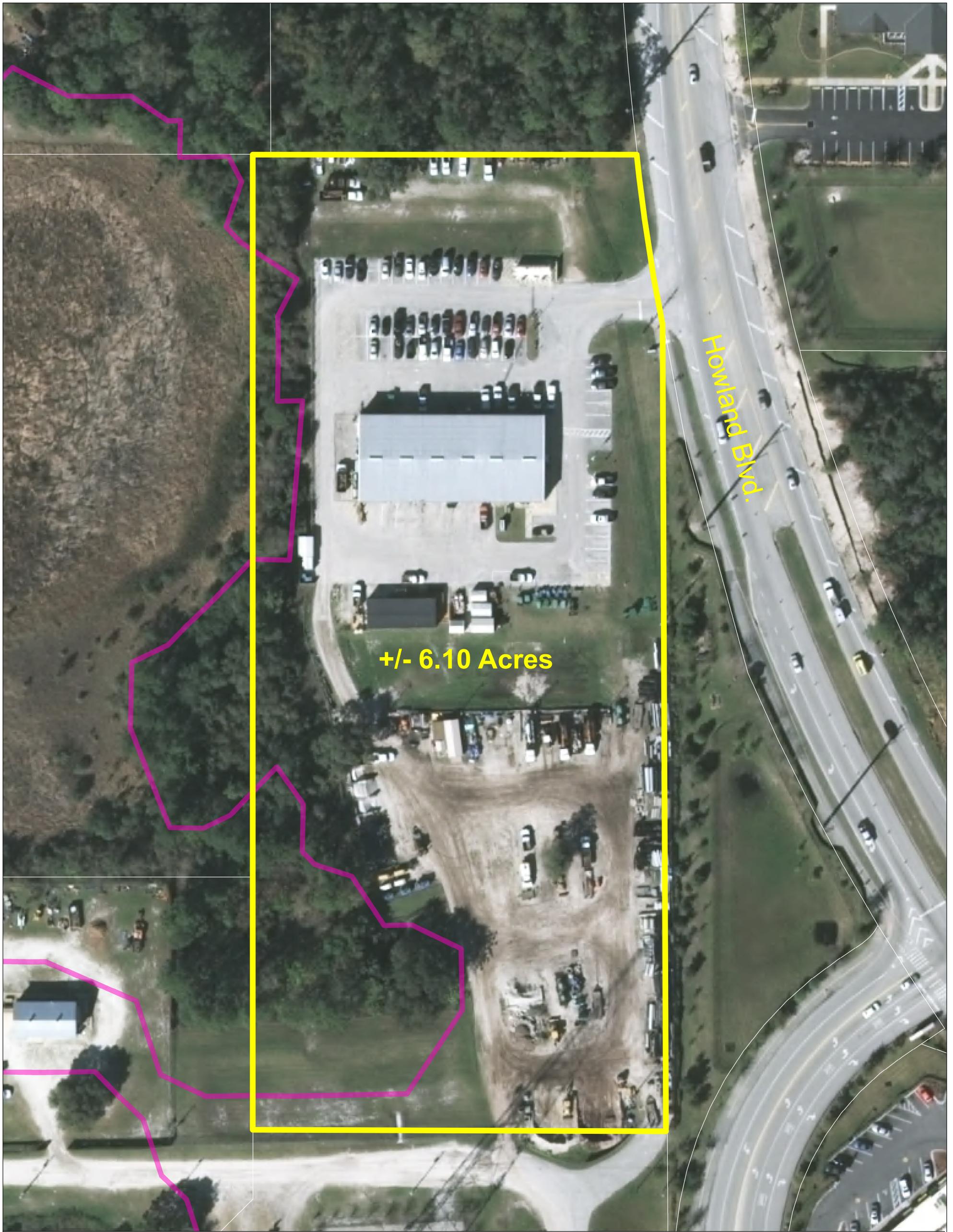
Legend
 Park Boundary
 Deltona Boundary
FLOOD ZONES
 A - No Elevation
 AE - With Elevation

GIS MAP DISCLAIMER:
 THIS MAP IS NOT TO BE USED FOR TRANSFER OF PROPERTY AND DOES NOT REPRESENT A SURVEY.
 This map was created by the City of Deltona staff using data gathered by the City and Volusia County. No decision involving a risk of economic loss or physical injury should be made in reliance of this Map nor should it be used as a substitute for a survey. The information provided on this document should be used as a guide only. The City of Deltona shall not be held liable for any claim for any loss or damage as a result of reliance on the information contained in this document.
 Please report any inaccuracies to the City of Deltona GIS department at 386-878-8609
 Datum: State Plane, NAD83 HARN

FESTIVAL PARK MAP
PREPARED BY:
 CITY OF DELTONA
 PLANNING AND DEVELOPMENT SERVICES
DRAWN BY: SHERRI CAMPBELL
CREATED: 09/27/2016

Legend

	Park Boundary	FLOOD ZONES
	Deltona Boundary	A - No Elevation
		AE - With Elevation



+/- 6.10 Acres

Howland Blvd.



**City of Deltona
Public Works Depot**

Legend



Subject Property



City A/AE Flood Zone

