



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, December 15, 2016 **Time:** 5:30 PM

Type of Meeting: Regular

Location: Council Chambers
City Hall, 1000 City Center Circle

A. CALL TO ORDER

1. Pledge of Allegiance
2. Silent Invocation
3. Roll Call

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. 16-90000009
VARIANCE/5835 WALES AVENUE

A request for variances from the Land Development Code to allow a 6-foot tall fence to be placed in a secondary front yard and on the Wiltshire Boulevard right-of-way line.

Staff Contact: Briana Conlan-King (386) 506-5676/brking@port-orange.org

6. Case No. 16-40000008
MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT
PLAN/PC-A WORKPLACE ZONING DISTRICT/THOMPSON PUMP
East side of Williamson Boulevard, south of McGinnis Avenue

A request to approve the Thompson Pump and Manufacturing Company, Inc. Master Development Agreement and Conceptual Development Plan.

Staff Contact: Tim Burman (386) 506-5675/tburman@port-orange.org

7. Case No. 16-40000006

FIFTH AMENDMENT TO THE CLARK PROFESSIONAL CENTER AND WEDDING CHAPEL PLANNED COMMERCIAL DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN
5111 South Ridgewood Avenue

A request to amend the Clark Professional Center and Wedding Chapel Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to provide the regulatory framework to subdivide the subject property into six commercial lots, amend the list of permitted uses allowed for the PCD, and establish the review process for temporary uses and special events.

Staff Contact: Gwen Perney (386) 506-5673/gperney@port-orange.org

8. Case No. 16-52000003

SUBDIVISION PLAT AND PLANS DEVELOPMENT ORDER
MODIFICATION/THE PINNACLE PLANNED UNIT DEVELOPMENT PHASE 2
East side of Williamson Boulevard, north of Sterling Chase Subdivision, east of Phase 1 of The Pinnacle Subdivision

An update to modifications to the Pinnacle Subdivision Phase 2 Subdivision Final Plat and Plans, previously approved in 2015, adding 14 additional lots.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

C. OTHER BUSINESS

9. Development Activity Report

10. Commissioner Comments

11. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE **PLANNING COMMISSION** WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED. NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE; IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 1-800-955-8771.

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
NOVEMBER 17, 2016

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Chairman John Junco at 5:30 p.m.

Pledge of Allegiance

Silent Prayer

ROLL CALL

Present: Lance Green
John Junco
Mike Arminio
Bo Bofamy
Thomas Jordan
Maria Mills-Benat

Absent: Newton White

Also Present: Shannon Balmer, Asst. City Attorney
Kelly McQuillen, Assistant City Clerk

DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the minutes of
October 27, 2016 as presented was
made by Commissioner Arminio, and
Seconded by Commissioner Jordan.
Motion carried unanimously by roll call
vote.

5. Case No. 16-27500001 – COMPREHENSIVE PLAN CAPITAL
IMPROVEMENTS ELEMENT/2016 Annual Update

Penelope Cruz, Planner, provided details of the plan and answered questions of Commissioners.

Ms. Cruz explained the update and amendment procedure of the Comprehensive Plan Capital Improvements Element (CIE) in accordance with Florida Statutes.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

Motion to recommend approval of Case No. 16-27500001 to the City Council was made by Commissioner Arminio, and Seconded by Commissioner Mills-Benat. Motion carried unanimously by roll call vote.

6. 2017 PROPOSED PUBLIC HEARING AND DEVELOPMENT REVIEW CALENDAR

Staff Contact: Tim Burman (386) 506-5675/tburman@port-orange.org

Tim Burman, Planner, provided details of the application and answered questions of Commissioners.

OTHER BUSINESS

7. Development Activity Report

Commissioners asked Staff questions relating to ongoing projects. Mr. Burman answered their questions.

8. 2016 Concurrency Management Report –There were no questions.

9. Commissioner Comments – There were none

10. Staff Comments - Shannon Balmer, Assistant City Attorney, read Form 8B-EFF, *Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers* regarding a prior voting conflict between Commissioner Jordan and Giuseppe's Pizza.

PUBLIC COMMENTS

There were none

ADJOURNMENT: 5:56 p.m.

Chairman John Junco



STAFF REPORT

VARIANCE FROM LDC CHAPTER 16, SECTION 3(b)(2)(b),
SECTION 3(b)(2)(f), SECTION 3(b)(3)(a) and SECTION 6(a)
CASE NO. 16-90000009

REQUEST:	Variances from the LDC to allow a 6-foot fence to be placed in a secondary front yard along the right-of-way line.
OWNER / APPLICANT:	Kevin Price
LOCATION:	5835 Wales Avenue
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Tim Burman, Planning Manager (386) 506-5675
PLANNING COMMISSION DATE:	December 15, 2016

DISCUSSION:

The subject property is located at the northeast corner of Wales Avenue on Wiltshire Boulevard (Figure 1). The property owner is requesting the variances to allow a 6-foot tall fence to be placed in a secondary front yard and on the Wiltshire Boulevard right-of-way line. According to the property owner, the proposed 6' fence is to screen his property from the adjacent City's Parks & Recreation building and the Cambridge Basin drainage facility (Exhibit A).

Figure 1. Location Map



According to the Land Development Code (LDC), the subject property is a corner lot because it is adjacent to two public rights-of-way (Wales Avenue and Wiltshire Boulevard). In this case, the south property line of the subject property is adjacent to a right-of-way (Wiltshire Boulevard) that functions as a driveway for authorized vehicles accessing the City's Parks & Recreation building and the Cambridge Basin drainage facility. Unlike a typical corner lot in a residential subdivision, the right-of-way adjacent to the south property line of the subject property is not a designated street used for residential traffic (Figure 2).

Figure 2. Subject Property & City Owned Property Location:



The building permit application for the fence has been reviewed by staff and meets all other code requirements. The applicant is requesting approval of the variances to waive the 5-foot setback requirement from the right-of-way and to allow a 6-foot tall fence in a secondary front yard.

The proposed 6-foot fence (Figure 3) requires variances from the following LDC requirements:

Placement of 6' Fence in Front Yard:

The LDC considers any portion of a lot that abuts a right-of-way a front yard and a 6-foot tall fence is to be located beyond the front yard setback line, which, for this property is 30-feet. The setback requirement for a 6-foot fence is intended to provide the homes adjacent to a corner lot with adequate sight lines from their home, meaning that other home owners will generally have a

clear line of sight from their front yards. The LDC does allow a 4-foot tall fence within the front yard setback because sight lines are not as impacted by a shorter fence most people can see over.

Right-of- Way Setback:

The LDC requires all residential and commercial fences to be set back 5-feet from any right-of-way. The setback applies to all rights-of-way in the City and is intended to provide adequate visual clearance for vehicles and pedestrians at the intersections of rights-of-way and also rights-of-way and private driveways. The setback prohibits structures being installed that could impede vision when entering/exiting a driveway or turning onto a street.

Figure 3. Proposed Fence Location:



As indicated in the letter of request (Exhibit A), there is an existing 4-foot tall chain link fence on the Wiltshire Boulevard right-of-way line and in the secondary front yard (Figure 4). The 4-foot chain link fence has been in the existing location for approximately 25 years and was there before the applicant purchased the house. In its current state, the existing 4-foot chain link fence is non-conforming with the current requirements of the LDC. The request is to remove the existing 4-foot tall chain-link fence and replace it with a 6-foot tall PVC fence in the same location. According to the property owner, he wants to install the 6-foot PVC fence to screen his property from the City's Parks & Recreation building and the Cambridge Basin drainage facility adjacent to his property.

Figure 4. Existing Fence Location:



REVIEW OF VARIANCE CRITERIA:

Chapter 19, Section 1, LDC, lists the review criteria that are used to determine whether the variances requested should be granted. These criteria, accompanied by staff's analysis, are as follows:

- a) *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.*

The subject property is located at the northeast corner of Wales Avenue and Wiltshire Boulevard. In this case, the subject property is adjacent to +/- 165-feet of right-of-way (Wiltshire Boulevard) that only serves as a driveway for authorized vehicles accessing the City's Parks & Recreation building and the Cambridge Basin drainage facility. The driveway for non-public access ends at the Cambridge Basin drainage facility (Figure 5).

Figure 5. City Owned Driveway Access & Dead-End:



The intent of the 30-foot setback requirement for a residential 6-foot fence in a front yard is to ensure fences that abut streets in residential subdivisions with a narrow right-of-way width are set back off the right-of-way line to provide adjacent properties adequate visual sight lines from their home. Typical corner lots in residential subdivisions are located adjacent to two public streets. In this case, the south property line of the subject property is adjacent to a right-of-way (Wiltshire Boulevard) that functions as a driveway for authorized vehicles accessing the City's Parks & Recreation building and the Cambridge Basin drainage facility. The driveway for non-public access ends at the Cambridge Basin drainage facility. Unlike a typical corner lot in a residential subdivision, the right-of-way adjacent to the south property line of the subject property is not a designated street used for residential traffic. According to the property owner, there is sufficient space between the proposed location of the 6-foot fence and the driveway located within the Wiltshire Boulevard right-of-way line for adequate visual clearance for vehicles exiting/entering the City driveway (Figure 6).

Figure 6. Right-of-Way Area:

- b) *The special conditions and circumstances are not a result of actions of the applicant.*

The special circumstance associated with the property is not a result of actions by the property owner. The stormwater pond to the east of the subject property was built as a part of the Cambridge Canal Basin improvement project that was completed in 2008 and the property located south of the subject property served as a Fire Station until Parks & Recreation took over the building for offices and storage in late 2007 and early 2008. Currently, the Wiltshire Boulevard right-of-way has not been vacated by the City and there are no plans to vacate at this time.

- c) *Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code, and would work unnecessary and undue hardship on the applicant.*

When a new fence is installed, it must comply with current development requirements of the Land Development Code (LDC). The intent of setback and front-yard requirements for a fence is to minimize the impact on adjoining properties, ensure adequate sight lines, and provide room on the subject property for maintenance and necessary repairs to the fence. Although not their preference, the property owner could install a 4-foot tall fence set back 5-feet from the Wiltshire Boulevard right-of-way or install a 6-foot fence set back 30-feet from the Wiltshire Boulevard right-of-way to meet the code requirements. According to the property owner, the variances are necessary to install the 6-foot fence in the secondary front yard and on the Wiltshire Boulevard right-of-way. The property owner states that the proposed location of the 6-foot fence would not impact adjoining properties, ensure adequate sight lines, and provide room on the subject property for maintenance and necessary repairs to the fence. The property owner is concerned that reducing the height of the fence will not provide sufficient screening of the property and installing the 6-foot fence set back 30-feet from the right-of-way would reduce the size of the rear yard.

- d) *The variances, if granted, are the minimum variances necessary to make possible the reasonable use of the land, building, or structure.*

The fence could be installed to comply with the setback requirements of the LDC; however, this would require the property owner to change the proposed location and height of the fence. Although not their preference, the property owner could shift the proposed 6-foot fence to be set back 30-feet from the right-of-way or reduce the fence height to 4-foot and set it 5-feet from the right-of-way line.

According to the property owner, the proposed location of the 6-foot fence will not impact adjoining residential properties or sight lines for vehicles exiting the City's facilities. The property owner is also requesting to install the fence to screen his property from the adjacent City facilities.

- e) *Granting the variances request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings, or structures in the same zoning district.*

Any fence located within a front yard on a corner lot cannot exceed 4-feet unless set back the designated front yard setback (30-feet) from the right-of-way line. However, according to the property owner, his corner lot is not a typical corner lot. In this case the installation of the 6-foot fence on the Wiltshire Boulevard right-of-way will not confer upon the applicant special privileges denied to other properties in this zoning district, because no other corner lots have a secondary front yard along the right-of-way used as a driveway to City facilities.

- f) *The granting of the variances will be in harmony with the general intent and purpose of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

The proposed location of the fence does meet the LDC's 25-foot visual clearance triangle requirement for intersections. The 25-foot visual triangle is determined by measuring 25-feet along the 2 intersecting rights-of-way that form the intersection then connecting those two points and measuring. There is approximately +/-30-feet from the pavement edge to Wiltshire Boulevard, that serves as the driveway access for the City properties to the applicant's property line and the proposed location of the 6-foot fence installation. If the variance is approved, the fence is not anticipated to impact visual clearance for vehicles and pedestrians along Wiltshire Boulevard, Wales Avenue or Trailwood Drive.

- g) *The variances represent a reasonable disposition of a claim brought under the Bert J. Harris Private Property Rights Protection Act, chapter 95-181, Laws of Florida, that a development order of the city has unreasonably burdened the applicant's property, based upon the recommendations of the special master appointed in accordance with the act, or the order of a court as described in the act.*

The variance requested is not based on a claim brought under the Bert J. Harris Private Property Rights Protection Act.

RECOMMENDATION:

Based on the findings of this report, Staff recommends **approval** of the variances requested allow a 6-foot tall fence along the Wiltshire Boulevard right-of-way in lieu of the 30-foot setback required by code.

