

FERNANDA DRIVE

Volusia County Dedication to the City of Deltona History

May 2015 – subject property was presented to the City for rezoning 142 acre tract for upwards of 277 planned residential units on individual lots. Below is information generated from Planning & Development regarding roadway dedication – highlighted is the section that lends itself to the City & County planning on dedicating that portion of Fernanda Drive to Deltona:

Roadways/Dedication - 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. There is recognition that the access to this RPUD will be extended off of Howland Blvd. through land that is located within unincorporated Volusia County. The access roadway shall comply with all design and construction standards of the City of Deltona. The road along with all other public roads within the RPUD shall be dedicated to the City as per the Land Development Code. However, the developer shall be responsible for obtaining a Use Permit with the County of Volusia to connect to Howland Blvd.

April 11, 2019, Phase I and Phase II Plats were authorized for recordation and recorded in Plat Book 60, Pages 69-76 & Plat Book 60, Pages 77-81 respectively. In Phase I there is annotation that a section of Fernanda Drive **was not** part of this plat.

2019 – language from the Phase I Development Agreement states the following:

DESCRIPTION OR TYPE OF AUTHORIZED DEVELOPMENT:

Final Plat for 129 residential lots, a roadway network, open space, utility locations, and stormwater areas associated with the Fernanda Place project located off of Howland Boulevard situated north of Pine Ridge High School, Deltona, Florida. The Plat also contains notes and graphics relating to and depicting the Carolina Avenue corridor extending to Howland Boulevard through unincorporated Volusia County.

November 2019 - January 2020, communication between VC and the City of Deltona Engineering (Mario Chavez, City Engineer) included a written Transfer Agreement. The City indicated in this communication that there were minor edits required as the development had commenced with construction.

September 2020 – November 2020 – communication attempts between VC and the City of Deltona PW Director John Peters appear to have gone unanswered.

November 2020 – communication between VC and the City of Deltona Acting PW Director Steven Danskine indicating the need to familiarize himself with the agreement and bring to legal for input & guidance.

August 2021 – Evans Engineering (EOR for the applicant) sent an email (specific to inspection of the roadway/project close-out) stating “that portion of Fernanda Drive from Howland Boulevard back to the entrance of the subdivision @ Greenwood Boulevard will need to be coordinated with Volusia County. Once the County has accepted the roadway, the County will then work with the City to dedicate the ROW to Deltona – but as of now the ROW remains under the jurisdictional control of Volusia County.”

June 2022 – Google Earth Streetview

Howland Boulevard back to subdivision entrance



Evidence supports that as far back as 2015 and from the on-set of the development of Fernanda Subdivision consideration and assumption would be that the City of Deltona would take jurisdictional control of that specific section of the roadway.