November 9, 2016

Mr. Tim Burman
City of Port Orange
Community Development Department
1000 City Center Circle
Port Orange, FL 32129

Mr. Burman,

I Kevin Price own and reside at 5835 Wales Avenue and have lived here 25 years. I am requesting a variance to allow a 6-foot tall fence to be placed in a secondary front yard and on the Wiltshire Boulevard right-of-way line. My property is a corner lot; however, this specific corner lot is not a typical corner lot, because no other corner lots have a secondary front yard along the right-of-way that serves as a driveway to City facilities.

The proposed 6' fence is to screen my property from the adjacent City's Parks & Recreation building and the Cambridge Basin drainage facility. Currently in the same location as the proposed location for the new 6-foot fence, there is an existing 4-foot chain-link fence that's has been there since I purchased and moved into the home some 25 years ago. I am requesting to remove the 4' fence and replace with the 6' tall PVC privacy fence to screen property from the City's Parks & Recreation building and the Cambridge Basin drainage pond that is adjacent to my property. There is enough space between the proposed location of the 6-foot fence and the driveway located within the Wiltshire Boulevard right-of-way line for adequate line of sight for vehicles exiting/entering the City driveway. If were to reduce the height of the fence it will not provide enough screening of my property and installing the 6-foot fence setback 30-feet from the right-of-way would reduce the size of my yard.

The variances I am requesting are necessary to install the 6-foot fence in the secondary front yard and on the Wiltshire Boulevard right-of-way. The proposed location of the 6-foot PVC privacy fence will not impact the City's Parks & Recreation building and the Cambridge Basin drainage pond adjacent to my property, will not limit sight lines, and will provide room on the subject property for maintenance and necessary repairs to the fence.

Sincerely,



Kevin Price



STAFF REPORT

Thompson Pump and Manufacturing Company, Inc. Master Development Agreement and Conceptual Development Plan
CASE NO. 16-40000008

REQUEST:	To approve the Thompson Pump and Manufacturing Company, Inc. Master Development Agreement and Conceptual Development Plan
CONTRACT PURCHASER:	Thompson Pump and Manufacturing Company, Inc.
PROPERTY OWNER:	City of Port Orange
RECOMMENDATION:	Approval , dependent on City Council's approval of the policy considerations as described in the staff report
LOCATION:	East side of Williamson Boulevard, south of Hockney Court.
PLANNING COMMISSION DATE:	December 15, 2016

DISCUSSION:

The subject property is located on the east side of Williamson Boulevard, south of Hockney Court (Figure 1) and zoned PC-A Workplace District. Currently, the subject property is owned by the City of Port Orange. Thompson Pump has a contract with the City to close on the purchase of the +/- 15-acre property in March 2017. As the contract purchaser, Thompson Pump has prepared a Master Development Agreement (MDA) and Conceptual Development Plan (CDP) that would apply to the subject property.



According to the Land Development Code (LDC), the proposed MDA constitutes a zoning document for a specific area within the PC-A Workplace Zoning District, establishing permitted uses and certain development requirements. The CDP is an exhibit to the MDA that includes the general location and size of the buildings, parking, buffers, landscape, and drainage areas. The MDA and CDP do not grant approval of any specific development, but rather, establish parameters for how the property can be developed.

Specific site development requirements listed the MDA and LDC, such as the type and location of trees and shrubs in the landscape buffers, location and size of the stormwater pipes, and water, sewer, and reclaim lines, shape and depth of the stormwater pond, design of the parking lot, appearance of the buildings, and other site requirements are finalized with a site plan. A site plan is typically a 25 to 35-page set of technical documents that are signed and sealed by a licensed engineer and contain extensive engineering and construction details. The final site plan for the Thompson Pump site is required to be designed to meet the requirements of the LDC and the proposed MDA.

The PC-A Workplace Zoning District was originally envisioned as an area that would be developed with regional office complexes, similar to the Heathrow area near Orlando and the area along I-95, south of downtown Jacksonville, with a possible connection to I-4. However, due to the recession and other factors, the focus of the PC-A Workplace District has expanded to also include manufacturing uses. The flexibility from the standard code requirements for manufacturing uses is offered with the goal of encouraging the development of quality manufacturing uses in the PC-A Workplace Zoning District, such as Thompson Pump and Raydon.

DEVELOPMENT PROPOSAL:

If approved, the MDA and the CDP (Exhibit "A") will provide the regulatory framework for the development of the +/- 15-acre site as an office headquarter/manufacturing campus for Thompson Pump with a combined square footage of +/- 140,000. The following discussion will focus on the significant aspects of the MDA and CDP, such as the use, size, and development impacts.

General Site Layout:

The proposed project will be located within the area defined in the MDA as the "Property". The proposed development is expected to consist of 2 or 3 buildings, generally located between Raydon and Williamson Boulevard, and associated site improvements (parking, landscaping, stormwater, utilities, etc.) The pond shown on the CDP is to be used as a research pond for testing of pumps manufactured at the property. The stormwater drainage pond for this property is located behind Raydon and was originally permitted and built by the City of Port Orange.

Site Access:

The proposed development will be accessed from Williamson Boulevard and Hockney Court. As indicated in the MDA, the developer of the property will install the 4th traffic signal head at the intersection of Williamson Boulevard and Town West Boulevard.

Phasing:

There is a provision in the MDA that allows for the project to be developed in phases, provided each phase is able to function in regard to access and infrastructure. Past MDA's approved by the City Council allow projects to be developed in phases as long as necessary infrastructure has been inspected and approved by the City to allow a portion of the project to be open to the public.

Permitted Uses:

The following uses are proposed within the Property: equipment and engine repair, equipment rental of equipment manufactured on the property, testing/demonstration pond of water pumps, and uses currently allowed in the LDC for the PC-A Workplace Zoning District such as: manufacturing, office, commercial/industrial equipment and supplies, commercial/industrial warehouses, etc.

The accessory uses, typically associated with a manufacturing use, could include equipment and engineer repair, equipment rental of equipment manufactured on the property, and testing/demonstration area. The accessory uses will meet the criteria for accessory uses in Chapter 16 of the LDC including:

1. Be customarily incidental to the principal use established on the same lot;
2. Be subordinate to and serve such principal use;
3. Be subordinate in area, extent and purpose to such principal use; and
4. Contribute to the comfort, convenience or necessity of users of such principal use.

Proposed Deviations from the Master Plan Requirements:

The proposed MDA allows the contract purchaser to request flexibility from the standard code requirements. The only specific criteria in the LDC to assess the requested deviations are that they provide for innovative site and building design and a greater public benefit. Staff recommendations on zoning matters are generally based on considerations of compatibility with adjacent uses, similar conventional City zoning districts, and consistency with the adopted Comprehensive Plan. As part of the review of this proposal, the Planning Commission and City Council will need to consider the following deviations from the LDC requested by the contract purchaser:

1. Parking Lot Design: The contract purchaser is requesting flexibility to be able to design the parking lot in the traditional manor allowed in most of the City's industrial and commercial zoning districts. The PC-A Workplace is the only zoning district with a requirement for all properties with frontage on Williamson Boulevard and Hockney Court to have a maximum of 50 parking spaces in front of the building. The proposed MDA removes this requirement but states that the parking lot will be designed according to the requirements in Chapter 12 of the LDC. In addition, a 50-foot landscape buffer will be installed along Williamson Boulevard and a 10' landscape buffer will be installed along Hockney Court.

The parking space location requirement was created specifically for the PC-A Workplace zoning district when it was envisioned as an area that would be

developed with regional office complexes and the City wanted to minimize the size of parking lots visible from the roads in this area.

According to the contract purchaser, the placement of parking spaces behind and along the sides of the building will interfere with the daily operations of the manufacturing use. The placement of a majority of the required parking spaces is anticipated to be in front of their buildings because the area behind the buildings will be used for the storage of materials and products, shipping and receiving of materials and products, and the manufacturing of products.

2. Open Space: The contract purchaser is requesting the open space requirement for the property be similar to the open space requirement in the City's other industrial and zoning districts: Commercial Industrial (CI) and Light Industrial (LI). The PC-A Workplace zoning district requires a minimum of 30% of the site to be open space. According to the LDC, open space is not developed with impervious surface and includes tree and environmental preservation areas, water bodies, and landscape buffers. The proposed MDA requests a minimum twenty percent (20%) open space requirement for the property.

The proposed open space requirement in the MDA is consistent with the open space requirement in the City's CI and LI zoning districts and the St. Johns River Water Management District permit.

Table 1. Open Space Requirement

Zoning or Permit	Open Space Required
Proposed MDA	20%
PC-A Workplace	30%
Light Industrial (LI)	15%
Commercial Industrial (CI)	20%
SJRWMD Permit	20%

3. Walklights: The contract purchaser is requesting to remove the PC-A zoning requirement to install walklights every 100 feet. along Williamson Boulevard for sites in the PC-A zoning district. According to the contract purchaser, this request is being made because there is not expected to be a sufficient volume of pedestrian traffic to warrant special lights that only light the sidewalk. There are no residential neighborhoods on the east side of Williamson Boulevard that would directly benefit from the lit sidewalk. In addition, some of the properties on the east side of Williamson Boulevard are not in the PC-A zoning district so even if walklights are installed with this project there would still be substantial light gaps along the east side.

Within the PC-A zoning district, the only road required to install walklights is Williamson Boulevard. The other roadways within the PC-A (McGinnis Avenue, Coraci Boulevard, Town West Boulevard, Hockney Court, and local subdivision

streets) are not required to install walklights. In addition, all of the residential uses in the PC-A are located on the west side of Williamson Boulevard and a majority of the residents that walk or bike to the Pavilion or the commercial uses at Williamson Boulevard and Taylor Road use the 8' sidewalk on the west side of Williamson Boulevard where there are walklights. These pedestrians typically cross at the Williamson Boulevard/Summer Trees Boulevard/Pavilion traffic light.

4. Internal Parking Lot Landscaping: The LDC requires 10% of the paved vehicular use area (parking lot) on a site to be designed as landscaping that is to be located within the parking lot. According to the contract purchaser, the proposed use will have paved areas that are not open to the public and serve as outside storage, loading, and assembly areas related to the manufacturing use. The areas will not function like typical vehicular use areas more common in shopping centers and other commercial developments. For the manufacturing use, these areas need to remain free of obstacles that could impede areas dedicated to the manufacturing function. The proposed MDA states that only parking spaces and access drives open to the public or visible from a right-of-way or adjacent property will be used to determine the amount of landscaping required in the parking lot.

REMAINING COMMENTS:

The Development Review Committee (DRC) has reviewed this project and the contract purchaser will need to address some minor technical comments such as correcting minor formatting errors and adding language to clarify terms in the MDA prior to this item being considered by City Council.

RECOMMENDATION:

Approval of the Thompson Pump and Manufacturing Company, Inc. Master Development Agreement and Conceptual Development Plan subject to the following:

1. City Council direction on the policy considerations;
2. Remaining comments being addressed prior to this item being considered by City Council; and
3. Review and approval by the City Attorney's Office for legal form and content.

ATTACHMENT:

1. Exhibit "A" – Master Development Agreement & Conceptual Development Plan



STAFF REPORT

5th AMENDMENT TO THE MDA & CDP FOR THE CLARK PROFESSIONAL CENTER AND WEDDING CHAPEL PCD

CASE NO. 16-40000006

Request:	Amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Clark Professional Center and Wedding Chapel Planned Commercial Development (PCD)
Location:	5111 Ridgewood Ave. (See – Exhibit "A")
Owner:	All Aboard Holdings, LLC, D. Andrew Clark, Clark Office Building, Ltd., Clark Professional Center Condo Association Inc., and the Douglas J. Clark Irrevocable Trust
Applicant:	D. Andrew Clark
Staff Recommendation:	Approval
Staff Contact:	Gwen Perney, Planner (386) 506-5673
Planning Commission:	December 15, 2016

DISCUSSION:

The Clark Professional Center and Wedding Chapel PCD was approved in 2000 and has been amended four times over the last 16 years. The proposed 5th Amendment to the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Clark Professional Center and Wedding Chapel Planned Commercial Development (PCD) is to provide the regulatory framework to subdivide the subject property into six commercial lots, amend the list of permitted uses allowed for the PCD, and establish the review process for temporary uses and special events.

The proposed changes to the MDA and CDP are as follows.

Permitted Uses:

There are currently multiple lists of permitted uses for the PCD located in the original MDA, 2nd amendment, and the 4th amendment. This amendment would consolidate the lists of permitted uses in one section, making the MDA more user-friendly. In addition to consolidating the lists of permitted uses, the applicant proposes to include additional uses allowed in the Ridgewood Development (RD) zoning district in order to attract a wider variety of tenants to the property such as; professional offices, personal services, financial services, and restaurants.

Location Map.



The proposed amendment also eliminates certain uses currently allowed in the PCD that would be allowed if the PCD property was zoned Ridgewood Development (RD) zoning district. The applicant has agreed to prohibit uses such as; motel, multi-family, convenience stores with or without fuel, motor vehicle repair facilities, pawn shops, and the outdoor display of equipment, materials, vehicles, boats, RVs or mobile homes.

Special or Temporary Uses:

The proposed amendment would simplify the process for events while still maintaining an effective review process. Special or temporary uses such as fairs, carnivals, farmers' markets, seasonal parking lot sales and events (Halloween, Christmas, Bike Week, Speedweeks, etc.), charitable events, running/walking events, outdoor boat or RV sales, sidewalk sales, car shows, indoor/outdoor music events, art shows and similar events would comply with the requirements in the LDC and Code of Ordinances for "Special Events." The review and approval of special events in the PCD would be processed at the staff level, similar to how special events at the Pavilion are processed and approved.

According to the applicant, the intent of the proposed language is to streamline the process for the review of special events on the site. The applicant has indicated that minimizing the number of days for review and approval of a special event will allow for more flexibility in attracting events to the property. The subject property was developed with the intent of hosting special events as a part of its normal operations, with shared parking, open spaces, and event buildings. Because of this, the events generally would have less impact on operations, traffic circulation and adjacent businesses than a standard business having a grand opening or other occasional events from time to time. The applicant believes special events can attract people to the area that will help revitalize the Ridgewood Corridor.

Subdivision Replat



Lot Dimensions and Building Requirements:

The applicant is proposing to replat the subject site into 6 lots. The original MDA anticipated that the site would function as a cohesive multi-building development, and did not provide minimum lot width and area requirements to allow lots to be created through the platting process. The proposed amendment includes a

conceptual replat exhibit in the MDA to establish the general lot width and area for the proposed 6 lots. According to the applicant, the proposed lot configuration is for financing purposes, but the 6 lots will continue to function as one cohesive site, with shared parking, stormwater and utilities. The proposed amendment would subdivide the amendment property into the following 6-lots:

1. Lot #1: Vacant lot at the southeast corner of Ridgewood Avenue and Katherine Street. Previously approved amendments indicate this lot being developed with an office building
2. Lot #2: Developed lot with an existing 3-story office building and parking lot
3. Lot #3: An improved parking lot to serve the Tavern and Wedding Chapel
4. Lot #4: Developed lot with an office building and parking lot
5. Lot #5: Developed lot with the Chapel, Tavern, Railroad car, stormwater pond, and parking area
6. Lot #6: Vacant lot fronting Halifax Drive with a gazebo on piers in the Halifax River and the potential for the construction of a covered pavilion. The applicant anticipates the pavilion to be approximately 1,600 square feet and would look similar to a picnic shelter with a roof and no walls. The pavilion is anticipated to be used for wedding receptions and could also be used for art and music events and farmers' markets if a shade structure is needed by the event holder.



The proposed amendment also provides the dimensional requirements for future development of structures on the proposed lots. The dimensional requirements for buildings is based on the dimensional requirements provided in the Ridgewood Development (RD) zoning district, and provides for the required 12-foot access, maintenance, and utility easement along the rights-of-way except for Lot 4. The existing

building on Lot 4 was constructed with the required 10-foot building setback and landscape buffer. The existing buildings and proposed lot lines comply with dimensional requirements provided in the proposed amendment.

The applicant has also modified the CDP to indicate the future location of an open air pavilion structure on the proposed Lot 6. According to the applicant, the proposed canopy structure would be used for wedding receptions and special events. The property owner would be required to get a building permit prior to construction of the pavilion, as well as meet the architectural requirements of the LDC.

The current MDA allows for shared parking between the uses on the subject property and the current parking arrangement will not change if the amendments are approved and the property is subdivided. If the PCD amendment property is replatted, the property owner will be required to record a Reciprocal Easement Agreement (REA) to ensure shared parking for the benefit of the lot owners. Language has been included in the amendment that prior to the approval of development on a lot, the property owner will need to demonstrate that the required parking for all the uses on the 6 lots can be met according to the Agreement and the LDC.

No other changes to the existing MDA or deviations from the Land Development Code (LDC) are proposed.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The subject property is designated *Commercial* on the City's Future Land Use Map. The original PCD zoning district and MDA were found to be consistent with the City's Comprehensive Plan when it was approved in 2000. If approved, the proposed changes related to replatting, special events, and modifications to permitted uses in the amendment would not create any inconsistencies in the Comprehensive Plan; therefore, it is staff's determination that the proposed amended MDA is consistent with the City Comprehensive Plan.

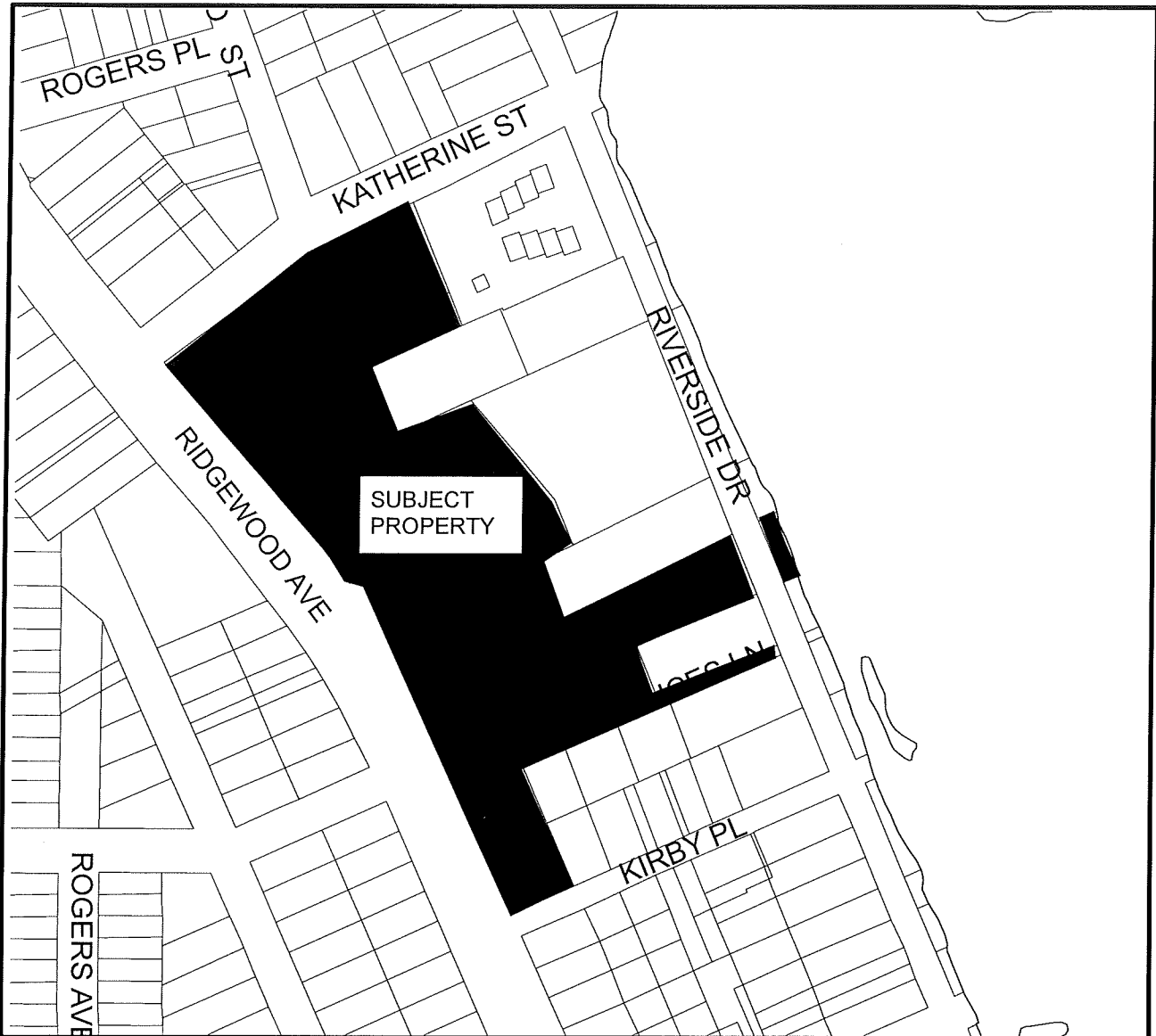
OUTSTANDING TECHNICAL COMMENTS:

The Staff Development Review Committee (SDRC) has reviewed this proposal and the applicant will need to address some minor comments related to formatting of the agreement prior to this item being considered by City Council.

RECOMMENDATION:

Staff recommends **approval** of the Fifth Amendment to the Clark Professional Center and Wedding Chapel PCD Master Development Agreement, subject to:

1. Resolution of outstanding comments prior to scheduling for review by the City Council; and
2. Review by the City Attorney as to legal form and content.



Case No.: 16-40000006

Applicant: D. Andrew Clark

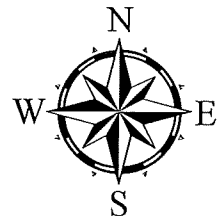
Location: 5111 S. Ridgewood Ave.

Requested Action:

5th Amendment to the Clark Professional Center & Wedding Chapel PCD



LOCATION MAP
CITY OF PORT ORANGE
 DEPARTMENT OF COMMUNITY DEVELOPMENT





STAFF REPORT

PINNACLE PHASE II SUBDIVISION PLAT AND PLANS CASE NO. 16-52000003

REQUEST:	Modification to the approved Pinnacle, Phase II Subdivision Plat and Plans, consistent with the recently approved Master Development Agreement amendment
LOCATION:	East of the Pinnacle, Phase I Subdivision (Figure 1)
OWNER/APPLICANT:	Pinnacle II, LLC
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
PLANNING COMMISSION:	December 15, 2016

On November 15, 2016, the City Council approved the 1st Amendment to the Pinnacle Planned Unit Development (PUD) Master Development Agreement (MDA) which expanded the boundary of the Pinnacle Subdivision to include the vacated portion of the previous Martin Road right-of-way, added 14 single-family lots, modified the stormwater retention areas, and required the construction of a stabilized emergency access roadway along the north boundary of the PUD.

Figure 1. Location Map



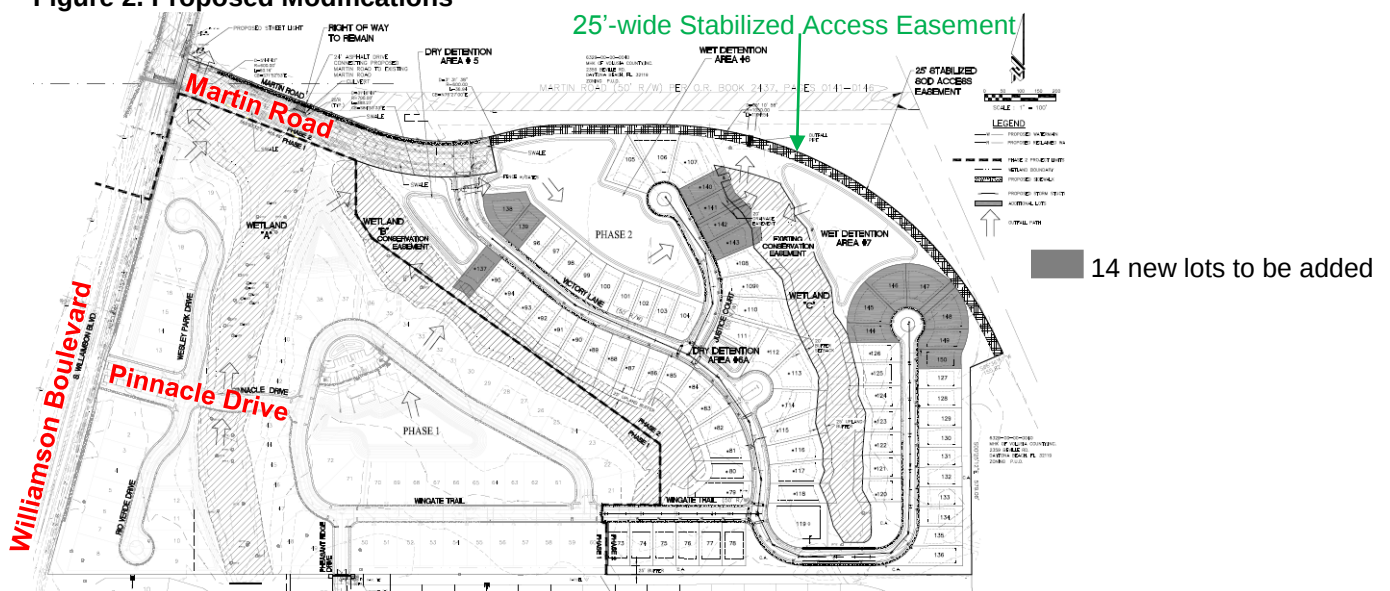
In 2006, the City Council approved the Final Plat and Plans for a ±29.7 acre subdivision. The subdivision consisted of 67 individual single-family lots, new private rights-of-way, a portion of Martin Road, and common area for open space, conservation, and stormwater retention. The plat and plans were modified in 2015 to comply with the new St. Johns River Water Management District (SJRWMD) stormwater pre-treatment regulations, which led to a net loss of 3 single-family lots, for a total of 64 lots.

The property owner has requested a modification to the approved plat and plans, consistent with the recently approved MDA Amendment. According to the Land Development Code, minor changes to a plat that has not been recorded must be reviewed through the same process as the original review of the plat. Therefore, the proposed minor changes to the plat and plans will need to be reviewed by the Planning Commission and reviewed and approved by City Council before they can be recorded. If approved, the property owner intends to record the updated plat and begin construction of single-family homes on the lots in early 2017.

The proposed modifications to the plat and plans include (see Figure 2):

1. Expanding the boundary of the Pinnacle Phase II Subdivision to include the recently vacated portion of the previous Martin Road right-of-way;
2. Adding 14 single-family lots at the north end of the subdivision;
3. Modifying the stormwater retention areas; and
4. Constructing a stabilized emergency access drive along the north boundary of the subdivision from Martin Road to the Woodhaven PUD.

Figure 2. Proposed Modifications



The proposed modification results in 78 single-family lots on approximately ±33.45 acres (net increase of 14 lots) in phase II. Staff has reviewed the proposed modification and public facilities and services (roads, sewer, water, drainage, parks, schools) are available to serve the proposed 78 single-family residential lots.

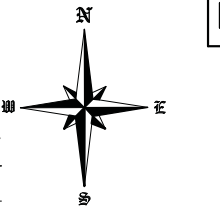
The Staff Development Review Committee (SDRC) has reviewed this project and the Applicant will need to address some minor technical comments with the plat and plans prior to this item being considered by City Council.

RECOMMENDATION

Approval of the proposed modification to the Pinnacle, Phase II Plat and Plans.

ATTACHMENT

Exhibit A – Updated Pinnacle, Phase II Subdivision Final Plat and Plans



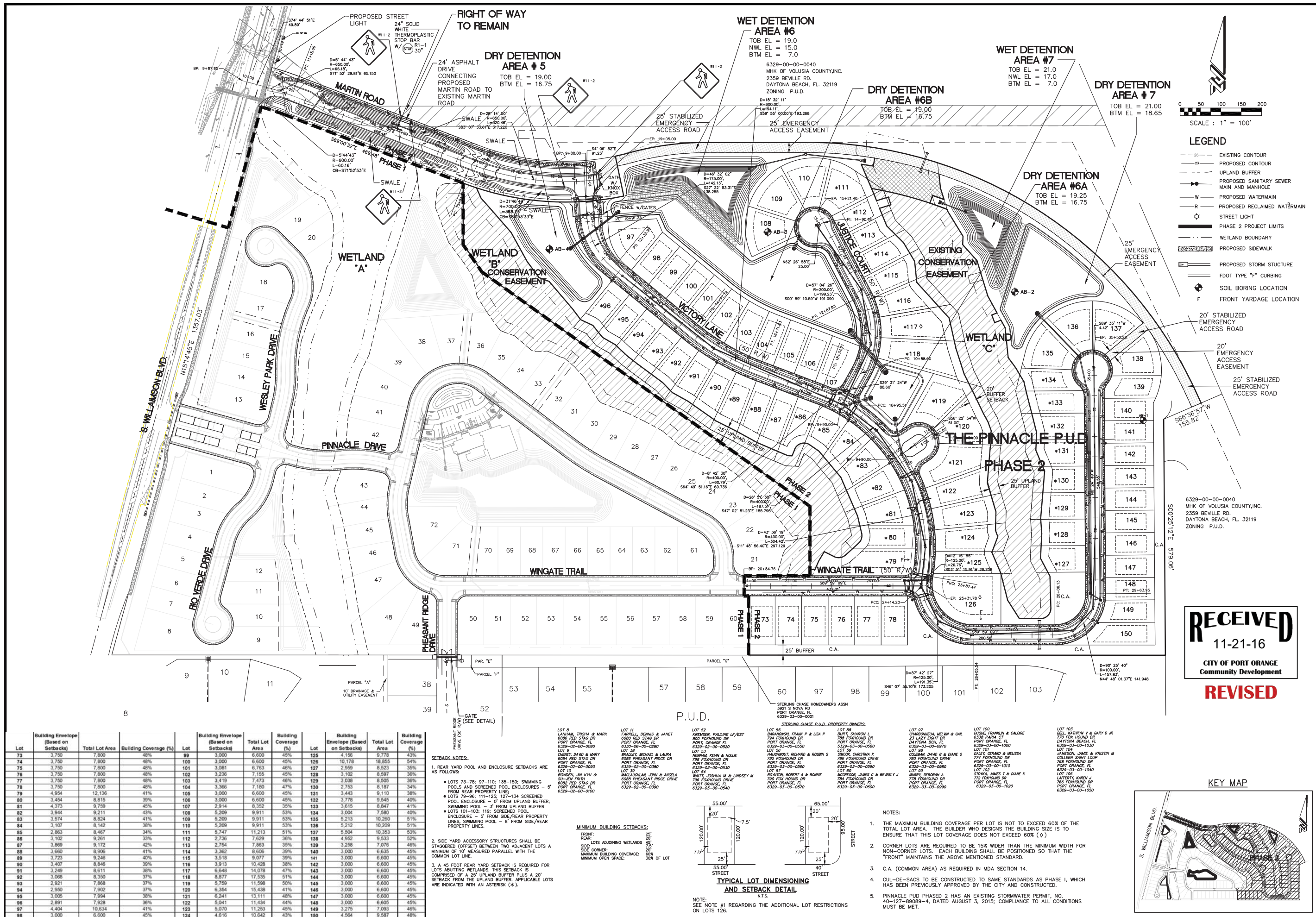
LINE	TABLE	BEARING
L1	25.00	N62°36'56"
L2	27.59	N23°14'56"
L3	33.31	N41°42'37"
L4	33.12	N54°46'59"
L5	22.09	N35°46'59"
L6	15.54	N38°46'59"
L7	37.83	N29°20'20"
L8	2.53	N46°26'59"
L9	16.00	N46°26'59"
L10	20.10	N52°02'59"
L11	14.99	N52°02'59"
L12	40.07	N53°15'05"
L13	33.46	N53°15'05"
L14	33.12	N44°17'59"
L15	5.47	N44°17'59"
L16	45.71	N10°35'13"
L17	14.73	N54°56'34"
L18	66.53	N54°56'34"
L19	3.59	N54°56'34"
L20	58.67	N36°14'72"
L21	3.37	N07°14'44"
L22	54.86	N61°17'44"
L23	0.96	N86°9'52"
L24	55.04	N65°9'52"
L25	30.45	N86°9'52"
L26	24.26	N76°16'59"
L27	8.40	N87°06'59"
L28	24.73	S22°08'17"
L29	33.27	S55°26'57"
L30	19.26	N40°00'27"
L31	46.63	N40°00'27"
L32	10.79	N40°00'27"
L33	14.42	N23°21'15"
L34	44.17	N23°21'15"
L35	18.72	N23°21'15"
L36	15.99	N13°27'59"
L37	25.01	N13°27'59"
L38	20.89	N41°48'74"
L39	22.47	N41°48'74"
L40	11.90	N47°48'24"
L41	76.13	N30°00'28"
L42	67.15	S14°26'12"
L43	10.99	N27°56'12"
L44	35.35	N03°35'10"
L45	2.92	N03°35'10"
L46	23.65	N02°24'56"
L47	15.16	N02°24'56"
L48	13.38	N36°21'56"
L49	7.81	N05°30'30"
L50	21.01	N28°40'51"
L51	7.67	N50°17'59"
L52	20.00	S02°25'25"
L53	13.88	S60°07'30"
L54	47.34	N28°40'51"
L55	91.15	N18°58'57"
L56	82.42	N41°57'26"
L57	20.54	N02°26'25"
L58	70.91	N31°25'58"
L59	15.61	N17°33'05"
L60	7.52	S45°03'59"
L61	38.70	S45°03'59"
L62	33.83	S45°03'59"
L63	17.82	S08°08'17"
L64	12.92	S08°08'17"
L65	14.92	S11°43'47"
L66	17.54	S04°35'46"
L67	5.25	S08°08'40"
L68	8.19	S08°08'40"
L69	20.09	S20°08'29"
L70	45.73	S23°27'59"
L71	1.80	S89°20'27"
L72	99.03	N14°26'17"
L73	0.93	S25°42'72"
L74	24.00	S40°07'15"
L75	15.15	S40°07'15"
L76	15.00	S40°07'15"
L77	88.46	S40°07'15"
L78	14.40	S23°20'29"
L79	14.15	S23°20'29"
L80	25.05	S73°50'57"
L81	20.00	N17°00'55"
L82	3.92	S72°50'55"
L83	25.10	S72°50'55"
L84	17.48	S22°27'44"
L85	6.16	N23°20'77"
L86	17.47	N23°20'77"
L87	26.35	S22°27'44"
L88	18.78	N36°21'56"
L89	20.04	N30°31'38"
L90	19.99	N30°31'38"
L91	1.72	N13°27'59"
L92	4.48	N13°27'59"
L93	4.42	N83°34'48"

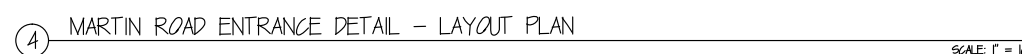
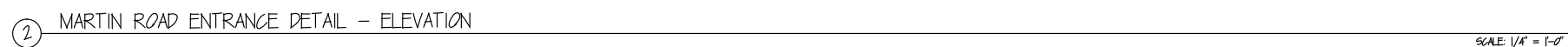
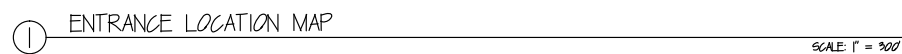
- GENERAL NOTES:
1. Monumentation
 - - Denotes Permanent Reference Monument found
 - 4x4 concrete monument stamped "PRM LB3019"
 - - Denotes Permanent Reference Monument set
 - 4x4 concrete monument stamped "PRM LB3019"
 - - Denotes Permanent Control Point (CRP)
 - Metal disk stamped "PCP LB3019".
 - 1 - Denotes point of curvature.
 2. Dimensions shown are in feet and decimals thereof.
 3. All lines adjacent to curves are radial unless otherwise noted.
(NR) Denotes a line not radial relative to adjacent curve.
 4. Accuracy
 - The boundary linear error of closure does not exceed 1:10,000.
 - The boundary angular error of closure does not exceed 15 seconds multiplied by the square root of the number of angles turned.
 5. Bearings shown here on are relative to assumed datum and based record plat with the bearing on the north line of Sterling Chase F.U.D., Phase II, recorded in Map Book 44, Pages 102-122, being N89°59'32"W.
 6. NOTE: All measurements refer to horizontal plane in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the 39.37/12=3.2808333333333 conversion factor for converting from U.S. foot to meter.
 7. Notice: This plat as recorded in its graphic form is the official depiction 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 easements and easements of utility television services shall be shown on this plat as recorded in the Public Records of Volusia County, Florida.
 8. This plat is subject to all easements of record and reservations of easements, including but not limited to drainage and utility easements dedicated herein which shall be located as follows except as otherwise noted on the plat:
Front lot line(s) - 12.00 feet wide
Front lot line(s) - 12.00 feet wide
 9. Utilities include but are not limited to sanitary sewer, potable water, reclaimed water, storm drainage, electric, telephone, cable television, security, and natural gas.
 10. Utility easements provided on this plat include easements for the construction, installation, maintenance, and operation of cable television services; provided, however, such easements shall not be used for the installation, maintenance, or operation of such services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
 11. All other easements are subordinate to any conservation easements dedicated herein. There shall be no removal or disturbance of any vegetation within such conservation easements. Any proposed construction or other use within a conservation easement must be reviewed and approved by the City of Port Orange and any other authority having jurisdiction over the conservation easement.
 12. **Minimum Building Setbacks**

Front:	25'
Rear - Lots 79-95, 106-118,	45' (25' Upland buffer plus 20' Upland buffer setback)
120-126	
Rear - Remaining lots:	20'
Sides:	7.5'
Pinnacle Corner:	20'
Rear yard swimming pools:	5' from upland buffer
Lots 79-95, 106-118,	
120-126	
Remaining lots:	5' from rear property line
Rear yard pool enclosure:	0' from upland buffer
Lots 79-95, 106-118,	
120-126	
Remaining lots:	5' from rear property line
Maximum Building Coverage:	60%
Minimum Open Space:	30% of Lot
 13. The common areas granted to the Pinnacle of Port Orange Homeowners Association, Inc. in this plat shall be subject to easements shown or described herein or granted in accordance with the Declaration of Covenants, Conditions and Restrictions for Pinnacle. The granting of such common areas is not intended to grant any right to the general public.
 14. The Pinnacle of Port Orange Homeowners Association, Inc. shall be responsible for the operation and maintenance of the drainage system serving the area within the boundaries of this plat, as depicted on the Stormwater Management Plan approved for this Development by the City of Port Orange, Florida. Should the association fail to perform the maintenance of the drainage and stormwater management systems, the City of Port Orange shall be entitled to enter upon the common areas and designated easement areas to perform maintenance, repair or replace the facilities; and, shall have the right to lien all owners of record in the Pinnacle of Port Orange for the cost of such maintenance, repair, and replacement, as deemed by the City to be necessary. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water of the stormwater management system shall be transferred to and accepted by an entity which complies with Section 404-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.
 15. The Pinnacle of Port Orange Homeowners Association, Inc. shall be responsible for maintaining all signs, trees, landscaping and irrigation in common areas and private roads.
 16. The Pinnacle of Port Orange Homeowners Association, Inc. shall be responsible for maintaining all roads, drives, sidewalks, parking, fitness trails, and other improvements located in the easements, roads and drives within this plat, including the entrance walls and guardhouse.
 17. The Articles of Incorporation for the Pinnacle of Port Orange Homeowners Association, Inc. recorded in Official Records Book 5379, Pages 45 through 50 of the Public Records of Volusia County, Florida, Declaration of Covenants, Conditions and Restrictions for Pinnacle are recorded August 10, 2004, in Official Records Book 5379, Page 45. The Articles of Incorporation for the Pinnacle of Port Orange Homeowners Association, Inc. recorded in Official Records Book 5379, Page 45; Annexation Amendment of Declaration of Covenants, Conditions and Restrictions for Pinnacle (Phase II) recorded in Official Records Book 5754, Page 3763; First Amendment of Declaration of Covenants, Conditions and Restrictions for Pinnacle recorded in Official Records Book 5937, Page 3480; Second Amendment to Declaration of Covenants, Conditions and Restrictions for Pinnacle recorded in Official Records Book 6256, Page 1361; Assignment of Developer/Declarant Rights recorded in Official Records Book 5962, Third Amendment to Declaration of Covenants, Conditions and Restrictions for Pinnacle recorded in Official Records Book 6588, Page 231; Assignment of Developer/Declarants Rights recorded in Official Records Book 6588, Page 269; Declaration and Restrictions for Pinnacle recorded in Official Records for Phase I and II of the Pinnacle Subdivision, recorded in Official Records Book _____, Page _____, in the Public Records of Volusia County, Florida.
 18. This plat subject to certain covenants and restrictions created by the Pinnacle Planned Unit Development A Residential PUD Master Development Agreement, recorded in Official Records Book 5088, Page 3609, public records of Volusia County, Florida, as recorded in Official Records Book _____, Page _____, public records of Volusia County, Florida.

CURVE TABLE					
CURVE	DELTA	RAIUS	LENGTH	DIRECTION	CHORD
C1	46°30'00"	175.00	142.13	S27°23'16"	136.26
C2	18°31'11"	600.00	194.11	S59°55'36"	182.27
C3	84°32'00"	60.79	39.79	N40°04'14"	60.74
C4	75°40'26"	200.00	198.23	N10°09'49"	191.05
C5	28°31'30"	400.00	187.51	N47°03'14"	185.79
C6	43°58'19"	400.00	304.42	N14°19'19"	297.13
C7	12°15'35"	125.00	26.76	S03°50'54"	26.71
C8	87°42'27"	125.00	19.15	S48°08'16"	173.21
C9	80°25'40"	100.00	157.83	N44°1'38"	143.70
C10	24°02'38"	700.00	32.74	S30°17'17"	31.95
C11	74°02'18"	700.00	72.17	N68°05'54"	72.11
C12	5°56'16"	700.00	72.54	N82°34'17"	72.51
C13	80°48'01"	25.00	35.26	N47°45'7"	33.41
C16	41°46'45"	625.00	46.68	S52°47'40"	46.67
C17	45°31'14"	650.00	53.31	S57°27'39"	53.29
C18	45°31'14"	650.00	53.31	S57°27'39"	53.29
C19	23°59'59"	625.00	48.90	N02°10'52"	48.89
C20	12°37'27"	375.00	9.10	N68°20'45"	9.10
C21	12°03'50"	375.00	78.96	N61°46'07"	78.81
C22	105°57'44"	375.00	71.75	N05°10'20"	71.64
C23	11°28'44"	375.00	75.24	N30°01'37"	75.11
C24	11°28'53"	375.00	75.15	N37°12'16"	75.02
C25	13°53'38"	375.00	90.97	N41°15'50"	90.75
C26	92°52'42"	375.00	55.16	N33°16'15"	55.11
C27	73°00'59"	375.00	45.92	N40°02'19"	45.89
C28	82°27'40"	375.00	35.98	N48°46'38"	35.95
C29	12°34'24"	25.00	4.59	N83°24'20"	2.48
C30	59°06'32"	25.00	25.79	N47°15'52"	5.66
C31	55°56'39"	25.00	122.05	N62°02'09"	117.26
C32	24°42'42"	125.00	59.82	N41°15'50"	59.86
C33	74°54'54"	125.00	15.41	N03°21'51"	15.80
C41	103°00'27"	425.00	7.79	N09°12'41"	7.79
C42	77°02'42"	425.00	55.27	N05°12'20"	55.23
C43	70°53'34"	425.00	52.61	N03°03'58"	52.58
C44	17°05'10"	425.00	52.56	N09°09'20"	52.53
C45	70°40'10"	425.00	52.58	N14°15'50"	52.53
C46	41°46'45"	425.00	31.50	S14°27'08"	31.47
C47	80°74'21"	425.00	35.08	S41°00'20"	32.29
C48	180°00'00"	50.00	157.08	N33°37'28"	100.00
C49	80°74'21"	425.00	35.08	S83°19'59"	32.29
C50	83°37'14"	25.00	36.49	S127'36"	33.33
C51	57°04'26"	225.00	224.13	N100°34'8"	214.98
C52	83°37'14"	25.00	36.49	S127'36"	33.33
C61	21°47'44"	425.00	17.32	N68°01'37"	17.27
C62	31°19'13"	425.00	13.27	N67°15'02"	13.32
C63	13°19'10"	425.00	16.59	S51°25'31"	16.59
C64	84°03'44"	25.00	36.68	S374'37"	33.48
C65	31°19'13"	425.00	13.27	S59°25'27"	185.22
C66	31°19'13"	425.00	13.27	S59°25'27"	185.22
C67	31°19'13"	425.00	13.27	S59°25'27"	185.22
C68	34°01'41"	425.00	252.28	N07°01'30"	248.60
C69	80°25'40"	125.00	197.28	N44°1'38"	177.44
C70	12°03'54"	375.00	11.47	N42°34'34"	29.34
C73	31°19'13"	425.00	26.37	N67°15'02"	26.46
C74	14°17'43"	425.00	11.43	S10°25'53"	13.13
C75	24°18'17"	25.00	19.01	S82°03'27"	19.12
C76	42°43'18"	25.00	10.61	N69°57'33"	10.53
C77	09°29'27"	700.00	1.92	S69°02'15"	1.92
C78	46°30'00"	125.00	10.52	S27°15'16"	96.75
C79	14°39'39"	700.00	21.11	N79°40'39"	21.11
C80	94°58'11"	900.00	162.73	N73°02'56"	162.53
C81	94°58'11"	900.00	6.45	N81°06'56"	6.45
C82	14°37'37"	950.00	23.38	N42°10'17"	23.38
C83	14°54'04"	50.00	24.40	S29°06'00"	84.02
C84	65°40'03"	35.00	40.12	N62°07'57"	37.96
C85	67°43'46"	50.00	59.22	S89°16'36"	55.82
C86	43°01'14"	50.00	37.54	S30°05'05"	36.67
C87	43°01'14"	50.00	37.54	S30°05'05"	36.67
C88	43°01'14"	50.00	37.54	S82°03'27"	36.67
C89	43°01'14"	50.00	37.54	N54°26'23"	36.67
C90	54°42'27"	50.00	5.01	N38°30'35"	5.01

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C91	57°04'26"	175.00	174.32	N09°56'46"E	167.20
C92	19°09'41"	175.00	58.58	N09°56'10"E	58.25
C93	37°54'45"	175.00	115.80	N08°50'30"E	113.70
C94	26°55'17"	350.00	235.52	N08°11'16"W	208.72
C95	49°07'07"	350.00	30.24	N03°05'15"E	7.81
C96	44°05'35"	35.00	24.87	S08°26'21"W	24.35
C97	24°04'40"	50.00	21.01	N08°15'34"E	20.86
C98	44°17'50"	50.00	38.58	N05°53'11"E	37.63
C99	23°04'26"	50.00	20.14	N39°31'49"W	20.03
C100	38°31'74"	50.00	33.71	N07°22'36"W	33.07
C101	44°18'59"	50.00	38.67	S08°01'25"E	37.72
C102	44°19'34"	50.00	38.68	S24°29'56"E	37.72
C103	44°19'34"	50.00	44.13	S03°33'33"E	43.90
C104	22°45'05"	35.00	15.02	N37°17'45"E	14.85
C105	24°09'25"	35.00	14.75	N12°29'24"E	14.64
C106	42°50'07"	170.00	13.11	N05°51'02"E	13.11





DESIGN INTENT DRAWINGS ONLY
CONTRACTOR TO SUBMIT SHOP
DRAWINGS FOR CONSTRUCTION PERMITS

LANDSCAPE SPECIFICATIONS

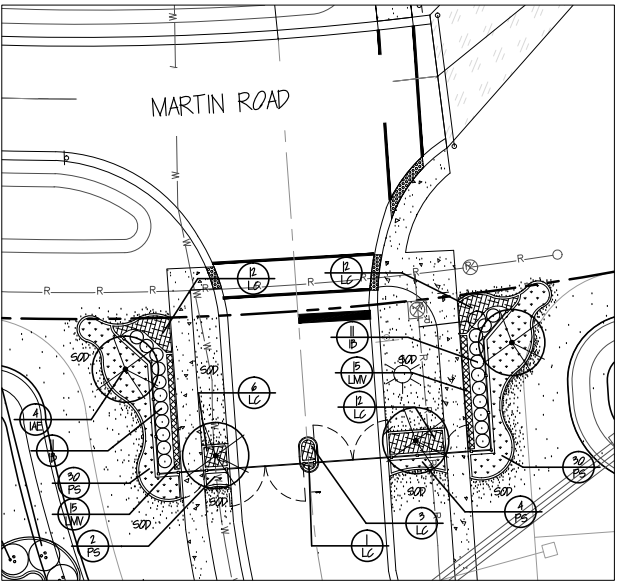
1. **FLORIDA #:** ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. **EXISTING PLANTS:** IF EXISTING LANDSCAPING INTERFERES WITH PROPOSED PLANTINGS SHOWN ON PLAN, THE EXISTING LANDSCAPING IS TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS, UNLESS OTHERWISE INDICATED. IF THE EXISTING VEGETATION IS INTENDED TO REMAIN, THE PROPOSED LANDSCAPING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ITS INTENDED LOCATION.
3. **MULCH:** ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" PINE BARK MULCH, GRADE "B" OR BETTER. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING. ALL PALMS NOT IN BEDS SHALL HAVE A 3' DIAMETER MULCH RING.
4. **SOD:** SOD SHALL BE FLORATAM ST. AUGUSTINE GRASS UNLESS OTHERWISE SPECIFIED ON THE PLANS AS ARGENTINE BAHIA. ALL SOD SHALL BE ROLLED, CONTRACTOR TO SOD ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SOD IS FREE OF WEEDS UPON INSTALLATION AND FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD. SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. **QUANTITIES:** IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.
6. **UNFORESEEN CONFLICTS:** CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNFORESEEN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. **SUBSTITUTIONS:** NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
8. **CONTAINERS:** IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
9. **PLANTING SOIL:** CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROPER SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL. ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, AND BE FREE OF ROCKS AND DEBRIS.
10. **WEEDS:** IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY WEEDS FROM PLANTING AND SOD AREAS PRIOR TO THE INSTALLATION OF PROPOSED PLANT MATERIAL AND MULCH COVER. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS AND SOD FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.
11. **GRADING:** UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REGRADING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
12. **STAKING:** ALL TREES, AND PALMS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERENCES TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED STAKING DETAILS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR GUY ANY TREES ON SITE, AT THEIR OWN EXPENSE.
13. **BED LINES:** CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE PARALLEL TO PARKING LOTS AND STRUCTURES UNLESS DESIGNED OTHERWISE.
14. **FERTILIZER:** OSMOCOTE SLOW RELEASE FERTILIZER OR EQUIVALENT SHALL BE APPLIED TO ALL TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS AT THE RATE OF THREE (3) TABLESPOONS PER 2 SF. OF PLANTING AREA.
15. **DRAINAGE:** THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY SHALL A CONFLICT ARISE. CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE/SOD AREAS TO PROPERLY DRAIN AWAY FROM BUILDINGS/STRUCTURES.
16. **SPECIFICATIONS:** THE LANDSCAPE ARCHITECT SHALL BE PERMITTED THE RIGHT DURING INSTALLATION, TO REJECT ANY AND ALL PLANT MATERIAL AND WORKMANSHIP WHICH IN HIS OR HER OPINION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
17. **NATURAL AREAS:** NATURAL VEGETATION PRESERVATION AREAS SHALL BE CLEANED UP INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ANY DEBRIS OR WEEDS AND PRUNING OF DEAD OR YELLOW BRANCHES AND PALM FRONDS. MULCH EDGE OF NATURAL AREA 5' FEET.
18. **WILDLIFE NOTIFICATION:** LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES TO PROPOSED PLANT MATERIAL CAUSED BY DEER OR OTHER ANIMALS. THE PROPER PLANT SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT UPON WRITTEN NOTIFICATION OF NUISANCE ANIMAL EXISTENCE.
19. **MAINTENANCE:** CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER FINAL WRITTEN ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, MOWING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.
20. **GUARANTEE:** CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE FOR WORK FOUND ACCEPTABLE. ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF WARRANTY ONCE APPROVED. ANY SICK OR DEAD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR THE LOSS OF ANY PLANT MATERIAL CAUSED BY FLOODING, FIRE, FREEZING TEMPERATURES, WINDS OVER 50 MPH, LIGHTNING, ANY OTHER NATURAL DISASTER, OR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
21. **CALL BEFORE YOU DIG:** CONTRACTOR SHALL NOTIFY SUNSHINE 811 AND HAVE UTILITIES LOCATED, PRIOR TO DIGGING, BY CALLING 811. CONTRACTOR SHALL NOT PLANT TREES WITHIN 3' OF AN UNDERGROUND UTILITY, EITHER AS LOCATED OR AS SHOWN ON THE PLAN, WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM OWNER'S REPRESENTATIVE.

IRRIGATION NOTES

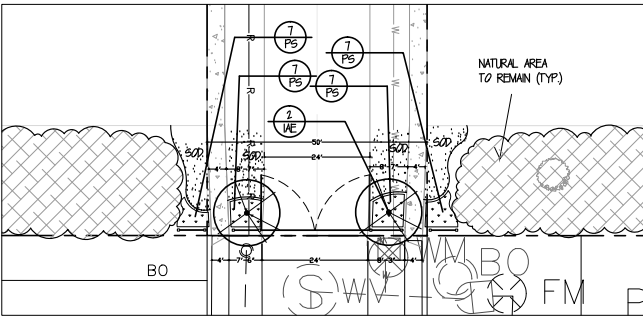
1. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS.

PLANT LIST

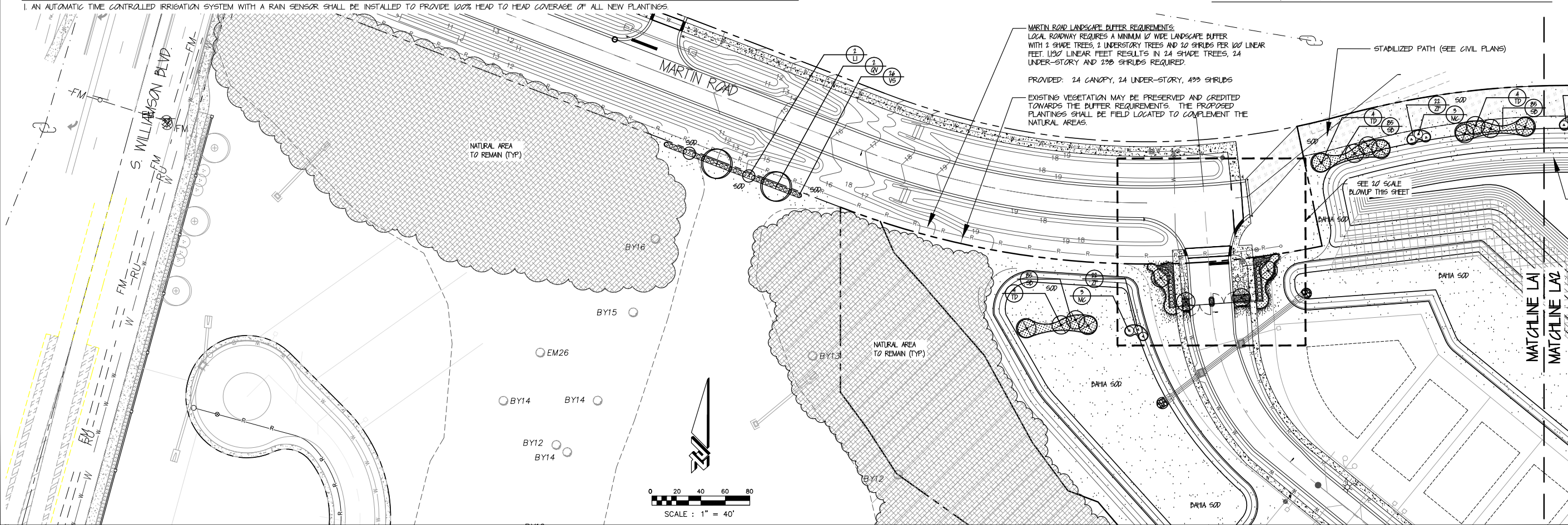
SYMB.	QUAN.	SPECIES	COMMON NAME	SIZE & SPACING
IAE	6	ILEX ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	25 GAL., 2 1/2" CAL., 12" HT.
IB	22	ILEX BURFORDII 'GLOPE'	DWARF BURFORDII HOLLY	3 GAL., 18"-24" X 18"-24", 3' OC.
LC	46	LANTANA CAMARA 'GOLD MOUND'	YELLOW LANTANA	1 GAL., 12" SPRD., FULL, 18" OC.
LI	42	LAGERSTROEMIA INDICA 'CHOCTAW'	PINK CRAPE MYRTLE	25 GAL., 2 1/2" CAL., 8' HT., 48" SPRD.
LMV	30	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL., 10" HT. X 10" SPRD., FULL, 18" OC.
MC	27	MYRICA CERIFERA	WAX MYRTLE	15 GAL., 6' HT. X 6' SPRD., 2 1/2" CAL., 3' CT.
PS	94	PENNISETUM SETACEUM	FOUNTAIN GRASS	3 GAL., 24" HT. X 18"-24" SPRD., FULL, 30" OC.
QV	34	QUERCUS VIRGINIANA	LIVE OAK	15 GAL., 1 1/2" CAL., 8' HT., 44" SPRD.
SP	850	SPARTINA BAKERI	SAND CORDGRASS	1 GAL., 18"-24" HT. X 12" SPRD., FULL, 30" OC.
TD	40	TAXODIUM DISTICHUM	BALD CYPRESS	25 GAL., 2 1/2" CAL., 9' HT., 44" SPRD.
VS	336	VIORNUM SUSPENSUM	SANDANKIVA VIBURNUM	3 GAL., 18"-24" X 18"-24", 3' OC.
ZF	198	ZAMIA FLORIDANA	COONTIE	3 GAL., 12-15" HT. X 12-15" SPRD., 30" OC.



20' SCALE BLOW-UP - MARTIN ROAD ENTRANCE



20' SCALE BLOW-UP - PHEASANT RIDGE DRIVE ENTRANCE



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ANIELLA ISLAND
481 CENTRE ST. STE 307 FERNANDINA, FL 32034
(904) 491-5436 FAX (904) 251-7879

NO.	DATE	DESCRIPTION
1	11/09/05	REVISED PER CITY OF PORT ORANGE COMMENTS DATED OCTOBER 11, 2005
2	12/29/05	REVISED PER CITY OF PORT ORANGE COMMENTS DATED NOVEMBER 28, 2005
3	12/29/05	REVISED PER CITY OF PORT ORANGE COMMENTS
4	12/29/05	REVISED PER CITY OF PORT ORANGE COMMENTS

REVISIONS:

THE PINNACLE - PHASE 2
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA

ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • TRANSPORTATION • ENVIRONMENTAL
WWW.ZEVCOHEN.COM

PROJECT NO. 01051
ISSUE DATE: 09/10/05
DESIGNED BY: NC
DRAFTED BY: NC
CHECKED BY: PM
DRAWING NO. 1051PH2-LA
SHEET 15-2 OF 3

FILE LOCATION

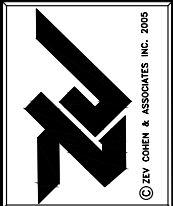
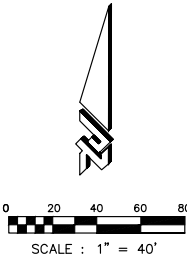
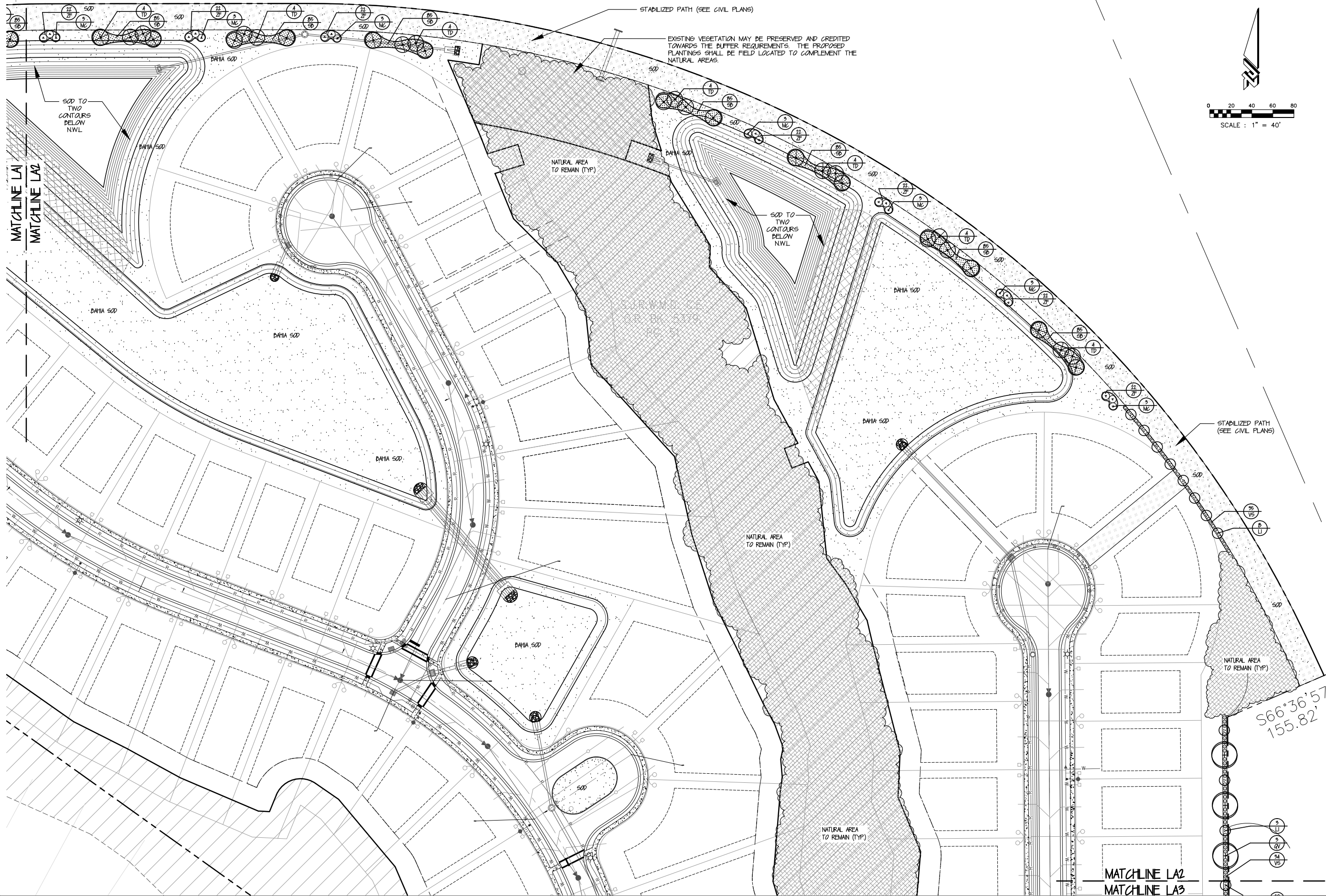
15-2

NOT VALID WITHOUT EMBOSSED SEAL

SCALE: AS NOTED

SHEET

LA1 OF 3



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4	12/28/05	REVISED PER CITY OF PORT ORANGE COMMENTS

REVISIONS:

THE PINNACLE - PHASE 2
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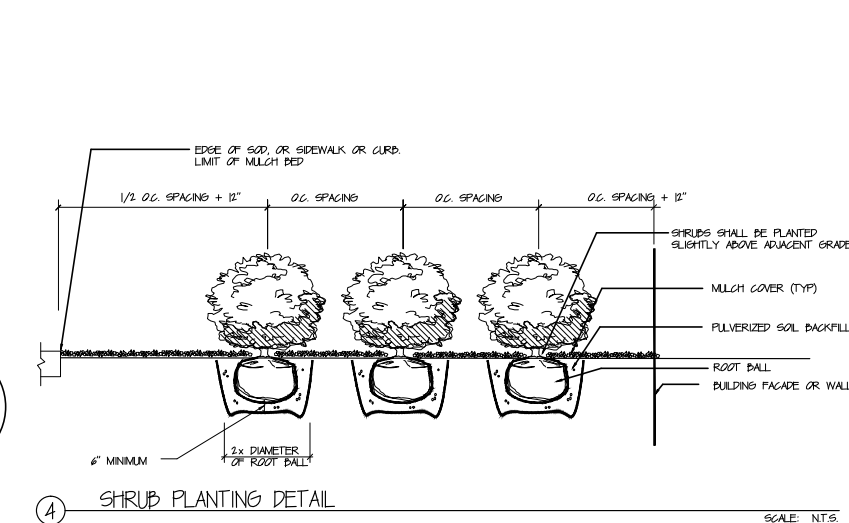
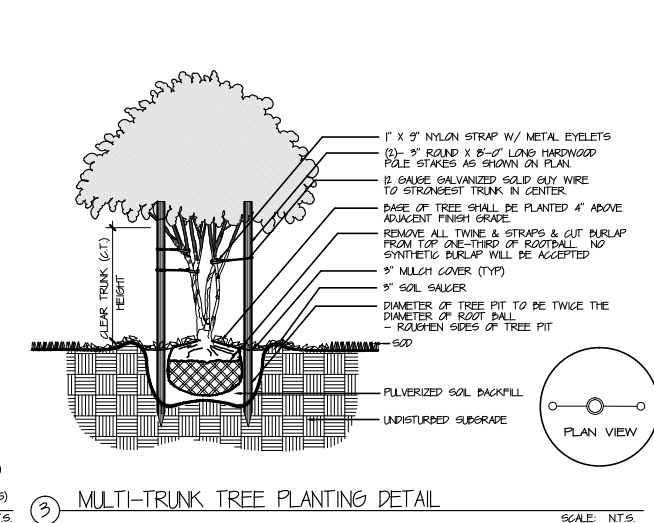
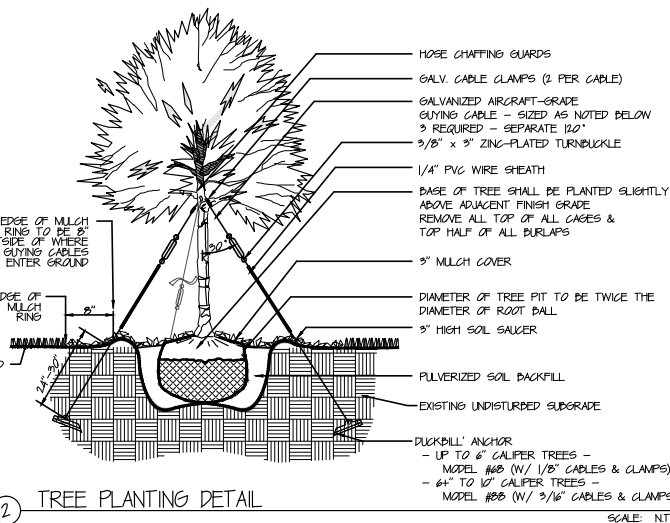
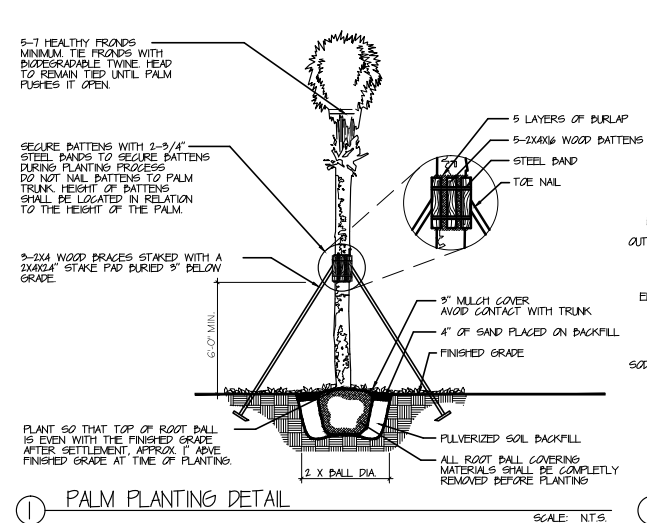
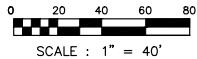
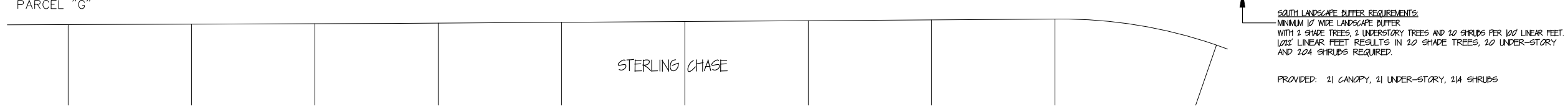
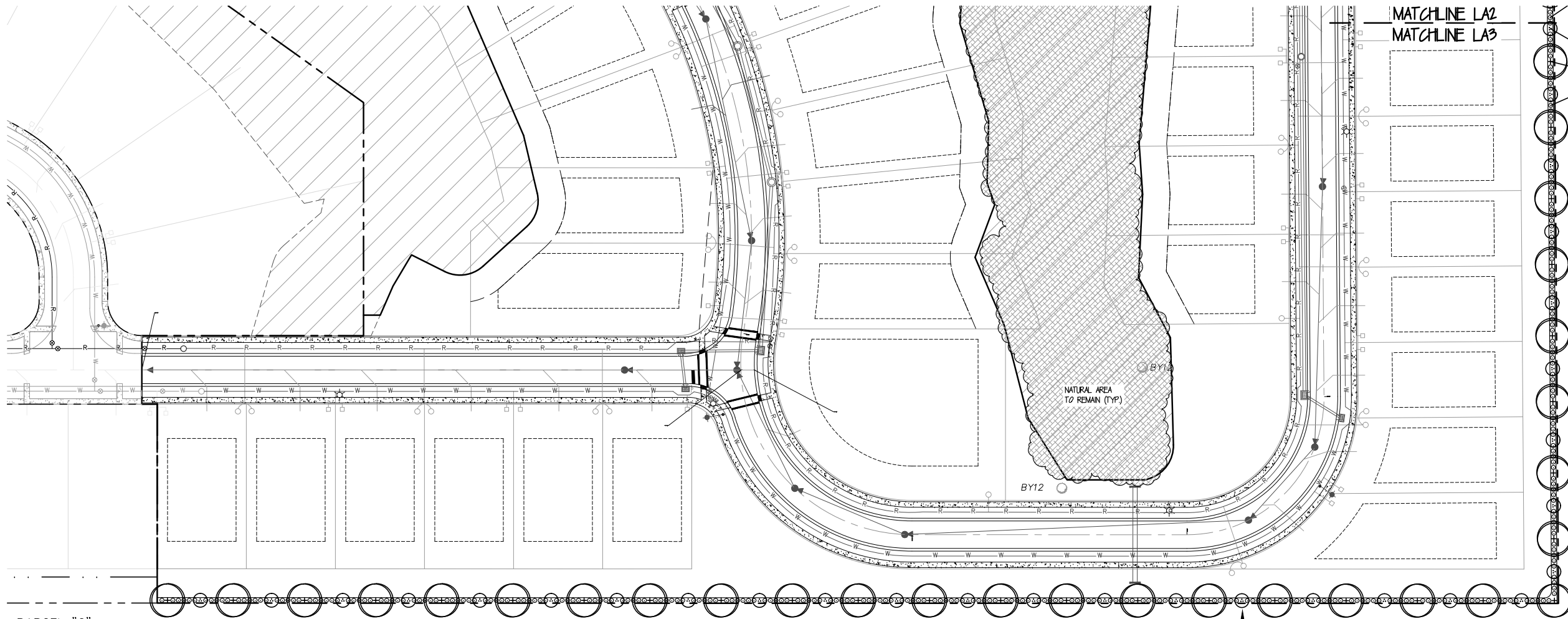
PROJECT NO: 01051
ISSUE DATE: 09/01/05
DESIGNED BY: NC
DRAFTED BY: NC
CHECKED BY: PM
DRAWING NO: 15-2/PH2-LA

FILE LOCATION: 15-2

NOT VALID WITHOUT EMBOSSED SEAL

SCALE: 1" = 80'

SHEET: LA2 OF 3



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NO.	DATE	DESCRIPTION	BY
1	11/09/05	REVISED PER CITY OF PORT ORANGE COMMENTS DATED OCTOBER 11, 2005	NC
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3	12/28/10	REVISED PER CITY OF PORT ORANGE COMMENTS	NC
4	12/28/10	REVISED PER CITY OF PORT ORANGE COMMENTS	SMG

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THE PINNACLE - PHASE 2
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA

FILE LOCATION
15-2

NOT VALID WITHOUT EMBOSSED SEAL

SCALE: 1" = 40'

SHEET
LA3 OF 3

CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



Hawks' Preserve Subdivision

CITY COUNCIL

donald o. burnette, mayor
bob ford, vice mayor
chase tramont, councilman
drew bastian, councilman
scott stiltner, councilman
jake johansson, city manager

PLANNING COMMISSION

john junco, chairperson
lance green, vice chairperson
michael arminio, commissioner
darrel bofamy, commissioner
thomas jordan, commissioner
maria mills-benat, commissioner
newton white, commissioner

UPDATE: DECEMBER 09, 2016

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

UPDATE: DECEMBER 09, 2016

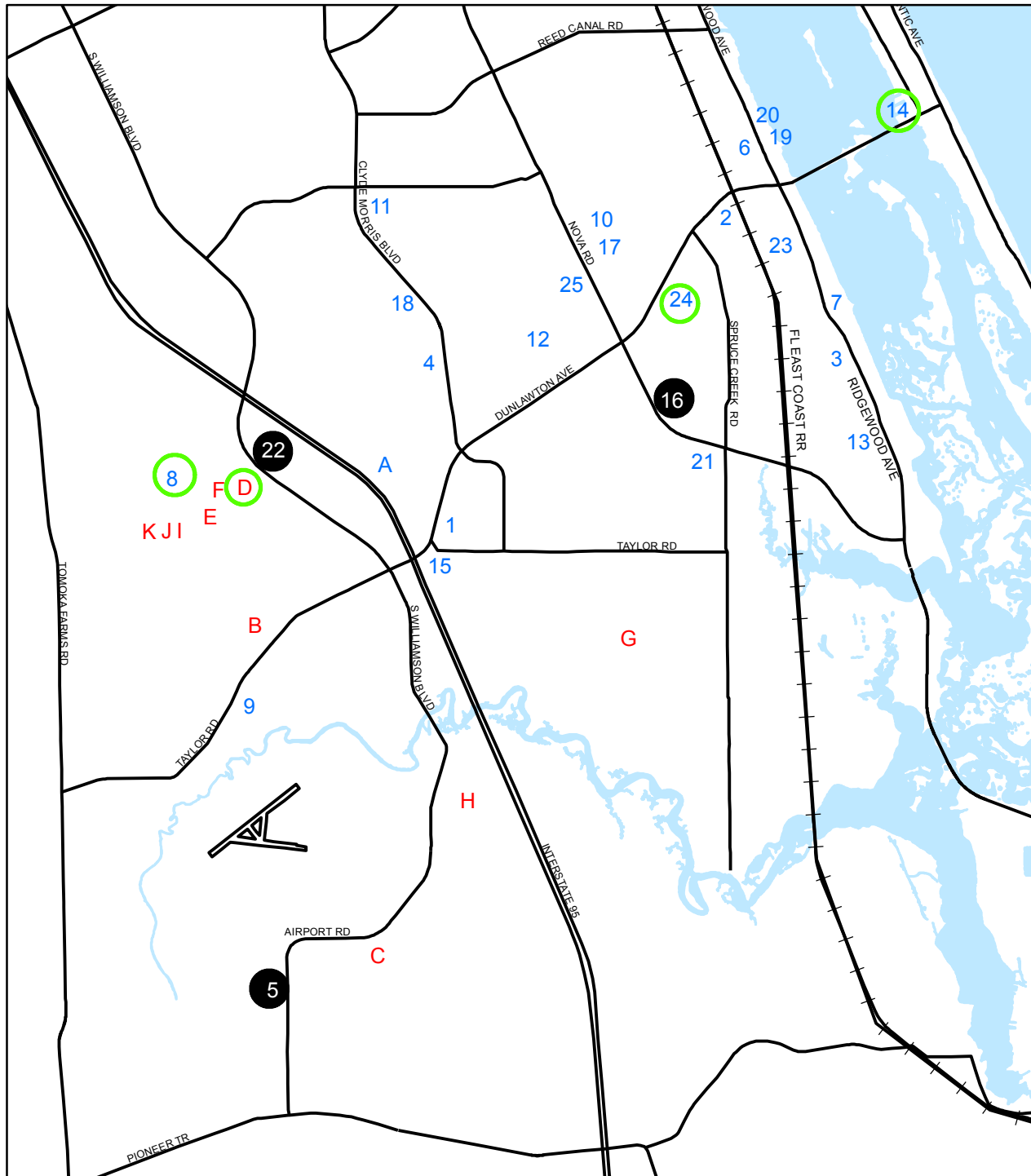
Residential

- A Cornerstone Grove PUD
- B Crane Lakes Golf & Country Club
- C Golf Homes at Cypress Head
- D Hawks Preserve, Phase I
- E Hawks Preserve, Phase II
- F Hawks Preserve Amenity Center
- G King's Landing, Phase I
- H The Pinnacle PUD, Phase II
- I The Sanctuary at Westport
- J Westport Reserve, Phase 2B
- K Westport Reserve, Phase 2C

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Auto Sales Lot
- 4 Badcock Furniture & More
- 5 Benton House ALF
- 6 Charles Street Center
- 7 Clark Prof. Center & Wedding Chapel PCD
- 8 Coraci Sports Park - Pop Warner Field
- 9 Cracker Creek PUD - MDA Amendment
- 10 Cumberland Farms (Nova Road)
- 11 Cumberland Farms (Palmetto Pointe)
- 12 Elite Plaza
- 13 Faris Car Wash
- 14 Hunter Building
- 15 Journey's End Tiki Bar and Grill
- 16 Kid City building expansion
- 17 Port Hole Retail Center
- 18 Ravenwood Veterinary Hospital expansion
- 19 Riverwalk Condo & Point Restaurant
- 20 Riverwalk Park, Phase 1B
- 21 Spruce Creek Center
- 22 Thompson Pump PCD
- 23 Virginia Industrial Park
- 24 Vystar Credit Union
- 25 Waffle House - Nova Rd.

● New Project ○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

Update: December 09, 2016

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
A	Cornerstone Grove PUD / MDA Amendment	W. side of Hidden Lake Dr., N. of Yorktowne Blvd.	64 duplex units on ±13 acres	X								Tentatively scheduled for PC 1/26/17
B	Crane Lakes Golf & Country Club / site plan modification	1780 Taylor Rd.	Construction of a second driveway into the site, additional 8 mobile home lots, storage area for the golf course, pickle ball courts, and associated site improvements	X								DO pending recording of the SIA
C	Golf Homes at Cypress Head / site plan	S. side of Airport Rd. between Cypress Head and Waters Edge	52 townhomes on ±6.62 acres	X	X							DO issued 4/18/16
D	Hawks Preserve, Phase I / subdivision (fka Port Orange Plantation, Phase IV A & B)	E. side of Coraci Blvd, N. of Town West Blvd.	123 single-family lots on ±57 acres	X	X	X	-	X	X	X		1st Final Inspection held 11/30/16
E	Hawks Preserve, Phase II / subdivision (fka Port Orange Plantation, Phase IV D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	66 single-family lots on ±23 acres	X	X	X	-					DO modification issued 6/16/16
F	Hawks Preserve Amenity Center / site plan	5200 Bear Corn Run	696 SF amenity center building with swimming pool, restrooms, and associated site improvements on 0.54 acres	X	X	X	-	X	X			Under construction

Case No./
Planner

16-40000007
BRK

16-82000003
PGC

15-80000009
GKP

14-50000006
16-52000001
PGC

14-50000007
16-52000002
PGC

16-80000009
PGC

RESIDENTIAL DEVELOPMENT PROJECTS

Update: December 09, 2016

 = addition to the development activity report

 = change of status to a particular project

MAP ID		Project	Location	Description	Status								Comments	Case No./ Planner
					Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued		
G	King's Landing, Phase I / subdivision		5931 Hensel Rd.	19 single-family lots on ±32.15 acres of the total 82.2 acres	X								Awaiting 2nd resubmittal	16-50000004 TPB
H	The Pinnacle PUD	Phase II, D. O. Modification	E. side of Williamson Blvd. / W. of I-95, S. of Martin Dairy Rd.	64 single-family lots on ±29.72 acres	X	X	X	X	X	X			Under construction	15-52000001 PGC
		Phase II, 2nd D. O. Modification		Amendment to the approved Plat & Plans to include 15 additional SF lots in Ph. 2	X								Scheduled for PC 12/15/16	16-52000003 PGC
		1st Amendment to the MDA & CDP		Expand the boundary of the subdivision, increase total number of single-family lots to 150, modify stormwater retention area, and construction of a stabilized emergency access	X	-	-	-	-	-	-	-	Approved on 2nd Reading 11/15/16	16-40000004 PGC
I	The Sanctuary at Westport, Phase 2A / site plan		S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	360 multi-family apartment units on ±33.63 acres	X	X	X	X	X	X			Under construction	16-80000001 GKP
J	Westport Reserve, Phase 2B / subdivision		S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	64 single-family lots on ±140.85 acres	X	X	X	-	X	X			Under construction	16-50000002 GKP
K	Westport Reserve, Phase 2C / subdivision		S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	28 single-family lots on ±7.46 acres	X								Tentatively scheduled for 1st Reading 1/17/16	16-50000003 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: December 09, 2016

 = addition to the development activity report

= change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
1	Altamira Shopping Village	Commercial Subdivision Replat	1790 Dunlawton Ave.	5-lot commercial subdivision replat of +/- 27 acres	X							On hold	14-50000001 TPB
		Crosby Property / site plan	1736 Dunlawton Ave.	4,500 SF retail building on 1.24 acres with associated site improvements	X							On hold	14-80000014 TPB
2	Atlantic Marine / site plan		520 Dunlawton Ave. (619, 621, 627, & 631 Lemon St. 630 & 632 Ruth St.)	16,910 SF building for boat sales and boat repair and areas for outdoor boat storage for Atlantic Marine along with associated site and off-site improvements	X	X	X	X	X			Under construction	14-80000006 BP #16-0813 TPB
3	Auto Sales Lot / redevelopment		5164 Ridgewood Ave.	800 SF auto sales building with associated site improvements on 0.76 acres	X	X						DO issued 9/9/16	16-80000008 GKP
4	Badcock Furniture & More / site plan		4610 Clyde Morris Blvd.	18,000 SF retail building along with associated site improvements on 1.37 acres	X	X	X	X	X			Under construction	16-80000006 BP #16-3668 PGC
5	Benton House Senior Living and Memory Care Facility PUD / MDA & CDP		812 Airport Rd.	MDA & CDP to develop a 67-bed ALF on ±4.88 acres	X							Scheduled for DRC 1/04/17	16-65000001 PGC
6	Charles Street Center / redevelopment		3670 Ridgewood Ave.	Redevelopment of a 0.60 acre property including a 3,625 SF building and associated site improvements	X	X						DO issued 10/27/16	16-82000004 BRK
7	Clark Professional Center & Wedding Chapel PCD	MDA Amendment	5111 & 5131 Ridgewood Ave.	5th Amendment to the Master Development Agreement and Conceptual Development Plan to provide permitted uses and dimensional requirements	X							Tentatively scheduled for PC 12/15/16	16-40000006 GKP
		Replat		Replat of subject property as a 6-lot subdivision	X							Under review	16-50000005 GKP
8	Coraci Sports Park, Pop Warner field / site plan modification	Site Plan Modification	5200 Coraci Blvd.	Modifications to an existing football field including the construction of permanent grandstands with press box, storage facilities, restrooms, shelter pavilions, and associated site improvements	X	X	X	X	X			Final inspection on hold	15-82000002 BP #15-2549 GKP
		Site Plan Modification		Modification to an existing site plan including the construction of a restroom facility to support the football/multi-purpose field and associated site improvements	X	X						DO issued 12/05/16	16-82000005 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: December 09, 2016

 = addition to the development activity report

= change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
9	Cracker Creek PUD / 1st Amendment to the MDA & CDP	1815 Taylor Rd.	Amendment to the Master Development Agreement and Conceptual Development Plan to add Assisted Living Facility to the list of permitted uses on 9.75 acres	X								Scheduled for 2nd reading 12/13/16	16-20000002 16-40000005 PGC
10	Cumberland Farms (Nova Rd./Herbert St.) (Fka Booth's Bowery) / site plan	3657 Nova Rd.	Demolition of a 15,000 SF building (Booth's Bowery) and construction of a 5,000 convenience store and 10 fueling dispensers and associated site improvements on 1.35 acres	X	X							DO issued 8/31/16	16-80000004 BP #16-3188 GKP
11	Cumberland Farms (Palmetto Pointe) / site plan	3803 Clyde Morris Blvd.	4,952 SF convenience store with 8 fueling dispensers and associated site improvements on 1.44 acres	X	X							DO issued 9/23/16	16-80000002 BP #16-2288 GKP
12	Elite Plaza / site plan	3821 Woodbriar Tr.	9,912 SF medical office building and associated site improvements on 1.5 acres	X								1st resubmittal under review	16-80000011 GKP
13	Faris Car Wash / redevelopment	5476 Ridgewood Ave.	3,000 SF 4-bay car wash building and associated site improvements on 0.95 acres	X								DO issued 10/20/16	16-80000007 16-55000002 BP #16-4046 PGC
14	Hunter Building / redevelopment	59 Dunlawton Ave.	Redevelopment of a 0.57 acre property including a 5,132 SF warehouse building and associated site improvements	X	X	X	-	X	X			Under construction	16-80000005 BP #16-2573 PGC
15	Journey's End Tiki Bar and Grill / site plan	5800 Journey's End Way	6,000 SF restaurant and associated site improvements on 1.4 acres	X	X							DO issued 11/23/16	16-80000010 BRK
16	Kid City / site plan modification	3911 Nova Rd.	2,672 SF building addition with associated site improvements on 1.21 acres	X								DRC held 12/07/16	16-82000006 BRK
17	The Port Hole Retail Center	930 Herbert St.	Redevelopment of an existing 5,562 SF bar/retail store with associated site improvements on 0.50 acres	X	X	X	X	X	X			Under construction	15-80000010 GKP
18	Ravenwood Veterinary Hospital Expansion / site plan	4542 Clyde Morris Blvd.	Expansion of the veterinary hospital to include an 8,500 SF fenced dog run area, parking, and associated site improvements	X	X	X						Pre-construction meeting held 10/20/16	16-82000001 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued	
19	Riverwalk Condominium & Point Restaurant	Site plan	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	X								Awaiting 2nd resubmittal
20	Riverwalk Park / new construction	Phase 1B	3459 Ridgewood Ave.	X	X	X	-	X	X			Under construction
21	Spruce Creek Center / site plan modification	4020 Nova Rd.	Modifications to a parking lot for an existing shopping center with associated site improvements on 3.99 acres	X	X	X	X	X	X	X		1st Final inspection held 9/20/16
22	Thompson Pump PCD / MDA & CDP	SE corner of Hockney Ave. and S. Williamson Blvd.	MDA & CDP on ± 15.45 acres for development of a manufacturing facility	X								Scheduled for PC 12/15/16
23	Virginia Industrial Park / new construction	515 Virginia Ave.	5 building office/warehouse complex with associated site improvements	X	X	X	X	X	X			Building permit under review for 539 Virginia Ave.
24	Vystar Credit Union / new construction	750 Dunlawton Ave	4,000 SF bank with 5 drive-thru lanes on 2.5 acres with associated on-site and off-site improvements	X	X	X	X	X	X	X	X	Complete
25	Waffle House Nova Rd. / new construction	3740 Nova Rd.	1,875 SF restaurant with associated site improvements on 0.80 acres	X	X	X	X	X	X			Under construction

Case No./
Planner

16-80000003
TPB

15-80000005
PGC

14-82000008
GKP

16-40000008
TPB

01-80000019
TPB

14-80000010
15-82000003
16-82000002
BP #16-0370
GKP

15-80000007
BP #15-2908
GKP

Project	Description	Jurisdiction	Status
Dunlawton Streetlights (US1 to Spruce Creek Road)	Install streetlights along Dunlawton Ave. from US1 to Spruce Creek Rd.	TPO/FDOT	Awaiting authorization of FDOT required redesign
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Under construction / 51% Complete Est. completion 04/2018
McDonald Road Sidewalk	Construct an 5'-wide sidewalk on the south side of Madeline Ave., the west side of McDonald Rd., and the south side of Charles St. from Sugar House Dr. to 6th St.	City/TPO	Awaiting retaining wall geotech analysis
S. Williamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/ Volusia County	Under construction / Est. completion 12/2016
Victoria Gardens Blvd. Sidewalk	Construct an 8'-wide sidewalk along the east/south side of Victoria Gardens Blvd. from Clyde Morris Blvd. to Appleview Way	City/TPO	60% design complete